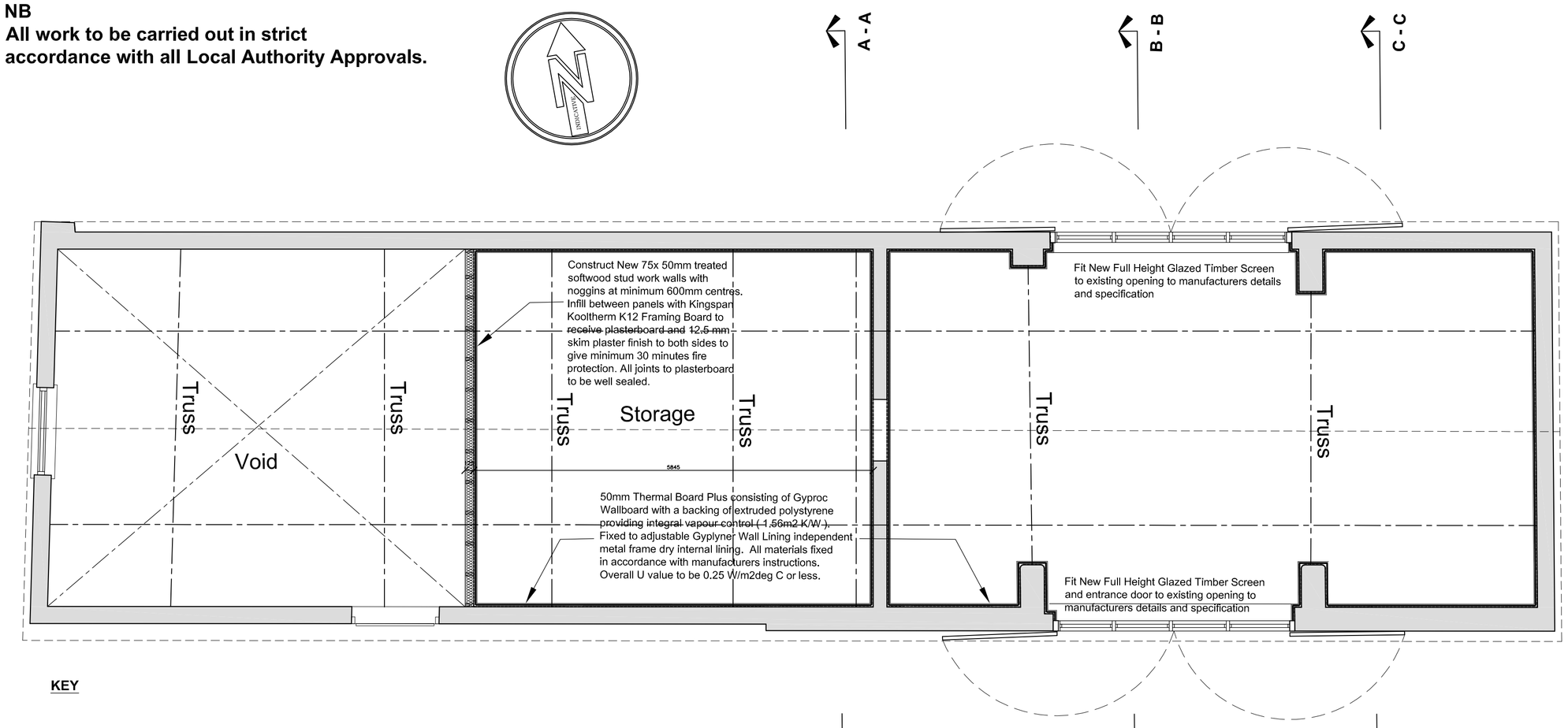
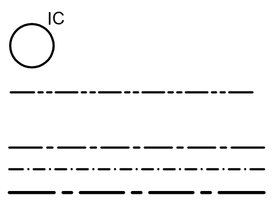
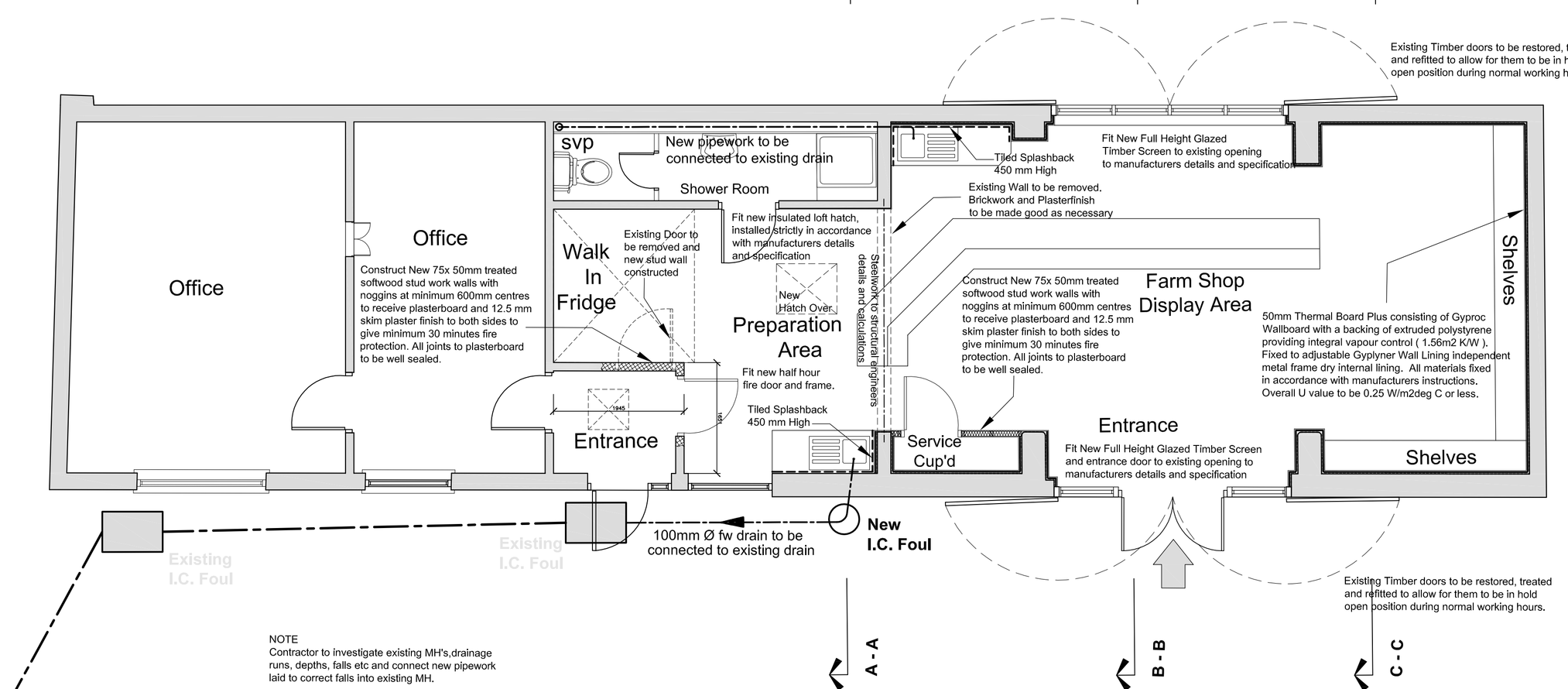
NB
All work to be carried out in strict accordance with all Local Authority Approvals.



