PROPOSED CHANGE OF USE FROM STORE ROOM TO 2 BEDROOM COTTAGE

FOUNDATION PLAN

EXISTING BEAM AND BLOCK FLOOR TO BE REMOVED AND NEW GROUND BEARING SLAB FLOOR TO BE PUT IN PLACE SO THAT FINISHED LEVEL IS MIN 150mm ABOVE EXTERNAL GROUND FLOOR LEVELS.

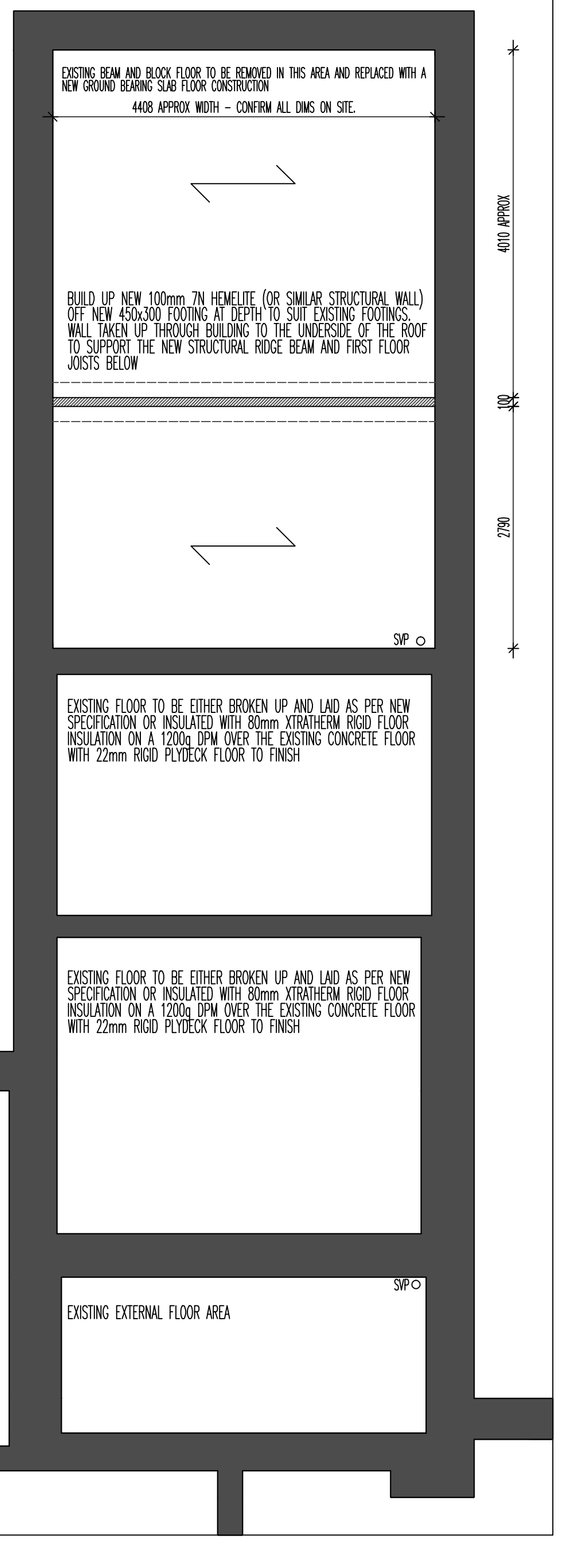
EXISTING FOUNDATION WALL AND FOOTINGS ARE TO REMAIN.
(EXISTING ARCHED OPENINGS ARE TO BE INFILLED AS PER CAVITY WALL CONSTRUCTION WITH OUTER BLOCK/STONE SKIN TO MATCH WITH INTERNAL 100mm 7N HEMELITE. TIE ALL NEW AND EXISTING STRUCTURE.

