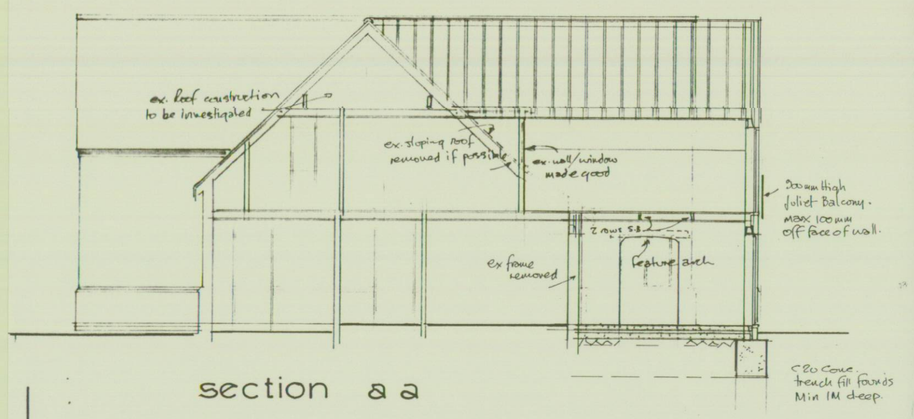
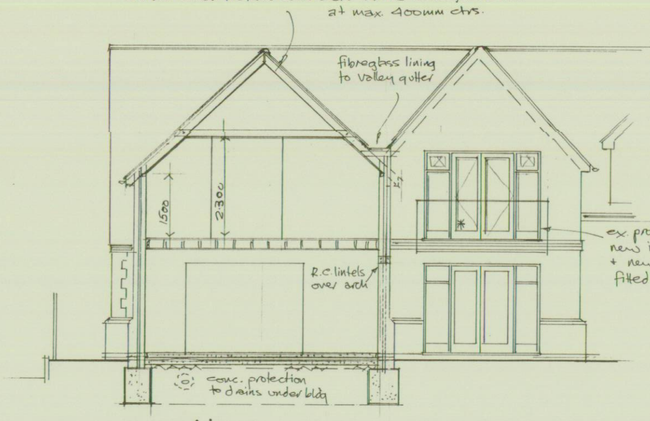


section a a



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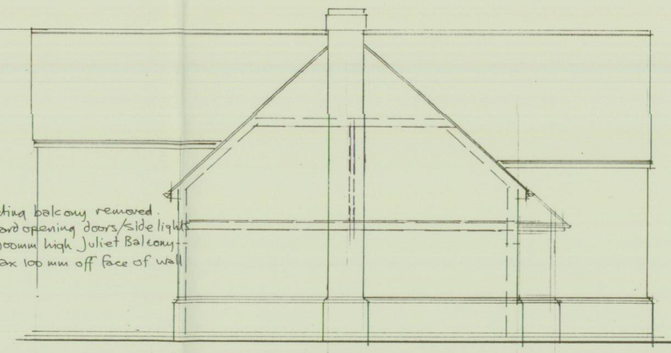