KEY

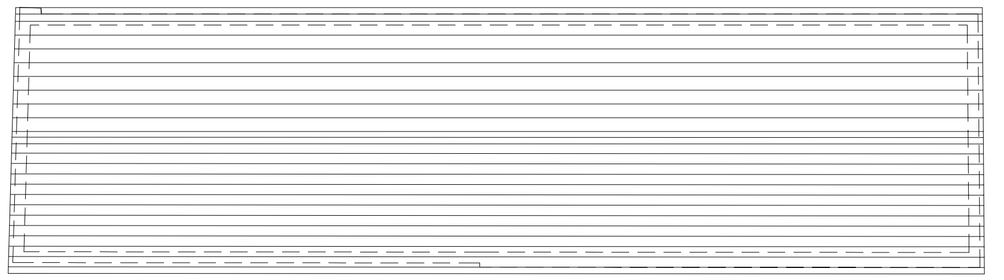


First Floor
Scale 1:50



NOTE
Contractor to investigate existing MH's,drainage runs, depths, falls etc and connect new pipework laid to correct falls into existing MH.

Ground Floor
Scale 1:50



Roof Plan
Scale 1:100

NOTES

Written dimensions only are to be used from this drawing. If any doubt exist the contractor must ask for clarification. On no account must the contractor scale off this drawing.

Contractors and sub contractors must check and agree all dimensions before preparing workshop drawings or commencing work on site.

Contractors are responsible for informing mpas of any discrepancy discovered on this drawing or between this drawing and any other related documents issued in respect of the work.

This drawing and the copyrights and patents herein are the property of mpas and may be used or reproduced only under contract.

All work must be carried out in accordance with the current Building Regulations, Codes of Practice and British Standards. If any doubt exists the contractor must ask for clarification.

The Construction Design and Management Regulations 2007: It is the responsibility of the client to instruct the appointed contractor to identify any special hazards in the carrying out of the construction works and prepare a Health & Safety Plan and submit the relevant information to the Health & Safety Executive If necessary.

GENERAL
All work to be in accordance with the relevant current Building Regulations, British Standards and Codes of Practice. DO NOT SCALE dimensions from the drawings. If in doubt, ask.

EXTERNAL WALLS

The face of the brickwork / stonework should be kept clean at all times.Defective brickwork / stonework should be replaced with sound matching reclaimed brick / stone to match original, to achieve a sound finish and which closely matches the original pointing and stone.
Joints to all external walls should be raked out to a minimum depth of 25 mm flushed out with clean water and repointed using a mortar mix (1:1:6)
Hard cement pointing should be chipped out using a fine chisel (narrower than the width of the mortar bed)
Make good any brickwork around existing openings with brick and mortar to match that of existing, and to Local authority approval. Install all necessary DPM's and DPC's around new timber lintol to ensure no ingress of water into wall construction.

Internal face to existing brickwork to be made good with mortar and infill brick to match existing and sealed to receive ties for new drylining wall insulation incorporating slab on galvanised steel battens with 12.5 mm duplo plasterboard and skim on inner row of battens, approx. thickness 120 mm insulation to be fixed strictly in accordance with manufacturers instructions.
CAVITY WALLS
Cavities closed at eaves and to head, cills and jambs of all openings with Thermabate cavity closers. Size of cavity closer to suit overall dimension of cavity. Vertical DPC's to extend min 25mm into cavity. Cavities to extend min 150mm below DPC level at base of walls.

MORTAR JOINTS
Mortar joints to be finished flush throughout. All mortar snots to be removed during the construction of the wall.

CAVITY CLOSER
Insulated cavity closer - rigid box section one piece PVC-U extrusion with mortar fins, T flange keys for direct plaster applicant, projecting fixing flange and fully bonded CFC and HCFC free insulation foam core with K value - 0.020 W/mk. Or similar

DRY LINING TO EXISTING WALLS
50mm Thermal Board Plus consisting of Gyproc Wallboard with a backing of extruded polystyrene providing integral vapour control (1.56m2 K/W). Fixed to adjustable Gyplyner Wall Lining independent metal frame dry internal lining. All materials fixed in accordance with manufacturers instructions. Overall U value to be 0.25 W/m2deg C or less.

STARTER STRIPS
Where new walls make abutment to existing, galvanised steel starter strip to be rawl bolted into existing wall and ties to be adjusted to match new coursing at intervals to satisfy manufacturers requirements.

INTERNAL LOADBEARING WALLS
Lightweight 7N/mm2 concrete blockwork built off foundations/floor slab as shown.

HALF HOUR TIMBER STUDDED WALLS
Walls as shown requiring 30 minutes fire resistance to have timber stud construction with 12.5mm plasterboard and skim to both sides.

STUD PARTITIONS
75x 50mm treated softwood stud work walls with noggins at minimum 600mm centres to receive plasterboard and skim plaster finish to be painted. All joints to plasterboard to be well sealed.

SOUND PROOFING TO STUD PARTITIONS
All new stud partitions, except where between a bedroom and ensuite to that bedroom, to have an unfaced layer of absorbent, wire re-inforced mineral wool, suspended within the cavity. Minimum thickness of mineral wool to be 25mm, minimum density to be 10Kg/m3

EXISTING ROOF TO BE UPGRADED
Existing roof to be upgraded to give minimum 'U' value of 0.2Wm2K with ACTIS Tri-lso Super 9 (or Equal and approved) fitted beneath existing rafters. U value to be min 0.22 W/m2/oC. with 12.5mm plasterboard and skim fixed to 25 mm x 38 mm battens at 600 mm maximum centres, fixed to underside of existing rafters and allowing for adequete ventilation over rafters all In strict accordance with manufacturers instructions.

