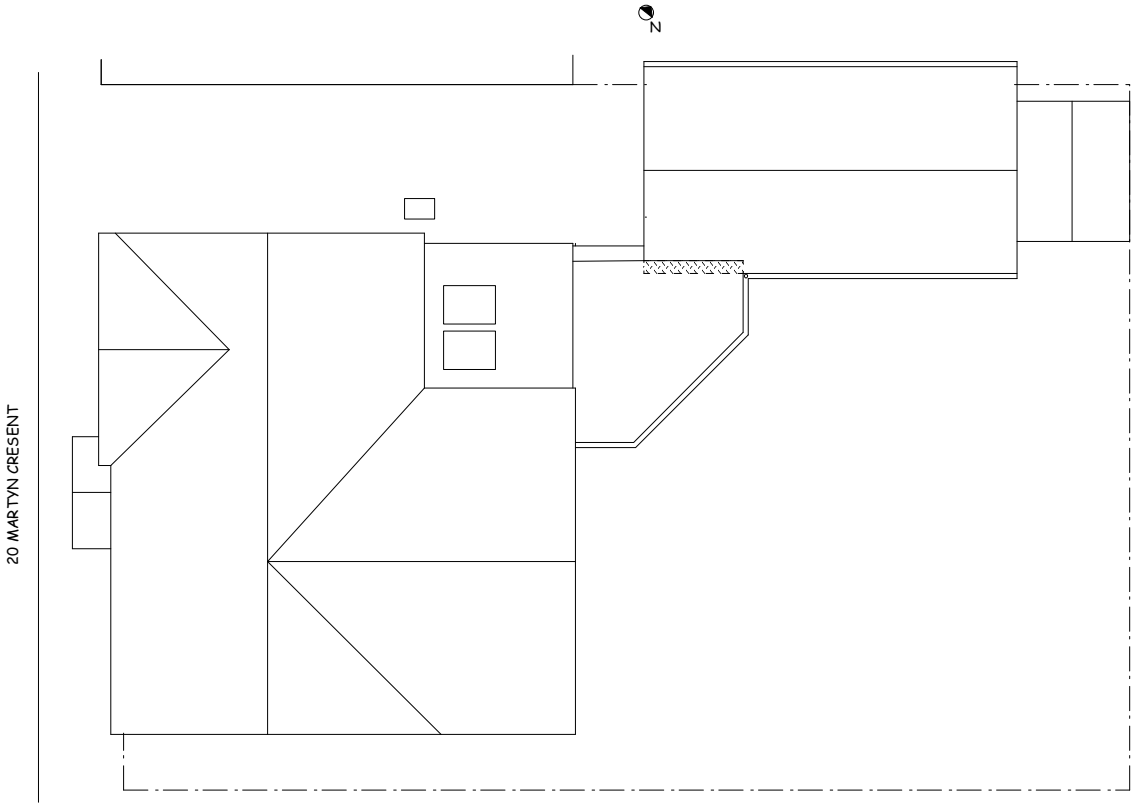


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CONSTRUCTION NOTES:-

1. EXISTING EXTERNAL WALLS to new office/study lined with 50mm Kingspan K118 insulated plasterbd. on 50x25mm battens taped with staggered joints with 2mm skim coat to receive point finish (u valve 0.28W/m2K).
2. FLOOR SLAB to office/study Existing ground floor slab to garage to be built up to match existing building ffl with 75mm sand cement screed on under flooring heating system on 75mm insulation Kingspan TF70 or similar on 1200 gauge DPM layer with 150mm min laps made continuous with wall DPC on existing concrete slab (u valve 0.22W/m2K) (subjected to adjustments after site stripout and investigation LA approval).
3. Lighting and heating insulations to be confirmed be the owners.
4. EXTERNAL OPENING SLIDING DOORS to office/study New external sliding doors and side fixed glazing 44mm glazing to manufacturer spec. UPVC low e window safety laminated inner pane, toughened outer pane with a clean and clear coating or similar to comply with building regulations parts L and N. (u valve not exceed 1.8W/m2k) Catnic beam over useless otherised descibed to LA approval. (subjected to adjustments after site investigation).
5. FOUNDATION to new conservatory New 600x1200mm deep concrete (1:2:4) trenchfill foundation. Final depth to be agreed with LA building inspector. (subjected to adjustments after site stripout and investigation).
6. GROUND FLOOR SLAB to new conservatory To match main building level 75mm sand cement screed with light mesh reinforcement on under flooring heating system on 75mm insulation Kingspan TF70 or similar on 1200 gauge DPM layer with 150mm min laps made continuous with wall DPC on 150mm reinforced concrete slab with A142 mesh reinforcement 50mm sand blinding on 150mm well consolidated hardcore. 25mm insulation turned up full depth of screed along perimeter (u valve 0.22W/m2K) to LA approval. (subjected to adjustments after site stripout and investigation - Area = 12m2).
