

GENERAL NOTES

1. all new works to be carried out are to comply to the building regulations 2010 and all subsequent amendments
2. all materials are to be fixed in strict accordance with the manufacturers written instructions and recommendations and the relevant british standards and code of practice.
3. all structural timbers are to be scd stress graded and pressure impregnated with an approved preservative.
4. all glazing units to external windows and doors are to be double glazed and glass is to comply to bs6262 and bsen12150 in all critical locations.
5. any electrical works to be carried out are to be under taken by an approved contractor and a member of e.c.a and all works are to comply with n.i.e.c and the electrical contractor is to provide a test certificate for all new works which have been carried out.
6. any gas works to be carried out are to be under taken by a gas safe registered installer
7. all new water service installations shall comply with the water supply (water fitting) regulations 1999 and as per B legonoboles central regulations 1999
8. provide mastic pointing to all external and internal reveals of openings in cavity wall construction.
9. provide and fix insulated dpc's to all cavity closers of opening in external walls by damcor or similar approved
10. close all cavities at eaves level with fire resistant mastic cap master board or turned block.

SCHEDULE OF WORKS

1. REMOVE EXISTING CONSERVATORY

The contractor is to include for carefully removing existing upvc conservatory roof, windows and frame and cart away from site. Close down existing brickwork, dwarf walls and cart away and remove. PROVISIONALLY INCLUDE FOR CAREFULLY GRUBBING UP EXISTING FOUNDATIONS. NOTE: EXACT SIZE OF PAD FOUNDATIONS IS TO BE AGREED WITH STRUCTURAL ENGINEER. INSTRUCTURAL ENGINEER TO INSPECT PRIOR TO REMOVING.

2. GRUB UP EXISTING ACO

Include for grubbing up section of existing aco drainage channel in front of existing conservatory and cart away from site. provide and fix new aco channel where highlighted on plans which is to be 100mm x 100mm. All opening casements are to be as shown on elevations and are to be a minimum of 1200mm of the rooms floor area. Windows are to have 20mm thick double glazed units which are to be laminated safety glazing to BS EN 12150, 50mm outseal, 150mm argon filled cavity and firm installed insofar to have been coating on cavity facing side. Prior to cutting and fixing cranks, supplier is to take site dimensions and agreed colour with client.

3. TEMPORARILY REMOVE EXISTING SVP

Where detailed on plans, the contractor is to include for temporarily removing existing SVP to allow existing brickwork elevation to be rendered, post completion of the render include for retiling sfp to existing location.

4. REMOVE EXISTING BARGE BOARDS

Include for removing the existing barge boards fixed to the utility room roof and cart away from site. provide and fix new 18mm thick wbp plywood barge boards which are to be faced with powder coated aluminium cap sheet which is to match colour of new end gable to existing doors. All fangs to be concealed

5. REMOVE SECTION OF EXISTING FASCIA BOARDING

To length of fascia boarding highlighted on plans, include for removing and replacing with new 18mm thick wbp plywood barge boards which are to be faced with powder coated aluminium cap sheet which is to match colour of new end gable to existing doors. All fangs to be concealed

6. REPLACEMENT WINDOWS

To windows highlighted on plans, include for removing uwp windows and cart away from site. provide and fix new aluminium powder coated windows which are to achieve a minimum U-Value of 1.0W/m2K. All opening casements are to be as shown on elevations and are to be a minimum of 1200mm of the rooms floor area. Windows are to have 20mm thick double glazed units which are to be laminated safety glazing to BS EN 12150, 50mm outseal, 150mm argon filled cavity and firm installed insofar to have been coating on cavity facing side. Prior to cutting and fixing cranks, supplier is to take site dimensions and agreed colour with client.

NOTE: INCLUDE FOR MAKING GOOD TO DISTURBED SURFACES INTERNALLY.

7. REPLACE EXISTING BARGE BOARD TO LARGE CABLE END

To length of fascia boarding highlighted on plans, include for removing and replacing with new 18mm thick wbp plywood barge boards which are to be faced with powder coated aluminium cap sheet which is to match colour of new end gable to existing doors. All fangs are to be concealed

8. TEMPORARILY REMOVE WATER TAP

Include for temporarily removing existing water tap and hose pipe where detailed on floor plans, allow for removing and extending pipework if required for new render finish. Post completion of the render refit water tap and hose to wall.

9. ADJUST EXISTING EXTRACTOR FAN

Where existing extractor fan is located on gable end wall, include for temporarily removing and adjusting to suit new render wall finish. Refit and commission existing extractor fan to new render finish post completion.

10. RETILE SECTION OF EXISTING ROOF

To section highlighted on plans, include for carefully stripping existing plain clay tiles from roof and set aside for reuse. Set off existing upvc barge boards, battens and rafting felt and cart away. Refit felt with Product VP300 vapour permeable roofing felt and lap with new roof sarking. Provide and fix 25x25mm treated s.w. timber roof battens over and include for fixing Marley Eternit Hawkins clay plain tile Staffordshire blue, which are to be fixed in strict accordance with the manufacturers written instructions. All new ridge tiles are to be mechanically fixed in accordance with BS 5534 revision: 2014

NOTE: CLAY TILES SET ASIDE FOR REUSE ARE TO BE BLEND IN WITH NEW TILES ON BOUNDARY FACING SIDE ELEVATION. DETAILS TO BE AGREED WITH CLIENT.

