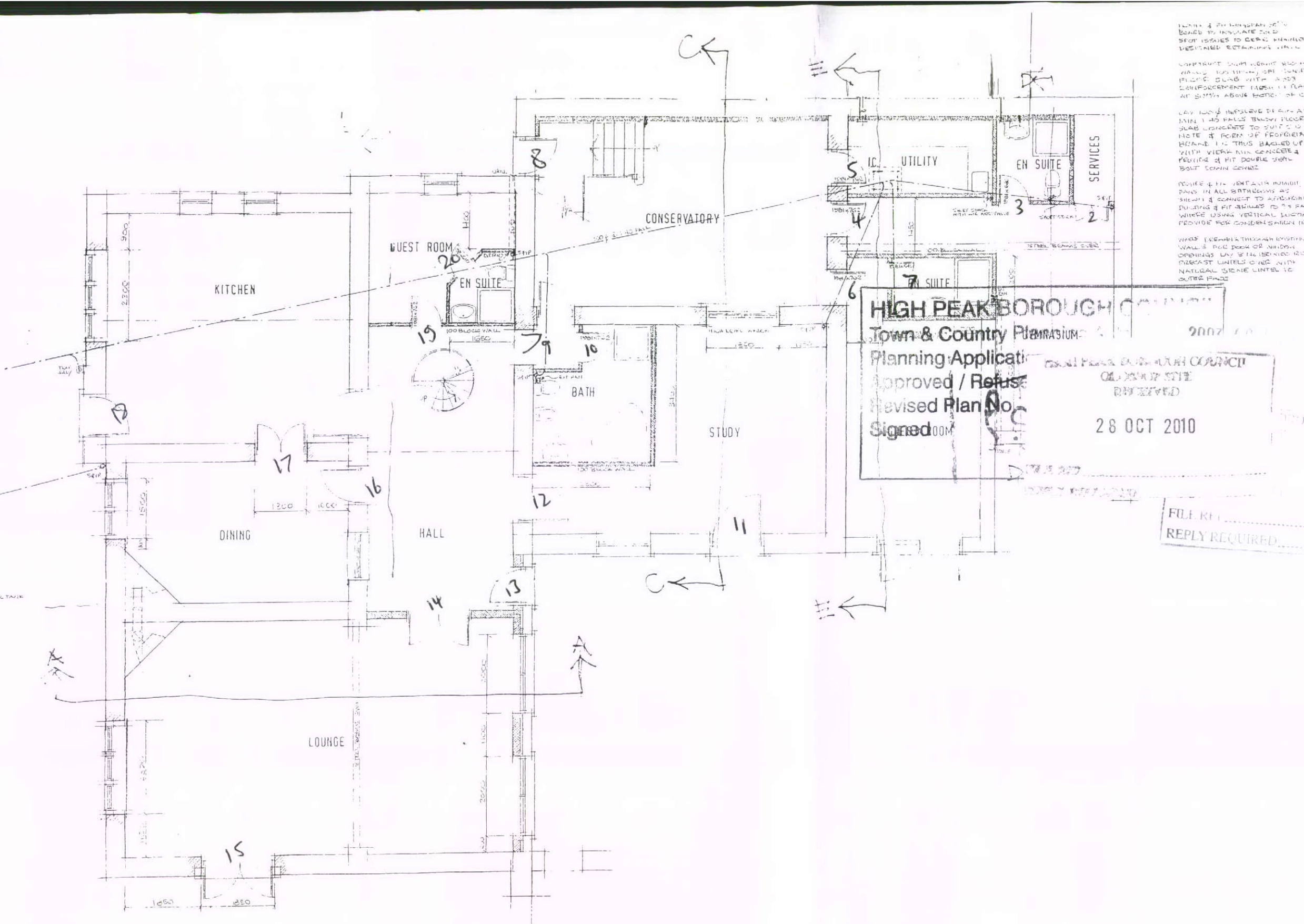




WORK & REINFORCEMENT TO BE DONE BY INSULATOR AND SPOT ISSUES TO BE DONE BY CARPENTER. DESIGNER RETAINING WALLS.

CONCRETE SOUP ABOVE ROOM. WALLS 100mm MIN. SP. 100mm. FLOOR SLAB WITH 100mm REINFORCEMENT (AS IN PLAN) AND 100mm ABOVE BOTTOM OF CON.

LAY 100mm HERSHCO TEAR AT MAIN 1.45 FALLS BELOW FLOOR SLAB CONCRETE TO SUIT 2.0 F. NOTE: 4.0mm OF PROPOSED BRICK 1.0mm THUS BACKED UP WITH VIBRA-TEK CONCRETE & POLYESTER FIBRE DOUBLE 20mm BOLT CONCRETE.

ROOF & FLOOR VENTILATION. PANS IN ALL BATHROOMS AS SHOWN & CONNECT TO APPROPRIATE DRAINAGE & FIT ABOVE TO 1.5m. WINDERS USING VERTICAL DUCTING. PROVIDE FOR CONDENSATION (H.C.).

