

FIRE SAFETY

New walls and ceilings to provide 30mins separate to adjoining areas
FC03 fire door with self-closing device and fitted with heat activated seals in conjunction with flexible edge seals installed between garage and dwelling
All new ceilings to be 12.5mm plasterboard with steam flash to give 30min fire protection.
All new steelwork to be encased in 2 layers of 12.5mm plasterboard to give 30 min fire protection

All new steelwork to be encased in 2 layers of 12.5mm plasterboard to give 30 min fire protection
A Fire Protection and Alarm System designed and installed in accordance with BS 5839 part 6:2008 comprising Ceiling mounted smoke alarms provided on each floor to BS 5446 part 1:2000, alarmed new 4.5m from ambient rooms and new 300mm dia alarm bells and light fittings provided on each floor to BS 5839 part 6:2008, 12.5mm fire resistant doors to be linked together and have a battery back up supply. Provide a heat detector to kitchen.

New F200 fire doors to have a minimum 25mm rebate, an additional 12mm painted stop to be removed to the existing door frame/finishing if required.
Internal rooms to be ventilated to provide Mr/F 60 hrs/season and operated by an intermittent timer and light switch with a 20 minute overrun

Bathrooms, Ensuites and wc to be ventilated to provide 15hrs/season extraction, operated by an intermittent timer and humidistat. Over-run to be 20 minutes.
Internal rooms to be ventilated to 3 air changes/hr, unless kitchen or bathroom operated by an intermittent timer and also operated by the light switch and over-run for 20 minutes after room has been in use.

Part F1 Drainage
Showers, bath and sink waste pipes are to be fitted with 40mm Mr/F dir waste pipes.
Water pipes, Waste hand basins to be fitted with 25mm Mr/F dir waste pipes, washes exceed 2m in length or 25mm dir waste exceed 1.7m in length, anti-siphon traps must be fitted.
Drains to be installed at a gradient of between 1:40 and 1:80.
Where a trench containing a drain is within 1m of the building, fill with concrete to the lowest level of the building or where more than 1m from the building, fill with concrete to a level equal to the distance from the building less 150mm.