7. EXTERNAL WALL to new conservatory New cavity wall to comprise:- 100mm dense brickwork outer skin finish to match existing building, 50mm Kingspan kooltherm K8 insulation or similar with 50mm gap. 100mm Thermalite turbo blockwork inner skin with 3mm gypsum plaster to receive point finish (u valve 0.28W/m2K). Semi engineering brick to be adopted below DPC level. S/steel wall ties 900mm horizontal cts. 450mm vertical cts. within 225mm of opening. New masonry to be laid to existing at abutments with s/steel furfix or similar approved wall ties. Catnic insulated intel and cavity tray over all new opening useless otherised descibed to LA approval. (subjected to adjustments after site stripout and investigation).

8. ELECTRICAL WORKS All wiring and electrical works to be designed, installed and tested in accordance with the requirements of BS7671 and Building Regs. Part P (Electrical Safety). On completion of the works (after tests) the installers issue an electrical installation certificate compliant with BS 7671 is to be provided to the owner and a copy forwarded to the LA approval.
9. ROOF to office/study Additional 50mm Kingspan Kooltherm K118 insulated plasterbd or similar applied to the underside to existing garage roof changed to office/study to achieve (u valve 0.15W/m2K) 9a. ROOF conservatory flat roof Consisting of rubber membrane on 18mm ply decking on 200x50mm roof joist at 450mm cts. 98mm Kingspan Kooltherm K7 between roof joist on vapour barrier on 38mm Kingspan Kooltherm K18 insulated plasterbd or similar applied to the underside of roof joist taped with staggered joints with 2mm skim coat to receive point finish to achieve (u valve 0.15W/m2k)
10. FIRE DETECTION AND ALARM SYSTEM All habitable rooms will be provided with inter linked mains operated smoke alarm to comply with BS 5446 Building Regulations Part B in the study/office.

