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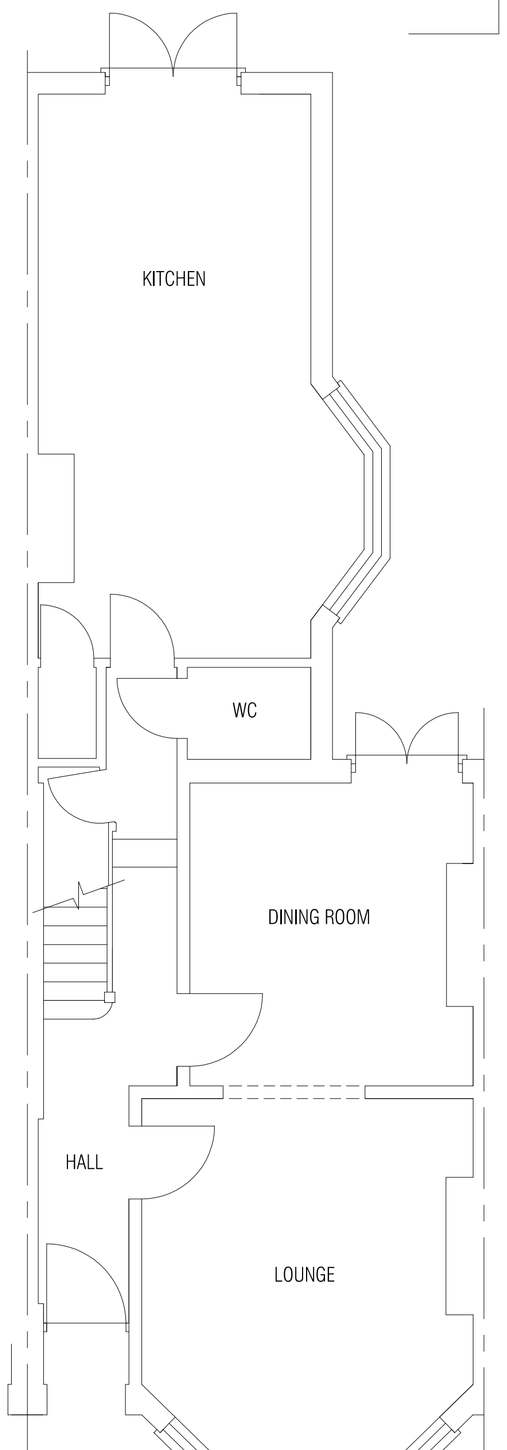
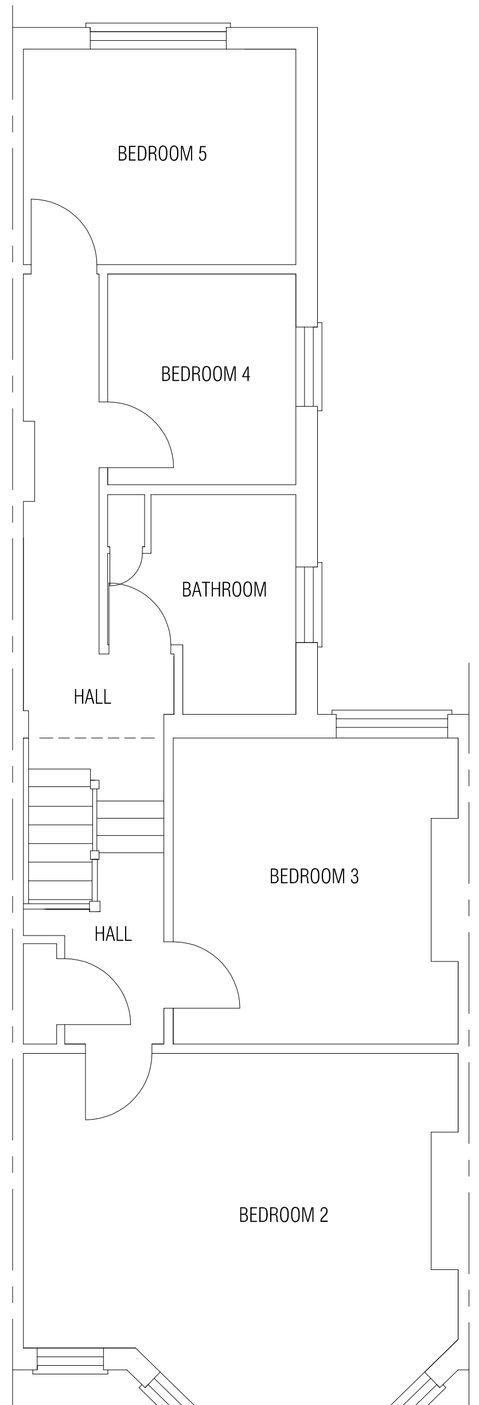
SECTION A-A



