

DO NOT SCALE - IF IN DOUBT ASK

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.

See site plans for layout of all new foul and surface drains.

FOUNDATIONS

600mm wide trench fill C20P concrete mix foundations Min. 1.2M below ground or as directed by building inspector.

WALLS BELOW GROUND

Walls formed in commons brickwork or suitable FR rated bricks to outer skin with min. 7N/m2 blockwork to inner skin. Provide Hyloard 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.

1200g polythene damp proof membrane laid over slab and turned up at edges to lap with DPC, provide 20mm T-Break perimeter insulation strips to external walls lay 70mm Celotex insulation above DPM and cover with a 500g polythene separating layer prior to laying a 65mm sand/cement screed with light reinforcement mesh to avoid cracking. Insulation and screed omitted in the garage and DPM positioned below the slab. 2 courses of engineering bricks provided to inner garage walls to ensure lap with house DPC.

EXTERNAL WALLS ABOVE DPC

Form new masonry cavity walls with inner and outer skins of Plasom Agile Ultima blockwork separated by a 100mm cavity filled with Crown Dritherm Cavity Slab 32' insulation. 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 or lightweight plaster and skim finish

Externally render walls with BS external render mix or K-Rend through coloured render applied in accordance with the manufacturers instructions.

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 450x100x25mm Deep or 3 courses of engineering bricks, unless specified by the engineer.

LINTELS

All lintels specified are from the Keystone range of insulated Galvanised Steel Lintels. Where lintels carry an 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 50x195mm C16 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) and where built into steel beams.

provide lateral restraint to side walls with galv. m.s. straps to b.s.5628 (30x5mm section size) straps to be built into masonry 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 1&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 internal habitable rooms and 200mm MF quilt insulation in false ceiling below floor joists above the new garage.

INTERNAL WALLS

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

Form new non-loadbearing 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.

Where indicated provide min. 50mm flexi quilt acoustic insulation friction fitted between studs

Line walls around shower with tile HARDI-backer board in preference to plasterboard. Ensure that new stud walls on timber doors have additional joists or cross noggins below they are parallel to the line of floor joists

PITCHED ROOF CONSTRUCTION (Insulation at ceiling joist level)

Form pitched roofs in 50x100mm C16 SW rafters @ 400mm Cts with 50x150mm C16 ceiling joists, binders and hangers as indicated on section drawings.

Rafters to be notched over wallplates and fixed with galv MS clips (not skew nailed)

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

Provide a 12.7mm plasterboard ceiling and skim finish and insulate roof with 270mm MF quilt insulation laid in two layers, one between joists and one over and perpendicular to joists.

PITCHED ROOF CONSTRUCTION (Insulation at rafter level)

Form pitched roofs in 50x150mm C16 SW rafters @ 400mm as indicated on section drawings to span from glulam ridge beam to eaves, secure with galv Ms clips (not skew nailing). Glulam supported on site constructed timber trusses as shown on sections and as Structural Engineers designs, double up rafters both sides of roof windows

Provide Klobber Perma-Forte or tyvek supro ventilating underlay with eaves carrier over rafters and batten roof with 50x25mm tannalised battens at gauge to suit slates.

Provide 100mm Celotex rigid insulation fitted between joists maintaining a 50mm gap below the roofing felt, Line the underside of the rafters with a further 40mm of celotex insulation held in place by 50x25mm SW battens at 400mm Cts, and tape all the board joints with VR tape to ensure a continuous vapour control layer before fixing 12.7mm plasterboard and skim ceiling.

Ensure the studwork gable panels at both ends of the exposed ceiling area are insulated to maintain continuity of the heated envelope.

LEAD FLAT ROOF CONSTRUCTION (Insulation at ceiling joist level)

Provide lead sheet flat roof cut-out as indicated. Code 5 lead sheet to 1 in 40 falls with rolled lead joints at 600mm Cts and apron dressing over slates. (apply patination oil directly after laying to avoid staining of roof slates).

Lead laid on suitable separating underlay on 16mm WBP plywood decking on SW firings to falls above SW carcassed roof profile as shown on section drawings.

Insulation at ceiling level as described for pitched roofs

SMALL PITCHED ROOF BAYS (Insulation at ceiling joist level)

Provide small bay roofs from 50x100mm C16 SW rafters and joists at 400mm Cts with felt, battens ceilings and insulation as described for new Pitched roofs with insulation at ceiling joist level.

ROOF WINDOWS

Provide and fit Velux roof/windows 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

