#### **GROUND FLOOR AS PROPOSED**





External lights positioned on large end gable and utility room end gable are to be temporarily removed to allow rendering to be undertaken. post completion of rendering reinstate in original

14. ADJUST EXISTING EXTERNAL LIGHTS

Include for carefully grubbing up existing paving slabs and set aside for reinstatement. On completion of external drainage works and weathering new extension, include for cutting and rebedding 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

patching up where required. apply 3mm thick skim finish, 1no. mist coat and 2no. full coats to redecorate to colour agreed with client. 13. MAKE GOOD PAVING EXTERNALLY

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. nreak off all loose material and include for

Marley Eternit Hawkins clay plain tile staffordshire blue: which are to be fixed in strict accordance to 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 ONSITE. 11. ADJUST EXISTING RAINWATER DOWN PIPE Where denoted on floor plans, include for adjusting existing rainwater downpipe, remove existing and cart away from site. Grub up gully and cart away from site. Fix new down pipe as

plans. allow for removing and extending pipework if required for new render finish. post completion of the render refix 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. Refix 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, strip off existing upvc barge boards, battens and roofing felt and cart away. Ref-felt roof with Protect VP300 vapour permeable roofing felt and lap with new roof section Provide and fix 25x38mm tanalised s w timber roof battens over and include for fixing

units which are to be laminated safety glazing to BS EN 12150. 6mm outerleaf, 16mm argon filled cavity and 6mm innerleaf; innerleaf to have low-e coating on cavity facing side. Prior to ordering and fixing onsite, 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 GABLE END Include for removing the existing barge boards fixed to the large gable end 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 bi-folding doors. All fixings are to be concealed 8. TEMPORARILY REMOVE WATER TAP Include for temporarily removing existing water tap and hose pipe where denoted on floor

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 bi-folding doors. All fixings to be concealed. 6. REPLACEMENT WINDOWS To windows highlighted on plans, include for removing white upvc windows and cart away from site. provide and fix new aluminium powder coated windows which are to achieve a minimum U-Value of 1.6W/m2K. All opening casements are to be as shown on elevations and are to be a minimum of 1/20th of the rooms floor area. Windows are to have 28mm thick double glazed

allow existing brickwork elevation to be rendered. post completion of the render include for refixing svp 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 bi-folding

Where denoted on plans, the contractor is to include for temporarily removing existing SVP to

and cart away from site. provide and fix new aco chanel where highlighted on plans which is to be 100mm wide polypropylene channel which is to be 150mm deep and is to connect into existing. fix galvanised steel grating to match existing and leaf traps at all outlets. New drainage channel is to be firmly bedded on 100mm concrete bed and surround with 100mm thick concrete. make good to disturbed surfaces. 3. TEMPORARILY REMOVE EXISTING SVP

and frame and cart away from site. Dress down existing brickwork dwarf walls and cart away from site. Electrical strip out is to be undertaken by client. NOTE; PROVISIONALLY INCLUDE FOR CAREFULLY GRUBBING UP EXISTING FOUNDATIONS AND CART AWAY FROM SITE. INCLUDE FOR TRIAL HOLE FOR STRUCTURAL ENGINEER TO INSPECT PRIR TO REMOVING. 2. GRUB UP EXISTING ACO Include for grubbing up section of existing aco drainage chanel infront of existing conservatory

SCHEDULE OF WORKS 1. REMOVE EXISTING CONSERVATORY The contractor is to include for carefully removing existing upvc conservatory roof, windows

member of e.c.a and all works are to comply with n.i.c e.i.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 acop 18 legionellosis 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 material cape master board or turned

HIM: ┌─┴──┤

# SIDE ELEVATION AS PROPOSED

FOUNDATIONS 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 2no. layers of B503 steel reinforcment mesh top and bottom

with minimum 50mm concrete cover. Exact depth and width of foundations to be agreed with

In location shown on plans, provisionally include for forming new pad foundations for steel

columns to be 1m x 1m x 1m deep. Cast 4no. holding down bolts into concrete foundations to