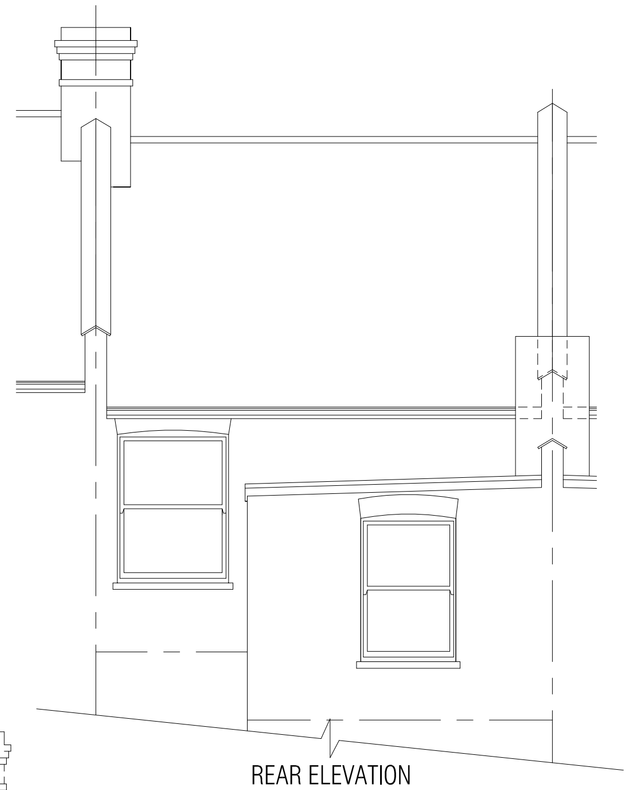
GROUND FLOOR PLAN



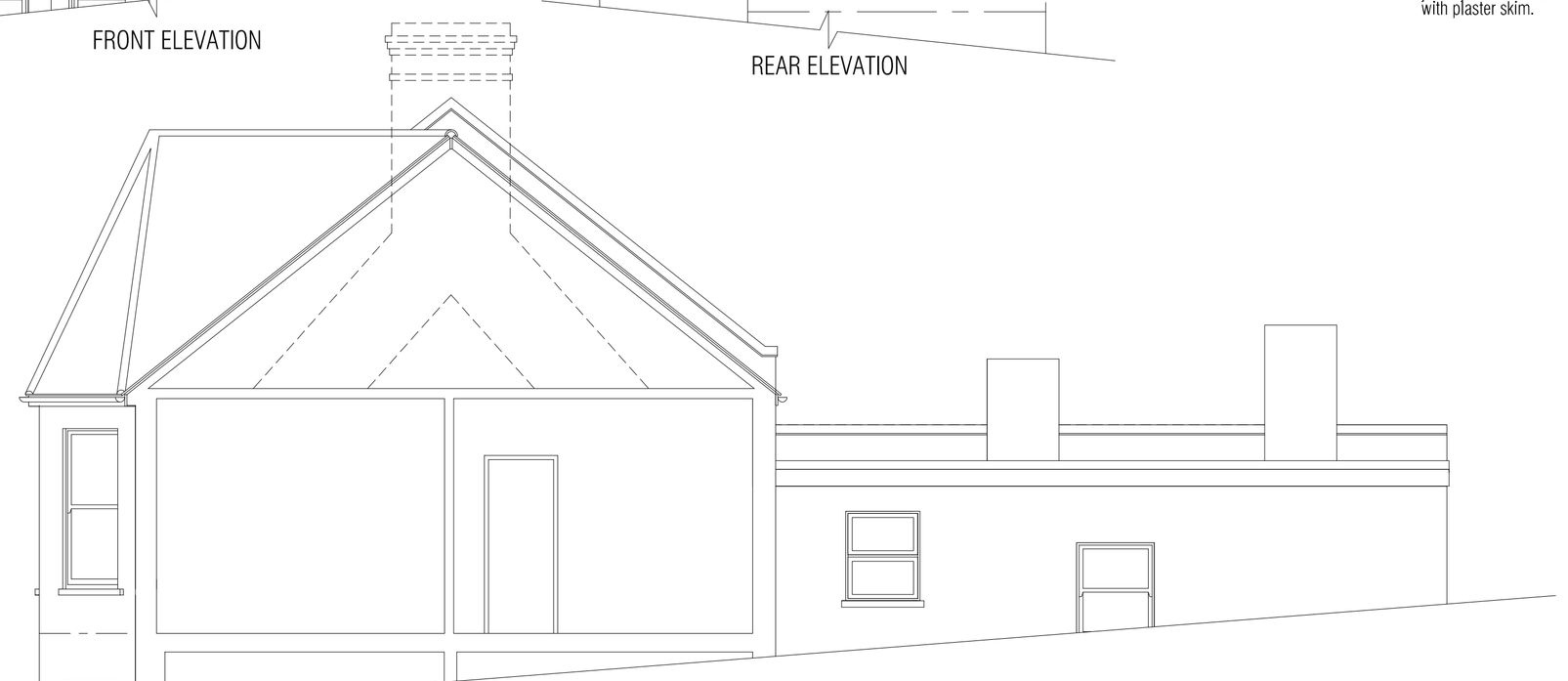
FIRST FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



