

CENTRAL PITCHED ROOF CONSTRUCTION

Remove existing bitumen roof covering and re-roof: Natural slates gauged as manufacturer's details, on 25x50mm treated sw battens, on Nivenit breathable membrane, on 38x38mm treated sw counter battens, on existing sarking boards, on existing 75x50mm timber rafters. Vented ridge and in-line silt vents above eaves. Lay 200mm Rockwool mineral wool insulation between existing ceiling joists, and 100mm Rockwool mineral wool insulation in one continuous layer over joists. U-value 0.14W/m²K.

FLAT ROOF CONSTRUCTION

Remove existing bitumen roof covering and re-roof: Polyroof Protec roofing system installed strictly in accordance with manufacturers instructions by specialist contractor, dressed over parapet walls, on 70mm Kingspan Thermafloor TR27 LPC/FM mechanically fixed insulation board, on vapour control layer, on 18mm thick WBP exterior grade plywood deck, on existing 300x50mm timber rafters, with 150mm Kingspan K107 insulation between retained to the underside of the plywood, lined internally with plasterboard and skim as existing. U-value 0.15W/m²K.

KITCHEN FLOOR CONSTRUCTION

Stone floor finish TBC (nominal 20mm), on 6mm adhesive bed and grout, on Warmup DCM-PRO underfloor heating mat (or similar) with decoupling membrane, installed in accordance with manufacturer's recommendations, joints taped, on Warmup 10mm rigid insulation board, on 18mm WBP plywood, on existing joists (sizing unknown) with treated sw noggins at max. 300mm centres, with 100mm Kingspan K103 insulation board between, suspended to underside of ply with battens to noggins. U-value 0.24W/m²K.

DRAWING ROOM FLOOR CONSTRUCTION

Carpet on underlay (nominal 12mm) to client choice (max. 2.5 tog), on Warmup dual overlay boards, on Warmup foil heating mat, on Warmup insulated underlay, all installed in accordance with manufacturer's recommendations, on 18mm WBP plywood, on existing joists (sizing unknown nominal 200x50mm shown) with treated sw noggins at max. 300mm centres (for floor strengthening if necessary), with 100mm Kingspan K103 insulation board between, suspended to underside of ply with battens to noggins. U-value 0.24W/m²K.

UTILITY FLOOR CONSTRUCTION

Stone floor finish TBC (nominal 20mm), on 6mm adhesive bed and grout, on Warmup DCM-PRO underfloor heating mat (or similar) with decoupling membrane, installed in accordance with manufacturer's recommendations, joints taped, on Warmup 10mm rigid insulation board, on 18mm WBP ply, on 100x50mm joists laid perpendicularly to existing joists, with 100mm SoundBloc sound insulation wool between new joists, on existing joists. U-value 0.24W/m²K.

MASTER ENQUIRE FLOOR BUILD-UP

Tile floor finish TBC (nominal 8mm), on Warmup DCM-PRO underfloor heating mat with decoupling membrane, installed in accordance with manufacturer's recommendations, joints taped, on Warmup 10mm rigid insulation board, on 18mm WBP ply, on 100x50mm joists laid perpendicularly to existing joists, with 100mm SoundBloc sound insulation wool between new joists, on existing joists. U-value 0.24W/m²K.

INTERNAL STUD PARTITIONS

150mm SoundBloc boards with plaster skim finish to both sides. Infill between studwork with 100mm Isover or similar sound insulation quilt. Dpc placed below sole plate on 'green' screed or concrete. All (new and existing) Bathroom and Shower room partitions lined with Wedi board.

NOTES

THE CONTRACTOR & HIS SUB-CONTRACTORS ARE RESPONSIBLE FOR ENSURING THAT ALL PRODUCTS AND MATERIALS ARE INSTALLED CORRECTLY IN ACCORDANCE WITH MANUFACTURERS DETAILS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

ANY DISCREPANCIES OR CONFUSION ARISING FROM INFORMATION PROVIDED IS TO BE REPORTED TO THE ARCHITECT PRIOR TO WORKS COMMENCING.

