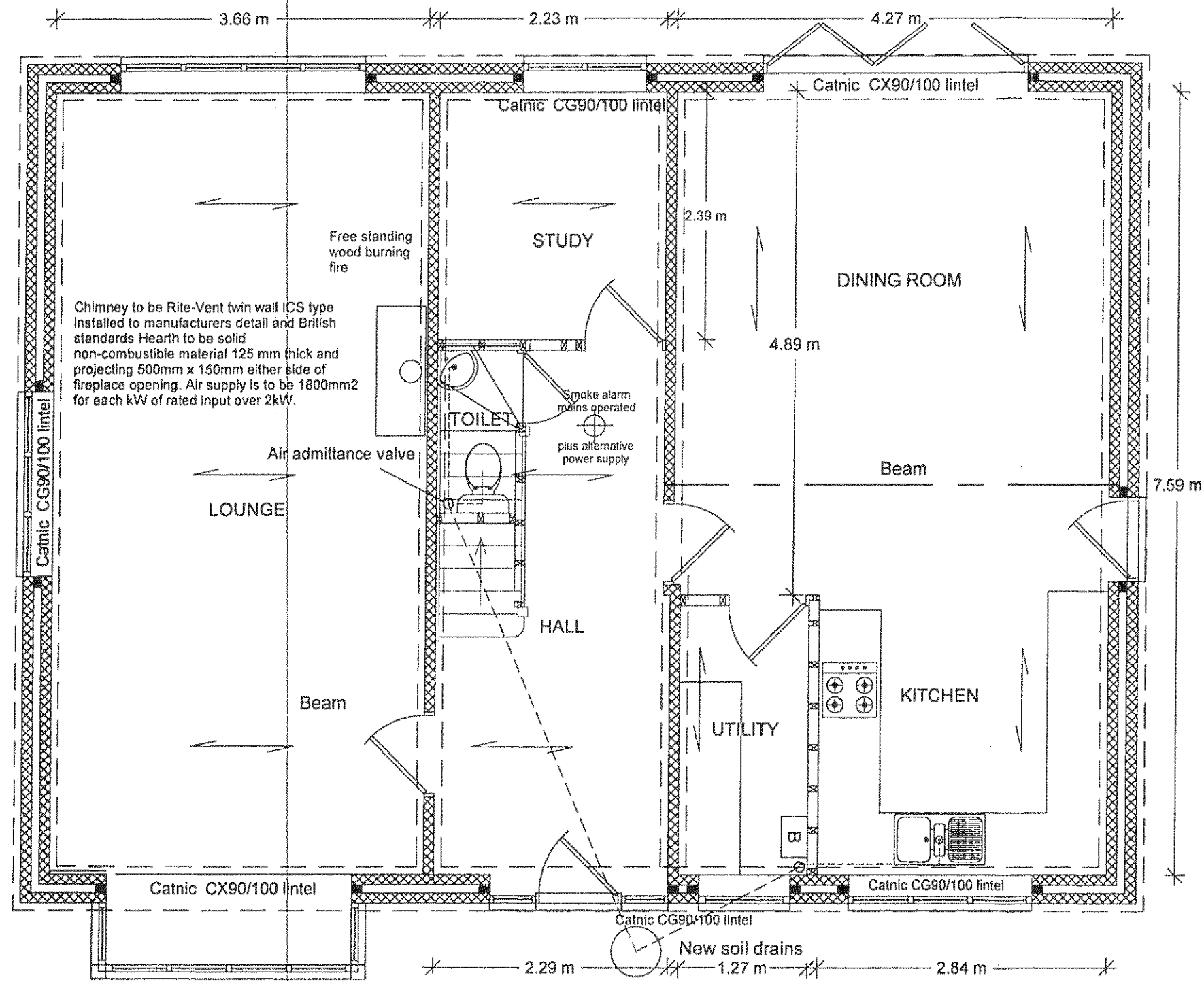




GROUND FLOOR PLAN

Soakaways will be 5m from any building and be 1m x 1m in size below invert of drain inlet and if necessary increased in capacity or form of construction after a percolation test is carried out, as described in Building Regulation AD H2.

FOUNDATIONS Building Regulation A1/A2.
229 mm 2 x 7N concrete cavity block walls, minimum cover to foundations 1 m or to local authority requirements. Cavities to be filled with lean mix concrete to a minimum level of 225mm from DPC. Foundations concrete 1 : 3 : 6 20 mm Premix 450mm wide x 900mm deep. DPC to be 150mm above ground level. If any trees are within 30m of the foundation the foundation depth will need to be increased as this may affect the design.

