

To the Contractor's Design

Foul Drainage above Ground - New
Design new foul drainage to suit new layout and connect into new Klargester treatment plants. Pipework to be plastic soil vent pipework and WC Branches. Pipes, fittings and accessories to be BS 4514 Kitemark certified. Method of fixing stacks to be steel brackets at 1800 mm c/c. Plastic branch pipework in MUPVC ABS polypropylene or polyethylene up to 50mm diameter for pipes, fittings and accessories to BS 5255. Sink 40mm diameter all appliances are to be fitted with 76mm deep seal trap.

Underground Drainage - Foul
To the Contractors design and in accordance with BS 8301 Building Drainage BS 8005 and the current Building Regulations, Approved Document H. Foul drainage to be connected into the existing foul drainage system on the site.

Underground Drainage - Storm/Surface Water
Install new below ground drainage to drain rainwater from new downpipes to new or existing soakaway. New soakways to be designed and constructed in accordance with BRE Digest 365.

Underground Drainage
Install new below ground drainage to drain rainwater from new downpipes to existing soakaway. Connect new foul water drainage to existing below ground foul water drainage system.

MECHANICAL AND ELECTRICAL (M+E) - TENDERING CONTRACTORS TO PROVIDE A DETAILED DESIGN AND SPECIFICATION FOR ALL M+E WORKS WITH THEIR TENDER SUBMISSION.

CONTRACTORS ARE ADVISED TO VISIT SITE AND SATISFY THEMSELVES AS TO THE SUITABILITY OF ALL EXISTING SERVICES, PRIOR TO TENDER.

Ground Floor Construction - Concrete Slab
Install new 150mm reinforced concrete slab, on well compacted hardcore to the Structural Engineers design and specification.

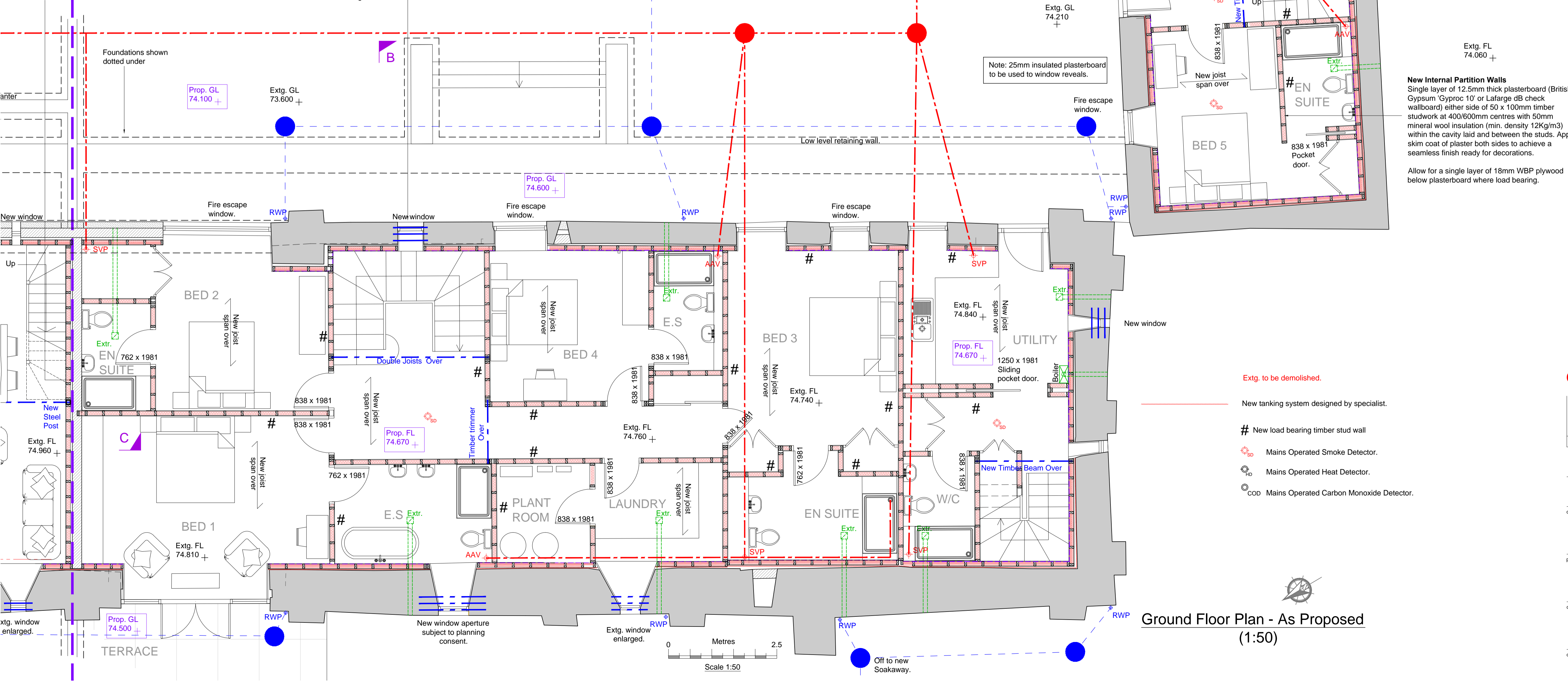
Floor finish over slab to be 50mm thick cement:sand screed (Grade C35 concrete with light mesh reinforcement or fibres added) on vapour barrier, over 80mm thick Celotex insulation on tanking system/radon barrier designed by specialist. DPCs to lap over DPM at junctions with external walls and sealed with double sided tape. Overall floor construction to achieve a U value of 0.20 w/m2K or better.