11. ADJUST EXISTING RAINWATER DOWN PIPE

Where detailed on floor plans, include for adjusting existing rainwater downpipe, remove existing and cart away from site. Check up gully and cart away from site. Fix new down pipe as specified and connect into new aco drainage channel.

12. MAKE GOOD EXISTING PLASTERED WALL

Include for making good to the existing plastered wall finish to the wall which divides kitchen and conservatory and also utility and conservatory, make off loose material and include for patching up where required, apply 3mm thick skim finish, two, mist coat and 2nd, full coats to redecorate to colour agreed with client.

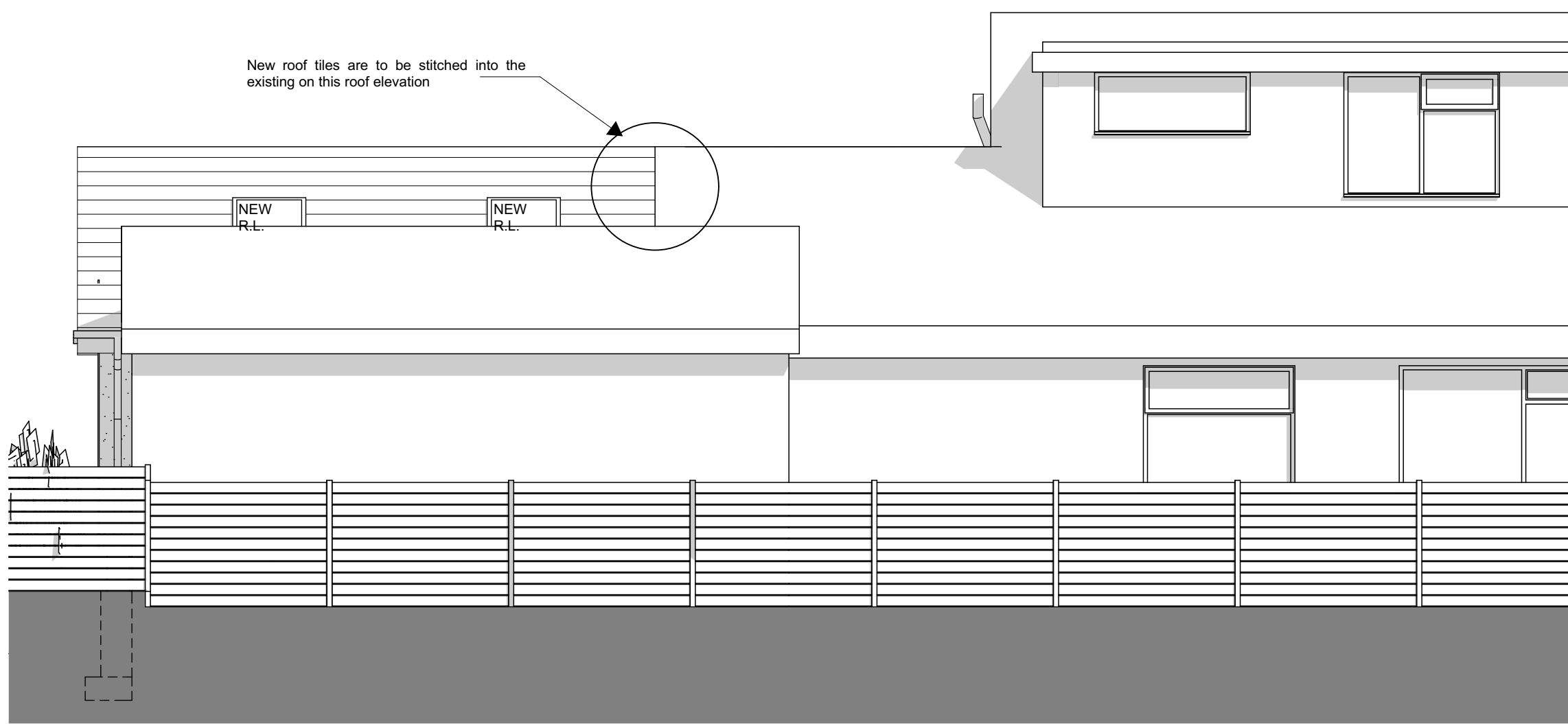
13. MAKE GOOD PAVING EXTERNALLY

Include for carefully grubbing up existing paving slabs and set aside for reinstatement. On completion of external drainage works and weathering new drainage, include for cutting and relaying existing stone paving slabs which are to be laid on 75mm thick sand-cement mortar bed and joints pointed to match existing.

