

OPEN FIRE

To be capable of burning smokeless fuel. Hearth to be constructed from non-combustible material. Hearth to project from wall face 500mm and 150mm past sides and be 125mm thick in accordance with approved document J, point up as work proceeds, appliance in accordance with Building Regulations.

Any space between the liners and the masonry to be filled with insulating conc.

Where room incorporates open fire, provide an air vent to have a ventilation-opening equivalent to 50% of the throat opening area, 'permali' type 10R or similar approved ventilator. Position vent 225mm above finished floor level.

FLUE CONSTRUCTION

225mm dia. (int.) Clay flue liners to BS 1181: 1989, laid sockets up, 100mm facing bwk surround to flue which is to extend 600mm above ridge line and to terminate in corbelled out Bwk + clay pot. Trim roof structure around flue at roof abutment. Provide code 4 lead flashing, include 2no. Courses of Class B red engineering bricks. No structural timber within 40mm from the outer surface of the masonry chimney.

ROOF CONSTRUCTION:

Wall plates generally 100 x 50 mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at max 1.2m centres. Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed, together with min 100 x 25mm sawn SW binders and bracing in accordance with B.S.5268 Part 11: 1985 (and any subsequent amendment). Twinplate 'FINK' type trusses spaced at max 600mm centres and pitched at 45°. Provide 30 x 5mm once bent (900/100) galv.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 1.8m fixed with 4N 50mm B gauge CSK screws or 5N 3.5 x 50mm galv. round wire nails to 3N trusses/ceiling joists minimum coupled with solid blocking support and edge packing. All structural timbers to be kept 50mm clear of chimneys, flues etc. Provide edge restraint noggings at perimeters for plasterboard fixing.

FIRST FLOOR STUDWORK WALLS:
50 x 75mm studding at 400c/c
50 x 75 head and sole plate including 2 rows 50 x 75mm horizontal bracing to studs.
12.7 P board and skim both sides and insulate inbetween studs.

NO STRUCTURAL TIMBER TO BE CLOSER THAN 50MM OF STRUCTURAL MASONRY CHIMNEY

25 x 100 RIDGE & RAFTER BINDERS
25 x 100 MM DIAGONAL RAFTER BRACING
30 x 5 MM LATERAL RESTRAINT STRAPS AND NOGGINGS INBETWEEN TRUSSES

TRUSSES @ 600MM CTR

ROOFSPACE VENTILATION AND INSULATION

Provide eave to eave ventilation equivalent to 10,000mm²/m run. Use either ventilating soffit boards, continuous over fascia ventilation system. Provide 100mm fibreglass insulation quilt inbetween ceiling ties and 200mm fibreglass insulation quilt over ceiling ties (total 300mm thickness). Ensure to maintain a min. 50mm air space between roof insulation and roofing felt.

MAIN EXTENSION ROOF PITCH = 45°

300MM FIBREGLASS INSULATION TO ROOF SPACE

DEEP ROYALDEE FLAT ROOFING 185 UP AND OVER TILT RILEY & UNDERSIDE OF PITCHED ROOF COVERING BUSKINGS COMPLETE WATER TIGHTNESS

"RACK UP" EXISTING WALLS AT FLAT ROOF AREA AND LOUDED UP WITH 185mm GABLE END WALL

TOP WINDOW HEADS (UNDERSIDE UNITS) ON ALL FIRST FLOOR WINDOWS

BLACK UP EXISTING WINDOW OPENING UNDER EXISTING LINTEL OPENING LINTEL FULLY SUPPORTED WITH WOODWORK

EXIST KITCHEN BREAKFAST UTILITY

SECTION B-B

SECTION C-C

SECTION A-A

FOOTPATHS "SET OFF" NEW CRVTH WALLS AND ENSURE PER GRAVEL "MULL" IS A MIN 150 MM BELOW EXTERNAL WALLS D.P.C'S

ENSURE A MINIMUM 150 MM AIR SPACE IS MAINTAINED BETWEEN UNDERSIDE OF CONCRETE JOISTS AND REDUCED GROUND LEVEL

SERVICES: Provide adequate fire stopping to service penetration as set out in PART B - sections 11, 12 - 11, 14. Reasonable provision should be made for dwelling occupiers to obtain the benefits of efficient internal and external lighting, as in accordance with parts 1.54 and 1.55 and table 4 of document L1.

DRAINAGE - FOUL WATER

Inspection chambers to be u.p.v.c. Bortol installed in accordance with manufacturer's instructions in positions shown on plan. Foul water to discharge into treatment plant installed to manufacturer's instructions.

Below ground pipework to be 100mm dia. u.p.v.c. Bortol to B.S. 4460: 1989 flexible jointed pipework laid in accordance with manufacturer's specification to 1:70 fall with 150mm pea gravel bed and surround. Where pipes pass below floors, provide 150mm min. pea gravel bed and surround to maintain flexibility.

Drains to be protected under driveway and where cover is less than 600mm, by provision of concrete slabs over min. 75mm pea gravel cover. Below ground drainage is to comply with B.S. 8301: 1985.

110mm dia. u.p.v.c. soil and vent pipes to be installed in positions shown on plan. Provide balloon grating to terminate at 900mm min. above adjacent openings within 3.0m. Provide access plate at base of stack.

Where indicated on plan, air admittance valves are to be installed in accordance with manufacturer's instructions.

Waste pipes from appliances to discharge directly into soil pipes or gullies as appropriate with access plugs at all changes in direction.

40mm dia. polypropylene wastes from kitchen / utility sinks, baths, showers and washing machines etc. 32mm dia. from wash basins with 50mm dia. combined wastes unless otherwise stated. All appliances to have 76mm deep seal traps. All above ground drainage to comply with B.S. 5572.

Where waste run exceeds 3.0m provide anti-siphon traps to appliances. Shower tray to be set on raised plinth to allow access to trap.

Where waste and soil pipes are encased in ply ducting provide adequate access panels.

Where drains run through walls provide concrete lintel over 900mm min. long length dependant on angle and number of drain runs.

A 50mm gap should be left all around the pipe with the opening covered by a rigid sheet material, and fill gap with compressible sealant.

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