

Carefully remove existing wall shown in broken line and cart away all debris and form new door opening as indicated and above provide and place adequate sized r.c. lintel with min 150mm end bearing to both sides of opening and make good to all disturbance.

All new shower room fittings are to be to the clients choice comprising of w.c. with 50mm deep seal connected to 100mm ϕ waste pipe, w.h.d. & shower unit with 75mm deep seal anti-vac traps and 40mm waste pipes connected to new soil & vent pipe 100mm ϕ and all in u.p.v.c.

All new plumbing works are to comply to BS 5572.

New conservation roof window as shown type velux ref GVT 154 0091 or similar approved.

Provide double rafters and trimmers where new rooflight is to be formed well spiked together and timber sizes are to match that of existing and make good to all disturbance.

Build up new gable wall comprising of min 150mm thick outer stone work facing and 100mm thick solid dense concrete block work inner leaf and cavity to suit existing wall thickness and make good to all disturbance.

Wall ties to be austenitic stainless steel vertical twist safety ties spaced 750mm horizontal c.t.s and 450mm vertical c.t.s & cavity to be partially filled with celotex double R insulation ref CW 2025 to give max u-value of 0.45 w/m²k.

New stud partitions shown thus is to comprise of 75x50mm s.w timber studs spaced at max 450mm vertical c.t.s and 75x50mm s.w timber noggin's spaced at max 600mm horizontal c.t.s and line both sides with 12.5mm plaster board with all joints to be filled taped and skim finish and between studs provide and place min 80mm fibre glass insulation quilt to studs that form en-suite and shower room provide and fix 1000 gauge visqueen between studs and plaster board.

Carefully remove existing garage doors shown in broken line & surround & cart away to make way for new proposal & make good to all disturbance.

Provide double floor joists wall spiked together where running parallel under new stud partition walls and where trimming around stairwell.

New staircase a.b.d is to be fitted with 100x100mm sq structural timber newel post which is to be fixed at ground floor slab level.

The contractor is to provide and fix new s.w staircase comprising of 12 no risers each of 212.5mm (to be checked on site prior to manufacture) and 10 no goings each of 240mm to give max pitch of 41.5° treads to be 25mm thick & risers to be 12mm thick s.w and provide s.w handrail to both sides of staircase placed at min height of 900mm above pitch line of stairs and min 2000mm head is to be maintained measured from pitch line of stairs.

Provide lateral support to roof timbers using 30x50mm mild steel galvanised straps spaced at max 2m c.t.s.

Mortar mix to be designation (iii) or 1:1:6 cement, lime, sand mixed by volume to BS 5628 part 1 1978.

Provide mechanical extract ventilation to first floor shower room and ground floor en-suite capable of extracting at a min rate of 15 litres/sec operated automatically and fitted with min 15 minute over run facility.

Provide 225x50mm scb grade timber valley rafters shown in broken line.

Provide min 8000mm² of background ventilation to all habitable rooms via trickle vents to head of windows.