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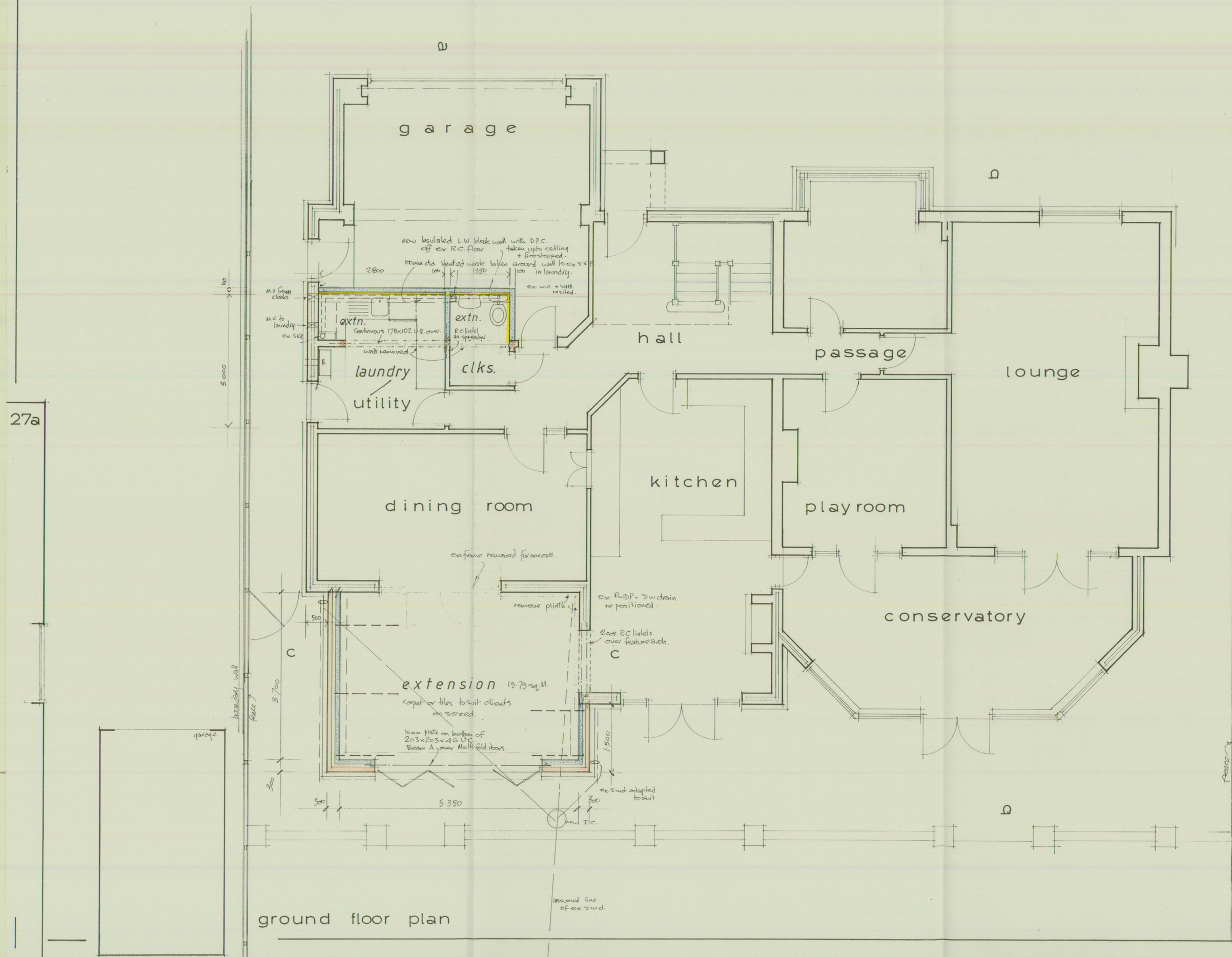

ground floor plan

27a

General Description of Works with Details to Comply With Current Building Regulations

Existing building to be inspected by contractor to determine existing construction and details together with best method for undertaking new works with least disturbance to clients' and neighbours' property.
Nature of existing ground and type / proximity of nearest trees to be agreed with Building Inspector to determine depth of foundations
All underground services shown are assumed unless indicated otherwise. Actual routes to be determined on site before works commence.
All underground services to be investigated before works commence to determine actual route + course of action required as necessary.
Existing roof carefully opened up and all re-usable materials stored to one side, weather protection & security to exposed building provided at all times.

