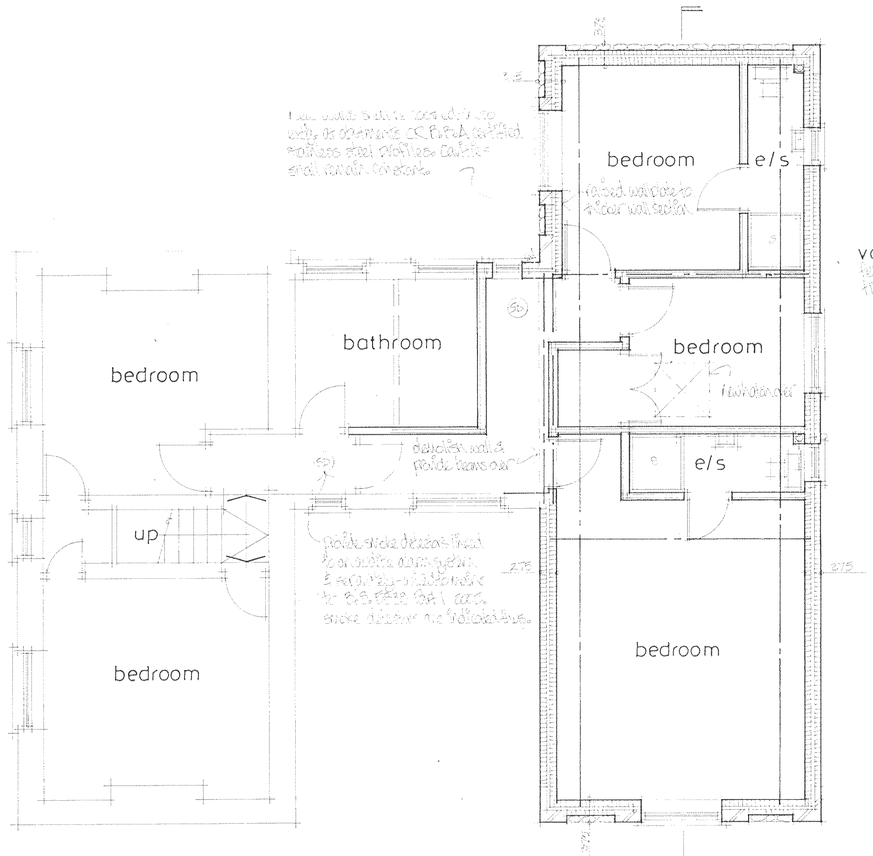
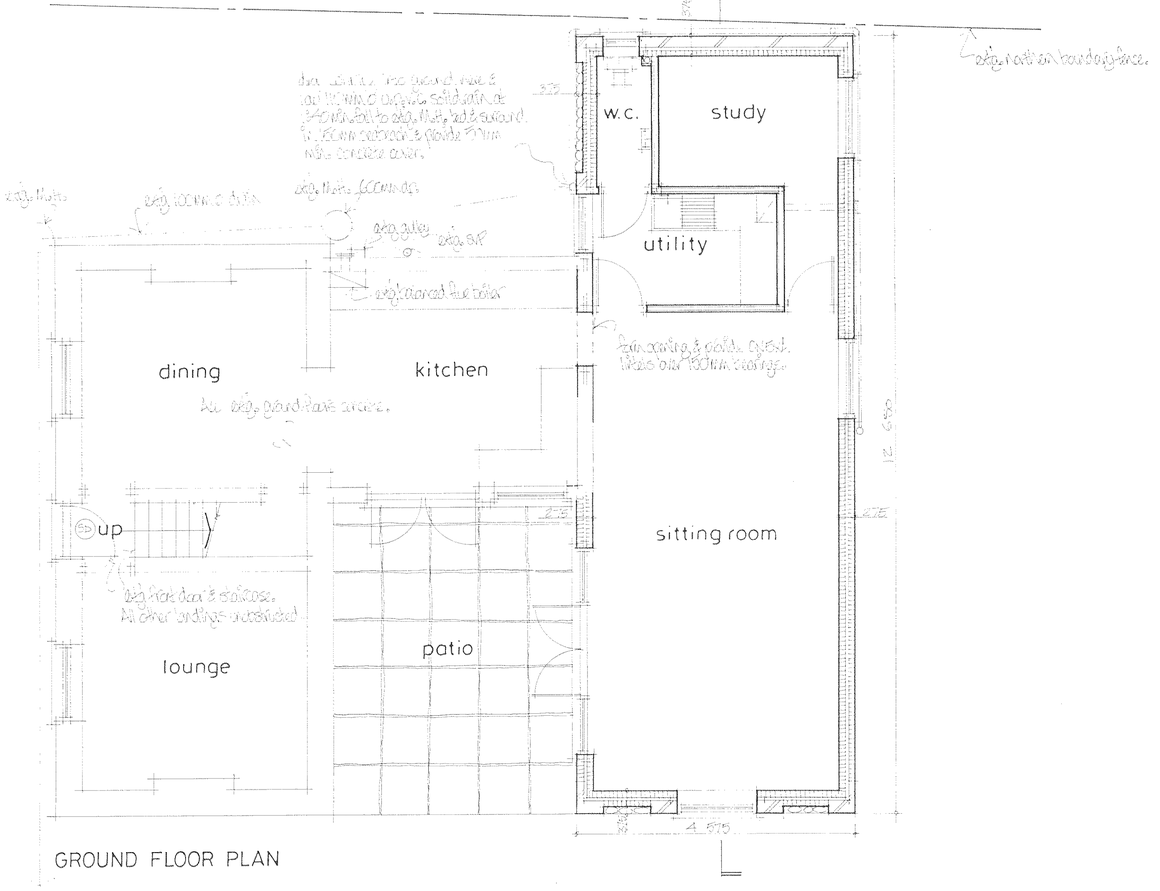