New Members are to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

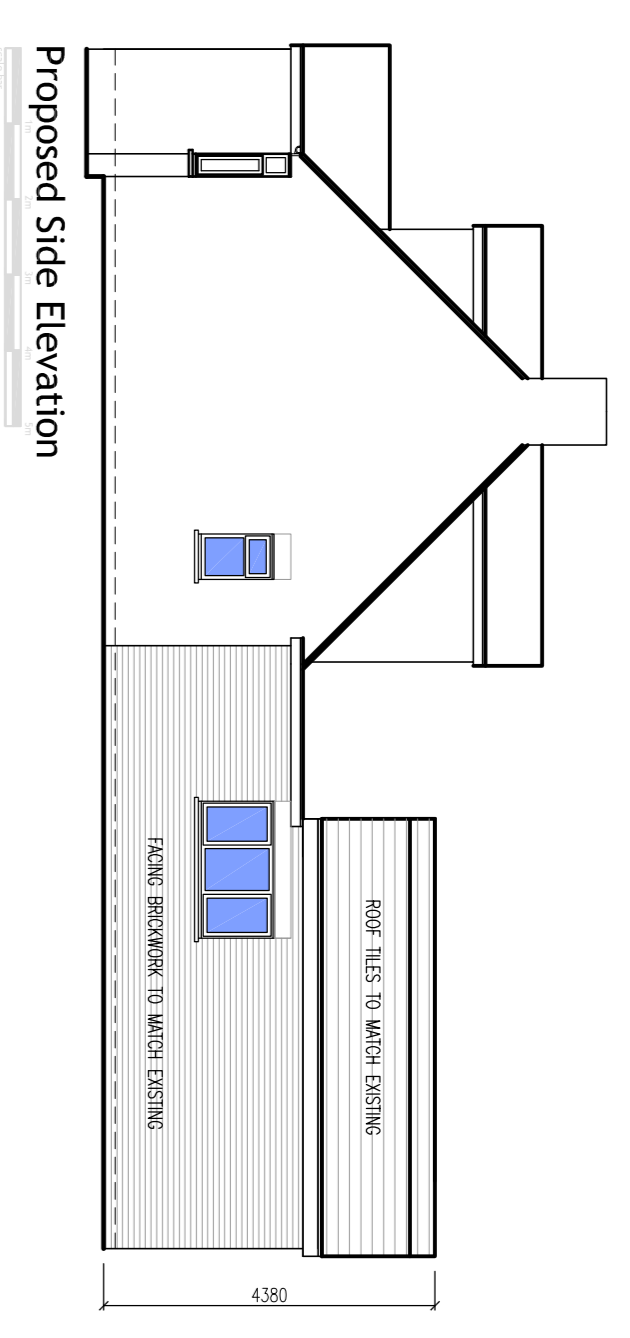
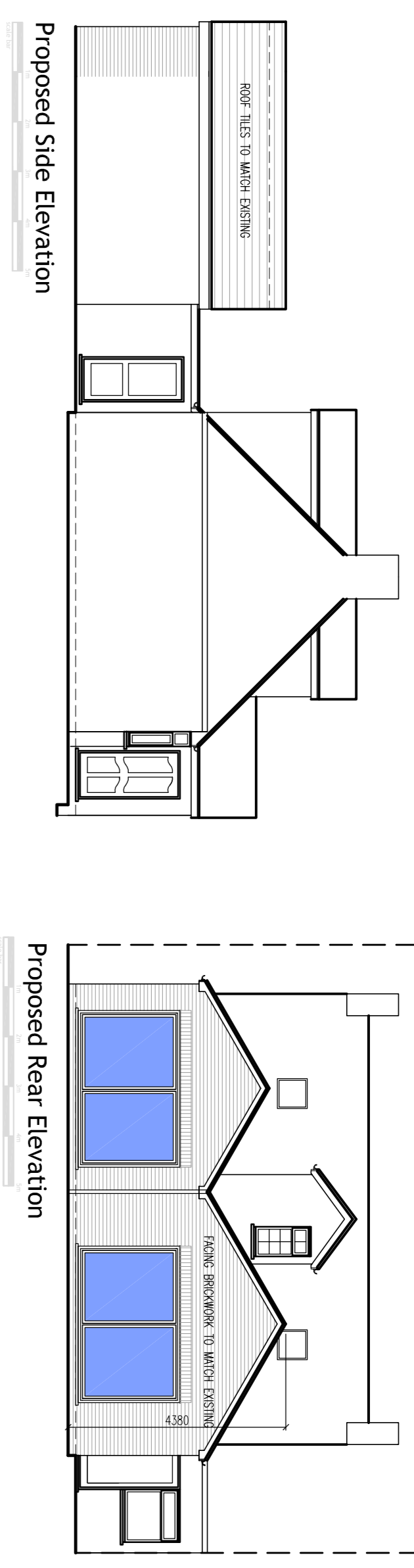
Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