ASTOS DPC OR EQUAL TO MIN 150mm ABOVE F.G.L. WITH DPM UNDER GROUND FLOOR. CAVITIES FILLED WITH WEAK MIX CONC. FILL TO 225mm OF F.G.L.
THE DPM IS TO CROSS THE CAVITY AND LINKED WITH DPC. ALL JOINTS TAPED AND SEALED TO COMPLY WITH FULL RADON PROTECTION

GROUND FLOOR TO BE 100mm POWERFLOAT CONCRETE ON 100mm XTRATHERM XT INSULATION ON 300um 1200g DPM. 500g ISOLATING LAYER BETWEEN SCREED AND INSULATION SO AS TO PREVENT REACTION BETWEEN. MIN 150mm GROUND BEARING SLAB. VENT BELOW FOR RADON PURPOSES. 25mm INSULATION MUST BE DRESSED UP TO SIDE OF CONC SCREED TO PREVENT COLD BRIDGING

UNDERTAKE REMEDIAL WORKS TO THE EXISTING STRUCTURE AS/IF REQUIRED TO MAKE GOOD.

ENSURE SUB FLOOR IS TO BE FULLY VENTILATED TO A RADON SUMP IN ACCORDANCE WITH BUILDING CONTROL REQUIREMENTS. VENT EACH BAY



