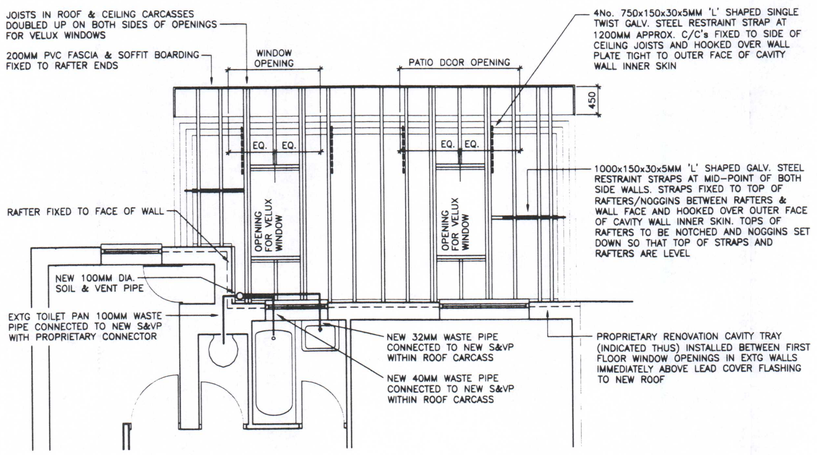
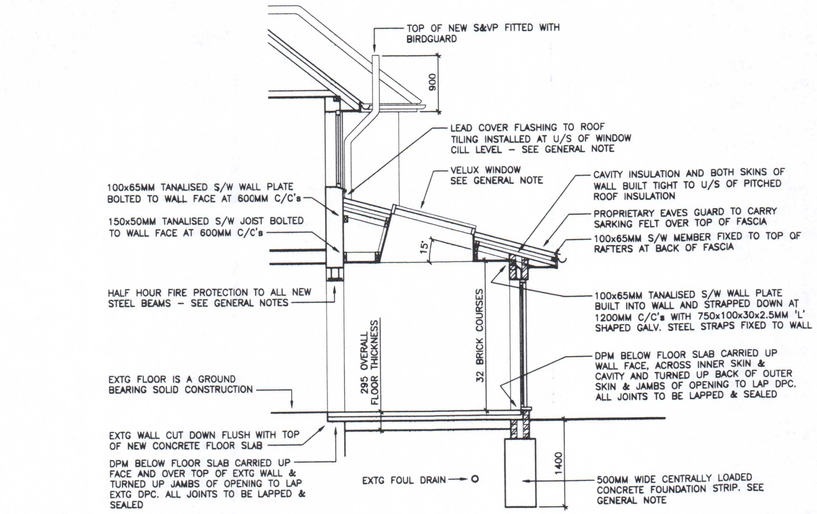
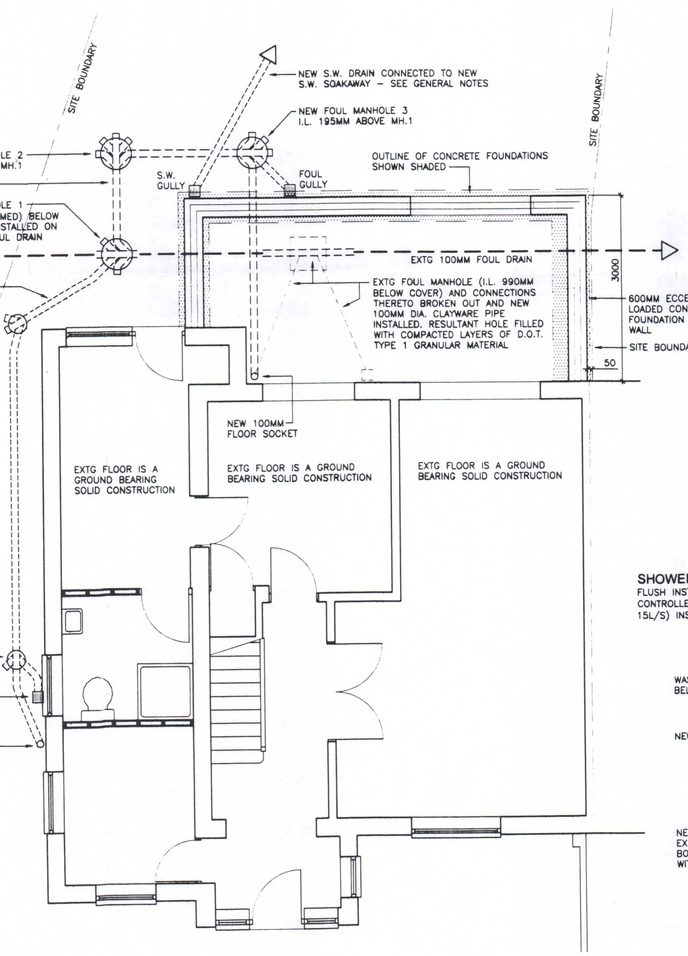