PITCHED ROOF (Unventilated) :-
Concrete tiles to match existing colour / profile on 25 x 38mm treated s/w battens on *TYVEK (or similar B.B.A approved)* Breather Membrane *to B.S. 5534 : 1 1997* draped over 50x200mm C 16 grade Rafters at 400mm ctrs.
300mm Crown Wool Insulation (in two layers laid at 90° to each other) over 50x175mm C 16 grade ceiling joists at 400mm ctrs. 12.5mm pl. bd. + skim. U=0.16W/m²K.
47x97mm wall plates strapped to walls at max. 2M ctrs.
----- ----- ----- Heavy dotted lines show position of 5x30mm galvanised mild steel straps to B.S. 5268 to rafters, ceiling + floor joists at max. 2M ctrs. built into wall to provide lateral restraint.
Sloping Ceiling (unventilated):-
Tiles on treated battens on *TYVEK (or similar approved)* Breather Membrane draped over 47x...mm C 16 grade rafters at 400mm ctrs. 25mm air space over 150mm Celotex FR 4000 insulation between rafters with 12.mm sheathing ply under rafters to create diaphragm and 500G poly vapour barrier behind 12.5mm plasterboard with skim finish. U=0.07W/M²K.
Code 4 lead flashing over upstands to edge of Insitu fibre-glass lining to valley gutter (by specialist contractors: messrs TORCLAD Ltd, Blaby : 01162-2779577) on 18mm exterior quality ply on 47x97mm bearers at 400mm ctrs. to fails to outlet.
Sun Tube roof lights fitted in accordance with manufacturers' instructions.

Continuous roof and wall / wall and floor insulation as per: DEFRA / DTLR Robust construction details.

WALLS
Facing Brickwork outer leaf, 75mm Crown Drytherm Cavity Slab 32 Insulation, 100mm Celcon blocks12.5mm Plasterboard and skim dry lining to manufacturers' instructions U = 0.30W/ M²K
Stainless steel wall ties to B.S. Specification at 750mm ctrs. horizontally and 450mm ctrs. vertically, and within 225mm of un-bonded jambs of openings at 300mm ctrs. vertically.
Cavity below D.P.C. to be filled with lean mix conc. Min. 225 below D.P.C. weathered towards outer leaf, with weep holes @ 900mm Ctrs.
R.C.lintels over openings to internal blockwork walls.
Contractor to investigate existing lintels over G.F. openings, and prove suitable for additional loadings.
(if not satisfactory, new 'relieving' lintels with weep holes and D.P.C. cavity tray installed at base of new work).
First Floor partitions:-
15mm pl.bd. + skim each side 47x97mm s/w studding at 400mm ctrs. with min. 25mm mineral wool quilt (min. density 10 kg/m³) insulation between studs.
N.B. Double, moisture resisting, 15mm pl.bd. to 'wet' side of s/w stud partition with min. 25mm mineral wool quilt (min. density 10 kg/m³) insulation in studding between WC/ bathroom + habitable room.
Lining to existing External walls :-
60mm Celotex tuff-R GA3000 Insulation panels fixed to inside face of walls with 25x50 treated timber battens and masonry nails or screws at 300mm ctrs. Vapour sealing tape to joint. Continuous battens top and bottom with additional battens fixed at 600mm ctrs. with further battens as necessary, fixed to suit position of appliances, fixtures and fittings. Internal finish to be 12.5mm British Gypsum wallboard & skim finish. U=0.30W/m²K
Semi Exposed Wall in Garage :
100mm Thermalite Turbo Blockwork. 60mm British Gypsum Gyproc Thermaline SUPER board inside. U=0.3W/m²K.
Products fitted to manufacturers instructions.

FIRST FLOOR / SUSPENDED FLOOR
22mm T+G boards (density 15Kg/m³) on 63x170mm C 16 grade floor joists at 400mm ctrs. 100mm mineral wool (min. density 10 kg/m³) insulation between joists, 15mm pl. bd. + skim to ceiling below.
2 rows Solid bridging 1/3rd span to joists over 2.4m span.
Galvanised steel joist hangers to B.S.6178: Part 1: 1990.
Treated ends of first floor joists built into inner leaf of external cavity walls and properly block filled between.

GROUND FLOOR:
P/A = 0.54
Min. 150mm vegetable soil removed from site
Carpet / Tiles , floor covering to suit client, on 65mm reinforced, sand - cement screed on polythene vapour control / slip layer on 80mm Celotex FF4000 or 110mm Jabfloor 70 Flooring grade S.D. insulation with perimeter insulation on 1200g. poly D.P.M. on 100mm oversite concrete on sand blinded hardcore. U=0.22W/m²K.
Hand placed, well compacted hardcore laid in max. 150mm layers with sand blinding.
A142 steel mesh reinforcement to R.C. floor slab with min. 50mm cover.
Screed reinforcement:- zinc coated hexagonal wire netting to B.S. 1485 (chicken wire).