SOLID GROUND FLOORS Building Regulation C4.
75mm sand and cement screed on 100mm concrete 1 : 4 : 2 Pre-mix on 1200 polythene DPM on 70 mm GA4070 Celotex floor insulation minimum U - Value of 0.22 W/m2k With T-Break TB3000 between screed and walls on 1200 polythene DPM on 25 mm sand blinding on 100 mm hard core, all voids and excavation to walls filled with hardcore. Provide A142 mesh within the bottom of concrete slab over drainage runs.

EXTERNAL WALLS Building Regulation A1/A2.
Ground floor outer skin to be 100mm Facing brick. Inner skin to be 100mm Toplite GTI blocks with 45mm CW3045 Celotex cavity insulation, minimum U - Value of 0.3 W/m2k in a minimum 50mm (from insulation) wide cavity and a maximum of 95mm wide cavity including insulation. Wall ties to be stainless steel type 750 x 450mm c/c 225mm vertical spacing at reveals, insulated to prevent cold bridging. Fire stop to head of cavities.

LINTELS.
Reinforced concrete or steel to manufacturer's specification, 150 mm bearings either side. All installed to manufacturer's detail.

FIRST FLOOR JOIST Building Regulation A1 A2.
Joist to be 47 x 200mm @ 400mm c/c C16 Table 6 Double joist under partition walls 1 No. 75 x 200mm to support stairs. Provide 30 x 5mm steel restraint straps at 2m intervals at right angles to the joist, to extend over 3 No. joist with noggings.

ROOF Building Regulation A1/A2 and TRADA technology.
Concrete or clay Plain tiles on wooden battens on reinforced roofing felt to BS747 on 50 x 150 mm C16 rafters (table 28) 50 x 100mm C16 ceiling joist, (table 8) or to engineer's calculations on 50 x 100mm wall plates, hold down straps every 2m run to wall plates and rafters/gables.
Triple rafters both sides of dormer. 2 No 100 x 50mm timber posts to corners of dormer. Constructed in 100 x 50mm C16 timber rafters, ceiling joist and stud work cheeks.

Provide 30 x 5mm steel restraint straps at 2m intervals at right angles to the rafters, to extend over 3 No. rafters with noggings.
External stud walls to be 50 x 100mm C16 grade timber @ 400mm c/c lined internally with 12.5mm tapered edge plaster board.
External finish to be UPVC cladding on 50 x 25mm battens on 45mm Celotex GA3045 insulation 45mm thick.

FLASHING Building Regulation C4.
To be code 4 lead. Cavity tray to be provided between extension roof and joining wall, including chimney flashings. Chimney trays to be Code 6 lead.

STUD WALLS
External and internal stud walls to be in 50 x 100mm C16 timber
Staircase, angle of pitch not more than 42deg, maximum rise 220 mm and minimum going of 220 mm. Headroom 2m from pitch line vertically. Balustrade from pitch line minimum 900 mm vertically, and 1000mm horizontally, gaps not more than 100 mm between spindles. All tapering treads to have the same taper. The width of taper treads to be the same width on the centre line as the going on the straight treads, minimum going at any part of the tread not less than 50mm.

JOINER
External to BS1186 preservation to L/A and NHBC requirements.

The chimney to be built in non combustible material not less than 100mm thick and to terminate not less than 600mm from top of ridge excluding chimney pot, all lined with 200 x 200mm rebated clay flue liners to BS1181. Provide fabricated lintel and gathering unit with throat of 110mm. Fireplace recess to be not less than 200mm thick non combustible material Hearth to project minimum 500mm from front of jamb and extend minimum 150mm each side of opening and not less than 125mm thick. Provide 2N0 100 cm2 permanently open air vents. Provide check list on completion, notice plate with details of hearth and flue construction fixed inside the house. Any combustible material to be at least 200mm clear of any flue and 40mm clear of the chimney stack.

EMERGENCY ESCAPE WINDOWS Building Regulation B1/2.11.
All habitable rooms to incorporate opening sash for means of escape not less than .33 m2, width of opening not less than 450mm, window height from floor to cill not less than 800mm not more than 1100mm. except roof windows (bottom of opening 600mm above floor).

Do not scale from drawings (excepting Local Authorities) All dimensions to be checked on site			
All work to comply with Building Regulations, British Standards, manufacturer's instructions /specifications and engineer's calculations at all times. Construction must also comply with all safety at work regulations. Additional work may be requested by the building inspector as work proceeds to ensure the new building complies with all building regulations.			
No	Change	Date	By
HENRY ADAMS 4 New Town Chichester			
Title: The Old Barn Northfield Lane. Westergate.			
Scale:	1:50		
Date:	4th August 2010		
Drawn by:	BKM		
Drawing 2 / 5			
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