GROUND FLOOR SLAB
150 mm thick concrete slab laid over Kingspan Thermafloor TF70 zero ODP 70 mm thick comprising a CFC/HCFC-free rigid urethane insulation core with low emissivity composite foil facings on both sides manufactured to BS EN ISO 9002: 1994 by Kingspan Insulation LTD and shall be applied in accordance with the instructions issued by them. Over 1200 gauge polythene on sand blinded hardcore. Designed mix C25 (NHBC mix number 2). Kingspan Thermafloor TF70 zero ODP 25mm thick should be laid vertically around perimeter of slab. U value to be min 0.22 W/m2/oC. Finished level of slab to suit selected floor finishes.

FIRE PROTECTION

BEAMS 30 MINUTES
30 minute fire protection to all beams supporting floor structure. Encase beam in 20mm Vermiculux boarding edge screw fixed to give minimum 1/2 hour fire resistance and to receive skim finish

CEILING 30 MINUTES
2 layers 12.5mm plasterboard, with scrim to all edges. To receive 3mm skim finish, to provide 30 minute fire protection.

FIRE PROTECTION - CHARRING
Wherever new or reclaimed timber is exposed, joist sizing should take into account a provision for sacrificial charring in order to achieve the required structural integrity.

DPC'S, FLASHINGS AND WATERPROOFING
Cavity tray DPC's over external openings.
Tray DPC's at abutments of roofs to external walls.
Lead soakers and stepped cover flashings at abutments of roofs and chimneys.
Where new walls abut existing, vertical DPCs to be channelled into existing and dressed into cavity of new wall.

DAMP PROOF MEMBRANES
All membranes to be 1200 gauge visqueen, layed below floor construction, brought up inside of cavity wall and lapped into cavity trays all to manufacturers specification.

DAMP PROOF COURSES/CAVITY TRAYS
External walls to have cavity trays at low level at minimum 150mm above finished ground level.

All cavities to be kept clean at all times during construction as work proceeds, cavity
trays to be provided over all new external openings.Cavity to be minimum 50 mm clear and unobstructed by insulation.Cavities at openings to be closed to prevent cold bridging using block work reveal blocks & insulated DPC - Damcor by TDI (UK) Ltd or similar.Vertical DPC's to extend min 25mm into cavity. Cavities to extend min 150mm below DPC level at base of walls.

RADON BARRIER
Provide 300 mm x 300 mm x 250 mm deep sump within ground floor slab,and minimum 75 mm ducting to front external wall.Duct to be capped off to local authority approval.
1200 guage radon protective membrane to be lapped and sealed at all perimeter edge joints.

DOORS AND WINDOWS

Treated softwood timber windows with sealed unit double glazing, incorporating a 16mm air gap and low emissivity glass of emissivity 0.15 having a U value of 1.8

Windows are to comply with the following British Standards:-

Draught stripping to opening lights.
Profile - BS 7413
Security - BS 7650 (PAS 011)
Weather tightness - BS 6375 Pt. 1 1989
Sealed Units - BS 5713
Impact Strength - BS 2782Pt. 3 Method 359

SAFETY GLAZING
Critical locations to be laminated safety glass complying with BS 6206. Glass to be kite marked.
Glazing to windows below 800 mm from the floor should be safety glass and fixed to provide containment or provided with guarding.

DOORS IRONMONGERY
All doors to have one and a half pairs of Butt Hinges, one pair lever furniture and lever mechanism. External door to have additionally five lever mechanism, a pair of security bolts. External timber double doors to have lever action flush bolts 152 x 19mm Hafele ref 900.17.987.bolts to be fitted to top and bottom. Bolts to have additional flush cross strap Hafele ref 911.62.476. Bolt finish to be agreed by architect prior to ordering.

PATENT GLAZING SYSTEM
Patent glazing system to be installed to manufacturers specification and details. Glazing element to comply with specification point K1

JOINERY

SKIRTING BOARDS
Softwood painted and profile. Where works are to an extension skirting boards are to match existing unless specified otherwise.

