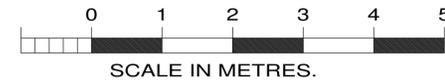


DO NOT SCALE - IF IN DOUBT ASK



DECORATIONS

Allow for 1 wash/mist coat and 2 top coats of trade matt emulsion to all walls and ceilings.

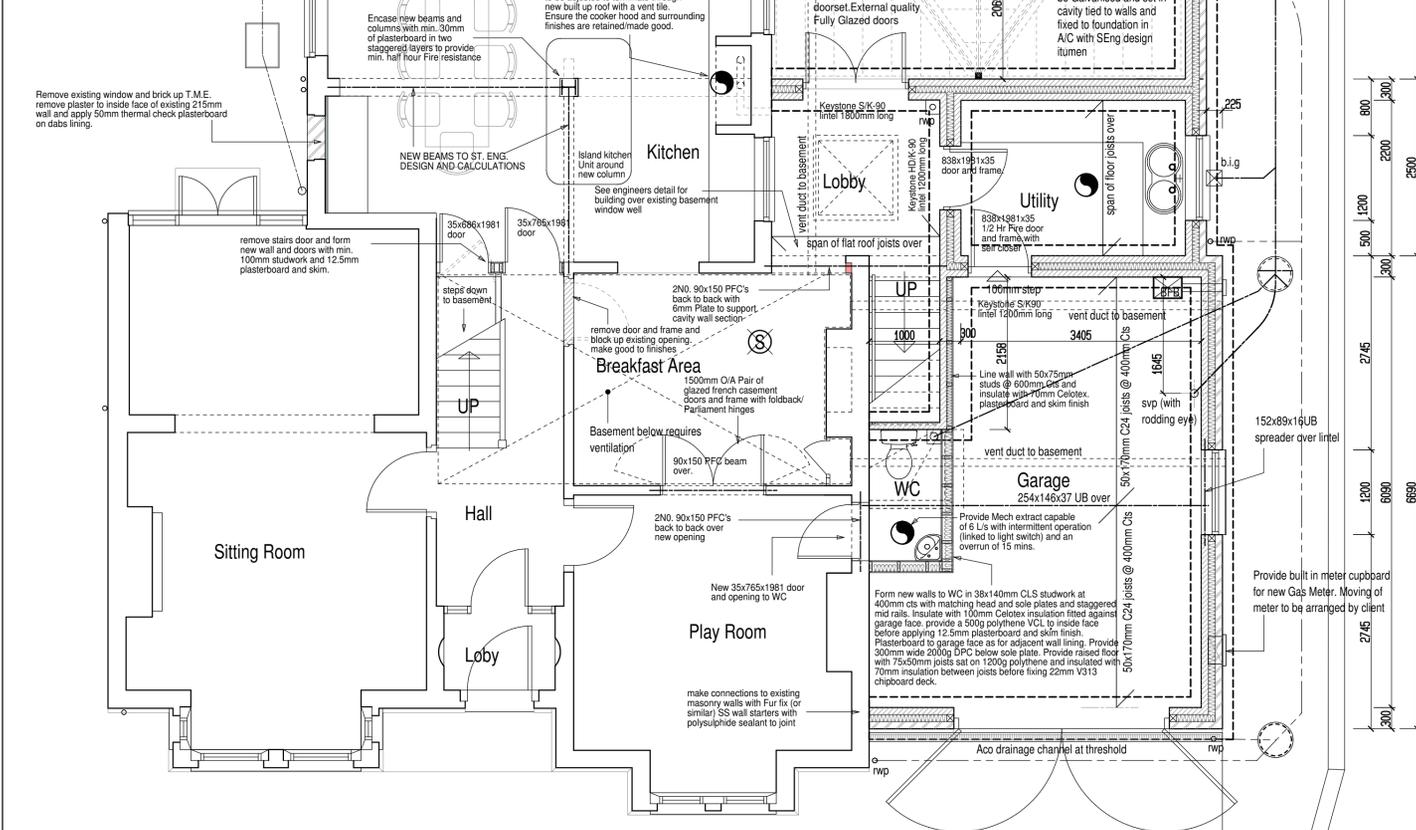
Allow for a suitable proprietary or PVA based sealer to the concrete screed

allow for all sw External timber (fascias and soffits) to be KS&P prior to the application of 1 undercoat and 1 top coat gloss paint finish.