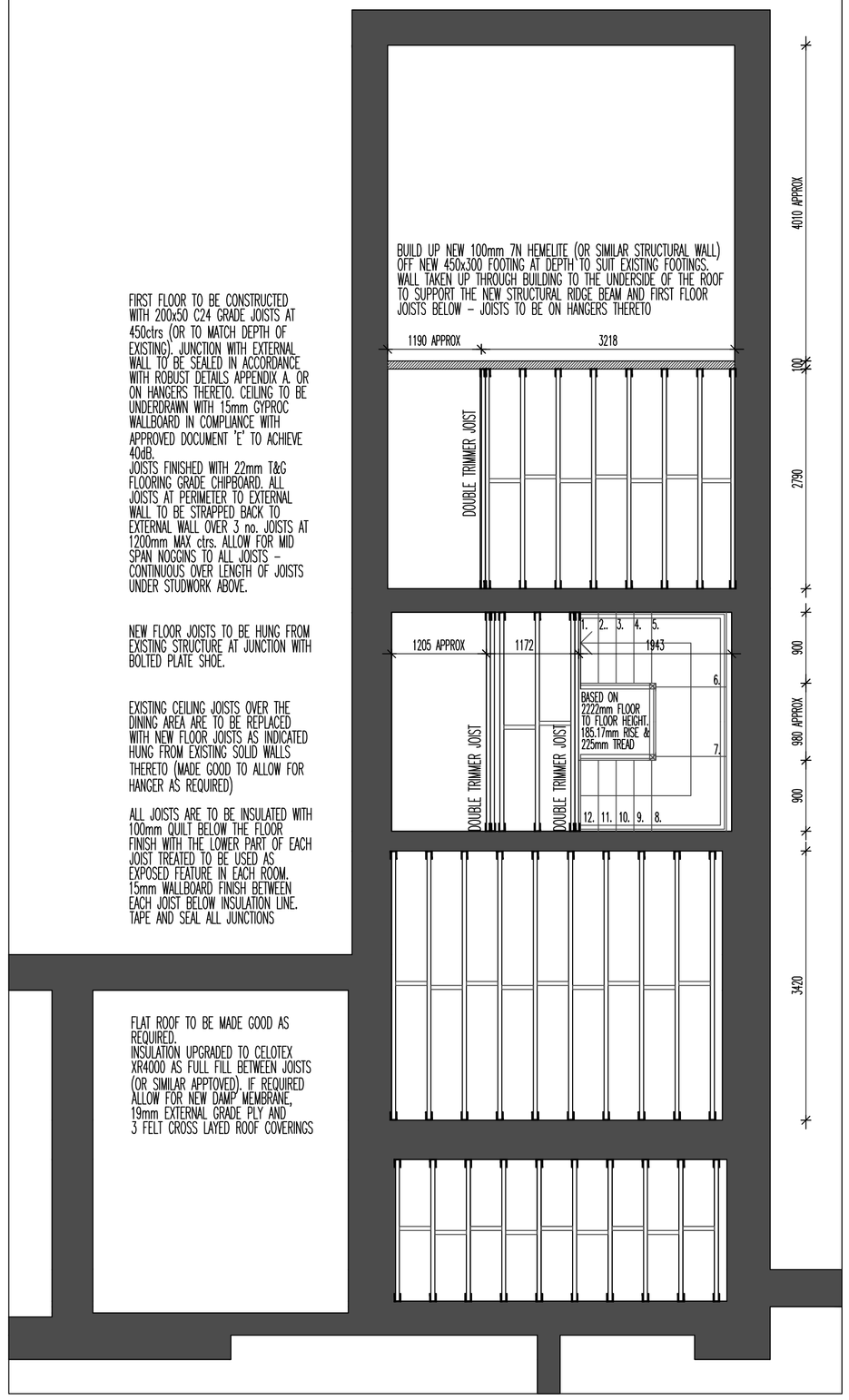
FIRST FLOOR JOIST PLAN

FIRST FLOOR TO BE CONSTRUCTED WITH 200x50 C24 GRADE JOISTS AT 450ctrs (OR TO MATCH DEPTH OF EXISTING). JUNCTION WITH EXTERNAL WALL TO BE SEALED IN ACCORDANCE WITH ROBUST DETAILS APPENDIX A, OR ON HANGERS THERETO. CEILING TO BE UNDERDRAWN WITH 15mm GYPROC WALLBOARD IN COMPLIANCE WITH APPROVED DOCUMENT 'E' TO ACHIEVE 40dB.
JOISTS FINISHED WITH 22mm T&G FLOORING GRADE CHIPBOARD. ALL JOISTS AT PERIMETER TO EXTERNAL WALL TO BE STRAPPED BACK TO EXTERNAL WALL OVER 3 no. JOISTS AT 1200mm MAX ctrs. ALLOW FOR MID SPAN NOGGINS TO ALL JOISTS - CONTINUOUS OVER LENGTH OF JOISTS UNDER STUDWORK ABOVE.

NEW FLOOR JOISTS TO BE HUNG FROM EXISTING STRUCTURE AT JUNCTION WITH BOLTED PLATE SHOE.

EXISTING CEILING JOISTS OVER THE DINING AREA ARE TO BE REPLACED WITH NEW FLOOR JOISTS AS INDICATED HUNG FROM EXISTING SOLID WALLS THERETO (MADE GOOD TO ALLOW FOR HANGER AS REQUIRED)

ALL JOISTS ARE TO BE INSULATED WITH 100mm QUILT BELOW THE FLOOR FINISH WITH THE LOWER PART OF EACH JOIST TREATED TO BE USED AS EXPOSED FEATURE IN EACH ROOM. 15mm WALLBOARD FINISH BETWEEN EACH JOIST BELOW INSULATION LINE. TAPE AND SEAL ALL JUNCTIONS



ROOF LAYOUT PLAN

EXISTING TRUSSED ROOF LAYOUT IN THIS AREA IS TO BE RETAINED WITH ANY REMEDIAL WORKS TO BE UNDERTAKEN AS REQUIRED

NEW ROOF STRUCTURE TO AREA WHERE FIRST FLOOR BEDROOM IS TO BE POSITIONED AND OVER STAIRCASE

C24 GRADE 150x50 RAFTERS AT 450ctrs SAT ON 100x75 TIMBER WALLPLATE, BEDDED IN MORTAR. ALL TIES, RUNNERS AND DIAGONAL BRACING TO BE 100x25mm TWICE NAILED TO EACH RAFTER WITH 3.35x75mn LONG GALV WIRE.