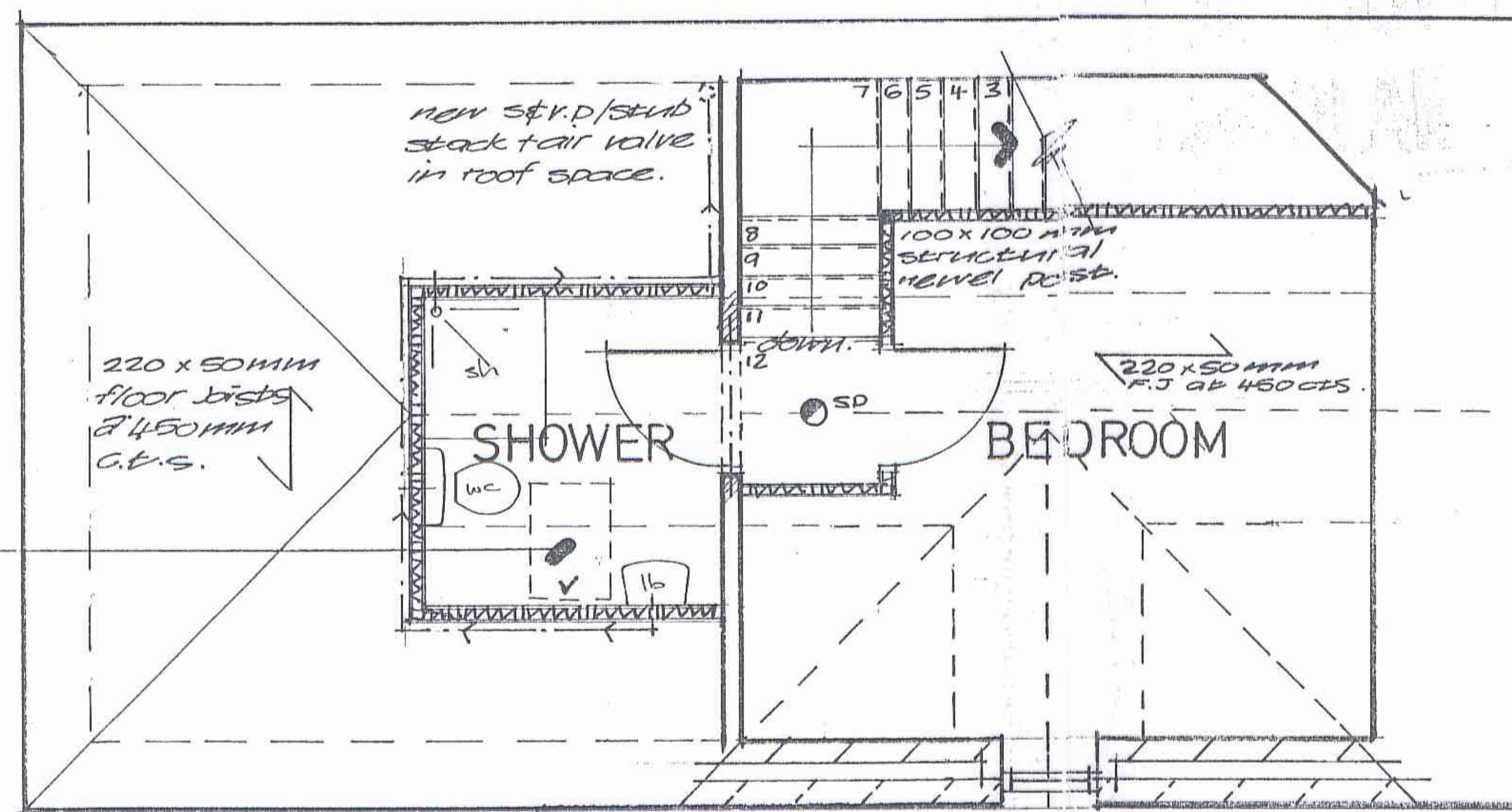
Opening light casements are to be min 1/20th of floor area of room to which window is situated.

Provide mechanical extract ventilation to kitchen capable of extracting at a min rate of 60 litres/sec operated automatically.

Carefully remove existing wall construction shown in broken line and cart away all debris and form new door opening as indicated and above provide and place adequate sized r.c. lintel with min 150mm end bearing to both sides of opening and make good to all disturbance.

Carefully remove existing door shown in broken line & replace with new to the clients choice.

Carefully remove ext wall construction shown in broken line and cart away all debris and form new door opening and above provide and place adequate sized r.c. lintel with min 150mm end bearing and make good to all disturbance.