PART FIRST FLOOR PLAN SHOWING NEW ROOF CARCASS

SEE GENERAL NOTES FOR ABOVE GROUND DRAINAGE, ROOF COVERING & CARCASS SPECIFICATIONS

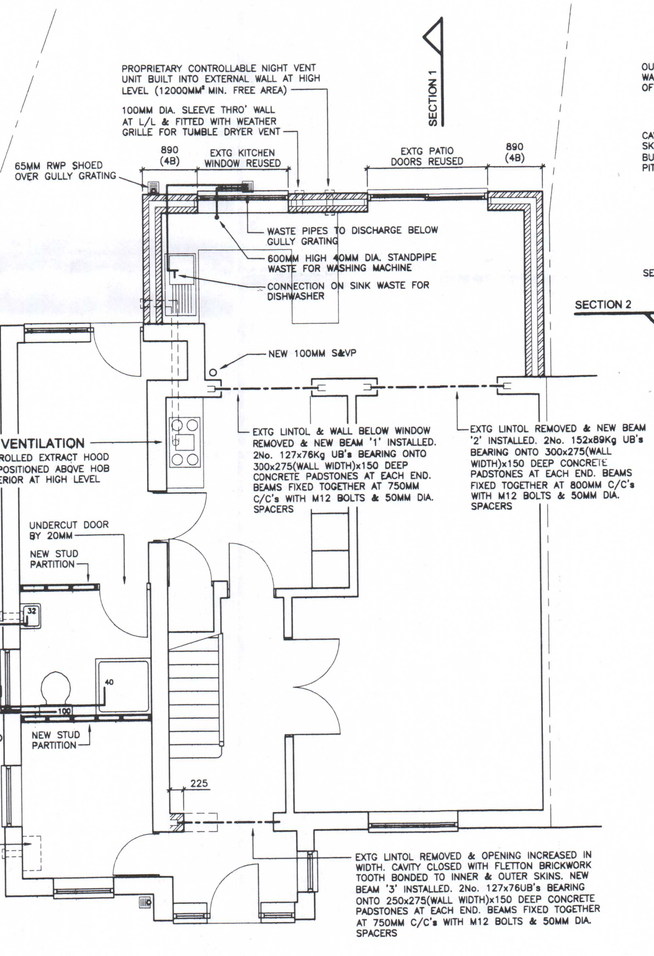


SECTION 1



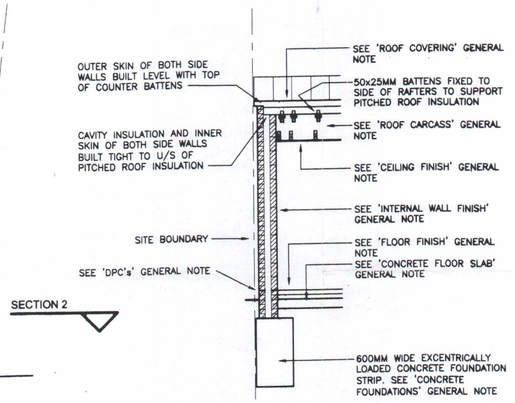
PLAN OF WORKS BELOW DPC LEVEL

SEE GENERAL NOTES FOR FOUNDATIONS, DRAINAGE, WALL CONSTRUCTION AND CONCRETE FLOOR SLAB SPECIFICATIONS



GROUND FLOOR PLAN

SEE GENERAL NOTES FOR WALL CONSTRUCTION, STUD PARTITION AND ABOVE GROUND DRAINAGE SPECIFICATIONS



SECTION 2

SECTION 2

ABOVE GROUND DRAINAGE

PVC PIPEWORK SIZED AS SHOWN SECURELY FIXED BACK TO STRUCTURE. ALL VISIBLE PIPEWORK AND FITTINGS INTERNALLY TO BE WHITE AND EXTERNALLY TO BE BLACK IN COLOUR. ALL HORIZONTAL PIPEWORK TO BE AT A MIN. GRADIENT OF 1 IN 50. RODDING ACCESS TO BE PROVIDED AT ALL CHANGES OF DIRECTION, JUNCTIONS, ENDS OF RUNS AND FOOT OF ALL VERTICAL STACKS. 75MM DEEP SEAL TRAPS TO BE PROVIDED TO ALL SINKS, BASINS, SHOWER TRAY, BATHS, AND WASHING MACHINE STANDPIPE. SHOWER TRAP TO BE TOP ACCESS TYPE. NEW SOIL & VENT PIPES TO BE EXTENDED 900MM ABOVE EAVES LEVEL & TERMINATED WITH BIRDGUARD

