Notes

- This drawing is to be read in conjunction with all other relevant drawings, details and specifications.
- DO NOT SCALE FROM THIS DRAWING. Use figured dimensions only.
- All dimensions to be confirmed prior to construction.
- Any discrepancies should be reported to Derry Owen Architects at the earliest convenience.

NOTE
Removal of structural elements to be carried out in accordance with a detailed method statement, approved by the Structural Engineer.

New Windows - Power Coated Aluminium
Supply and install new double glazed, polyester powder coated thermally broken aluminium framed windows and glazed external doors as shown on the drawings. Glazing to be sealed double glazed units with a min.16mm air space filled with Argon with Low E glass as the inner pane. Windows to achieve a U value of 1.6 W/m²K or Window Energy Rating (WER) of Band C or better. All opening windows and doors to be draught stripped and all windows and doors to be sealed at perimeter in accordance with diagram 4 of approved documents L. All glazing in critical locations to be safety glazing with any low levels acting as guarding being suitably robust in accordance with BS 6399.

Frame colour to be agreed with Client.

Windows to include a trickle vents incorporated in the frames with an equivalent area of 8,000mm2 per habitable room in accordance with paragraph 5.15 of Approved Document F.

Include opening sections to windows as purges ventilation in accordance with appendix B, Part F of the Building Regulations.

For new dwellings, windows to provide a minimum of 1/10th floor area for natural light.

Windows as indicated on the drawings to be designed in accordance with paragraph 2.8 of Appoved Document B (Volume 1 - Dwellinghouses) i.e. to have an unobstructed openable area that is at least 0.33m2 and at least 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level.

New Pitched Roof
New slate finish to be fixed to 50 x 25mm tanalised battens in accordance with the manufactures/suppliers instructions, on Tyvek 'supro' to be used as an underlay, which is a breather membrane fixed in accordance with the BBA certificate and recommendations of BS. 5534 : 2003 and BS. 8000-6 : 1990. Include code 4 lead flashings and other roofing accessories as necessary.

Install 100mm thick PIR insulation between rafters allowing a 50mm air gap above to allow a drape space for the breathable membrane. Insulation to be installed in accordance with insulation manufacturer's instructions. Rafter to be at maximum 400mm centres, with sizes to be as stated on the Structural Engineer's drawings and should be a minimum of 50 x150mm deep, grade C24.

Install 30 x 5 mm galvanized steel straps at 2m centres to provide lateral restraint to gable walls. Straps to have 150mm cranked end, with cranked end pointing down and in tight contact with cavity face of inner leaf. Straps to span across three rafters with solid noggins between joists and fixed with a minimum of four 50mm X 8 sheradized screws. Rafters to be notched to allow straps to sit fit flush with top surface.

Ceilings below pitched roof to be 12.5mm thick plasterboard on vapour control layer, on 50mm Celotex insulation fixed up to rafters. Plasterboard to be taped/scrimmed and jointed, with a skim coat of plaster to achieve a seamless finish ready for decorations

Overall roof construction to achieve a U value of 0.18 w/m2K or better.

New Internal Staircase and Balustrade
Install new timber staircase as shown on the drawings. Stairs to have any rise between 155mm and 220mm used with any going between 245mm and 260mm, or, any rise between 165mm and 200mm used with any going between 223mm and 300mm. Maximum rise to be 220mm and Minimum going to be 220mm. Minimum of 2000mm headroom to be provided. Minimum width of staircase to be 850mm. Handrail to be provided at 900mm above the pitch line on one side.

Install new 900mm high timber internal balustrade as shown on the drawings. Timber balusters to be spaced to allow gaps of no more than 100mm. Balustrades to be designed in accordance with BS 6399:Part 1: 1996 and be capable of resisting at least a horizontal force of 0.74 kN/m. Staircases to include: 90 x 90mm stop chamfered newel posts and half newels; Flat newel caps; 32mm stop chamfered spindles; Low profile handrails and base rails with grooves to suit 32mm spindles; Bullnose treads and risers. Timber species to be suitable for building staircases. Exposed surfaces to be prepared to receive clear stain or paint finish.

Separating Walls (Cavity Blockwork)
2no. leaves of 100mm dense blockwork (1850 to 2300 kg/m3) with 100mm cavity between and 13mm plaster finish both sides. (min. mass per unit area 10 kg/m2). Type A wall ties positioned 900mm horizontally (staggered) and 450mm vertically to give 2.5 ties/m2 to BS 1243: 1978 Metal ties for cavity wall construction, and spaced as required for structural purposes (BS 5628-3: 2001 Code of practice for use of masonry.