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LINTELS AND STEELWORK

Lintels provided over all new openings. All in accordance with Structural Engineers drawings, designs and schedules. Cavity trays provided to all lintels in external walls. Beams and lintels supporting external walls and floor joists to have 30 minutes integrity or fire protection.

ROOF CONSTRUCTION

Refer to section drawings for details. All rafter sizes TBC by Structural Engineer. All slating, tiling, ridges and verges to be mechanically fixed in strict accordance with BS 5534:2014. Lead coverings to valleys all laid in accordance with LSA guidelines.

RESTRAINT STRAPS

Provide Galv M.S. restraint straps with timber noggins to all floor joists, ceiling joists and rafters at max 2m centres.

FLASHINGS

Flashings to be generally code 4 lead sheet in lengths not exceeding 1500mm installed strictly in accordance with LSA recommendations and details. Stepped lead flashings are to be secured using lead wedges dressed at min. 25mm into blockwork. Lead flashings to be a minimum 150mm above pitch line of intersecting abutments. Horizontal lead flashings to be code 3 lead taken minimum 150mm above abutments. All leadwork to be treated with poliflon oil upon completion to reduce staining.

VENTILATION

Bathrooms to have extract fans capable of extracting not less than 15 litres per second, wired in with light switch, with 15 minutes over run. Kitchen to have extract vent not less than 60 litres per second or combined in cooker hood 30 litres per second operated intermittently.

WC's TO ALLOW A PASSAGE OF AIR INTO THE ROOM WHEN THE FAN IS ACTIVATED. ALL EXTRACT FANS TO BE DUCTED THROUGH ROOFS - FLAT ROOF TERMINALS TO HAVE COWS WITH MINIMUM 150MM UPSTAND, PITCHED ROOF TERMINALS TO BE FINISHED WITH CEMBRIT CEMENT OR SIMILAR IN-LINE SLATE VENT.

WINDOWS AND EXTERNAL DOORS

All glazing less than 300mm above floor level in safety glass and 1500mm in doors to be glazed with safety glass. Generally all glazing to be sealed Argon filled double glazed units with Pilkington 'K' glass unless otherwise stated with a U-value to be equal or better than 1.6W/m²K.

HEATING

New electrical heating system, designed and installed in accordance with Heating Engineers recommendations. Space heating controls to include zone, timing controls. Operating and maintenance manuals/instructions to be supplied to the occupants of all dwellings in an accessible format.

FOUL DRAINAGE

110mm dia. SVP's to roof terminal or air admittance valve (see working drawing and drainage layout). SVP to be wrapped in 50mm mineral wool insulation held in place with chicken wire and enclosed with 38x38mm sw framing covered with 2 layers of 12.5mm plasterboard, or Morley dBiose sound insulated SVP as indicated in positions shown on drawings.

WASTE PIPES TO BE AS FOLLOWS:-

Bath, shower and sink to be 40mm dia with 75mm deep seal traps. Wash basins to be 32mm with 75mm deep seal traps up to 1700mm in length, from 1700mm to 3000mm pipe increased to 40mm. All generally to be in accordance with BS 8301, BS 5572 and all current codes of practice.

DRAINAGE TO LINK WITH EXISTING DRAINAGE SYSTEM INSTALLED IN ACCORDANCE WITH APPROVED DOCUMENTS A, B, H, I, J AND IN ACCORDANCE WITH THE GUIDELINES OF THE ENVIRONMENT DEPARTMENT.

SURFACE WATER DRAINAGE

New Aco or similar slot drain to new door opening, drained to east under raised floor to walkway, discharging onto ground. Floor to walkway to be graded to 1 in 60 to drain walkway/lightwell area.

ELECTRICAL INSTALLATION

Installation to comply with i.e.e. regulations and all relevant codes of practice. 30% of internal light fittings to be of low energy specification in accordance with Approved Document AD1 table 4. All external lighting to be fitted with passive infra-red detectors in accordance with specification.