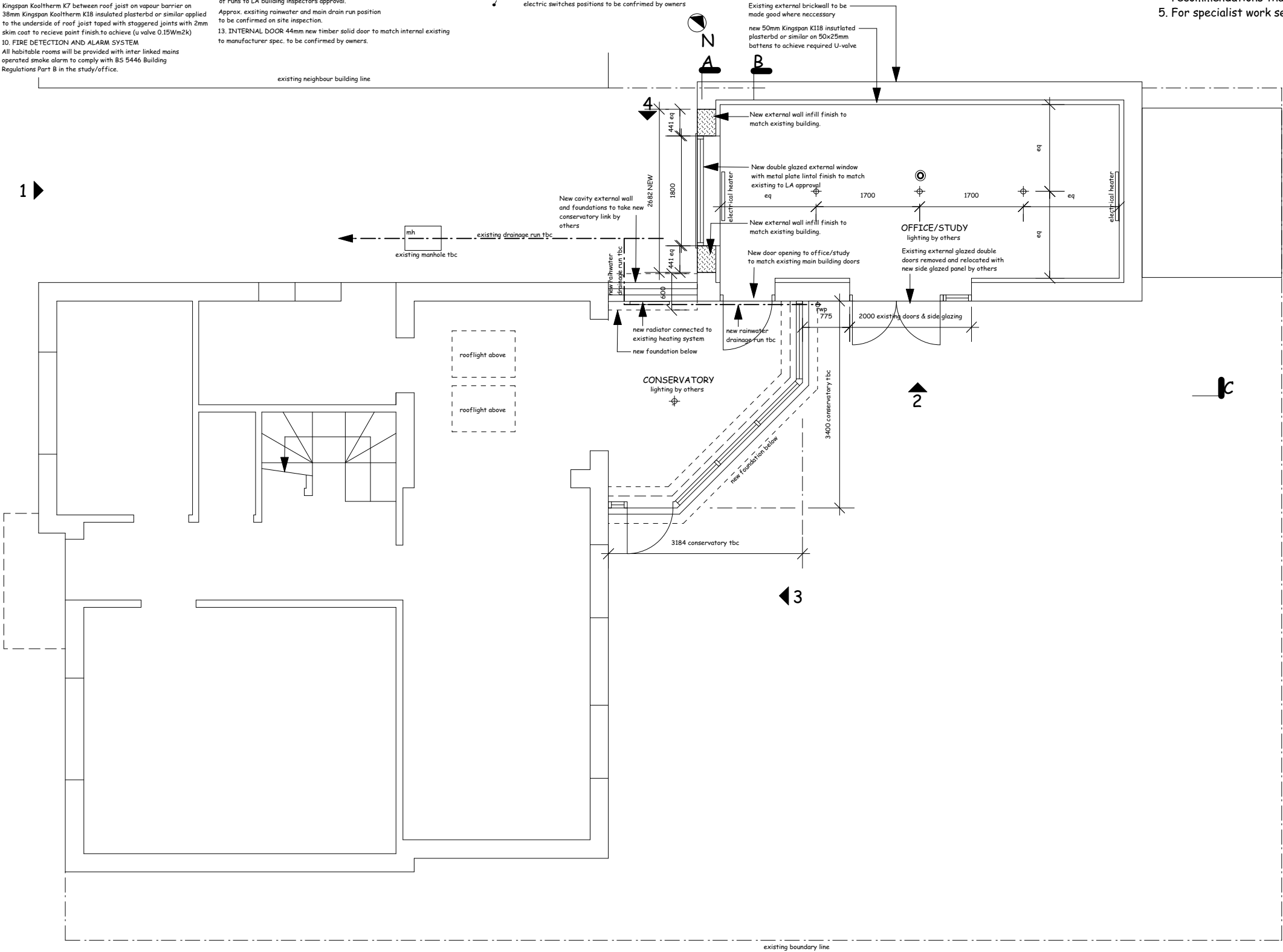
11. HEATING SYSTEM New system electrical storage heaters installed to office/study new radiator to conservatory connected to the existing heating system to the LA approval.
12. BELOW/ABOVE DRAINAGE New RW pipes to be connected to existing using 75mm dia. pipes directions in pipe runs to be easily accessible. All redundant drainage runs to be capped off and sealed. Seals tests on all new drainage runs to be conducted to LA building inspectors approval on completion of drainage installation (subjected to adjustments after site stripout and investigation). Radding access provided at all bends, gullies, change in directions and end of runs to LA building inspectors approval.
13. INTERNAL DOOR 44mm new timber solid door to match internal existing to manufacturer spec. to be confirmed by owners.

NOTES:

1. Contractor to investigate and confirm structural wall and calculations at site strip out stage.
2. New provided suitable pipework to be confirmed by the owner, builder and authorised by the local authority.