D.P.C.
Min. 2 cos. Staffordshire blue brick D.P.C. 150mm above finished ground level. Stepped to suit finished ground levels.
Ruberoid Hyload or similar approved D.P.C. Continuous wall + floor D.P.C.
Concrete fill to cavity wall upto 225mm below D.P.C.
D.P.C. cavity tray, with minimum 150mm drop to tray, & weepholes at 900mm ctrs. to base of new cavity wall.

FOUNDATIONS
600mm x min. 1m. deep C20 grade concrete trench fill foundations.
Foundations taken down below invert of drains + to suit ground conditions to satisfaction of B.C.Officer.

WINDOWS / DOORS (U.P.V.C. or Timber Frames)
All new or replacement double glazed windows to be manufactured / supplied / installed, by FENSA registered manufacturer / installer.
I.G., Keystone or similar approved insulated lintels over openings with D.P.C. and weep-holes, where not protected by the roof.
Damcor or similar approved insulated vertical D.P.C. around openings.
Window frames to be set back in opening. Internal face of window frame to be set 30mm inside internal face of outer leaf brickwork.
Double glazed windows with 16mm air gap & 'Soft' Low-E coating to sealed units. U = 1.8W/m²K or
Double glazed windows with 12mm ARGON Filled air gap & 'Soft' Low-E coating to sealed units. U = 1.8 W/m²K
Opening lights to provide 1/20th floor area – ventilation.
Draught strips to opening door / window frames.
Lockable catches **and** Trickle vents to provide 8000mm² background ventilation to habitable rooms, 4000mm² elsewhere.
Safety glazing in critical locations to B.S. 6206 :1981.

* Means of escape window to have min. clear opening area of 0.33M² Min. 750mm high x 450mm wide clear opening between 800mm min. and max. 1100mm above floor level.

Balcony
'Juliette' Balcony not to project more than 100mm Proprietary Laminated glass to B.S. 6206 : 1981 & B.Regs A D Parts N P1 K
Wrought Iron Decorative Balcony, 0.9m High, non-climbable design, with no opening to allow the passage of a 100mm diameter sphere.

VENTILATION
Extract fan to bathroom to provide 15 l/s. ventilation (Low Voltage type where less than 1.8M from shower).
Extract fan to utility to provide 30 l/s. ventilation.
Extract fan to WC. to provide 6 l/s. ventilation or opening light to provide 1/20th floor area ventilation.
Linked to light switch with 15minute overrun.
10mm gap under door as air inlet.

PLUMBING
Existing 1st FL bathroom wastes adapted to suit new S.V.P. position / arrangement
New Plumbing to BS 5572: 1994. & / or B. S. EN. 12056 : 2000 for internal drainage systems.
75mm deep resealing traps to all fittings taken direct to S.V.P.
100mm dia. waste to W.C. 40mm dia. waste to sink unit, bath, shower. 32mm dia. waste to wash hand basin.
Approved air admittance valve to S.V.P. stub stack. Boxing in to have vented, screwed access panels.
Rodding access to bottom of S.V.P.& changes of direction and above spillover level of lowest connected appliance to S.V.P.
N.B. In line Ball Control Valves on cold water supplies to toilets and hot and cold water supplies to all fittings and appliances.

DRAINAGE
Actual route of drains to be determined on site before works commence with rodding access points at direction changes, to satisfaction of B.C.O.
Existing drains adapted to suit new works.
New 100mm dia. drains to have granular bed + selected fill surround.
Concrete protection to drains within 300mm of underside of concrete floor slab. Integral with slab.Lintels to walls over drains.
Screw-down lid + frame to all new Inspection Chambers.
Inspection Chamber to be min. 500mm dia. Approved proprietary prefabricated polypropylene chamber.
Any soakaway pit to be sited min. 5m. away from building, designed in accordance with guidance given in BRE Digest 365.
100mm dia. half round gutters with 69mm dia. rainwater pipes.

