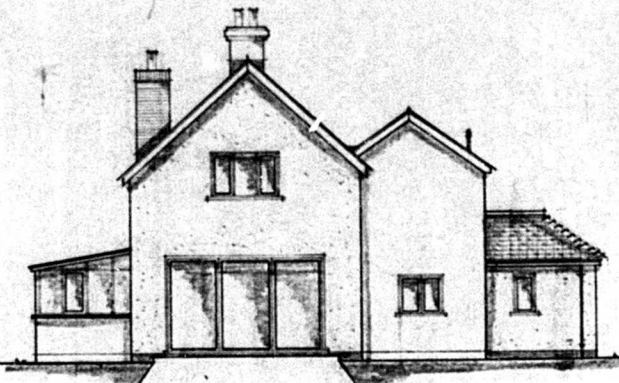
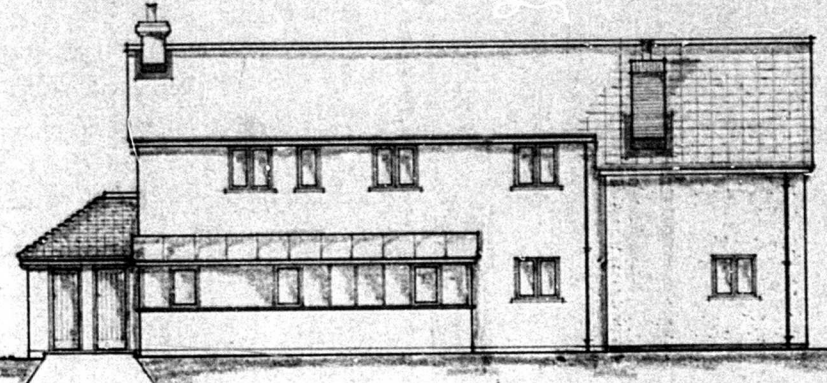


