SUPERSEDED

PLASTERWORK refer also to INTERNAL STUDWORK PARTITIONS AND DORMERS
Remove all loose and defective plaster in existing areas where disturbed by new works, clean down walls and apply skim coat plaster to walls that require making good. Ensure new surfaces are smooth and flush with existing.
To all new masonry walls apply 13mm British Gypsum lightweight plaster
Apply plasterboard or insulated plasterboard with plaster skim finish to all stud partitions as described in INTERNAL STUDWORK PARTITIONS AND DORMERS
Apply 13mm Gyproc wallboard plaster skim finish over insulation to all sloping ceilings as described under ROOFING IN GENERAL.
Apply 12.5mm thick foil backed Gyproc wallboard with plaster skim finish all new flat bed ceilings with exception of garage.
Apply 12.5mm thick Gyproc 'Fireline' plasterboard to garage ceiling to provide 30min fire resistance.
Form ducts to enclose S. & V.P. in Garage with 12.5mm Gyproc 'Fireline' plasterboard on s.w. battens with access to waste junctions at ceiling provided by removable cover fixed with brass cups and screws as necessary to provide half hour fire resistance.
Approved firestop material installed around waste pipes traversing first floor within duct.
All U.B.'s to be clad with 2 no. layers of 12.5mm Gyproc wallboard with staggered joints and plaster skim finish on s.w. bearers as required.

VENTILATION
Provide mechanical ventilation ducted to expel to external air from Bathroom no. 2 and Lavatory via adjacent external walls both fitted with anti-back draught shutters.
Provide mechanical ventilation from Bathrooms 1 and 3 and Kitchen ducted to adjacent roofs.
Flexible pipes from Kitchen and Bathroom 1 encased in 12.5. mm Gyproc wallboard (plaster skim finish) on s.w. battens ;
Provide and install Redland Ventilation Tiles to suit roof tiles complete with Underlay, Seal and Flexible pipe connection to 2 No. 110mm S. & V. P. stacks and 3 No. Mechanical vent ducts (Bathrooms 1 and 3 and Kitchen). Refer also to ROOFING IN GENERAL.
Bathrooms 1, 2 and 3 and Lavatory: Install mechanical extract to provide 15 litres/sec operated by switch adjacent to light switch vented to external air as above.
Kitchen Install mechanical extract to provide 60 litres/sec operated by switch adjacent to light switch
Note:
All new windows are fitted with trickle ventilators as described under WINDOWS.
Internal Doors to be undercut as described under CARPENTRY & JOINERY