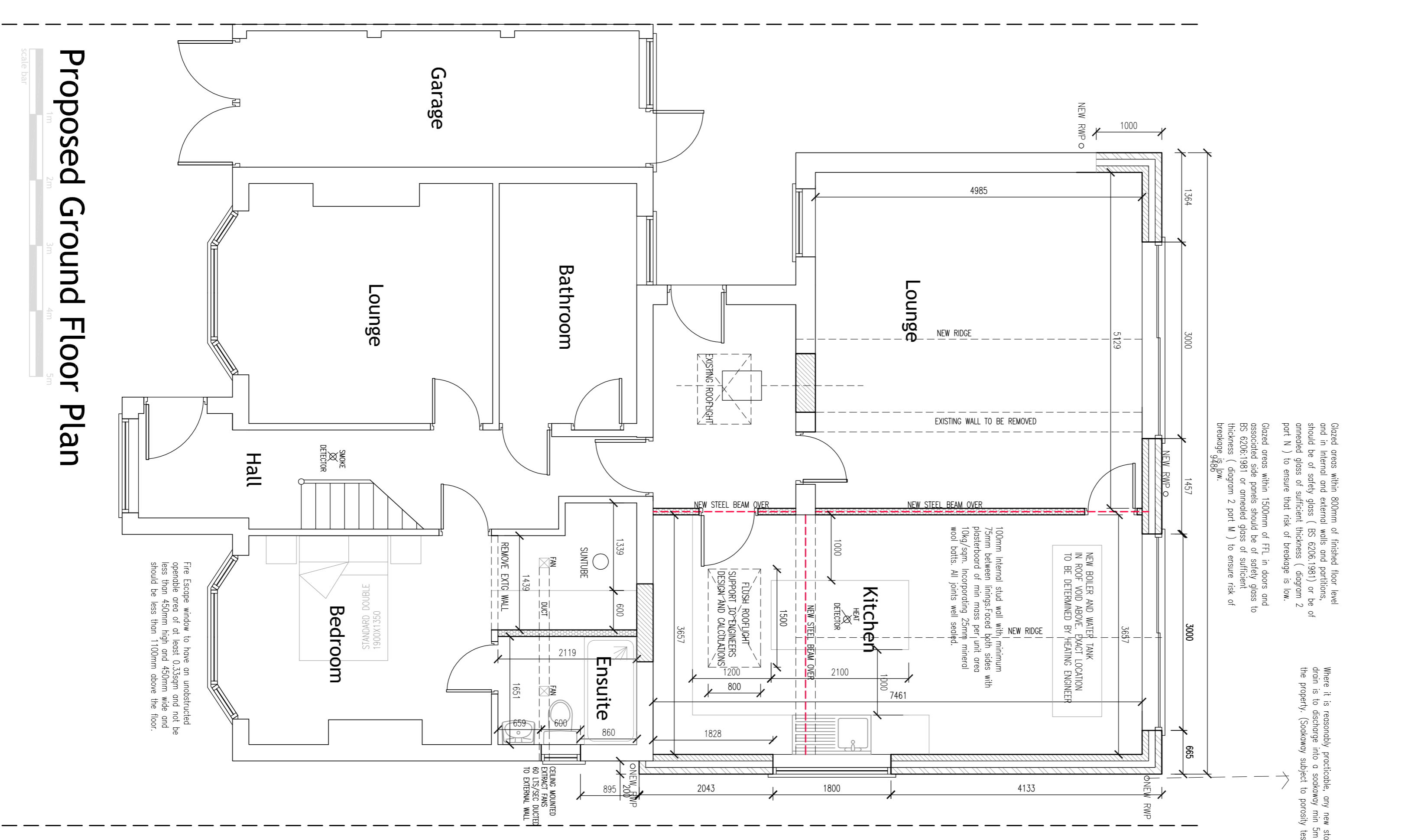
Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.



Created areas within 800mm of finished floor level should be of safety glass (BS 5208:1981) or be of annealed glass of sufficient thickness (Diagram 2 part N) to ensure that risk of penetration is low.
Ground areas within 1500mm of T1, in doors and associated safe points should be of safety glass to BS 5208:1981 or annealed glass of sufficient thickness (Diagram 2 part N) to ensure that risk of penetration is low.
Where it is reasonably practicable, any new storm drain is to discharge into a secondary rain sump from the property (Sustainability subject to priority tests)