KEY:

- 2150 ceiling level
- recessed lighting positions to be confirmed by owners
- smoke detector position to be confirmed by owners
- electric switches positions to be confirmed by owners



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project title
20 MARTYN CRESENT R62 9WF

drwg title
PROPOSED GROUND (amended)

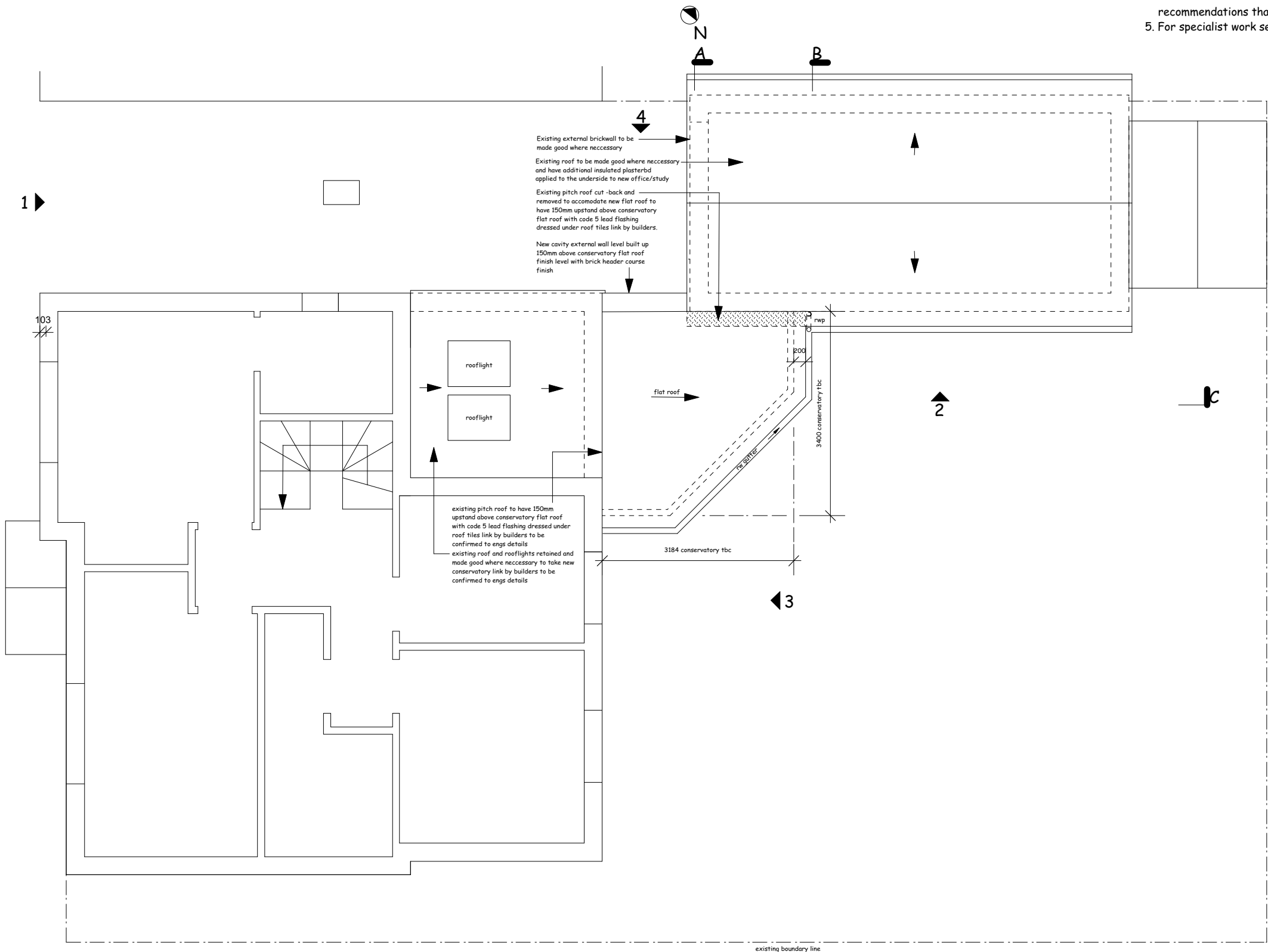
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drwg status
BUILDING REGS.