NOTE: EXACT DETAILS ARE TO BE AGREED WITH CLIENT

14. ADJUST EXISTING EXTERNAL LIGHTS

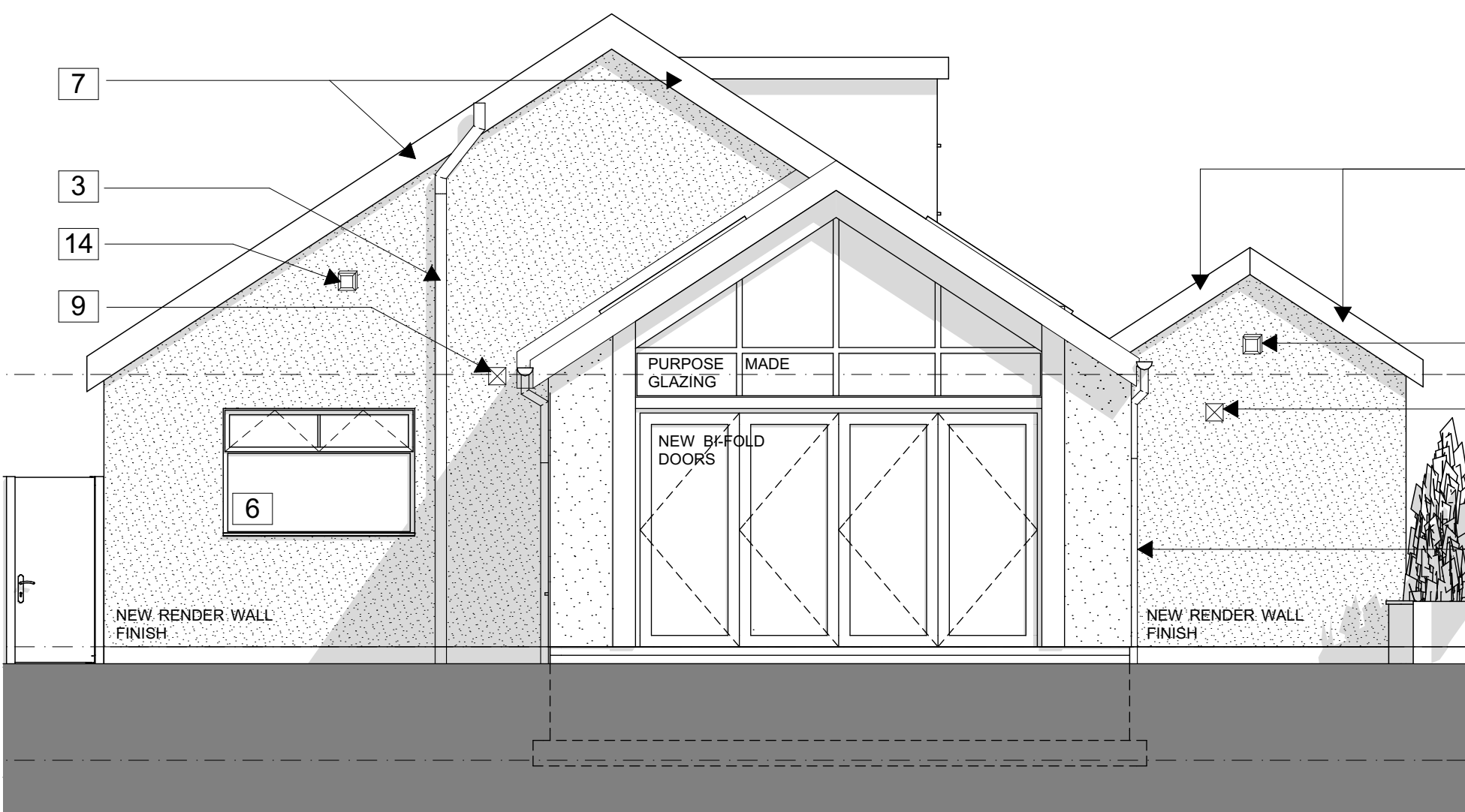
By client. External lights positioned on large end gable and utility room end gable are to be temporarily removed in order to be undertaken, post completion of rendering reinstale in original location.