SECTION B-B

0 1 2 3 4 5 6 7 8 9 10 [m]

Specification

Ventilation Requirements:
Habitable Rooms.
To be provided with ventilation openings having no less of an area than 5% of the floor area, and trickle ventilators having a total area of 8000mm².
Bathrooms.
To be provided via intermittent mechanical ventilation capable of extracting at a rate of 15 litres per second, and trickle ventilators having a total area of of 4000mm².

Staircases:
Maximum rise to be 220mm and a minimum going of 220mm, pitch to be no greater than 42 degrees. Width to be 750mm between handrails. (all dimensions are provisional and are subject to verification by specialist designer on site prior to staircase manufacture commencing). Handrail at 900mm above pitch line. Minimum Vertical headroom to be no lees than 2.0 metres above pitch line. Balustrading to be provided below handrail and to all landings(height 900mm), with no gap between spindles to exceed 95mm. All tapered treads to have minimum equal goings at the centre to match does of the main flight. Minimum going is to be 50mm.

Enclosing Partitions:
To be in 100x50mm studwork with 100mm Kingspan Thermawall TW55 insulation board to be laid between the studs, and 40mm Gyproc Thermaline Basic laid continuously internally with plaster skim finish.

Sloping Ceilings:
100x50mm rafters are to be provided with 60mm PIR insulation between rafters, with SF40, or other approved multi foil insulation stapled to underside of rafters and 38x25mm battens over with 13mm Duplex plasterboard with plaster skim finish.

Dormer Walls & Cheeks:
To be 110x50mm studwork with tile hanging (as specified on elevations), on cross battens over breathable felt on 12mm plywood sheathing externally. Dormer cheeks within 1.0m of the boundary are to have a layer of 9mm Promat Masterboard fixed between the plywood and studwork so as to provide half hour fire resistance from both sides. 100mm Kingspan Thermawall TW55 between studs. Internally the walls are to be finished with 22mm Gyproc Thermaline Basic and plaster skim.

Smoke Alarms:
Smoke alarms to be provided at ground floor hall, first and second floor landing areas, and to all habitable rooms (heat detector to Kitchen). The Alarms are to be optical type, mains operated, connected to independent circuit, with battery back up all in accordance with BS5839 (part 6) 2004. Alarms to be positioned 7.5M maximum from any habitable room door, and minimum 300 from walls, light fittings and not positioned over stairs. They are to be interlinked with colour coded light fittings.

Fire Precautions:
Existing doors leading from stairway enclosures to habitable rooms and kitchen, to be retained. New doors to be FD30 door sets. New and existing walls forming stairway enclosures are to provide a minimum fire resistance of half an hour. The existing walls being of masonry construction and new walls being stud partitions as previously described.

Roof Lights:
To be Velux type fitted in accordance with manufactures instructions, including proprietary flashing units. Roof joists doubled up all around roof lights.