FIRST FLOOR PLAN



GROUND FLOOR PLAN

valleys: Shall be formed with lead to BS 1178 code 6 laid on expanding felt on 18mm WBP ply boards. Lead shall be dressed under tiling at sides of valley & turned down 75mm min.



SECTION THRO'

pitched roof: Shall be timber trussed rafters at 600mm centres designed to support dead loads of concrete interlocking tiles on battens, vapour permeable sarking felt on 50x25mm counter battens, and imposed loads of 0.75kN/m² applied to the horizontal plan area of the roof, and wind loads in accordance with BS 6399 Part 2. Trusses shall be fixed to gable walls with 5x30mm galvanised steel straps at 1.2m centres and to party walls with 5x30mm galvanised steel straps at 2m centres. Trusses shall be restrained laterally by 50x150mm purlins supported on 100x100mm timber posts at 1.8m centres. Purlins shall be fixed to trusses with 5x30mm galvanised steel straps at 2m centres. Hipped ends shall be formed with 50x150mm hip rafters supported on 100x100mm timber posts at 1.8m centres. Hip rafters shall be fixed to posts with 5x30mm galvanised steel straps at 2m centres. Jack rafters shall be at 600mm centres and fixed to hip rafters with 30x5mm galvanised steel straps at 2m centres. Ridge boards shall be 150mm deep and fixed to trusses with 5x30mm galvanised steel straps at 2m centres. Roof shall be covered with concrete interlocking tiles on 25x38mm treated softwood battens on 38x38mm treated softwood counter battens on breathable sarking felt on 18mm WBP ply boards on 50x150mm treated softwood rafters at 600mm centres. Eaves shall be finished with 150mm wide PVC-U fascia boards and 150mm wide PVC-U soffit boards. Verges shall be finished with 150mm wide PVC-U fascia boards and 150mm wide PVC-U soffit boards. Rainwater goods shall be 125mm half round PVC-U gutters and 68mm dia. PVC-U downpipes.

external walls: Shall be cavity construction with 100mm thick dense concrete blocks to BS 6073 part 1 and BS 5628 part 3 for the inner leaf and 100mm thick facing bricks to match existing for the outer leaf. The cavity shall be 75mm wide and filled with 75mm thick cavity insulation boards. Wall ties shall be stainless steel to BS 1243 type 1 at 900mm horizontal centres and 450mm vertical centres staggered. Vertical joints shall be 10mm thick flush pointed in mortar (1:1:6) and horizontal joints shall be 10mm thick flush pointed in mortar (1:1:6). Cavity shall be closed at openings with 100mm thick dense concrete blocks. Cavity shall be closed at reveals with 100mm thick dense concrete blocks. Cavity shall be closed at eaves with 100mm thick dense concrete blocks. Cavity shall be closed at verges with 100mm thick dense concrete blocks. Cavity shall be closed at party walls with 100mm thick dense concrete blocks. Cavity shall be closed at bay windows with 100mm thick dense concrete blocks. Cavity shall be closed at dormer windows with 100mm thick dense concrete blocks. Cavity shall be closed at chimneys with 100mm thick dense concrete blocks. Cavity shall be closed at porches with 100mm thick dense concrete blocks. Cavity shall be closed at canopies with 100mm thick dense concrete blocks. Cavity shall be closed at garages with 100mm thick dense concrete blocks. Cavity shall be closed at sheds with 100mm thick dense concrete blocks. Cavity shall be closed at greenhouses with 100mm thick dense concrete blocks. Cavity shall be closed at conservatories with 100mm thick dense concrete blocks. Cavity shall be closed at porches with 100mm thick dense concrete blocks. Cavity shall be closed at canopies with 100mm thick dense concrete blocks. Cavity shall be closed at garages with 100mm thick dense concrete blocks. Cavity shall be closed at sheds with 100mm thick dense concrete blocks. Cavity shall be closed at greenhouses with 100mm thick dense concrete blocks. Cavity shall be closed at conservatories with 100mm thick dense concrete blocks.

ground floor: Shall be 150mm thick reinforced concrete slab on 150mm thick hardcore bed on 1200 gauge polythene dpm on 100mm thick Celotex GA4000 insulation boards on 50mm thick blinded sand on 150mm thick concrete slab on 150mm thick consolidated hardcore. Dpm shall be lapped to walls and dpc to external walls. Dpm thickness under slab shall be 1200 gauge polythene dpm on 100