NEW STUD PARTITIONS

75x50MM S/W VERTICALS AT 600MM C/C's WITH HORIZONTALS AT HEAD, SOLE AND 400MM C/C's. BOTH SIDES CLAD WITH 2No. LAYERS OF 12.5MM PLASTERBOARD FIXED WITH STAGGERRED JOINTS AND FINISHED WITH SKIM COAT PLASTER INCORPORATING CORNER & STOP BEADS. 25MM GYPROC GYPGLAS 1200 INSULATION QUILT TO BE SUSPENDED WITHIN FRAMEWORK AGAINST ONE PLASTERBOARD FACE. WITHIN THE FLOOR CARCASS ABOVE, INSTALL NOGGINS FOR HEAD FIXINGS BETWEEN JOISTS WHERE PARTITION IS BETWEEN AND PARALLEL WITH JOISTS

FIRE PROTECTION TO STEEL BEAMS

STEEL BEAMS TO BE FULLY ENCASED IN 2NO. LAYERS OF 12.7MM PLASTERBOARD WITH SKIM COAT FINISH. PLASTERBOARD TO BE FIXED WITH STAGGERRED JOINTS TO S/W NOGGINS INSTALLED IN WEBS OF BEAMS AT 400MM C/C's

ELECTRICAL INSTALLATION

ALL WIRING & ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE 16th EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE. THE COMPETENT PERSON IS TO SEND TO 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 TEST CERTIFICATE

HIGH EFFICIENCY LIGHT FITTINGS

LIGHT FITTNGS THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT (FLUORESCENT FITTINGS) ARE TO BE PROVIDED IN THE KITCHEN AND THE GROUND FLOOR SHOWER ROOM

GENERAL NOTES

BELOW GROUND DRAINAGE

100MM DIA. UNDERGROUND QUALITY PVC PIPEWORK WITH FLEXIBLE COUPLINGS INSTALLED AT 1 IN 40 (FOUL) & 1 IN 60 (S.W.) GRADIENT UNLESS NOTED OTHERWISE. PEA GRAVEL BED & SURROUND TO BE 100MM THICK WITH SUITABLE EXCAVATED MATERIAL BACKFILL (DOT TYPE 1 GRANULAR MATERIAL BACKFILL UP TO UNDERSIDE OF NEW FLOOR SLAB WITHIN EXTENSION). PROPRIETARY CONNECTORS TO BE USED BETWEEN NEW & EXTG DRAINS. ALL GULLYS TO BE 100MM DIA., TRAPPED & TO HAVE INTEGRAL RODDING ACCESS. NEW MANHOLES 1, 2 & 3 TO BE 450MM DIA. PROPRIETARY POLYPROPELYENE WITH MATCHING METAL COVERS. NEW MANHOLES 4 & 5 TO BE 250MM DIA. UNDERGROUND QUALITY PVC WITH MATCHING METAL COVERS. ALL MANHOLES, GULLYS AND FLOOR SOCKETS TO BE SURROUNDED IN 100MM THICKNESS OF 'FDN2' CONCRETE WITH FLEXIBLE COUPLING WITHIN 50MM OF FACE OF CONCRETE SURROUND. CONCRETE FOUNDATIONS TO BE LINTOLLED OVER ALL DRAINS & 50MM CLEARANCE FORMED AROUND PIPE

SURFACE WATER SOAKAWAY

NEW SOAKAWAY TO BE POSITIONED AT LEAST 5000MM AWAY FROM ANY BUILDING OR ROAD AND DESIGNED IN ACCORDANCE WITH BRE DIGEST 365. ULTIMATE SIZE AND POSITION TO BE AGREED WITH BUILDING INSPECTOR ON SITE. PIT TO BE FILLED WITH CLEAN LARGE STONES TERMINATED 300MM BELOW FINISHED GROUND LEVEL, OVERLAID WITH 1200G POLYTHENE AND SUITABLE EXCAVATED TOP AND SUBSOIL

CONCRETE FOUNDATIONS

1400MM DEEP, 500MM WIDE CENTRALLY LOADED (UNLESS NOTED OTHERWISE) 'FND2' CONCRETE DEEP STRIP FOUNDATION. INCREASE DEPTH TO 600MM BELOW LOWEST EXPOSED ROOT. FORM CLEARANCE AROUND ALL DRAINS AS 'BELOW GROUND DRAINAGE' NOTE ABOVE