Separating Walls (Blockwork)
215mm thick dense blockwork (min. block density 1840 kg/m3) wall with blocks laid flat (110mm coursing) and 13mm plaster finish both sides. (min. mass per unit area 10 kg/m2)

New or modified openings in existing external walls
Allow to make good finishes (internally and externally) following introduction, reconfiguration or enlargement of new and existing window apertures in existing walls.

New soakaway min 5m from buildings.

Note: 25mm insulated plasterboard to be used to window reveals.



External walls - New
225mm natural stone facing on 50mm 'Sarcav' cavity spacing system. Breather membrane on 9mm sterling board, on 140mm timber studs with 'Actis' insulation between to the manufactures specification. Line internally with 12.5mm plasterboard on vapour control layer, on 38mm counter battens (service void).

Log Burner
Supply and install a new log burning stove, hearth and flue. Stove to be installed and commissioned by HETAS registered engineer and commissioning certificate / notice plates and ventilation to be provided on completion. Detail the provision of a carbon monoxide alarm to BS EN 50291:2001 in accordance with section 2.34 to 2.36 Approved Document J 2010 in relation to the new stove.

Ensure adequate combustion air supply in accordance with Building Regulations Approved Document J. Install 8000mm2 permanent ventilation from outside, through external wall.

Install non-combustible hearth in accordance with paragraphs 2.23 to 2.28 of Building Regulations Approved Document J and use 'Promat Supalux' or similar fire resistant board in lieu of plasterboard in close proximity to stove and flue. Provide matt grey twin wall flue (by Selkirk or equivalent). Twin wall matt grey flue and cowl from new stove to specialist design, and installation. A minimum of 38mm clearance must be maintained between the outer face of the chimney and any structural timber or loose combustible material.

External walls - Existing
Allow to line all extg. external walls with 140mm timber studwork. Install 'Actis' insulation between studs to the manufactures specification. Finish internally with 15mm firecheck board, on 1000g polythene vapour check, on 18mm WBP ply fixed to studs.

Include DMP/tanking system to specialist design and detail.

New Internal Partition Walls
Single layer of 12.5mm thick plasterboard (British Gypsum 'Gyproc 10' or Lafarge dB check wallboard) either side of 50 x 100mm timber studwork at 400/600mm centres with 50mm mineral wool insulation (min. density 12Kg/m3) within the cavity laid and between the studs. Apply skim coat of plaster both sides to achieve a seamless finish ready for decorations.

Allow for a single layer of 18mm WBP plywood below plasterboard where load bearing.

- Notes**
- This drawing is to be read in conjunction with all other relevant drawings, details and specifications.
 - DO NOT SCALE FROM THIS DRAWING. Use figured dimensions only.
 - All dimensions to be confirmed prior to construction.
 - Any discrepancies should be reported to Derry Owen Architects at the earliest convenience.
- NOTE**
Removal of structural elements to be carried out in accordance with a detailed method statement, approved by the Structural Engineer.

- Extg. to be demolished.
- New tanking system designed by specialist.
- # New load bearing timber stud wall
- Mains Operated Smoke Detector.
- Mains Operated Heat Detector.
- cod Mains Operated Carbon Monoxide Detector.

CURRENT DRAWINGS

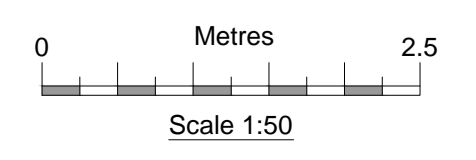
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| REVISIONS | | |

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|-------------|--|-------|-----------|
| client | Mr G Rood | date | July 2018 |
| project | Norton Farm, Kingsbridge, TQ7 4AE | scale | 1:50 @ A1 |
| drawing | Ground Floor Plan 'As Proposed' Sheet 2 of 2 | drawn | CJ |
| drawing no. | 2325.31 | rev. | - |

Ground Floor Plan - As Proposed (1:50)



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Up

xtg. window enlarged.