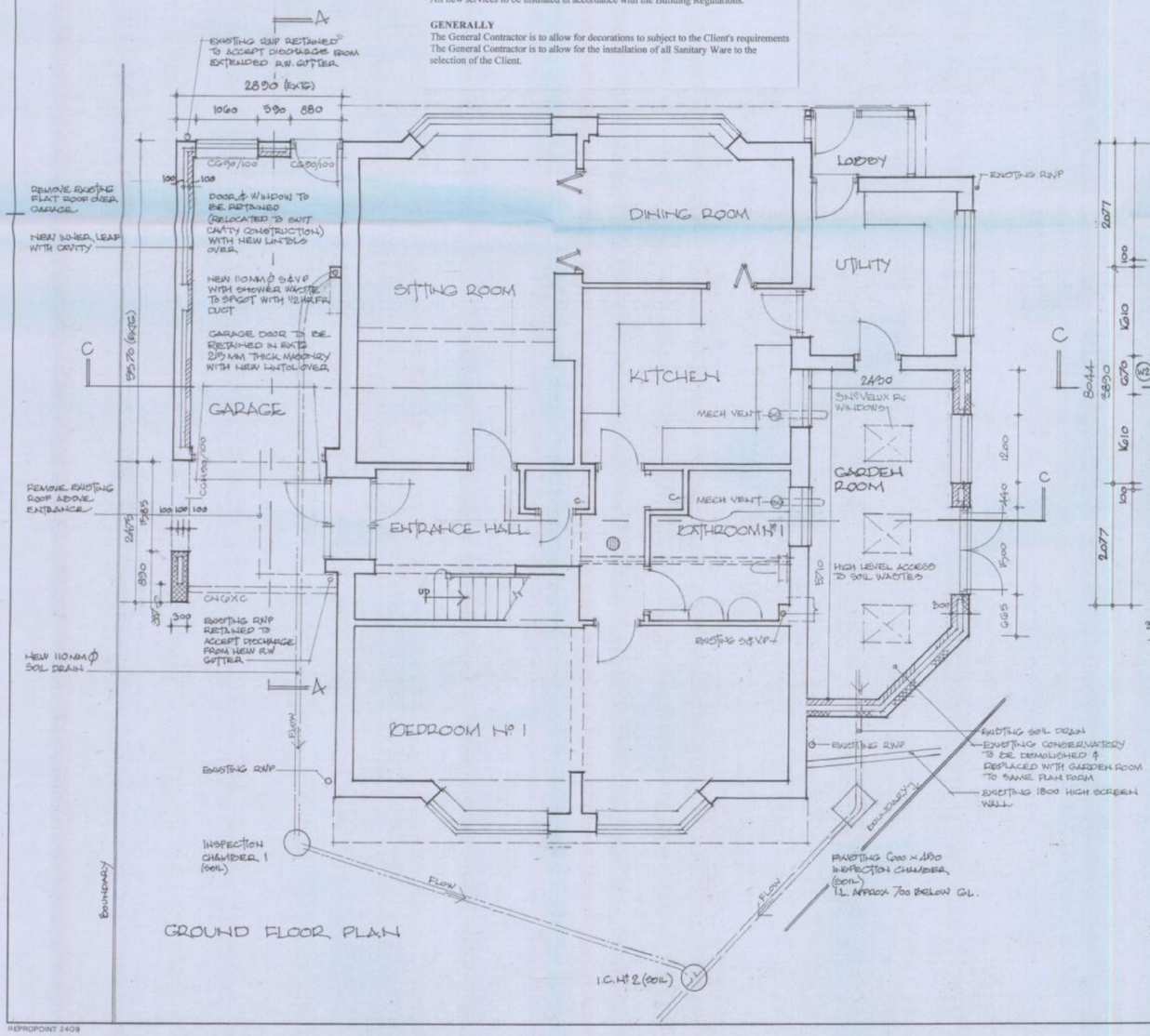
LEADWORK
All leadwork to be carried out in accordance with the Specification and Details contained in the latest edition of the Lead Sheet Association Handbook
Provide Code 4 Lead trays, stepped lead trays, flashings and soakers at abutments of Dormer roofs with main roof areas
Treat all lead with Patination Oil as work proceeds follow manufacturer's instructions.

EXTERNAL WORKS
Properly protect all areas of the existing driveway during the course of these construction works.
Allow for making good the Garage floor, external tarmacadam surfaces and paved areas adjoining the Garden Room at the least to the quality of the existing where disturbed by the formation of new foundations and drainage excavations.

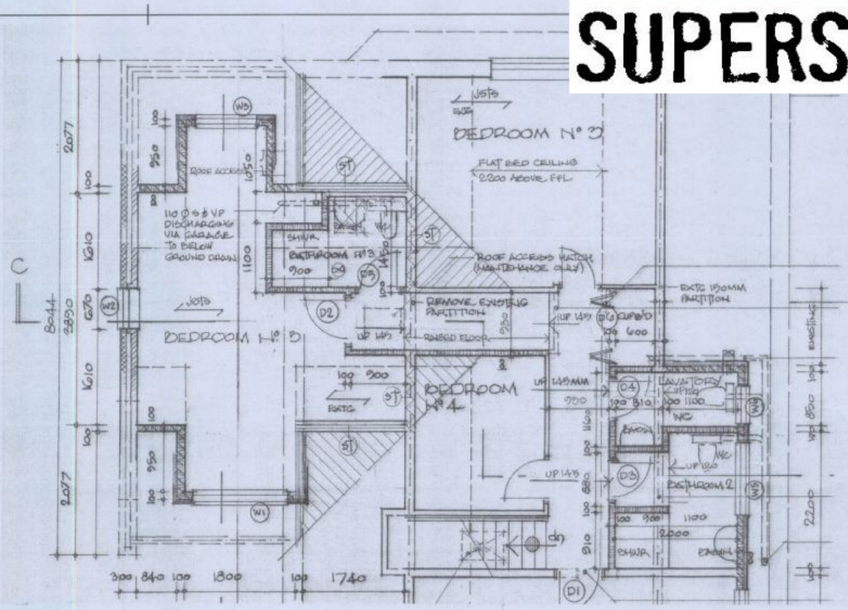
ELECTRICAL INSTALLATION
All electrical work is to be designed, installed, inspected and tested in accordance with BS 7671:2008 and carried out by a competent person who shall forward a Certificate of Compliance to the Local Authority on completion
The electrical installation is to be carried out all in accordance with the latest Edition of the I.E.E. Regulations
The layout of all electrical services is to be undertaken by discussion between the Contractor and the Client.
Provide and fix 2 no. mains wired interlinked smoke detectors with battery back-up connected to separately fused circuit at consumer unit
All switch plates, socket outlets etc. should match those existing but must accord with the present regulations.
Switched socket outlets are to be located 500mm above finished floor level.
Any external IP56 (weatherproof) socket outlets are to be located 900mm above adjacent ground level
1 in 4 of the new fixed light fittings shall be energy efficient light fittings only able to take lamps with luminous efficiency greater than 40 lumens per circuit watt