SIDE ELEVATION AS PROPOSED

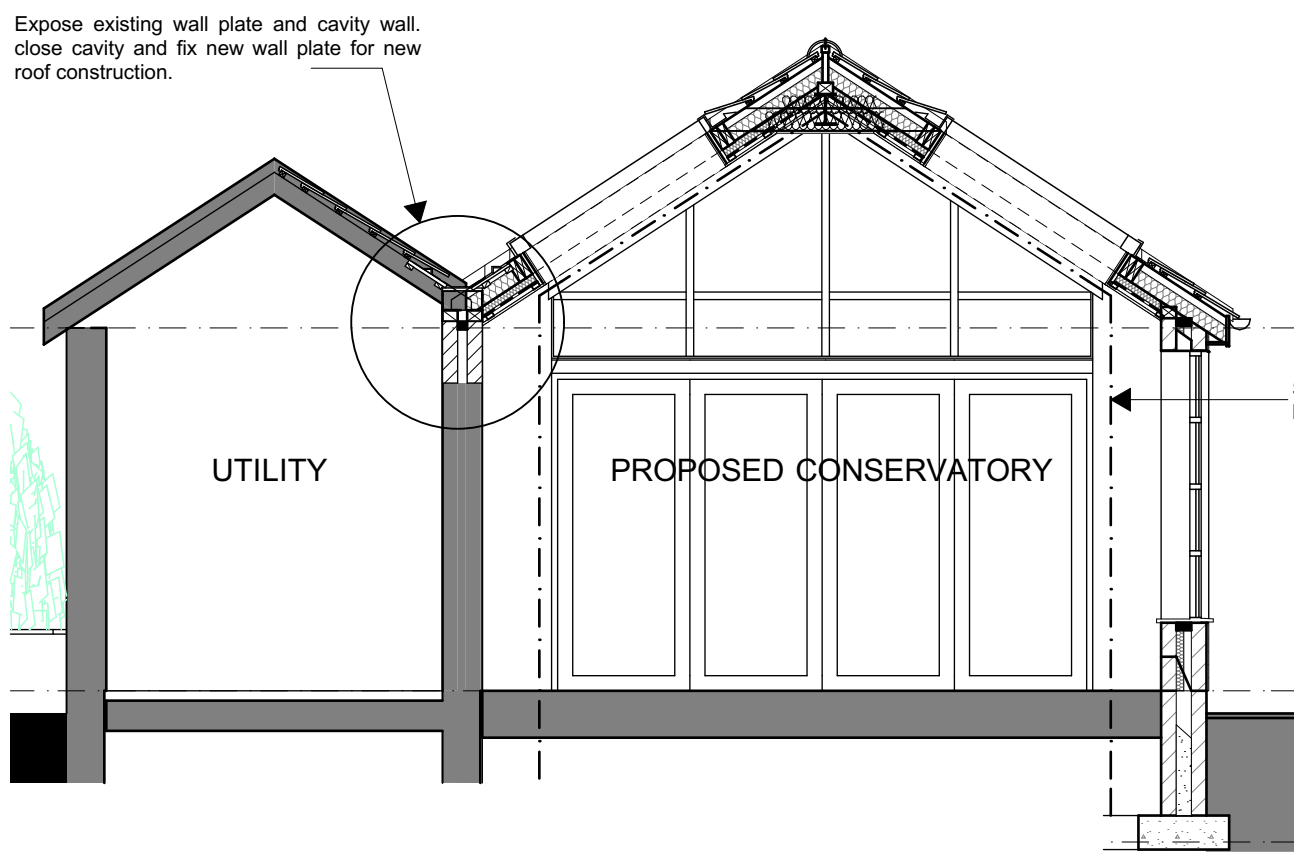
FOUNDATIONS	CAVITY WALL TIES
The contractor is to include for carefully grubbing up existing paving and set aside for reuse. Provisionally include for exposing existing foundations and grubbing up to cart away from site. excavate approx 1m deep and cast 225mm deep x 600mm wide concrete strip foundations which are to be reinforced with 2nos layers of B502 steel reinforcement mesh top and bottom with minimum 50mm concrete cover. Exact depth and width of foundations to be agreed with LABC onsite prior to casting foundations.	To new cavity walls provide and place austenitic stainless steel cavity wall ties by catnic or similar approved grade a type and are to be spaced at 900mm horizontal c/s and 400mm vertical c/s and 225mm staggered c/s where within 225mm of openings in cavity wall construction.
STEEL COLUMN PAD FOUNDATIONS	WALL TIES TO EXISTING BRICKWORK
In location shown on plans, provisionally include for forming new pad foundations for steel columns to be 1m x 1m x 1m deep. Cast in-situ holding down bolts into concrete foundations to receive base plates from new steel columns.	Where all new cavity walls built up to existing masonry include for providing and fixing Catnic Stronghold wall connectors and fix wall ties at 225mm vertical c/s.
NOTE: EXACT SIZE OF PAD FOUNDATIONS IS TO BE AGREED WITH STRUCTURAL ENGINEER.	CONNECTING TO EXISTING WALLS
BELOW GROUND WALL CONSTRUCTION	Where new cavity wall built up to existing walls, partially remove outseal of existing wall and expose existing cavity, existing cavity and new are to run continuously to provide break between inner and outseal of masonry.
Form 300mm wide cavity wall construction below DPC level to comprise of 100mm thick inner and outseal of Tarmac Tople standard solid dense aggregate blocks which are to have a minimum compressive strength of 7.0mN/c2 and 100mm thick structural cavity. Baselfit cavity with weak mix concrete cavity fill, 572 grade, up to max 225mm below dpc and weather strike to outseal.	TIES TO NEW COLUMNS
ENGINEERING BRICKWORK	Where inner brickwork leaf butts up to new steel columns, include for tying together with Ancon Clark stainless steel SDV frame coramps which are to be shot fixed to new columns and spaced at 225mm vertical c/s. All frame coramps are to be fixed with debonding sleeves.
Outseal of below ground wall construction is to stop at 225mm below ground level. Include for constructing single leaf of 102.5mm brickwork outseal wall in Class II engineering brickwork which is to be F2 frost resistant and S2 rating suitable salts up to DPC level. Exact type of engineering brickwork is to be agreed with client.	RENDER WALL FINISH