20 MC PBR02a PROPOSED GROUND



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A horizontal number line is shown, starting at 0 and ending at 5. The line is divided into five equal segments by tick marks at 1, 2, 3, and 4. The segments are colored alternately: the first segment (0 to 1) is black, the second (1 to 2) is white, the third (2 to 3) is black, the fourth (3 to 4) is white, and the fifth (4 to 5) is black.

scale date drwg no.
1:75 @ A3 09/25 20 MC PBR04a
drwg status
BUILDING REGS.

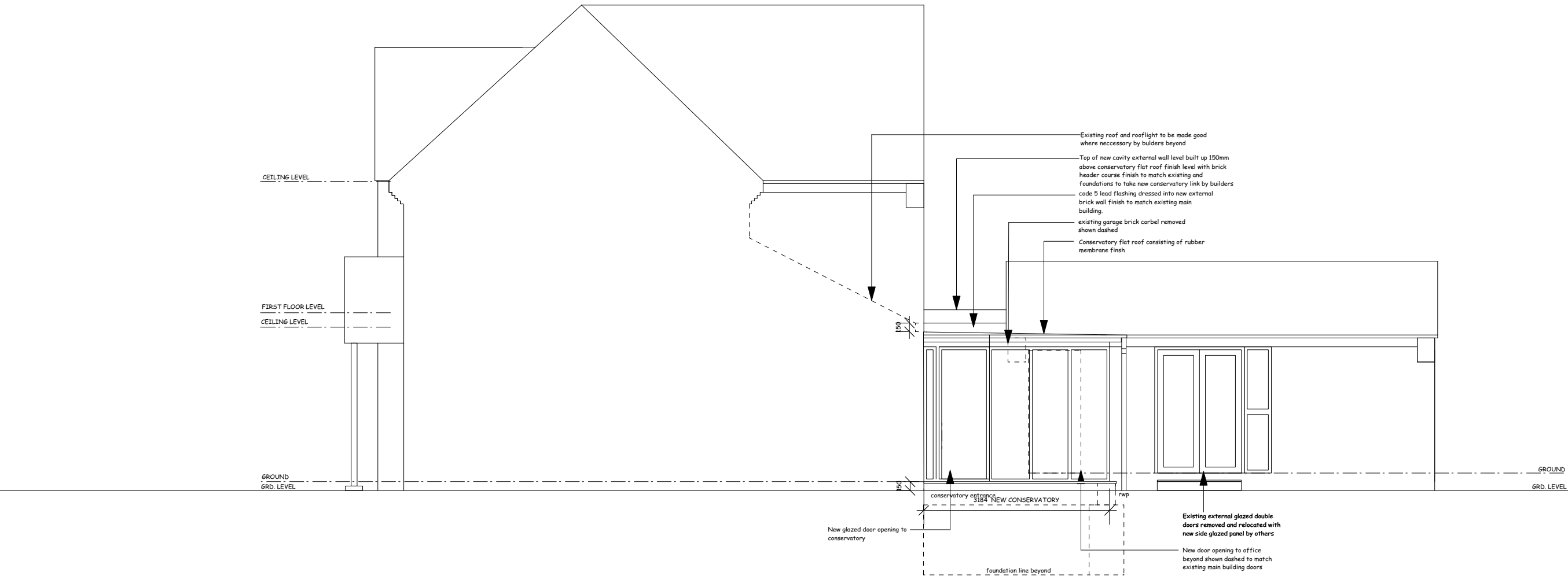
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20 MC PBR05a PROPOSED ELEVATION 1