All Internal joinery to be KS&P and painted to match existing.

All colours to Client selection.

Allow for wall tiling to 3 sides of shower enclosure and above vanity basin and Utility work tops.

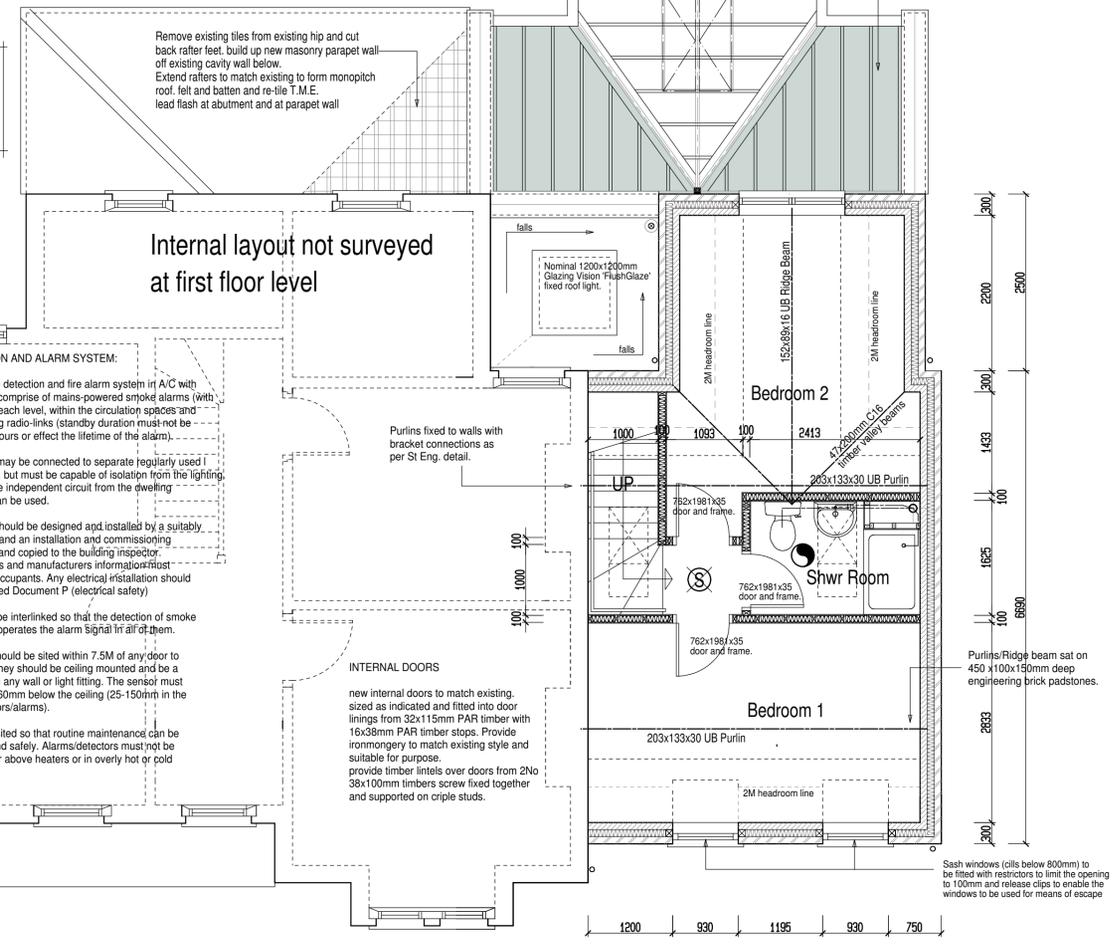


Self contained smoke detector (see note)

Mechanical ventilation

NOTE:

ANY HEATING TO THE CONSERVATORY MUST BE INDEPENDENT OF THE MAIN DWELLING SYSTEM WITH ITS OWN MEANS OF OPERATION.