HEATING & HOT & COLD WATER SERVICES
Installation is to be carried out in accordance with the Gas Safe Register and the Heating and Plumbing Contractor who shall forward a Certificate of Compliance to the Local Authority on completion
The contractor is to be aware that the Heating and Hot Water services are provided by a Gas Fired Combi-condensing Boiler situated in the Kitchen with balance flue to external air.
This boiler should be of sufficient output to provide the following and if not capable should be replaced with one of a larger output to comply with the following.
The heat output should be sufficient to maintain an internal temperature of 21 degrees Celsius when the external temperature is -5 degrees
The boiler should be fitted with a remote Programmable timer location (to be agreed with Client) and a thermostat situated in the Main Entrance Hall
Remove all first floor redundant plumbing inclusive of wastes and hot and cold services.
Provide hot service to new steel radiators within Bedrooms numbered 4 and 5 and Landing and chrome plated ladder towel rails with electrical elements to sizes required to meet output requirements in Bathroom 1 and 2 and Lavatory.
Provide new hot and cold water services to all 3no. Basins and 2no. Showers.
Provide cold water services 3no. W.C.s.
All Radiators to be fitted with Thermostatic valves with minimum five heat selections and facility to lock-and-to limit highest and lowest temperature settings.
The contractor is to ensure that all existing diverted services and new services are concealed.
All new services to be insulated in accordance with the Building Regulations.

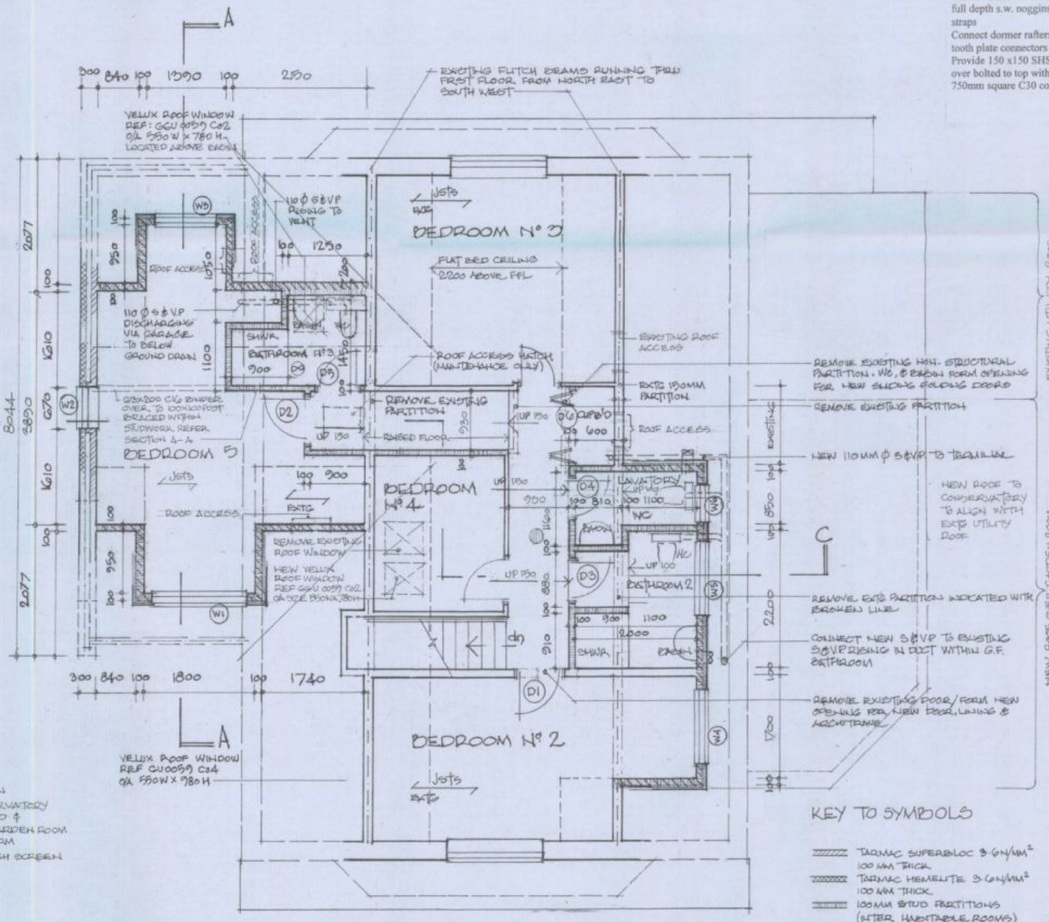
GENERALLY
The General Contractor is to allow for decorations to subject to the Client's requirements
The General Contractor is to allow for the installation of all Sanitary Ware to the selection of the Client.