DAMP PROOF COURSE	To existing brickwork wall which are proposed to be rendered include for applying 16mm thick Weber-rend OCR one coat render system which is to have smooth spigotted finish. Prepare brickwork face to receive render finish and apply water rend and slurry key coat mortar to substrate 2.0mm thick and provide stripped finish. Build up one coat system in 2nos, layers, apply 1 layer 8mm thick, after water mesh cloth reinforcement mesh around all openings and edges of the render and apply 2nd layer 8mm thick over, allow to dry and paint new render finish with 2no, full coats of white Weber Wt si silicone based render paint, exact colour to be agreed with client.
NOTE: EXACT DETAILS TO BE AGREED ONCE SLAB HAS BEEN EXPOSED.	CAVITY CLOSERS
MAKE GOOD EXISTING GROUND FLOOR SLAB	To all openings in cavity wall construction include for closing with kingspan insulated cavity closers or similar approved or turned block.
To perimeter of existing slab, where existing substructure is to be removed, include for generally making good and filling cracks and spalling of the slab.	NEW CAVITY WALL CONSTRUCTION
CAVITY WALL CONSTRUCTION	Cavity wall construction is to comprise of 100mm thick Tarmac Tople standard solid dense aggregate blocks. blockwork inner and outseal which is to have a minimum compressive strength of 3.0mN/c2 and 100mm thick structural cavity. Ensure cavity is clear of all ends and drops and partially fill with 50mm thick Colasol CM4000 rigid cavity wall insulation which is to be fixed back to one panel of blockwork with Ancon Unisul cavity wall insulation making clips. To external face include for applying 16mm thick Weber-rend OCR one coat render system which is to have smooth spigotted finish. Prepare brickwork to receive render finish and apply water rend and slurry key coat mortar to substrate 2.0mm thick and provide stripped finish. Build up one coat system in 2nos, layers, apply 1 layer 8mm thick, after water mesh cloth reinforcement mesh around all openings and edges of the render and apply 2nd layer 8mm thick over, allow to dry and paint new render finish with 2no, full coats of Weber Wt si silicone based render paint, exact colour to be agreed with client. Finish internal surfaces with 12.5mm thick gypsum wall board which is to be scd and dabbed onto blockwork face, skim and apply 3mm thick skim finish and include for all beads and stops. Cavity wall is to achieve a minimum U-Value of 0.28W/m2K.