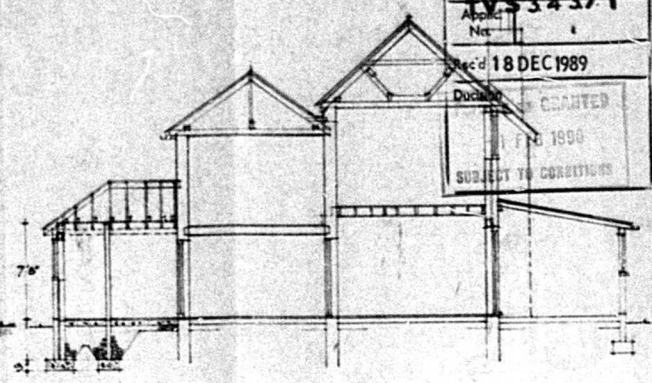
front elevation



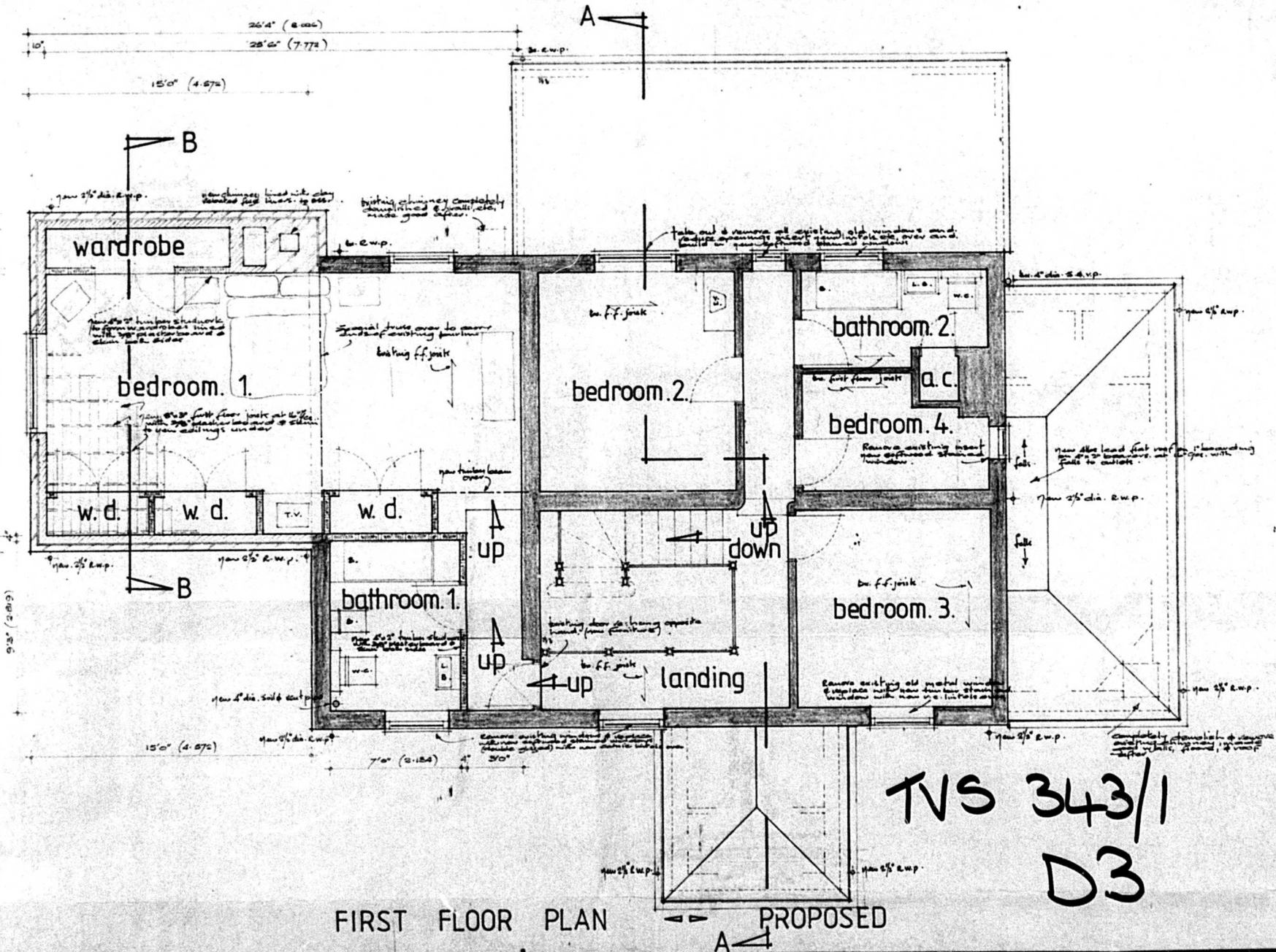
south-west elevation



rear elevation



section A.A.