FIRST FLOOR PLAN

GROUND FLOOR PLAN

DRAINAGE

New drainage to be in accordance with EN 1401-1:1998 and BS.8000 part 14:1989 and good building practice.

all proprietary fittings e.g. inspection chambers, back inlet gullies etc. should be installed in accordance with manufacturers recommendations.

all new foul and surface drains to be upvc to BS. 4660 110mm dia. pipes laid to min. 1 in 80 falls.

FOUNDATIONS

600mm wide trench fill C20P concrete mix foundations

Min. 1M below ground

WALLS BELOW GROUND

Walls formed in commons brickwork or suitable FR rated bricks to outer skin with min. 7N/mm² blockwork to inner skin. Provide Hyload or similar damp proof membrane at min. 150mm above external ground level.

GROUND FLOOR CONSTRUCTION

125mm thick (150mm in garage) C25P concrete mix ground bearing slab cast on min. 150mm sand blinded clean consolidated hardcore. tamped finish and downstand toe to garage. (note DPC to store to be under slab and lapped up edges)

1200g polythene damp proof membrane laid over slab and turned up at edges to lap with DPC, provide 20mm T-Break perimeter edge insulation strips to external walls by 75mm Celotex insulation above DPM and cover with a 500g polythene separating layer prior to laying a 75mm sand/cement screed with light reinforcement mesh to avoid cracking. Insulation and screed omitted in the garage.

EXTERNAL WALLS ABOVE DPC

Nominal 300mm cavity masonry construction walls as indicated on plans.

form walls with inner skin of Plaster Aglite Ultima blockwork / 95-100mm cavity filled with Crown Ditherm 'Cavity Slab 32' insulation/ 103mm Facing brickwork to match existing outer skin.

Wall skins tied with Ancon HRT4 wall ties at 450mm vertical Cts and 750mm Horizontal Cts (ties at each block course adjacent openings)

line inside face of wall (not garage) with 12.7mm plasterboard on dabs and skim finish

STEELWORK

Provide new steels as indicated on the plans and in A/C with the Structural Engineers designs. Steels should bear onto C25P concrete padstones of min 450x100x225mm Deep or 3 courses of engineering bricks, unless specified by the engineer.

All steels given 2 coat red oxide or zinc phosphate protection prior to installation.

LINTELS

All lintels specified are from the Keystone range of insulated Galvanised Steel Lintels. Where lintels carry external leaf of masonry, they should be covered with a cavity tray, all lintels should have a min. 150mm end bearings unless built into existing walls.

NEW FIRST FLOOR CONSTRUCTION

Form new floor with 50x170mm C24 sw floor joists at max 400mm cts. direction of span as indicated on plans. Joists to be built/cut into masonry walls, or fixed via galv. m.s. joist hangers (restraint type) to b.s.6178. provide herringbone strutting at mid-span of joists strutting is also required at wall bearings (where not built in)

provide lateral restraint to side walls with galv. m.s. straps to b.s.5628 (30x5mm section size) straps to be built into masonry walls and to carry over min. 3 no. joists. noggins to be provided below straps and packing to be installed between wall and first joist. straps to be at max. 2m cts joists should be doubled up below studwork walls (non-loadbearing) or have full depth strutting at matching cts. below wall positions.

floor decking to be 22mm moisture resistant chipboard to b.s.5669 type c4 (or v313) with t&g joints glued as well as nailed with an adhesive complying with b.s.4071.

provide and fix a 12.5mm plasterboard ceiling to underside of joists with all joints filled/taped with skim plaster finish. boards to be fixed in strict accordance with the manufacturers instructions. Over garage the plasterboard should be two staggered layers with all joints taped and skimmed or a fire-line board.

provide 100mm isowool 1200 acoustic quilt between floor joists above utility and 110mm Celotex insulation tightly fitted between joists above garage.