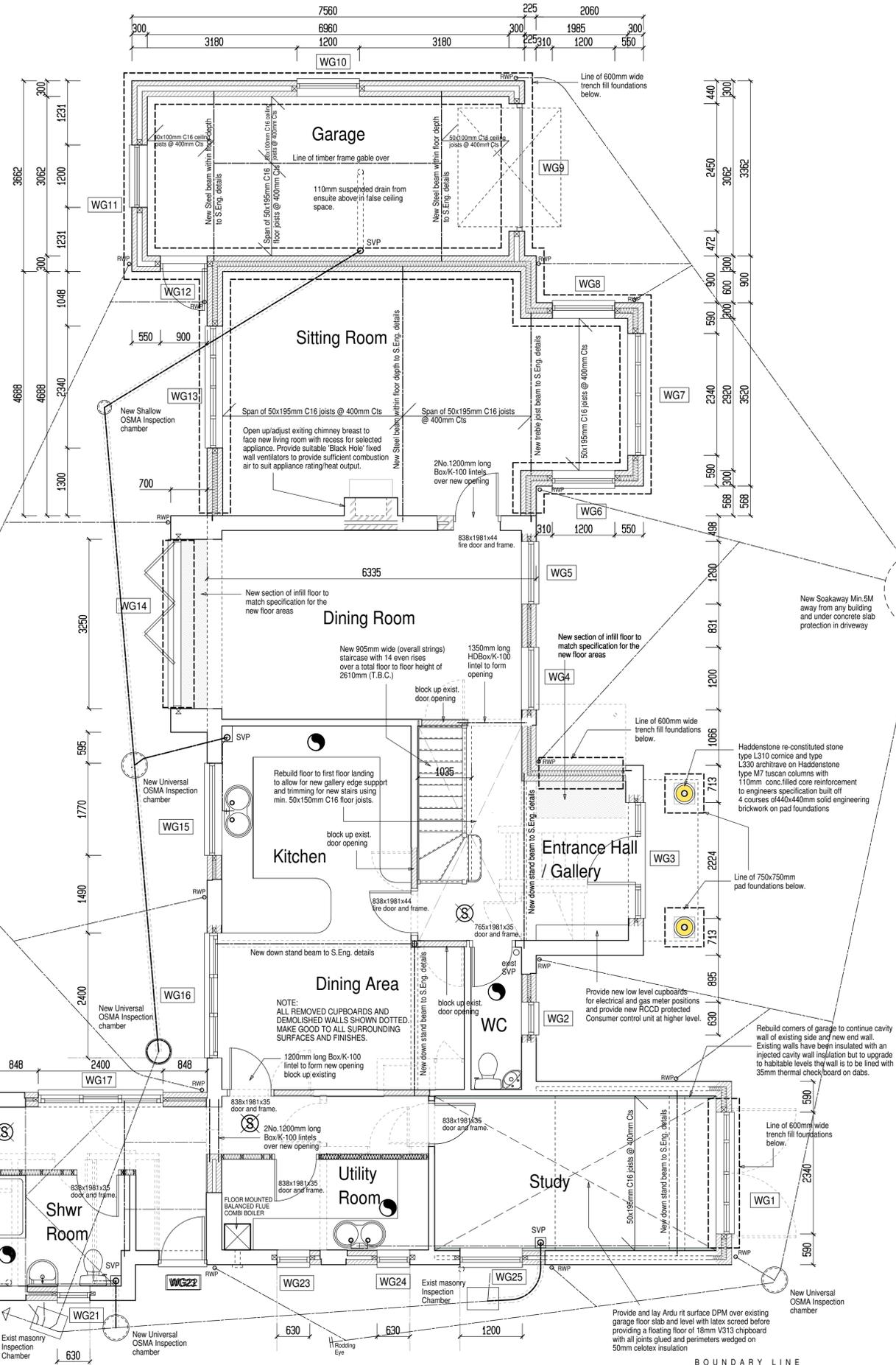
Provide new 125mm Ogee profile black plastic guttering with Nom 68mm downpipes as indicated on plans/elevations, gutters laid to 1 in 800 falls or as prescribed by manufacturer.

FASCIAS, SOFFITS & BARGEBOARDS

Install new SW fascia eave 25x150mm and 12mm plywood soffits with all rear faces primed prior to installation. Provide SW bargeboards to match existing gables as shown on elevations.

Self contained smoke detector (see note)

Mechanical ventilation



No.	DATE	AMENDMENT	BY
C	23/02/11	Window sizes amended to suit Jeld Wen range.	CT

DOORS & WINDOWS

New timber doors frames and windows with factory fitted 24mm double glazing (4/16/4) argon filled with Low 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 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 showers/sinks/appliances Provide 32mm dia. wastes to handbasins

Soil and vent pipes to be 100mm dia. upvc to b.s. 4514 with min. 200mm radius bend at foot of stack, s.p. at head of drain to vent thru roof as existing. Other soil pipes may be vented in a similar manner or fitted with air admittance valves (durgoo or similar)

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 bathrooms and ensuites 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 Combination Boiler in Utility Room.

New electric matt underfloor heating system to be installed in the kitchen/dining area

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. 905mm (overall strings) 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.

SMOKE DETECTION AND ALARM SYSTEM:

Provide and fit a fire detection and fire alarm system in A/C with BS 5839-6:2004 to comprise of mains-powered smoke alarms (with battery back-up) at each level, within the circulation spaces and interconnected using radio-links (standby duration must not be reduced below 72 hours or effect the lifetime of the alarm).

The smoke alarms may be connected to separate regularly used local lighting circuits, but must be capable of isolation from the lighting. Alternatively a single independent circuit from the dwelling distribution board can be used.

The alarm system should be designed and installed by a suitably qualified contractor and an installation and commissioning certificate provided and copied to the building inspector. Full operation details and manufacturers information must be provided to the occupants. Any electrical installation should comply with Approved Document P (electrical safety)

The alarms should be interlinked so that the detection of smoke or heat by one unit operates the alarm signal in all of them.

Alarms/Detectors should be sited within 7.5M of any door to a habitable room. They should be ceiling mounted and be a min. of 300mm from any wall or light fitting. The sensor must be between 25mm-60mm below the ceiling (25-150mm in the case of heat detectors/alarms).

Detectors must be sited so that routine maintenance can be carried out easily and safely. Alarms/detectors must not be positioned next to or above heaters or in overly hot or cold positions.

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 sealant 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 clients selection

PROPOSED GROUND FLOOR PLAN

Drawing No.	Rev No.	Date
10:201/11	C	Dec. 2010

Scale 1:50 @ A1 size sheet.

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AS PROPOSED GROUND FLOOR PLAN 1:50 Scale @ A1 / 1:100 Scale @ A3 SIZE