NOTE: EXACT SIZE OF PAD FOUNDATIONS IS TO BE AGREED WITH STRUCTURAL

Form 300mm wide cavity wall construction below DPC level: to comprise of 100mm thick inner

and outerleaf of Taramc Toplite standard solid dense aggregate blocks which are to have a

minimum compressive strength of 7n/mm2 and 100mm thick structural cavity. Backfill cavity

with weak mix concrete cavity fill, ST2 grade, up to max 225mm below dpc and weather strike

Outerleaf of below ground wall construction is to stop at 225mm below ground level, include for

constructing single leaf of 102.5mm brickwork outerleaf wall in Class B engineering brickwork

which is to be F2 frost resistant and S2 rating soluble salts up to DPC level. Exact type of

to new cavity walls at min 150mm above ground level provide and place hyload plastic dpc or

similar approved which is to comply to bs 743 grade and is to be placed between two wet

To area hatched on plans, include for exposing edge of existing concrete floor construction to

determine exact build up of existing floor. Provisionally include for excavating to depth of

400mm and spread firmly compacted bed of sulphate free hardcore over 150mm thick. spread

50mm sand blinding over and lay 1200 gauge visqueen DPM over and lap up perimeter walls

up to DPC. Include for exposing existing DPM and well lap new with existign minimum 150mm

and well tap joint, lay 75mm thick Celotex GA4075 rigid PUR insulation over and 25mm thick

insulation upstand to perimeter of new section of slab where abutting external walls. Lay 1000

gauge vcl over and cast 125mm thick fibre reinforced concrete floor slab over. to achieve

To perimeter of existing slab, where existing substructure is to be removed, include for

Provide and fix polypropylene cavity tray, from Cavity trays of Yeovil, or similar approved.

include for all ends caps and corner junctions and provide weepholes spaced at max 900mm

Cavity wall construction is to comprise of 100mm thick Taramc Toplite standard solid dense

aggregate blocks blockwork inner and outleaf which is to have a minimum compressive

strength of 3.5n/mm2, with 100mm thick structural cavity. Ensure cavity is clear of all snots and

drops and partially fill with 50mm thick Celotex CW4000 rigid cavity wall insulation which is to

be tied back to inner leaf of blockwork with Ancon Universal cavity wall insulation retaining

clips. To external face include for applying 16mm thick Weber.rend OCR one coat render

system which is to have smooth sponged finish. Prepare blockwork to recieve render finish and

apply weber rend aid slurry key coat mortor to substrate 2-3mm thick and provide strippled

finish. Build up one coat system in 2no. layers, apply 1 layer 8mm thick, afix weber 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 sil.P silicone

based render paint; exact colour to be agreed with client. Finish internal surface with 12.5mm

thick gypsum wall board which is to be dot and dabbed onto blockwork face, skrim tape and

apply 3mm thick skim finish and include for all beads and stops. Cavity wall is to achieve a

NOTE: EXTACT DETAILS TO BE AGREED ONSITE ONCE SLAB HAS BEEN EXPOSED.

mortar beds and is to extend min 5mm beyond front face of facing brickwork.

LABC onsite prior to casting foundations.

STEEL COLUMN PAD FOUNDATIONS

ENGINEEF

to outerface.

ENGINEERING BRICKWORK

DAMP PROOF COURSE

minimum U-Value of 0.28W/m2K

CAVITY WALL CONSTRUCTION

minimum U-Value of 0.28W/m2K.

CAVITY TRAY

recieve base plates from new steel columns

BELOW GROUND WALL CONSTRUCTION

engineering brickwork is to be agreed with client.

NEW SECTION OF GROUND FLOOR SLAB

MAKE GOOD EXISTING GROUND FLOOR SLAB

generally making good and filling cracks and spalling of the slab.



GENERAL NOTES 1. all new works to be carried out are to comply to the building regulations 2010 and all subsequent amendments

and recommendations and the relevant british standards and code of practice.

comply to bs6262 and bsen12150 in all critical locations

approved preservative.