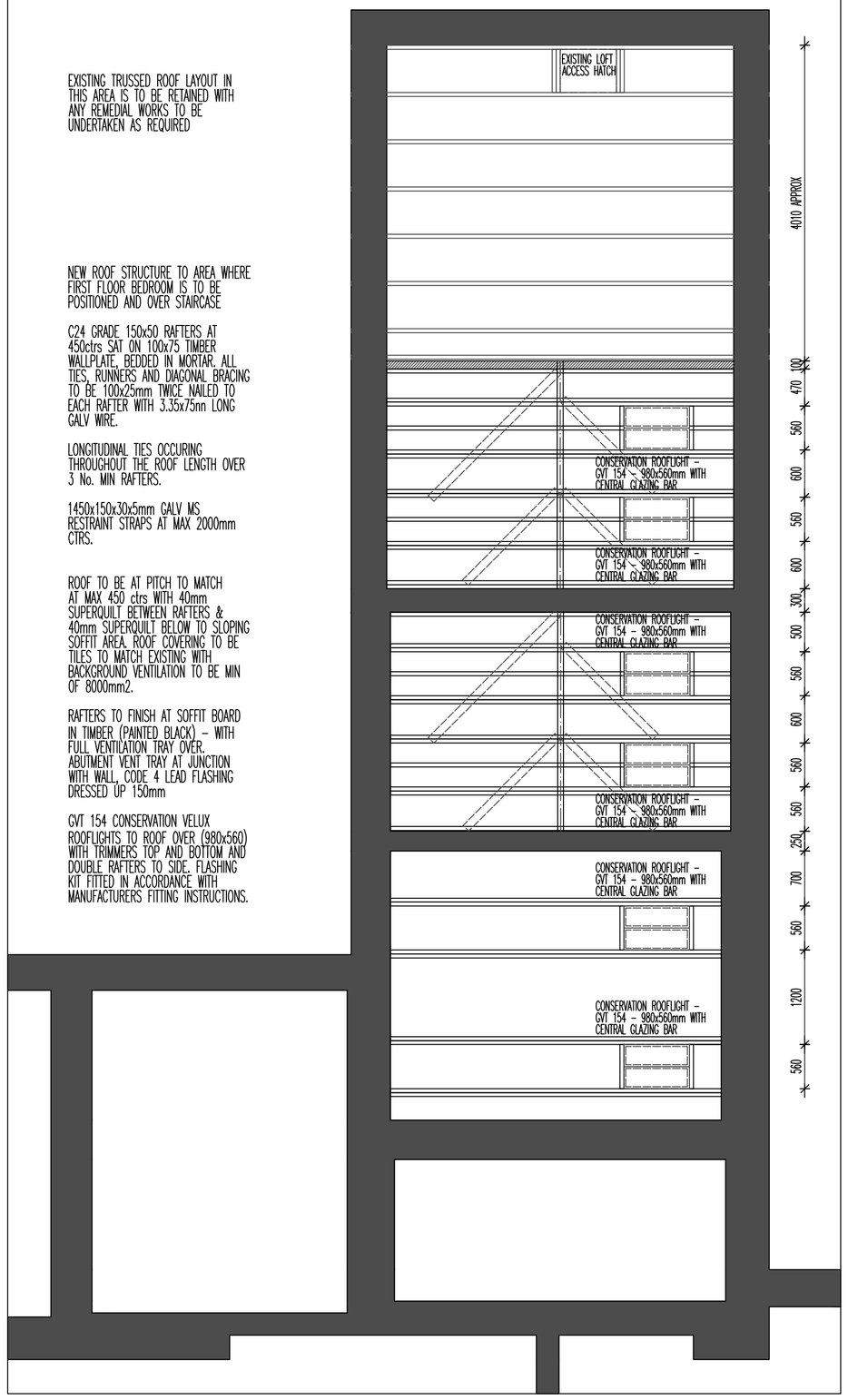
LONGITUDINAL TIES OCCURING THROUGHOUT THE ROOF LENGTH OVER 3 No. MIN RAFTERS.

1450x150x30x5mm GALV MS RESTRAINT STRAPS AT MAX 2000mm CTRS.

ROOF TO BE AT PITCH TO MATCH AT MAX 450 ctrs WITH 40mm SUPERQUILT BETWEEN RAFTERS & 40mm SUPERQUILT BELOW TO SLOPING SOFFIT AREA. ROOF COVERING TO BE TILES TO MATCH EXISTING WITH BACKGROUND VENTILATION TO BE MIN OF 8000mm2.

RAFTERS TO FINISH AT SOFFIT BOARD IN TIMBER (PAINTED BLACK) - WITH FULL VENTILATION TRAY OVER. ABUTMENT VENT TRAY AT JUNCTION WITH WALL, CODE 4 LEAD FLASHING DRESSED UP 150mm

GVT 154 CONSERVATION VELUX ROOFLIGHTS TO ROOF OVER (980x560) WITH TRIMMERS TOP AND BOTTOM AND DOUBLE RAFTERS TO SIDE. FLASHING KIT FITTED IN ACCORDANCE WITH MANUFACTURERS FITTING INSTRUCTIONS.



REVISIONS:

THE DEVONSHIRE ARMS AND COTTAGES
FAIRFIELD, BUXTON

THE DEVONSHIRE ARMS

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B REGS COMPLIANT

THE DEVONSHIRE ARMS, FAIRFIELD
LAYOUT PLANS PROPOSED FOR 2 BED COTTAGE 1:50