STEELWORK
Min. 150mm end bearing to steel beams with min 2 course engineering brick padstone.
30 minute fire resistance to steelwork = 2 layers 12.5mm pl.bd. with staggered joints + skim finish.

ELECTRICAL
All electrical work to meet the requirements of approved document Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate B.S.7671 electrical certificate to be issued for the work by a person competent to do so.
Contractor to be mindful of interaction with interaction of B.Regs. Part P with other parts of Regulations when installing and checking electrical installations.
Electrical Installation to current I.E.E regulations.
All switches and sockets to be sited between 450mm and 1200mm above floor level.
Actual electrical layout to be agreed with client to specialist design.
Efficient lighting to be provided to new rooms (min. 1 no.). + Lighting outlets or complete luminaires that only take lamps with luminous efficacy greater than 40 lumens per circuit-watt.

HEATING
Existing heating system extended as necessary - Boiler re-sited and / or up-rated as required to specialist Heating Engineers' design.
Approved room thermostats or thermostatic radiator valves to new radiators.
Hot water storage vessel to B.S. 1566.
All hot water pipes within 1m. of storage vessel + in unheated spaces to be insulated to B.S.5422 : 1990.
Approved timing device to heating system to control heating periods.
Approved Boiler Control Interlocks to suit thermostats.
Existing Boiler/ heating system to be inspected + overhauled as necessary by specialist.
CORGI Installation Certificate to be issued after works completed

GENERAL NOTES
All timber sizes (C16 grade) obtained from TRADA eurcode 5 span tables.
See **KSA Consulting Engineers Ltd** (01530-560575) – consulting structural engineers – calculations & details Ref.no...
----- ----- ----- Heavy dotted lines show position of 5x30mm galvanised mild steel straps to B.S. 5268 to rafters, ceiling + floor joists at max. 2m. ctrs. & built into wall to provide lateral restraint.
All underground services shown are assumed unless indicated otherwise. Actual routes to be determined on site before works commence.
All underground services to be investigated before works commence to determine actual route + course of action required as necessary.
All works to be undertaken in professional and workmanlike manner with appropriate materials and finishes to match existing.
All surfaces made good where disturbed. Decoration to be agreed with Client.
Actual internal room layout of fittings to suit client.
All products specified to be fitted/ installed to manufacturers' instructions.
Site to be cleared and left in tidy condition when works completed
No part of new works to project beyond boundary.
Actual boundary line to be agreed on site between adjoining parties- BEFORE WORKS COMMENCE.
All dimensions shown are to be fully checked on site before works commence. Any variation found to the details shown on this drawing are to be notified to Graham Harris Partnership Ltd. before works proceed.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING NO. 3802/ PJJ / 11
SHOULD ANY CHANGES TO THE SCHEME AND SPECIFICATION BE REQUIRED GHP Ltd. OR BUILDING CONTROL AUTHORITY SHOULD BE CONSULTED PRIOR TO ANY CHANGES BEING MADE OTHERWISE IT COULD LEAD TO THE PROJECT NOT BEING IN ACCORDANCE WITH THE APPROVED PLANS OR MEETING BUILDING REGULATION PERFORMANCE REQUIREMENTS

DEVELOPMENT SERVICES
3 JUN 2010
RECEIVED

GRAHAM HARRIS PARTNERSHIP Ltd.
11 RIDGEWAY LITTLETHORPE
LEICESTERSHIRE LE19 2JJ
TELEPHONE / FAX: (0116 2752275)

GROUND FLOOR PLAN

Proposed Alterations & Extensions And New Boundary Walls

27 Barton Road BARLESTONE Leicestershire

For Mr P. & Mrs J. Jackson

39.58 Sq. M.

Drawing No. 3802 / P.J.J / 10	Scale : 1 : 50 1 : 100
Drawn By G.W. H.	Date : 2 / 6 / 2010

This drawing has been prepared for Local Authority Approval Only