GROUND FLOOR AS PROPOSED

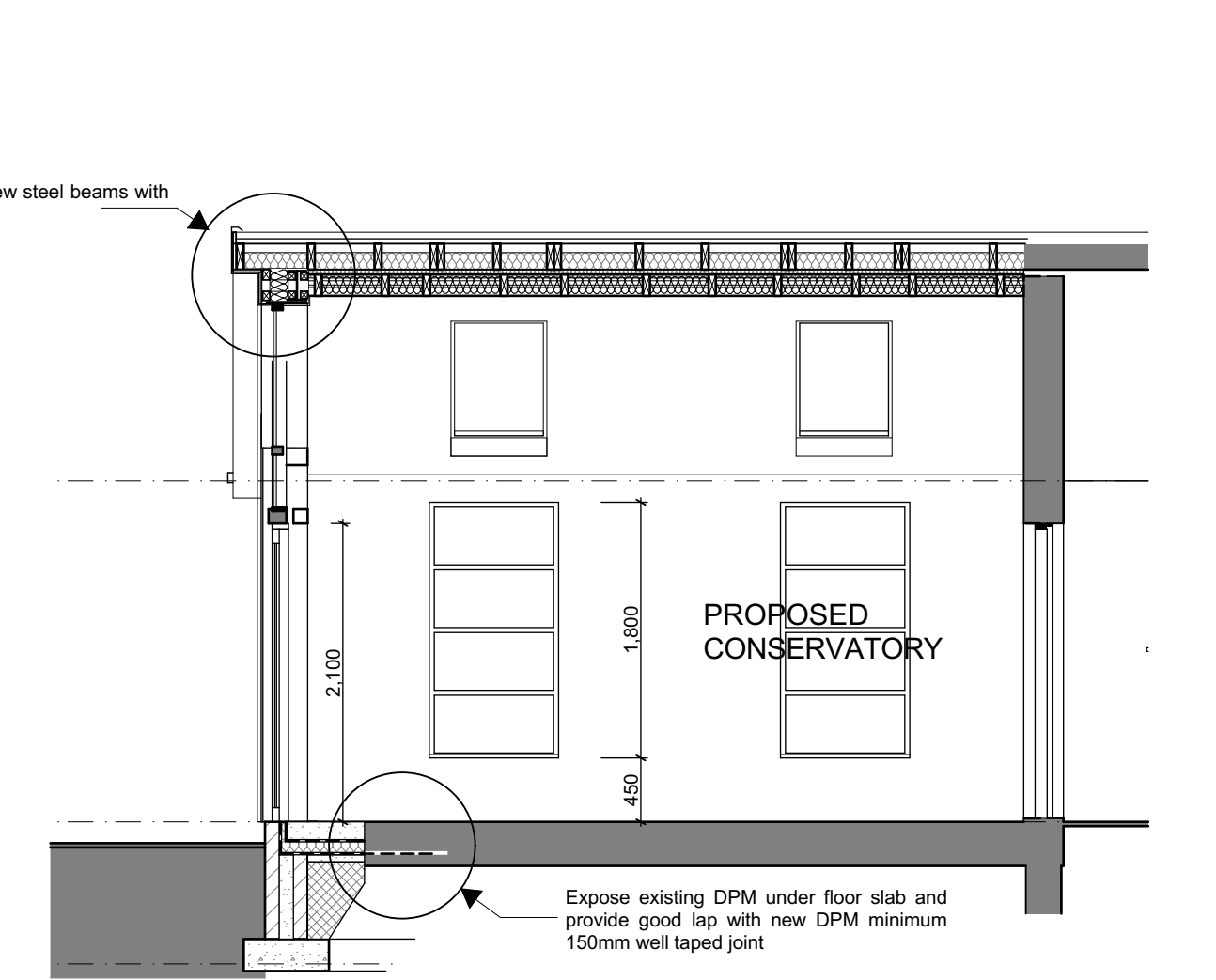


REAR ELEVATION AS PROPOSED

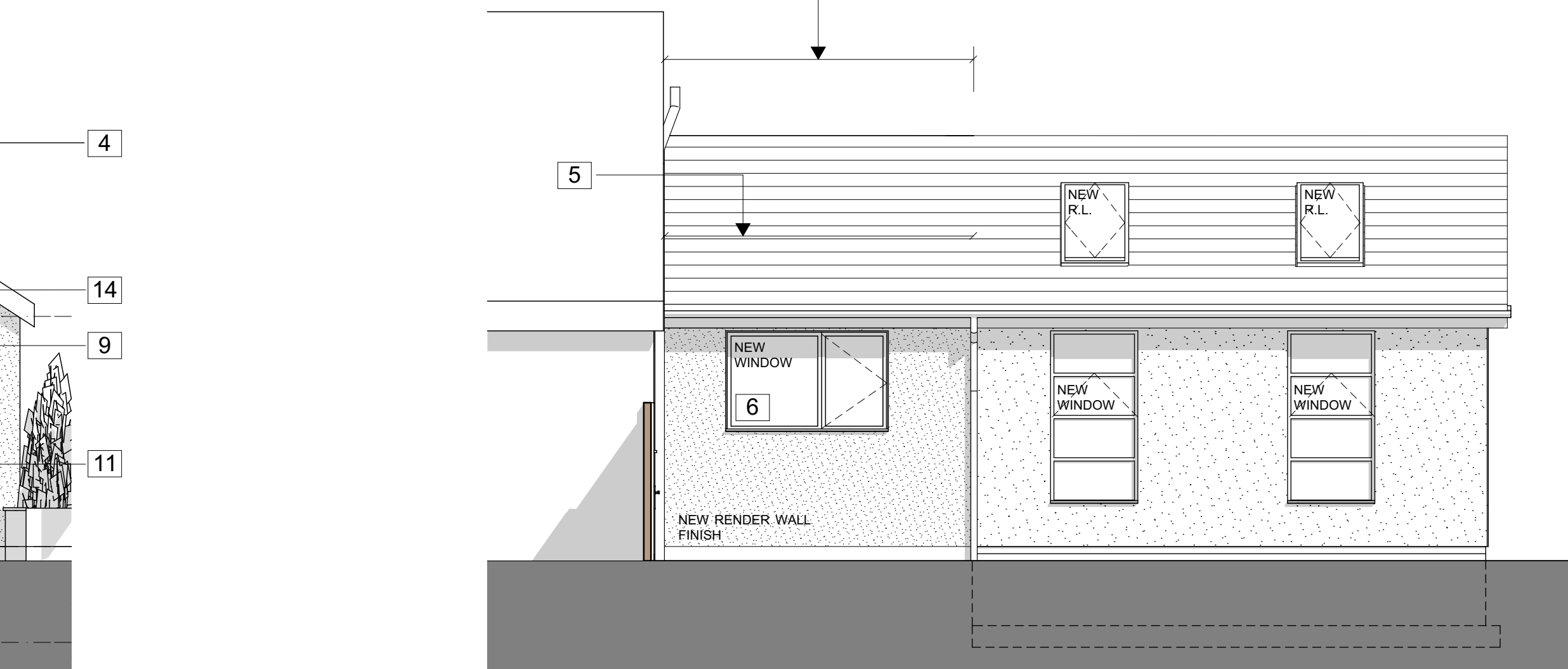
NEW STEEL RIDGE BEAM
In location detailed on plans, include for providing and fixing new steel ridge beam to support new roof construction, new steel beam is to be fixed with cleat to new steel raftering beam, it is to bear on wall at opposite end and is to have galvanised zinc coating. Beam is to have pre-drilled top flange with holes at 600mm staggered c/s, fix 100mm x 75mm treated s.w. timber wall plates over with M10 stainless steel bolts. All steelwork is to be CE marked and is to be installed in accordance with BS EN 1002-2:2008+A1:2011. All steelwork connections and cladding details are to be designed by the steelwork fabricator.
TIMBER WALL PLATE
To top inner side of blockwork provide and fix 75x100mm x 5mm treated timber wall plate which is to be fixed to blockwork using 30x5mm thick galvanised steel straps 1000mm long spaced at 1500mm c/s maximum.
NEW ROOF CONSTRUCTION
The contractor is to include for forming new vaulted ceiling with conservatory extension. Provide and fix 44x100mm C16 treated s.w. timber rafters which are to be spaced at 600mm c/s and buttjoint over wall plate. Fix rafters to wall plate with Simpson Strongtie galvanised steel truss clips and fix at all fixing points. Provide and fix 30mm thick laminated s.w. timber ridge board at ridge to provide fang which is to be fixed to new ridge beam, dress DPC 300mm up ends of rafters and is to lap into gutter. Provide and fix Product VP300 permeable roofing membrane over which is to have minimum 150mm laps and is to be dressed into gutter. Provide and fix 25x30mm treated s.w. timber roof battens over and include for fixing Marley Eternit Hawkins clay plain tile Staffordshire blue to match existing, which are to be fixed in strict accordance to the manufacturers written instructions. Pitch of new roof is to match existing and is to be site measured.
LATERAL RESTRAINT STRAPS
Provide lateral support to roof rafters using 300mm galvanised steel straps which are to be fixed to first three rafters running parallel to walls fixed to timber nogginns and pack out between first rafter and steel rafter to provide light joint and straps are to be spaced at 1200mm c/s. All straps to be shot fixed to steel rafters.
DOUBLE UP RAFTERS