INTERNAL WALLS

100mm Plasmor Aglite Ultima blocks under new stairs to match inner skin of external walls with matching plasterboard on dabs finish.

Where existing external walls are to become internal make good surfaces and line with plasterboard on dabs as for new walls.

Form new internal studwork after plasterboard lining of the external walls

Walls formed in 50x100mm SW studs @ 400mm Cts with matching head and sole plates

Provide suitable noggins to walls required to support sanitary ware

Line with 12.5mm plasterboard with filled and taped joints and skim finish.

Line walls around shower with tile HARDI-backer board in preference to plasterboard.

Ensure that new stud walls on timber floors have additional joists or cross noggins below if they are parallel to the line of floor joists

PITCHED ROOF CONSTRUCTION

Form pitched roof in 47x150mm C24 SW rafters @ 400mm Cts with matching ceiling joists

Rafters to be notched over wallplates and fixed with galv MS clips (not skew nailed) or simpson knob plates as specified on sections.

Provide Klobber Perma-Forie or tyvek sump ventilating underlay with eaves carrier over rafters and batten roof with 50x25mm tannalised battens a gauge to suit roof tiles.

Double up rafters both sides of roof windows and dormers and trim for openings.

Insulate sloped profile roof with 100mm Celotex insulation fitted between rafters and a further 40mm of Celotex insulation fitted below rafters with 12.5mm plasterboard ceiling with VR tape and secured with 25x50mm SW battens. provide 12.5mm plasterboard ceiling

To flat ceiling areas provide 110mm of Celotex insulation between joists and 40mm below batted out as described for rafters

build studwork around roof window chutes in 50x100mm studs and fit 100mm insulation between provide a 500g polythene VCL before lining with 12.5mm plasterboard and skim.

ROOF WINDOWS

Provide and fit Velux roofwindows in full A/C with the manufacturers installation recommendations. Provide suitable flashing kits for roof tile profile. Provide insulated and plasterboard lined 'chutes' to roof openings.

RAINWATER GOODS

Provide new 125mm half round black plastic guttering (Osma Superline) with Nom 68mm downpipes as indicated on plans/elevations. gutters laid to 1 in 600 falls or as prescribed by manufacturer.

FASCIAS, SOFFITS, BARGEBOARDS & DORMERS

Install new SW fascias ex 25x200mm and 12mm plywood soffits with all rear faces primed prior to installation.

Provide detail trim to bargeboards as shown.

Form Code 5 lead covered pitched dormer from 50x100mm Studs/joists and rafters. cover with 12mm WBP plywood sheathing and building paper separating layer. Insulate with 95mm Celotex between studs and ceiling joists with additional 40mm celotex below joists (as for main roof). Allow for ventilation gap below lead pitched roof to ventilate the underside of the ply sheathed rafters. Line cheeks with 500g polythene VCL and 12.5mm plasterboard and skim

HIDDEN FLAT ROOF CONSTRUCTION

form timber joisted roof as described on section from 47x170mm C24 sw joists @ 400mm cts, with timbers supported from new masonry with Galv MS joist hangers.

form deck to 1 in 80 falls with sw firings and 19mm wbp pretreated exterior grade plywood.

Direct the run off towards the roof outlet.