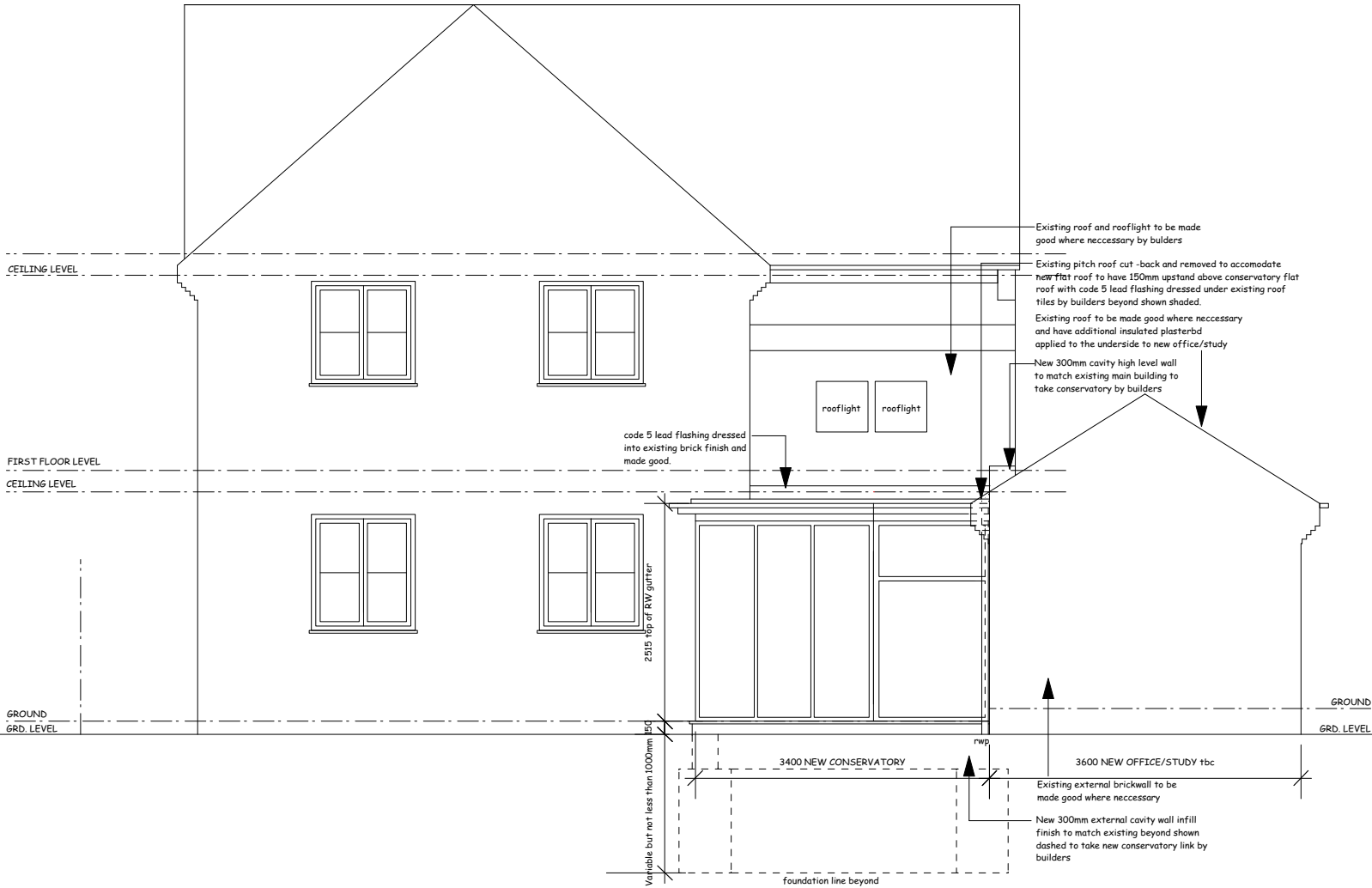
project title
20 MARTYN CRESENT UB2 5PQ
drwg title
PROPOSED ELEVATION 1
scale
1:75 @ A3
date
09/25
drwg no.
20 MC PBR05a
drwg status
BUILDING REGS.

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