Where forming openings for new rooflights, include for C16 44x100mm treated s.w. timber double up rafters both sides are to C16 44x100mm treated s.w. timber double up rafters to head and all of rooflight openings. All double rafters and timbers are to be screwed together and are to be hung from timber supporting members with galvanised mild steel post hangers.
HORIZONTAL VALLEY GUTTER
Where new pitched roof adapts existing pitched roof over utility room, include for forming new horizontal valley gutter. Dress back existing roof to expose existing rafters, cut ends of existing rafters back to existing wall plate and include for fixing new wall plate on outseal of masonry to support eaves of new roof construction. Provide and fix treated s.w. timber 50 x 125mm valley beam to form level base for gutter. Line gutter with 12mm thick WBSP plywood and fix valley battens full length of valley. Line gutter with Insulac VP300 vapour permeable roofing membrane and line with code 5 lead to form gutter in maximum lengths of 1.5m and with minimum 300mm laps and fix to valley battens by hand saw to be fixed in accordance with Lead Sheet Association guidance and recommendations. Fix breathable roof felt over and dress into gutter. Include for cutting new tile to suit gutter width.
VALLEY GUTTER DRESS
The contractor is to provide a minimum 50mm drip slope to each side of valley gutter, maximum length of Code 5 gutter without drip is to be 5m in length. Drips are to be formed in strict accordance with the LSA manual.
CEILING TIE
All ceiling level provide and fix C16 44mm x 150mm treated s.w. timber tie to be screw fixed to existing rafters, tightly knot tie to provide existing rafters and tie to rafters with mineral insulation quilt and board and tie to beam with 12.5mm thick full backed gypsum plasterboard, tape all joints and apply 3mm thick skim finish.
RAKING CEILING INSULATION
Provide and fix 100mm thick Celvolux GA400 PUR rigid insulation board between rafters and ensure minimum 50mm air gap is maintained between air of roofing membrane and top of insulation. To cut of rafters provide and fix 50mm thick Celvolux GA400 PUR rigid insulation board. Fix 100 gauge val under and fix 25mm x 50mm treated s.w. timber battens over which are to be fixed at max 400mm c/s, provide and fix 7no, layer of 12.5mm thick gypsum plasterboard over, tape and fill joints and apply 3mm thick skim finish, include for all beads and stops where required. Raking ceiling is to achieve a minimum U-Value of 0.18W/m2K.
NOTE: WHERE FORMING OPENINGS FOR ROOF LIGHTS, BOARD PERIMETER WITH 5MM THICK CELOTEX INSULATED PLASTERBOARD TO PREVENT THERMAL BRIDGING.