Insulate above deck with min 125mm celotex td3000 or similar compatible insulation fully bonded with hot bitumen on a bonded polyester reinforced bituminous vapour control layer. insulation and vcl laid in strict accordance with the manufacturers recommendations.

provide mechanical fixings in accordance with insulation manufacturers recommendations. over the insulation provide fully bonded alwira evalon-v (or similar approved single ply) membrane laid in strict accordance with the manufacturers recommendations. provide harmer or similar rainwater out let through the roof into a standard rainwater downpipe. The rwp should be wrapped in insulation prior to boxing in.

provide dressed upstand at abutment with perimeter walls up face of walls and under parapet copings. Provide a code 4 lead cover flashing at abutment with higher vertical brick faces with a cavity tray and weep vents over. line underside of joists with 500g polythene VCL before fixing 12.7mm plasterboard and skim finish

Build up a min 150mm insulated upstand kerb to take flat roof light in A/C with the roof light manufacturers details and dress roof membrane up and over top of kerb.

DOORS & WINDOWS

New timber doors frames and windows with factory fitted 24mm double glazing (4/16/4) argon filled with 10W emissivity coating. All casements fully weather proofed.

All glazing in doors to be toughened to BS 6206 Class A/B

Provide background ventilation to rooms with trickle ventilators fitted into the window/door frame heads (additional background ventilation provided by Velux windows).

Bespoke garage doors with single glazed toplights as shown.

SOIL AND WASTE PIPEWORK

pvc-u soil and waste pipework to EN 1329-1:2000 and installed to BS 8000 pt12 and all good building practice.

All wastes to have deep seal traps. Provide 40mm dia. wastes to sinks/appliances

Soil and vent pipes to be 100mm dia. upvc to b.s. 4514 with min. 200mm radius bend at foot of stack. s.v.p. at head of drain to vent thru roof as shown.

MECHANICAL EXTRACT

Provide mechanical extract in Utility room capable of extracting at a rate of Min 30 litres/Sec and intermittent operation.

Provide Mechanical extract in shower room capable of extracting at min. 15 litres/Sec and intermittent operation. The fan should have an overrun of 15 mins where the room has no window.

ELECTRICAL WORKS

All new wiring and electrics are to be carried out in accordance with the electricity at work regulations 1989 and on completion certified as in compliance with BS 7671: 2001 by a suitably qualified and competent electrician who is registered with an electrical self certification scheme.

all signed certificates must be passed on to building control on completion of works.

SPACE HEATING

existing heating system extended to allow for new radiators and replacement Gas Fired Balanced Flue Boiler in Garage. Existing hot water storage cylinder at first floor to be retained.

The work to the system is to be self certified by a recognised qualified engineer and a benchmark log book or commissioning certificate must be left with owner and made available for inspection by the building control officer.

LIGHTING

Provide a min. of two energy efficient light fitting (incl lamp and output control) - or 1 per four fixed lighting fittings (which ever is the greater) which is only capable of taking lamps having a luminous efficacy greater than 40 Lumens per circuit-watt Fluorescent and compact fluorescent light fittings meet this standard. GLS tungsten lamps with bayonet or screw bases or tungsten halogen lamps do not.

STAIRCASE

New timber stairs to comply with b.s. 5395 (pt. 1&2) and b.s.585.

min. 950mm (overall string) wide stairs with equal rises and min going of 220mm to achieve a max. stair pitch of 42 degrees. Provide wall fixed handrail to one side 900mm high above nosing pitch line.

ensure that a min. 2m headroom above the pitch line of the stairs is maintained over the entire length of the stairs including associated landings.

Where the underside of the stair winders is exposed (in garage) pack with Quilt and batten out to take a further layer of 50mm MF insulation and double plasterboard (or fireline board) lining.

JOINERY

Allow for the supply and fix of painted SW door linings architraves, skirtings and cill boards to match existing. Pre prime rear faces of architraves and skirtings prior to fixing.

Rev C. 25/01/11 Extract fan added to the new WC. Conservatory setting out revised to suit manufacturers design setting out dimensions.

Rev B. 20/01/11 beams in kitchen to be removed/ new GF WC added/ new double doors to front room added/ door and window blocked up and wall lined

PROPOSED FLOOR PLANS.

Drawing No.	Rev No.	Date
10-19/11	C	Sept. 2010
Scale	1:50 @ A1 size sheet.	

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