WALLS UP TO DPC LEVEL

300MM CAVITY WALL CONSISTING FACING BRICK OUTER SKIN AND FLETTON BRICK INNER SKIN ALL IN 1:3 SR MORTAR. WEEP HOLES AT 900MM C/C'S IN OUTER SKIN OF FIRST COURSE. MORTAR FILL TO BASE OF CAVITY SPLAYED TOWARDS OUTER FACE. INSULATION FILL AND CAVITY TIES ALL AS 'WALLS ABOVE DPC LEVEL' GENERAL NOTE

CONCRETE FLOOR SLAB

150MM THICK RC (A142 MESH) 'FND2' CONCRETE ON 1200G POLYTHENE DPM ON BLINDED AND COMPACTED 150MM MIN. THICKNESS DOT TYPE 1 GRANULAR FILL SUB-BASE. DPM TO HAVE LAPPED & SEALED JOINTS AND TO BE TURNED UP ALL WALL FACES TO LAP DPC's

WALLS ABOVE DPC LEVEL

300MM CAVITY WALL CONSISTING FACING BRICKS (TO MATCH EXTG) OUTER SKIN AND 100MM THERMALITE SHIELD 4N/MM² BLOCKWORK INNER SKIN ALL IN 1:1:6 MORTAR. DOUBLE TRIANGLE STAINLESS STEEL WALL TIES AT 450MM VERTICAL & HORIZONTAL CENTRES AND DOUBLED UP ALL AROUND OPENINGS. STAINLESS STEEL PROPRIETARY WALL STARTERS AT ALL JUNCTIONS OF NEW AND EXTG WALLS. 90MM ROCKWOOL CAVITY BATT INSULATION AND THERMABATE 90 CAVITY CLOSERS AROUND OPENINGS

WALLS ABOVE DPC LEVEL

300MM CAVITY WALL CONSISTING FACING BRICKS TO MATCH EXTG OUTER SKIN AND 100MM THERMALITE SHIELD 4N/MM² BLOCKWORK INNER SKIN ALL IN 1:1:6 MORTAR & WITH STAINLESS STEEL CAVITY WALL TIES. ALL NEW COURSING TO 'LINE THRO' WITH EXISTING. STAINLESS STEEL PROPRIETARY WALL STARTERS AT ALL JUNCTIONS OF NEW AND EXTG WALLS WITH POLYSULPHIDE SEALANT POINTING TO EXTERNAL FACE OF 10MM VERTICAL JOINT. 90MM ROCKWOOL CAVITY BATT INSULATION AND THERMABATE 90 CAVITY CLOSERS AROUND OPENINGS

CAVITY WALL TIES

TIES TO BE 225MM LONG 'ANCON STAIFIX RT2' TYPE 2 (DD140:PART 2) INSTALLED WITH 50MM MIM. EMBEDMENT AT 450MM VERTICAL C/C's, 900MM STAGGERED HORIZONTAL C/C's AND 225MM VERTICAL C/C's WITHIN 225MM OF VERTICAL EDGES TO OPENINGS & ROOF VERGES. (THESE TIES HAVE A DYNAMIC STIFFNESS GREATER THAN 113MN/m²)

DPC's

FULL WALL WIDTH PITCH POLYMER INSTALLED AT LEAST 150MM ABOVE EXTERNAL GROUND LEVEL IN OUTER SKIN AND LAPPED WITH EXTG AT ALL JUNCTIONS

LINTOLS

CATNIC CG90/100, INSULATED TYPE WITH 150MM MIN. END BEARINGS

REUSED EXTERNAL WINDOW & PATIO DOORS

PROPRIETARY DOUBLE GLAZED WHITE PLASTIC FRAMES. POLYSULPHIDE SEALANT POINTING TO BE INSTALLED EXTERNALLY BETWEEN FRAMES AND SURROUNDING MASONRY. GLAZING TO PATIO DOORS ETCHED AS TOUGHENED SAFETY GLASS

VELUX WINDOWS

VELUX WINDOW 'GGLM08' (WITH THERMO-STAR INSULATING GLASS DOUBLE GLAZING TYPE '59') COMPLETE WITH FLASHING KIT (TO SUIT ROOF TILE PROFILE) BUILT INTO ROOF TILING