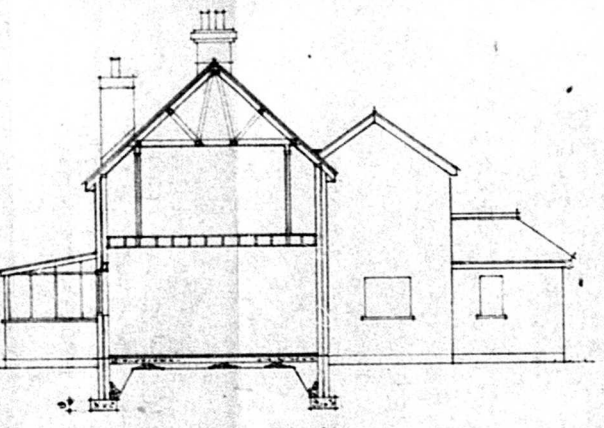


FIRST FLOOR PLAN PROPOSED

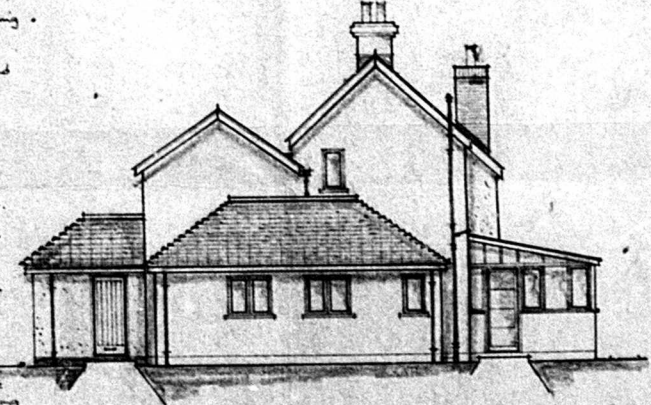
TVS 343/1  
 D3

specification notes

- ROOF:** main roof: status to match existing on 2nd floors on job. Gang-nailed trusses at 20' centres. 5/4" of rafters and rafters with 1/2" fascia 2" x 4" spaced at 24" centres. 1/2" plasterboard ceiling & skin for 1st & 2nd floors. 100mm fibre glass insulation laid between ceiling joists. (note: insulate rafters lowered in accordance with BS: S268 (Part 3) but lead flashings apron, soakers, etc. All structural timber Grade C24.
- 1st p.v.c. half round guttering and 2 1/2" dia downpipes.
- single storey roof: 2 1/2" x 4 1/2" sleepers on 2 1/2" x 4 1/2" treated battens on reinforced roofing felt on 4" x 2" rafters and ceiling joists at 24" centres. 1/2" x 2" rafters. 1/2" x 2" slats/hangers 4" x 2" flat roof battens with 1/2" x 2" boarding and covered with 2 1/2" lead laid to fall. 2 1/2" x 4 1/2" fascia. 3/8" ventilated expanded soffits. 4" p.v.c. half round guttering and 2 1/2" dia downpipes.
- 1/2" plasterboard & latex finish to new ceilings with warm fibre glass insulation laid between ceiling joists. note also lead stepped flashings, etc where new sections abut existing ceiling.
- All timber: Grade C24.
- WALLS:** 10" hollow walls consisting of 100mm concrete blocks external rendered & sand for white finish to match existing cottage. Some cavity filled with mineral insulation on work permit and 100mm calcium silicate inner skin finish with 2mm plaster internally. U-Value: 0.06 w/m 2K purpose constructed. External finish: white double glazing, 4" new cavity lintel (ways near 100mm calcium silicate concrete walls (plaster finish both sides) on ground. and 4" x 2" timber studwork set on double joist bolted together at first floor level with both sides of partitions covered in 3/8" plasterboard and skin (note: all studwork to be lined with warm fibre glass insulation). Ashes p.p.c.s. horizontally at least 100mm above ground level. Vertical p.p.c.s. to all reveals & returns where cavity is not closed. Note: all new walls to be plaster finish ready for decoration.
- INTERNAL SUPPORT:** Lateral support to be provided with 30mm x 30mm galvanneal metal straps fixed across joists and secured to external walls at intervals of not more than 2 metres. (note: having been shoring adjacent to metal straps).
- FLOOR:** 1st floor: 1 1/2" x 4" boarding over 2 1/2" x 4" chipboard flooring on 2 1/2" x 4" joists at 24" centres with having been shoring between joists at 4' centres and 3/8" plasterboard & latex finish to new ceilings under.
- Ground floor: 1/2" x 3/4" tiles on 2" brick cement/silt sand on 3rd coats asphaltic concrete on 2nd coats asphaltic concrete with 100mm new and existing horizontal p.p.c.s. on 4" brick overite concrete on 4" bed of clean selected hardcore. wall construction.
- FOUNDATIONS:** 24" x 24" concrete strip foundations to depths determined on site to suit ground conditions and to satisfaction of local authority inspector. Note: all new walls to be taken down to proper foundations at least 1 metre deep.
- DRAINS:** 4" dia. s.e.w. stormwater drains to fall 1/4" in 60' to new soakaway 2 metres from all buildings. Full 4" dia. s.e.w. stop-sal flexible jointed full drain to fall 1/4" in 60' laid on ground level and around in accordance with BS: S.E. 102: 28 drains less than 20' deep or under building to be protected with concrete & reinforced concrete walls over drain.
- 3" x 4" p.p.c. new 4" dia. p.v.c. soil & vent pipes extending at least 300mm above all windows except with bathroom soil & vent pipes extend at least 100mm above roof. All fittings on soil & vent pipes to have 3" deep lead butane traps and standing crop to all basins on waste pipes in accordance with BS: 6872 (1978).
- WALLS:** 100mm wirecut or semi-engineering brickwork rendered externally water-tight with 20mm (1/2") lightweight concrete finish or 100mm plastic finish insulation chamber with Aluminium Gypsum & Plaster.
- GLAZING:** All new windows to have opening sashes equal to 1/4th of floor area.
- 2nd structural beams to be fully treated with 20kg layout plasterboard & skin to give 1/2 hours fire resistance.
- 2nd timber or combustible material to be at least 40mm fire churning.



section B.B.



north-east elevation

date november. 1989.  
 drawing no. pds/89/1043/1.c.  
 drawn t.r.w.f.  
 scale 1/4" & 1/8" to 1' 0"

PROPOSED ALTERATIONS & ADDITIONS TO COTTAGE AT BRACKENWOOD FARM, BLACKHILL ROAD, WEST WELLOW, NEAR ROMSEY, HANTS. for MR. & MRS. D.E. HICKSON.

plans & drawing services, surveyors, tutlands road, north baddesley, southampton. phone 0703 732923.