2. all materials are to be fixed in strict accordance with the manufacturers written instructions

3. all structural timbers are to be sc3 stress graded and pressure impregnated with an

4. all glazing units to external windows and doors are to be double glazed and glass is to

5 any electrical works to be carried out are to be under taken by an approved contractor and a

CAVITY WALL TIES to all 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 cts and 450mm vertical cts and 225mm staggered cts where within 225mm of openings in cavity wall construction.

WALL TIES TO EXISTING BRICKWORK

Where all new cavity walls butt up to existing masonry include for providing and fixing Catnic Stronghold wall connectors and fix wall ties at 225mm vertical cts. CONNECTING TO EXISTING WALLS Where new cavity wall butt up to existing walls, partially remove outerleaf of existing wall and expose existing cavity. existing cavity and new are to run continuously to provide break between inner and outerleaf of masonry.

TIES TO NEW COLUMNS Where inner blockwork leaf butts up to new steel columns, include for tieing together with Ancon Clark stainless steel SDV frame cramps which are to be shot fired to new columns and spaced at 225mm vertical cts. all frame cramps are to be fixed with debonding sleeves. RENDER WALL FINISH To existing brickwork wall which are proposed to be rendered include for applying 16mm thick

Neber.rend OCR one coat render system which is to have smooth sponged finish. Prepare

brickwork face to recieve render finish and apply weber rend aid slurry key coat mortor to substrate 2-3mm thick and provide strippled finish. Build up one coat system in 2no. layers, apply 1 layer 8mm thick, afix weber 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 sil.P silicone based render paint; exact colour to be agreed with client CAVITY CLOSERS To all openings in cavity wall construction include for closing with kingspan thermabate

insulated cavity closers or similar approved or turned block. LINTELS Over all new external openings in new cavity wall construction the contractor is top include for providing and fixing Catnic CG90/100 hot dip galvanised lintels which are to be insulated and are to have minimum end bearings of 150mm. complete with end caps as required. Include for fixing catnic clear pvc caviweep weephole vents above new window openings and space at max 900mm cts.

STEELWORK BELOW DPC All steelwork below DPC is to be coated with IKOPRO synthaproof original liquid DPM to all faces to a minimum of 150mm above dpc level. form laps with dpm/dpc in accordance with the manufacturers written instructions. VERTICAL DPC

To all new bi-fold door jambs include for fixing 10mm thick insulated vertical DPCs to prevent damp tracking through the jambs into the interior space. NEW STEEL COLUMNS In location denoted on plans, include for providing and fixing new steel columns to form large opening to new gable end. new steelwork is to be fixed with base plate to new pad foundations and is to have galvanised zinc coating. All steelwork is to be CE marked and is to be installed in accordance with BS EN 1090-2:2008+A1:2011. All steelwork connections are to be designed

by the steelwork fabricator. NEW STEEL RAKERS In location denoted on plans, include for providing and fixing new steel rakers to form large opening to new gable end. new steelwork is to be fixed with plates to new steel columns and is to have galvanised zinc coating. All steelwork is to be CE marked and is to be installed in accordance with BS EN 1090-2:2008+A1:2011. All steelwork connections are to be designed

by the steelwork fabricator. BESPOKE WINDOW SUPPORT PLATE Where new pitched aluminium powder coated window is to be fixed, include for fixing 8mm plate to u/s of raking steel beams which is to project forward and provide fixing for the top rail of the new pitched window.





#### ensure minimum 50mm air gap is maintained between u/s of roofing membrane and top of insulation. To u/s of rafters provide and fix 50mm thick Celotex GA4050 PUR rigid insulation board, fix 500 gauage vcl under and fix 25mm x 50mm treated s.w. timver battens over which are to be fixed at max 400mm cts. provide and fix 1no. layer of 12.5mm thick gypsum plasterboard over, tape and fil 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 25MM THICK CELOTEX INSULATED PLASTERBOARD TO PREVENT THERMAL

BRIDGING.