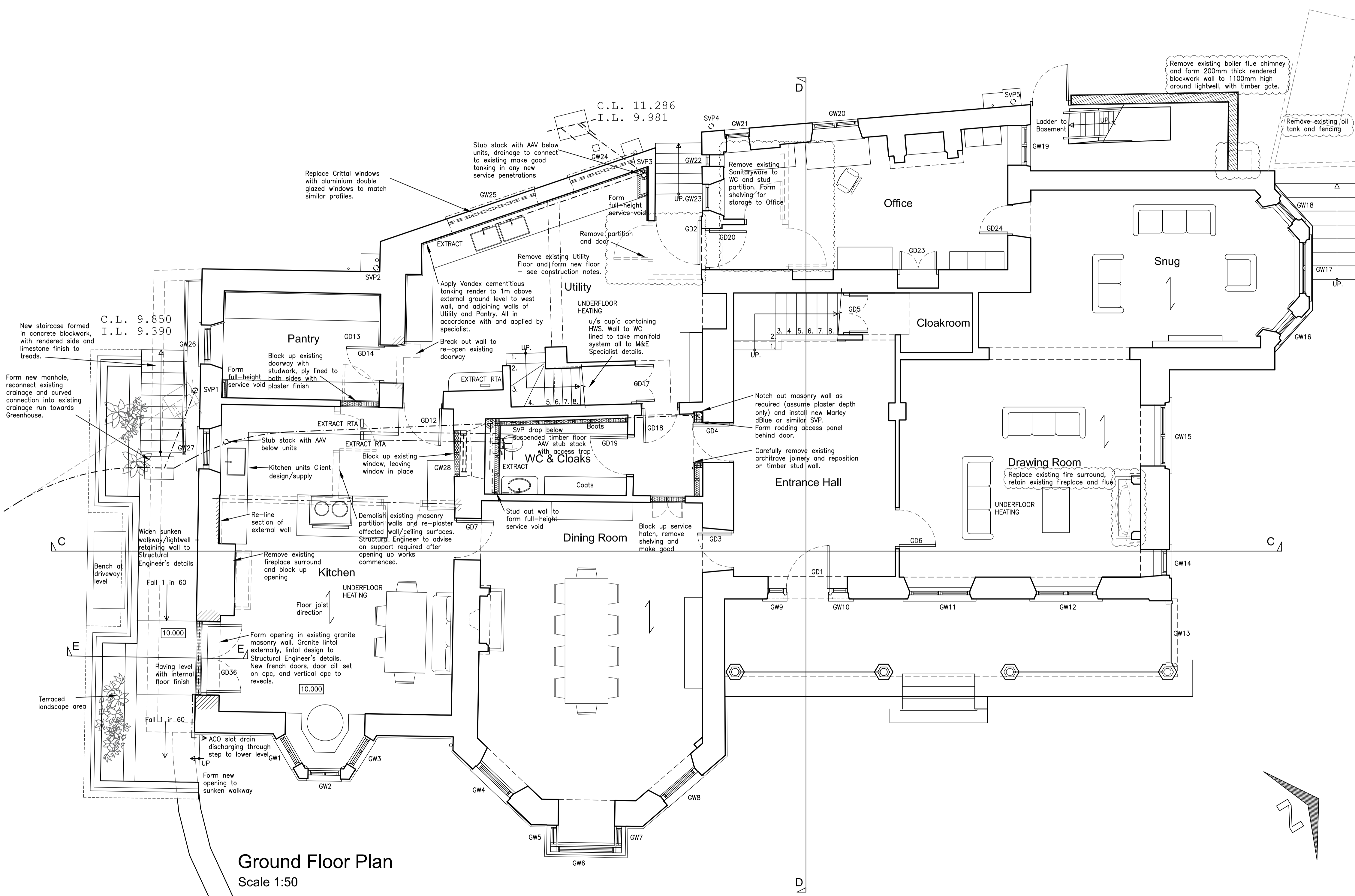
Rev. D. Revised Planning Application. - R.L. - 04.03.20
Rev. C. Planning Minor Amendments. - R.L. - 27.02.20
Rev. B. Alterations to M&E layouts. - R.L. - 14.11.19
Rev. A. Existing WC to west removed. - R.L. - 18.10.19

Proposed alterations to:

Feremina
Fermain Lane
St Martin
for Mr and Mrs P. Briginshaw

WORKING DRAWING

Ground Floor Plans



Ground Floor Plan
Scale 1:50

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Scale:	1:50 @ A1	Date:	September 2019
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A	B	C	D