GROUND FLOOR PLAN



FIRST FLOOR PLAN WITH ADDITIONAL ROOF DETAIL



FIRST FLOOR PLAN

KEY TO SYMBOLS
- TARMAC SUPERBLOC 3 GN/MM² 100 MM THICK
- TARMAC HEMELITE 3 GN/MM² 100 MM THICK
- 100MM STUD PARTITIONS (BETWEEN HABITABLE ROOMS)
- 100MM STUD PARTITIONS SEPARATING HABITABLE AREAS FROM ROOF VOIDS & EXTERNAL AREAS
- MECH VENT VIA CEILING/ROOF
- MECH VENT VIA WALL-EXTERNAL
- INTERLINKED SMOKE DETECTORS

Notes:
All dimensions must be checked on site and not scaled from this drawing.

AMENDMENTS
A MAY 2010 CONSERVATORY ROOF REPLACED
B JUNE 2010 STRUCTURAL DETAILS ADDED SPECIFICATION NOTES ADDED
C JULY 2010 ROOF WINDOW REPLACED TO BEDROOM No 4 CONSERVATORY REPLACED WITH GARDEN ROOM
ROOF & CIVIL DRAWINGS ADDED SHOWING MECH VENTS SERVED TO KITCHEN & BATHROOM 1
SPECIFICATION NOTES ALTERED

STRUCTURAL ENGINEER
The General Contractor is to check the size and construction of the existing flitch beams and of existing transfer steelwork and confirm construction to the Structural Engineer BEFORE commencing any work
Structural details and calculations shall be all in accordance with details and calculations prepared by Edwards Fordham and Leslie, Chartered Engineers, 4 School Lane Liss Hampshire GU33 7EB Tel: 01730 892494. Job Reference C/10048, Sheet numbers 1 thru 5
Calculations and details may be cross referenced to drawing numbers 10:01/01B, 02B, 03B, 04A and 10A on which relevant details are shown
Drawing no. 10:01/10A – Floor plans as existing, show positions of relevant existing beams to first floor
NOTE
The existing construction and foundations in location of increased loadings are to be exposed for inspection by the Local Authority Building Inspector
All Lintels and beams to have minimum 150mm bearing at each end.
All beams are to rest on 330 long x 100 wide by 215 high padstones.
Where loading conditions have been changed existing padstones should be checked for adequacy
Catnic lintel references are shown to openings in ground floor masonry walls
Where rafters are set at 90 degrees to floor joists strap rafters back over 3 No. joists with full depth s.w. noggins between joists and under straps. Use M30 x 2.5 galvanised m.s. straps
Connect dormer rafters to collars/ceiling joists with 2 no. M12 bolts and double sided tooth plate connectors see Structural Engineer's sheet no. 2
Provide 150 x150 SHS 5 – 150x150 column with 150x300x8 plate welded to top. Beam over bolted to top with 2 no. M16 dia. Bolts. Base of column to be buried in 600mm thick 750mm square C30 concrete foundation underpinning existing conservatory foundation.

A		
	Date	Revisions

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THE GENERAL CONTRACTOR IS TO ARRANGE A MEETING ON SITE WITH THE STRUCTURAL ENGINEER PRIOR TO THE COMMENCEMENT OF WORKS

Client
MR K & MRS L GOBLE

Job Title
PROPOSED ALTERATIONS
31 LONE VALLEY
WIDLEY WATERLOOVILLE
PO7 5ED

Drawing Title
GROUND & FIRST FLOOR PLAN

HAVANT BOROUGH COUNCIL
14 OCT 2010
RECEIVED

Scale
1–50

Date
FEBRUARY '10

Drawn by

Drg. No.
10:01/01C

Rev.