### **REAR ELEVATION AS PROPOSED**



# **SECTION A-A**

### **SECTION C-C**

NEW REND FINISH

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 achieve a minimum U-Value of 1.6W/m2K. Glazing to to 28mm thick double glazed units which are to be laminated safety glazing to BS EN 12150. 6mm outerleaf, 16mm argon filled cavity and 6mm innerleaf; innerleaf to have low-e 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/m equivalent area ventilation rate. 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 within the room associated room SAFETY GLAZING safety glass required to comply to be en 12150 in all critical locations which is to be between floor level and 800mm above that level to windows and between floor level and 1500mm above that level and 300mm to 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 bi-folding doors are also to be fitted with draft excluders to prevent drafts entering the building POWDER COATED ALUMINIUM SURROUND Where denoted 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 FIXINGS FOR THE ALUMINIUM LINING ARE TO BE CONCEALED. PLASTER FINISH

All new internal walls within new conservatory extension are to be lined with 12.5mm thick british gypsum plasterboard which is to be fixed to walls with plasterboard adhesive dabs. Tape and fill all joints, fix stainless steel beads and stops and apply 3mm thick skim finish. NOTE: CONTRACTOR IS TO ALLOW MONIES FOR LIAISING WITH CLIENT WHEN FIRST FIXING ELECTRICS; INCLUDE FOR BUILDERS WORK ASSOCIATED WITH INSTALLING ELECTRICAL INSTALLATIONS. WINDOW CILL BOARDS To new windows within extension, include for providing and fixing 25mm thick MDF window cill boards which are to have pencil round profile. prime MDF and apply 3no. coats of Dulux gloss

in brilliant white. all fixings are to be concealed - exact colour of gloss to be agreed with 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 stop, prime and apply 3no, coats of Dulux gloss in brilliant white. Exact profile and gloss colour to be agreed with client. All fixings to be wood filler and sanded prior to priming. Include for removing existing architraves from existing doors and cart away. provide and fix new s.w. timber architraves all fixings wood filled and sanded smooth, knot stop, prime and apply 3no. coats of Dulux gloss in brilliant white. exact profile of architraves 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 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, undercoat 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** 

NOTE THIS DRAWING IS TO BE TENDERED IN ACCORDANCE WITH ASPIN CONSULTING STEELWORK DESIGN AND DOCUMENTATION

CDM 2015 APPLIES TO ALL DOMESTIC WORKS

	R.L.
NEW WINDOW 6	

#### PATIO SIDE ELEVATION AS PROPOSED

All electrical works are to be undertaken by a fully qualified electrician who is to be NICEIC

registered. All sockets and switches are to be set between 400mm - 1200mm above finished

floor level; all electrical works are to be undertaken in strict accordance with Part P of the

building regulations. post installation of all electrical works Electrical Installation Certificate is to

ELECTRICS

be provided for building control.



A 15/04/20 STRUCTURAL ENGINEERS INFO ADDED Rev ID Date Issue Name

raw |yoratl

ARCHITECTS QUANTITY SURVEYORS CDM CO-ORDINATOR Churchill House, Regent Road, Stoke on Trent, ST1 3RH. Tel: 01782 208000 Fax: 01782 208712 E-mail: info@woodgoldstraw.co.u www.woodgoldstraw.co.uk

Mr & Mrs D. Carter 35, Carriage Drive Biddulph. ST8 7DZ Project. New Conservatory

<sup>Scale</sup> 1:50 Sheet Size Drawn A0

WORKING DRAWING

Drawing Number 3646-02-03A

Issue Date 15/04/2016

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 futher guidance see appendix 6 of cdm 2015 hse guidance document

CAD file path: :\2 S MILLINGTONS'S TEAM\3646 - Carter\Revision A - WORKING MODEL.pln Copyright. Wood Goldstraw Yorath LLP tractors are to check all dimensions on site and refer any discrepancies to the Architects immediately. Do not scale from this