WINDERS (CONCRETE THROUGH EXISTING WALLS) FOR DOOR OR WINDOW OPENINGS. LAY 100mm BRICK 1.0mm THUS BACKED UP WITH VIBRA-TEK CONCRETE & POLYESTER FIBRE DOUBLE 20mm BOLT CONCRETE.

EXTERNAL WALLS
Cavity walls to be constructed as shown with materials stated.
Austenitic steel wall ties to be used for stability of 450mm min. vertically & loaded up at side of openings & 900mm minimum horizontal. Must have min. 50mm embedment in each leaf. Insert vertical p.c. round all new door & window openings. Lay bitumen based (or sim. approved) horizontal p.c. in all walls at min. 150mm above ground level.

SOLID FLOORS
Lay solid floors in 50mm sand/cement screed on 100mm grade C25 concrete reinforced with 1 layer A142 mesh in bottom on 50mm control insulation board on 2000 gauge polythene Dpm on 50mm sand blinding on 150mm well compacted hardcore.

STEEL BEAMS
RSJ's, U.B.s & catnic lintels to be supported by grade C25 concrete padstools to sizes specified by consulting struct. engineer & encase in lining plasterboard to manufacturers instructions & skim. A clear headroom of 2m should remain after positioning any steel beam in a habitable room.

VENTILATION
Habitable rooms rapid ventilation should be provided by one or more ventilation openings with a total area of at least 1/20th of the floor area of the room with going part of the ventilation min. 1750mm above floor level.
Kitchen rapid ventilation should be provided with either a mechanical extract ventilation rated at 60 litres/second or incorporated within a cooker hood rated at 20 litres/second which may be operated intermittently.
Bathroom rapid ventilation should be provided with mechanical extract ventilation rated at 15 litres/second which may be operated intermittently.
All habitable rooms to have controllable & secure background ventilation openings of 1600mm min. located so as to avoid undue draughts.

PARTITIONS
Construct partitions in premises shown in 75mm double faced both sides in gypsum wallboard & skim insulate between framework with 100mm fireproof quilt.

LOFT FLOORS
Loft spaces to be insulated between ceiling joists using 200mm fibreglass quilt insulating 50mm air gap as shown & underdrain in gypsum wallboarding & skim.

WASTE
Where four waste pipes discharge into trap quies the outlet shall be fitted at ceiling level, above water level. When laying waste pipes into soil & ventilating pipe, connections shall not be made within 200mm of W.C. branch connection. Any waste pipes with overfall run greater than 2000mm to be fitted with anti siphon traps. Internal S & C's to be boxed in 12.5mm proprietary hand fire resistant duct & fire stopped at floor & ceiling levels.

DRAINS
Soil & storm drains to be laid at fall of not less than 1 in 40 & laid to be covered in grade C25 concrete in the event of passing beneath building. Where any drain passes through a load bearing wall lay 150mm deep x wall thickness R.C. lintel over & pack out with polystyrene off cut.

GLAZING
Any glazed window area between floor level and 1500mm above that level and any glazed area between floor level and 1500mm above that level in a door and any glazed area within 200mm of door casing must be fitted with toughened safety glass in suit table in paragraph 4 section 1. Document N of 1981 Building Regulations.

GLAZING
Glazing products to be used or fixed strictly in accordance with manufacturers instructions. Contractor to obtain such from suppliers/merchants. Suppliers prior to commencement of works. Contractor shall work to written dimensions only & shall not scale from plans. Any discrepancies / queries shall be reported to client during all parts of contract & prior to undertaking affected work. All works to comply to current Building Regulations, Relevant British standards with B.B.A. Certificates etc. as appropriate & to local authority full approval.

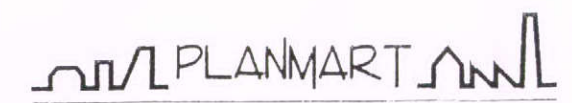
Wall construction to achieve min. U value of 0.45 w/m²K
Roof construction to achieve min. U value of 0.25 w/m²K

All external materials to be approved by Local Authority & used prior to start of work.

All works to comply to current Building Regulations and to Local Authority Approval.

Any discrepancy to be scaled from this drawing all dimensions to be checked on site prior to any work start and any discrepancies to be reported to client for action.

THIS DRAWING MUST NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF PLANMART LTD.



Client: _____

MR. J. WARDLE
ACTIVEFIRM LIMITED
MANCHESTER ROAD
HOLLINGWORTH

Project: _____

CONVERSION OF COACH HOUSE
TO DWELLING AT
MILLBROOK HOUSE
HOLLINGWORTH

Title: _____

GROUND FLOOR PLAN SCALE 1:100

Drawn: S.J.H.	Date: MAY 2003
Project no.: PL1945	Drawing no.: 1945/1

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GROUND FLOOR PLAN