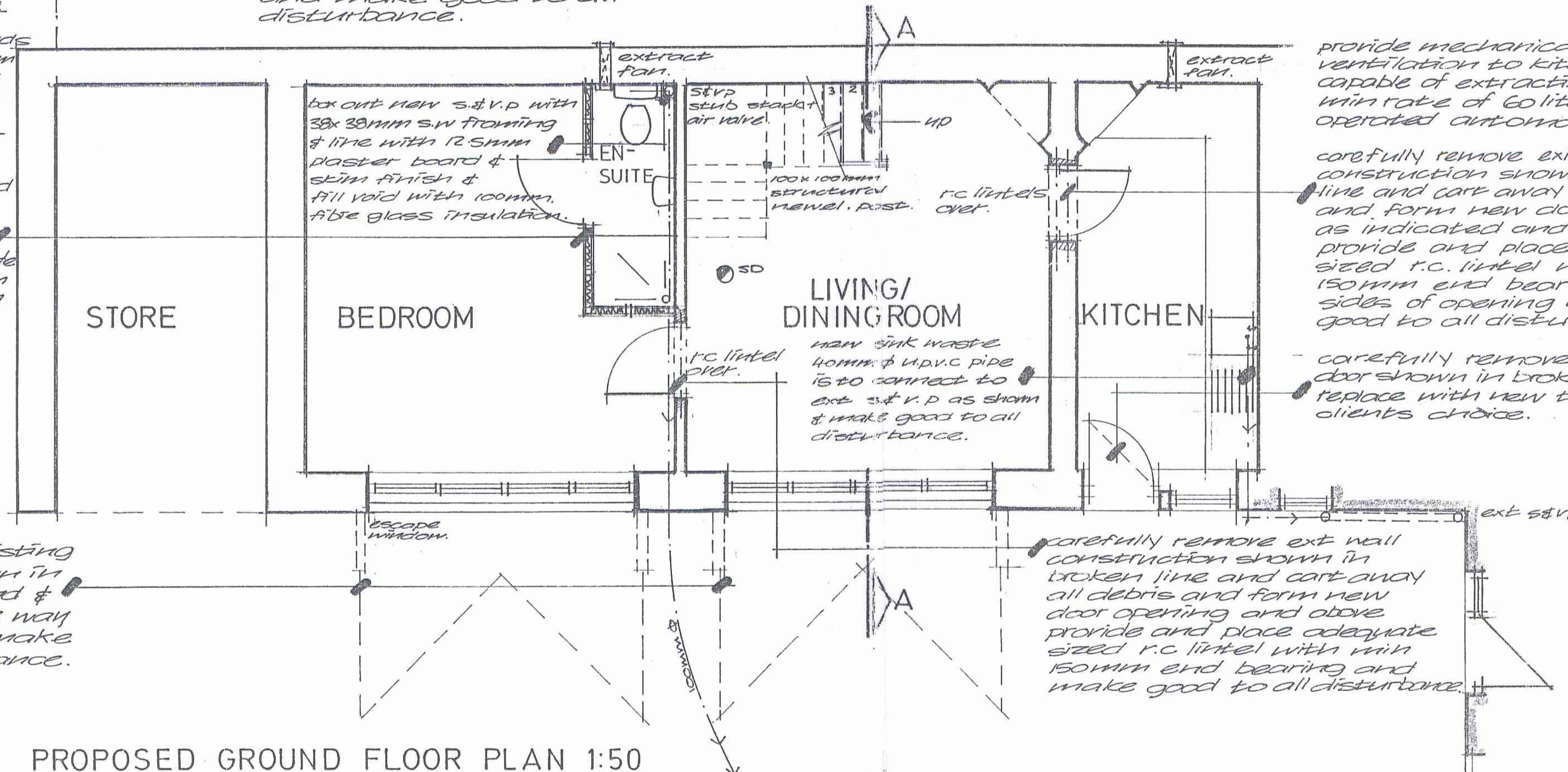
PROPOSED FIRST PLAN 1:50

The contractor is to carefully remove ext doors plus surround shown in broken line and cart away and provide and fix new hardwood stained half glazed timber windows / screen and above opening provide and place adequate sized steel lintels with min 150mm end bearing to both sides and make good to all disturbance.

Provide 38x38mm s.w herring bone strutting to new first floor to be placed at mid span where joist span is between 2.5-4.5m.

Compressive strength of block work to be 2.8 N/mm² solid dense type.

Provide lateral support to floor joists using 30x50mm mild steel galvanised straps spaced at max 2m c.t.s to first three joists running parallel to wall.



PROPOSED GROUND FLOOR PLAN 1:50

GENERAL NOTES

1. All works are to comply to the current Building Reg's 1991 and subsequent amendments

2. All materials used are to be fixed in accordance with the manufacturers recommendations & relevant B. standard & codes of practice

3. All structural timbers are to be scb stress graded and pressure impregnated with an approved preservative

4. All glazing is to comply to BS 6262 and BS 6206 in all critical locations.

5. All electrical works are to be carried out by an approved contractor and a member of the E.C.A and all works are to comply to the N.I.C E.I.C and I.E.E rules & regulation 16th edition.

6. Any gas works to be undertaken are to be carried out by an CORGI registered installer

7. This building is classed as a dwelling house surface spread of flame to all surfaces to be class 1.

SD:- denotes self contained smoke/fire alarm detector to BS 5446 wired to a separate fused circuit.

The contractor is to supply and fix 44.5mm thick KNAUF insulated backed plaster board placed on plaster dabs (thermal laminate plus) to give max u-value of 0.45 w/m²k. and skim finish.

Provide mastic pointing to all external reveals of opening in external wall construction.

Provide insulated d.p.c's by damcor or similar approved fitted to all cavity reveals of openings in wall construction.

All walls where required are to be prepared to receive 2nd coat of light weight plaster with total thickness of 13mm.

DATE RECEIVED 16/MAR/2006

APPROVED/REJECTED DATE 22/MAR/2006

RLM ASSOCIATES

JOB	FORMER COACH HOUSE, 6, BURLINGTON RD.
CLIENT	MR & MRS EVANS
DRAWING	PLANS AS PROPOSED
DATE	OCT 1999
DRWG N°	RLM 119/2
SCALE	150
REV	FILE REF
	REPLY REF
	13 OCT 2006

INTERNAL

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ALL INTERNAL
ARRANGEMENTS ARE
AS SHOWN ON THIS
APPROVED PLAN
NO CHANGES