SECTION A-A

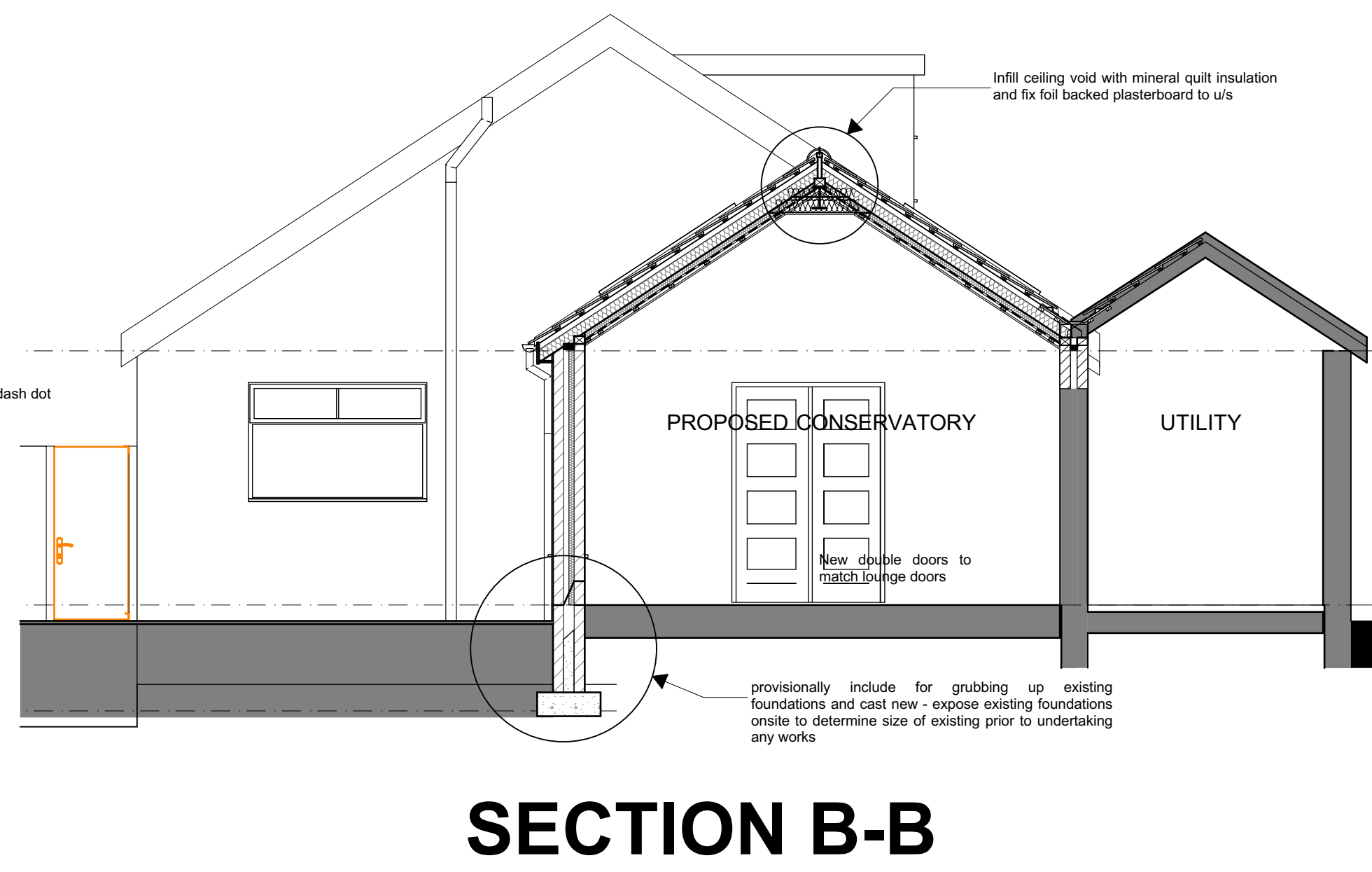


SECTION C-C



PATIO SIDE ELEVATION AS PROPOSED

GLAZING TO GABLE END
The contractor is to include for providing and fixing new aluminium powder coated purpose made glazing unit is gable end of new extension which is to be secured a minimum U-Value of 1.0W/m2K. Glazing is to 20mm thick double glazed units which are to be laminated safety glass to BS EN 12150, 6mm outseal, 10mm argon filled cavity and firm installed insofar to have been coating on cavity facing side. Prior to ordering and fixing onsite, supplier is to take site dimensions and agreed colour with client.
TRICKLE VENTILATION
All new windows and doors are to be provided with trickle ventilators in the top rail of the casement which are to achieve a minimum 8000mm2 equivalent free area.
PURGE VENTILATION
Contractor is to ensure that all new rooms have opening casements which have a total area that equates to atleast 1/20th of the floor area while rooming occupied room.
SAFETY GLAZING
safety glass required to comply to be an 12150 in all critical locations which is to be between floor level and 800mm above that level to windows and between floor level and 2000mm above that level and 3000mm at either side of doors and side panels.
THERMAL BREAK AND DRAFT EXCLUDERS
All aluminium window and door units are to be thermally broken with rubber gaskets to prevent thermal bridging through the aluminium units. All windows and all folding doors are also to be filled with draft excluders to prevent drafts entering the building.
POWDER COATED ALUMINIUM SURROUND
Where detailed on elevations, provide and fix 18mm thick wbp plywood surround to end gable which is to be capped with purpose made aluminium lining which is to be powder coated in colour first agree with client.
NOTE: ALL FINISHES FOR THE ALUMINIUM LINING ARE TO BE CONCEALED.
PLASTER FINISH
All new internal walls with new conservatory extension are to be fixed with 12.5mm thick briton spon plasterboard which is to be fixed to walls with plasterboard adhesive dabs. Tape and fill all joints, to determine end beads and stops and apply 3mm thick skim finish.
NOTE: CONTRACTOR IS TO ALLOW MORTAR FOR LIVING WITH CLIENT WHEN FIRST FIXING ELECTRICALS. INCLUDE FOR BUILDERS WORK ASSOCIATED WITH INSTALLING ELECTRICAL INSTALLATIONS.
WINDOW CELL BOARDS
To new windows with extension, include for providing and fixing 25mm thick MDF window cell boards which are to have panel round profile, prime MOF and apply 3no, coats of Dulux gloss in brilliant white, all fangs are to be concealed - exact colour of glass to be agreed on client prior to applying.
INTERNAL JOINERY
Include for providing and fixing s.w. timber skirting to perimeter of new extension room, carefully remove existing and cart away, provide and fix new 18mm thick x 150mm high, knot ssp, prime and apply 2no, coats of Dulux gloss in brilliant white. Exact profile and glass colour to be agreed with client. All fangs to be wood filler and sanded prior to priming, include for removing existing architrave from top of cart away, provide and fix new timber architrave all things wood filled and sanded smooth, knot ssp, prime and apply 3no, coats of Dulux gloss in brilliant white, exact profile of architrave is to be agreed.
DECORATION BY client.
FLOOR FINISH
Existing laminate floor finish is to remain, include for covering during construction works and tape all joints, source matching laminate floor and make good to existing where extending existing floor slab construction. Sample to be approved by client prior to laying new section of flooring.
NEW DOUBLE DOORS
In location shown on plans, include for removing existing double doors between kitchen and new extension and cart away from site, sand existing door frame, undercut and apply 3no, coats of Dulux gloss in brilliant white, include for new set of primed hollow core double doors which are to match the existing lounge doors, contractor to visit site and price for double doors to match existing lounge doors.



SECTION B-B

Rev ID Date Comment

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Project:
New Conservatory

Scale:
1:50

Sheet Size:
A0

Title:
WORKING DRAWING

Drawing Number:
3646-02-03

CAD file path:
C:\E:\ARCHITECTS\TEMP\3646-02-03\3646-02-03.dwg

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CDM 2015 APPLIES TO ALL DOMESTIC WORKS
as more than 1 contractor is likely to work on this project the successful contractor will be appointed as principal contractor under cdm 2015 and is expected to include sufficient monies for acting as principal contractor and fulfilling his duties under cdm 2015 (see regs 7, 8, 12, 13 and 14) for further guidance see appendix 6 of cdm 2015 hse guidance document