DOOR FRAMES AND ARCHITRAVES new Softwood painted

Doors

Internal doors to have minimum 813mm door leaf to give 750mm minimum clear opening (when approach is head on) 800mm clear opening width (when approach not head on). Principal external entrance doors to have mobility thresholds in accordance with Building Regulations Approved Document M
Escape doors to be fitted with security and escape hardware and appropriate signage in accordance with BS5499 Pt 3 1990.

NEW KITCHEN / PREPARATION AREAS
Existing kitchenette to be removed and new kitchen / Preparation Area's installed, where shown. The proposed works to be covered by a provisional sum within the Contract Preliminaries for the supply only, unit assembly and fitting to be done by the contractor.

CUPBOARDS new
New cupboards constructed from 75x50mm treated softwood stud work walls with noggins at minimum 600mm centres to receive plasterboard and skim plaster finish to be painted. New doors to constructed from MDF with veneer finish and hardwood lip.

FINISHES

PLASTER FINISH
9mm plasterboards with scrim to all edges to receive 3mm skim finish.

WALLS AND CEILINGS DECORATION
Walls and ceilings to receive one undercoat and two coats emulsion, colour to be specified by employer.

SKIRTINGS, DOOR FRAMES AND ARCHITRAVES DECORATION
Skirtings, door frames and architraves to receive one undercoat and two coats gloss, colour to be specified by Employer.

FLOOR FINISHES
All floor finishes to be supplied and fitted by Employer.

DRAINAGE
Provide new separate surface water and foul drainage systems using 100mm diameter PVC drains to BS 4660 except where indicated otherwise, from the Hepworth range or similar approved and laid in strict accordance with the manufacturers instructions and recommendations.
Min 1:60 falls. Min 100mm granular bedding and surround and minimum 450mm cover to all drains. Inspection chambers complying with BS 8301 1985 to be provided at the positions shown. Size of inspection chambers is to be in accordance with the LA Chief Engineers schedule of sizes and recommendations, All cover and invert levels to be determined and approved before any work commences on site
All new pipework to have flexible joints and to be laid in pea gravel to the satisfaction of the drainage inspector

DRAINS
Adequately protect existing live drains and maintain normal flow during construction Drains passing under building to be surrounded in min 100mm granular surround. Drains passing through walls to be protected by lintels and allow 50mm space around pipe. Seal opening with rigid sheet material. No drainage trenches to be deeper than adjacent foundations.
Gullies to be external inspection pattern if not connected direct to an inspection chamber. All drains below areas of vehicular movement to be surrounded in 150mm minimum mass concrete encasement. All new drains to be tested in accordance with the Local Authority requirements.

The existing drainage is to be located and the status (seperate or combined) to be determined and the work proposed is to be approved by the drainage inspector before any work commences on site

INTERNAL PIPEWORK
All internal exposed pipework to be boxed out at low level with 38 x 38 softwood framing with 15mm thick softwood painted bullnosed capping and vertically faced with MDF 200mm high

PLUMBING AND RWG'S

STANDARD WASTES AND TRAPS
Washbasins: 32mm diameter plastic waste and trap.
Sinks: 40mm diameter plastic waste and trap.
Min 75mm depth of seal to traps.

HOT AND COLD WATER SUPPLIES
Hot and cold water supplies to be included for all sinks and Preparation Areas

DEMOLITION WORKS
Demolition to be undertaken safely with all required safety equipment and barriers to deter the general public, any salvageable material to be taken into account on the tender.

EXTERNAL WORKS

LANDSCAPING WORKS
No external works to main yard to be carried out other than levelling of ground. Future landscaping to be done by others

KEY

DRAINAGE
New Foul Water Drain Run
Surface Water Drain Run As Existing

A	**Amendments made following Building Control Comments**	**05-01-2010**

Contract	Proposals at Old Hall Farm Kneesall. Nottinghamshire.		mpas	
Client	The Trustees Of Kneesall Estate Mr Ian Thorne		**Martin Peacock Architectural Services**	
Drawing	**Farm Shop Plans As Proposed**		24 Ash Grove, Ilkley. West Yorkshire LS29 8EP Tel: 07765 224 261 website: www.mp-as.co.uk	Chartered Institute of Architectural Technologists
Drawn	MDP	Job No **2009 - 13**	Drawing No **400**	Revision **A**
Scale	1:50 / 1:100 @A1			
Date	30-07-09			