Party Wall Insulation:
Exisitng partywall to be insulated with 80mm Kingspan Kooltherm K18 dry lining board fixed to minimum 25x47mm treated softwood timber battens or metal firings.

Energy Efficient Lighting:
One Light fitting to every four to be energy efficient type.

Flat Roof (Cold Deck):
Three Layers high performance built up felt to BS747: 1977 comprising first layer of Andersons Thermovent base layer partly bonded, second layer of Andersons HI 125 sanded underlay fully bonded, and third (cap sheet) layer of Andersons HI 350 Mineral surface sheeting fully bonded. All laid in accordance with the recommendations of CP144: Part 3 1970. Roof deck to be 18mm WPB plywood with joints taped with Andersons HT 125 taping strip, on firings to provide fall to flat roof of 1:40. 25x50mm batterns to provide ventilation gap. Roof joist to be **50x175mm** Grade C16 timber at 400 centres. Roof void to be ventilated as shown on drawings. 120mm Kingspan Thermapitch insulation between joists and 40mm continuous under joists joists with 13mm DUPLEX Plasterboard finished with plaster skim.

Loft Floor Construction:
21mm tongue and Groove chipboard flooring on 50x175mm grade C16 Joists @400 centres. Existing lathe and plaster ceiling to be retained. Solid block noggins provided to floor joists at mid span.

First Floor Landing:
Overlay first floor landing where forming part of fire protected escape route with 3.2mm dense hardboard to provide half hour fire resistance.

Surface Water Disposal:
Rainwater goods to be PVC. Half round gutters to be 112mm dia. Rainwater pipes to be 63mm dia rainwater to discharge to existing surface water drainage to be investigated on site prior to works commencing.

Multiple Timber Beams:
To be bolted together with 10mm bolts and toothed connectors at 600mm centres.

Sound insulation measures:
100mm Rockwool insulation to be laid between the existing ceiling joists above the existing ceiling, the floor boarding is to be continued throughout the eaves area to fully cover the first floor ceiling.

Flashing:
All flashing, Cloaks and Soakers to be code 4 lead and a minimum 150mm in height.

Lateral Restraint:
Where walls run parallel with the roof, floor or ceiling joists,30 x 5mm galvanised straps to be provided at 1.8M centres, built into wall and taken over 3 No. joists with solid bridging under. Where walls run at right angles to the joists 30x5mm holding down straps to be provided at 1.8M centres. Solid strutting to be provided to floor joists at mid span.

Waste Plumbing:
Plumbing to be in accordance with BS5572.Waste pipes to be in uPVC with solvent welded joints, so as follows:

Common wastes	50mm dia.
Shower wastes	40mm dia.
Basin wastes	35mm dia.
WC wastes	100mm dia.

All appliances to be fitted with deep seal traps. Rodding access to be provided at all changes in direction and at base of soil and vent. Vertical soil and vent pipes to be 100mm dia. uPVC taken up 900mm above any opening window sections within 3.0M and finished with wire balloon.

Fire Resisting doors:
To provide half hour fire resistance, type FD30. Frame stops to be 25x35mm screwed and glued or to be rebated. Doors to be fitted with intumescent strips and smoke seals.

Structural Steel Work:
To be clean and rust free and painted with two coats of intumescent paint to provide half hour fire resistance. Beams to be installed in one length without splices unless specified by Structural Engineer.

Windows:
To be 16mm spacer bar sealed unit double glazed with internal glazing to be Pilkington 'energyKare' low emissivity glass, in a style to match existing and to clients approval.

Partition Walls (Studwork):
To be 100x50 vertical studs at 400mm centres with 100x50mm head and sole plates. 100x50mm horizontal noggins at 1200mm centres vertically and staggered. 12mm Fireline plasterboard and skim finish to both sides, void infilled with sound deadening quilt. Partitions to be constructed off doubled up joists where partitions are running parallel with joists.

Electrical Work:
All wiring and electrical work to be designed, installed, inspected and tested by a competent person in accordance with the requirements of BS7671, the IEE 16th edition wiring guidance and Building Regulations Part P (electrical safety). The competent person shall be registered with an electrical self certification scheme authorised by the secretary of state.
The competent person is to send the Local Authority a self certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical installation certificate.

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TITLE: Exisitng Plans, Elevations and Sections.

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