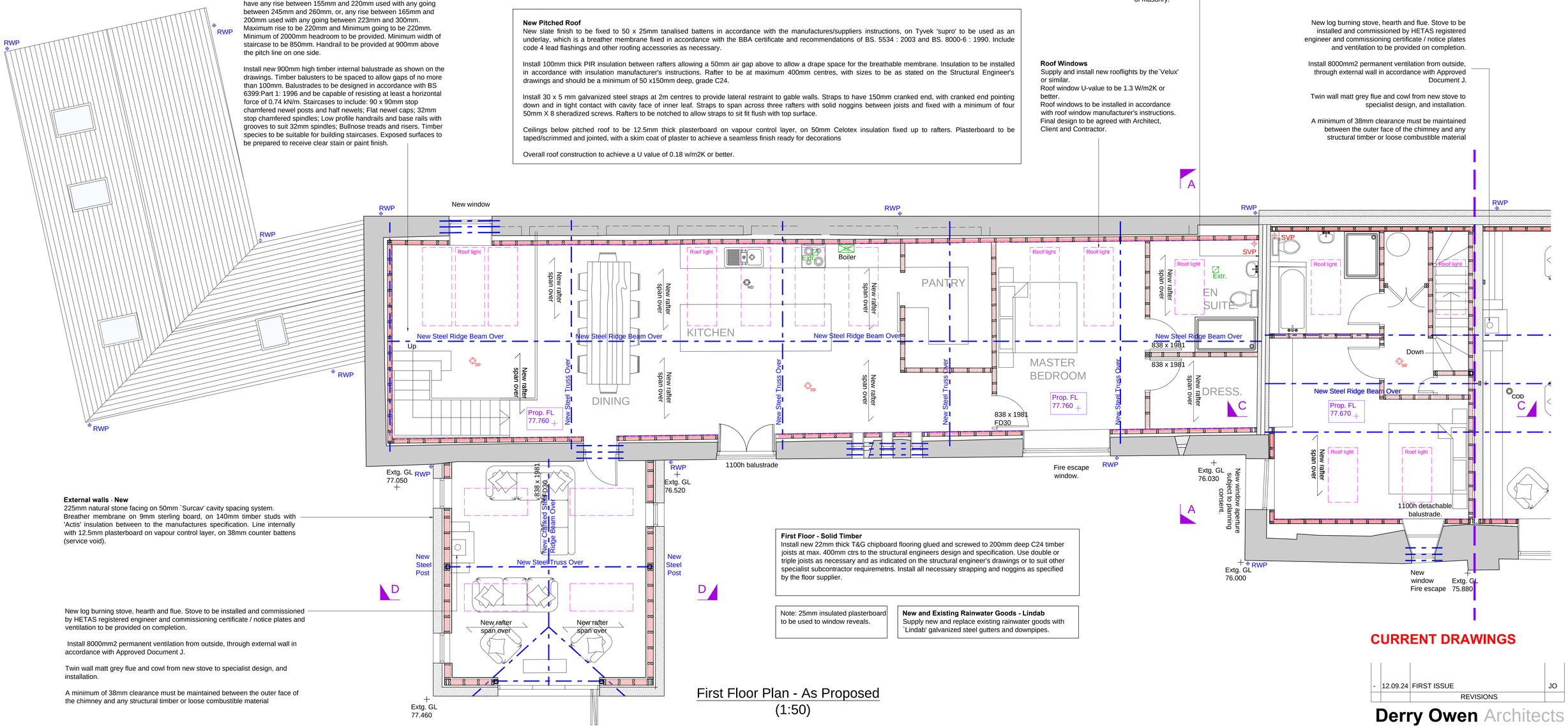
Roof Windows
Supply and install new rooflights by the`Velux' or similar.
Roof window U-value to be 1.3 W/m2K or better.
Roof windows to be installed in accordance with roof window manufacturer's instructions.
Final design to be agreed with Architect, Client and Contractor.

New log burning stove, hearth and flue. Stove to be installed and commissioned by HETAS registered engineer and commissioning certificate / notice plates and ventilation to be provided on completion.

Install 8000mm2 permanent ventilation from outside, through external wall in accordance with Approved Document J.

Twin wall matt grey flue and cowl from new stove to specialist design, and installation.

A minimum of 38mm clearance must be maintained between the outer face of the chimney and any structural timber or loose combustible material



First Floor - Solid Timber
Install new 22mm thick T&G chipboard flooring glued and screwed to 200mm deep C24 timber joists at max. 400mm ctrs to the structural engineers design and specification. Use double or triple joists as necessary and as indicated on the structural engineer's drawings or to suit other specialist subcontractor requiremetns. Install all necessary strapping and noggins as specified by the floor supplier.

Note: 25mm insulated plasterboard to be used to window reveals.

New and Existing Rainwater Goods - Lindab
Supply new and replace existing rainwater goods with `Lindab' galvanized steel gutters and downpipes.

External walls - New
225mm natural stone facing on 50mm `Surcav' cavity spacing system.
Breather membrane on 9mm sterling board, on 140mm timber studs with 'Actis' insulation between to the manufactures specification. Line internally with 12.5mm plasterboard on vapour control layer, on 38mm counter battens (service void).

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Install 8000mm2 permanent ventilation from outside, through external wall in accordance with Approved Document J.

Twin wall matt grey flue and cowl from new stove to specialist design, and installation.

A minimum of 38mm clearance must be maintained between the outer face of the chimney and any structural timber or loose combustible material

First Floor Plan - As Proposed
(1:50)

0 Metres 2.5
Scale 1:50

CURRENT DRAWINGS

-	12.09.24	FIRST ISSUE	JO
		REVISIONS	

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client: Mr G Rood	date: June 2019
project: Norton Farm, Kingsbridge, TQ7 4AE	scale: 1:50 @ A1
drawing: First Floor Plan 'As Proposed' Sheet 1 of 2	drawn: CJ
drawing no.: 2325.32	rev.: -