ROOF COVERING

INTERLOCKING CONCRETE ROOF TILES TO SUIT 15° PITCH INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS ON TANALISED 38x19MM S/W BATTENS – SPACED TO ACHIEVE 100MM MIN. HEADLAP, ON BREATHERABLE SARKING FELT, ON COUNTERBATTENS, ON PITCHED ROOF INSULATION, ON RAFTERS. 6MM MASTERBOARD UNDERCLOAK PROJECTING 40MM BEYOND WALL FACE AT BOTH SIDE WALLS. TILE FIXINGS TO BE PROVIDED AT ALL PERIMETERS AND EVERY 5TH ROW. VERGE TILES TO BE BEDDED IN 1:1:6 MORTAR

BREATHERABLE SARKING FELT

TO BE 'KINGSPAN NILVENT' BREATHABLE MEMBRANE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS OVER COUNTERBATTENS

COUNTER BATTENS

TANALISED 50x25MM S/W BATTENS POSITIONED DIRECTLY OVER & AND FIXED TO RAFTERS 'THRO' INSULATION BOARDS WITH 'HELIFIX INSKEW' NAILS

PITCHED ROOF INSULATION (WARM ROOF CONSTRUCTION)

2No. LAYERS OF 60MM THICK 'KINGSPAN THERMAPITCH TP10' INSULATION BOARD. 1ST LAYER INSTALLED BETWEEN RAFTERS, LEVEL WITH TOP EDGE, AND 2ND LAYER OVER RAFTERS WITH LONG EDGES LAID TRANSVERSE

LEAD COVER FLASHING

CODE 5 LEAD COVER FLASHING IN 1500MM MAX. LENGTHS WITH 100MM LAPS. COVER FLASHING TO BE LEAD WEDGED AT 500MM C/C's INTO 25MM DEEP CHASE FORMED IN EXISTING BED JOINT AND REPOINTED IN 1:1:6 MORTAR. FLASHING TO BE DRESSED 150MM DOWN ROOF TILING AND OUTER EDGE CLIPPED AT 500MM C/C's

ROOF CARCASS

ALL CARCASSING TIMBER TO BE TANALISED & REGULARIZED C16 (SC3) GRADE. RAFTERS & CEILING JOISTS TO BE 150x50MM AT 400MM C/C's SKEW NAILED TO WALL PLATES (FIRST MEMBER TO BE PILOT DRILLED). ALL OTHER TIMBER TO TIMBER CONNECTIONS TO BE MADE USING PROPRIETARY METAL HANGERS. ROW OF SOLID BLOCKING TO BE INSTALLED AT MID-SPAN IN BOTH CARCASSES. DOUBLED UP RAFTERS/JOISTS TO BE COACHBOLTED TOGETHER AT 800MM C/C's

CEILING FINISH

12.7MM PLASTERBOARD FINISHED WITH SKIM COAT OF THISTLE MULTI-FINISH PLASTER. ALL JOINTS IN PLASTERBOARD TO BE FILLED & TAPED. ALL BOARDING PERIMETERS TO BE SUPPORTED ON JOISTS/NOGGINS

FLOOR FINISH

75MM THICK 1:4 SAND CEMENT SCREED ON BUILDING PAPER ON 70MM KINGSPAN 'THERMAFLOOR' TF70 RIGID SLAB INSULATION. SCREED TO BE LAID IN 2No. LAYERS WITH D49 REINFORCING MESH. 25MM THICKNESS OF INSULATION TURNED UP ALL WALL FACES TO FFL

INTERNAL WALL FINISH

GYPROC THISTLE HARDWALL PLASTER WITH MULTI-FINISH SKIM COAT INCORPORATING EML BRIDGING TO ALL JUNCTIONS OF DIFFERENTIAL BACKGROUNDS, SERVICES CHASES & METAL STRAPS. FINISH TO INCORPORATE STOP AND CORNER BEADS AT EDGES AS APPROPRIATE

LONDON BOROUGH OF HILLINGDON RECEIVED 25 JAN 2006 PLANNING & TRANSPORTATION GROUP

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No.	Revision	Date
A	SECTION 1 & GENERAL NOTE 'CONCRETE FOUNDATIONS' – DEPTH OF FOUNDATIONS INCREASED GENERAL NOTE 'REUSED EXTERNAL WINDOW & PATIO DOORS – PATIO DOOR GLAZING TYPE ADDED	JUNE.05

No.	Revision	Date

No.	Revision	Date

Notes

Project: 10 BARRA HALL ROAD HAYES, MIDDX.

Drawing Title: CONSTRUCTION DETAILS

Scale: 1:50 Drawn: PJM

Date: APRIL 2005 Checked:

Drawing No.: 9906/16 Revision: A

DO NOT SCALE -- ALL DIMENSIONS TO BE CHECKED ON SITE