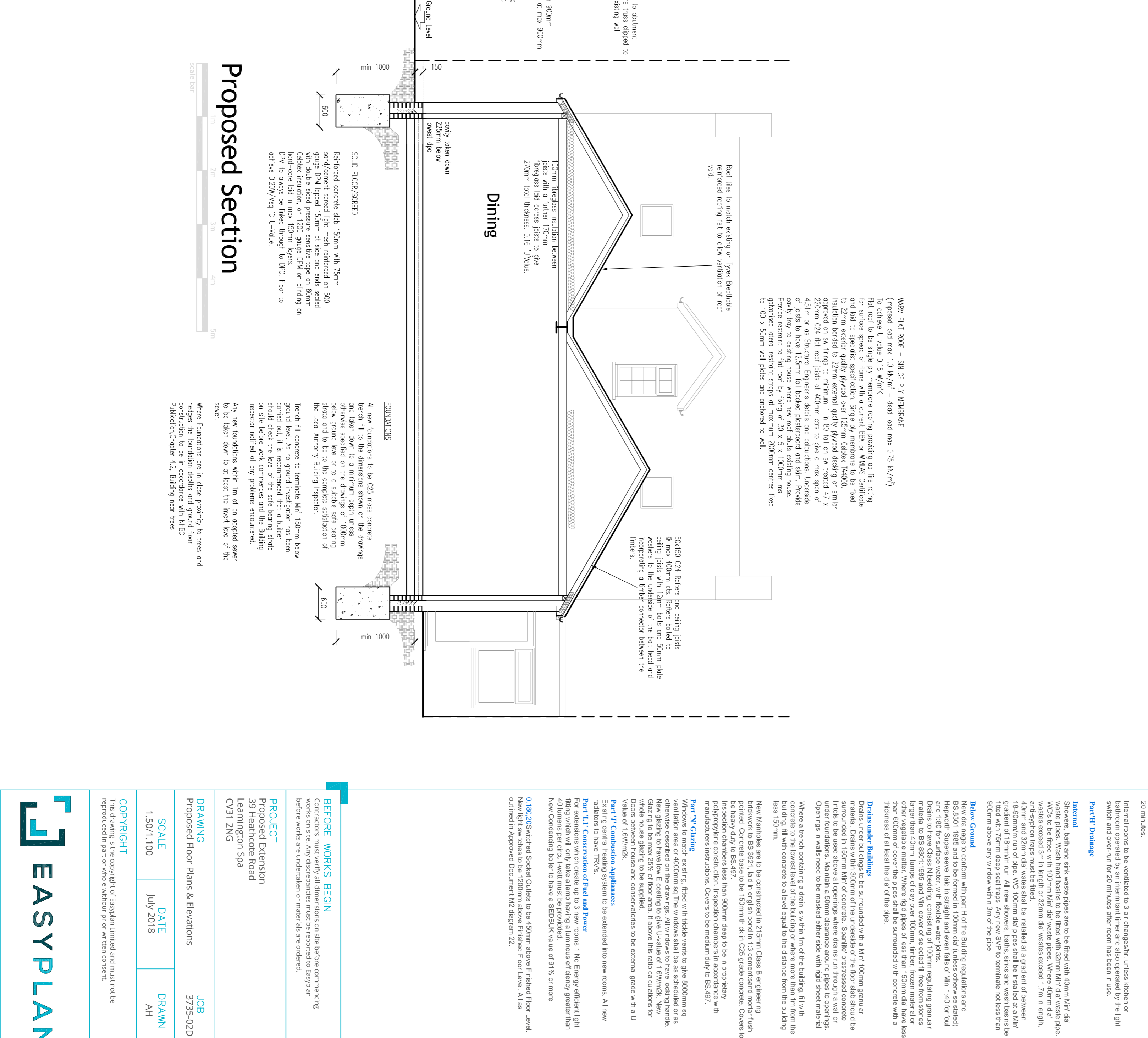
ROOF VENTILATION
Proprietary roof ventilation system is to be provided (Gable or similar approved) to ventilate roof space to the equivalent of a 10mm continuous gap to all eaves lines of the roof in accordance with the requirements of the Building Regulations and to BS 5250:1979 (L24/MK/16)

RAMMERS GOOD
Masonry Finish PC-11 gables to finish at max 60mm c/s on brackets with all joint brackets, running outlets and slabs as appropriate.
Form road dampers fixed to wall at 1500mm Mr/F c/s with screws plugged into brickwork not mortar. Ensure firm expansion gap of joints in dampers. Gable brick, pipe connector and lugs/lugs (over the gap) (over gap).

CONCRETE WALL - Brick/Chimney/Blockwork - Chimney Bats 100mm - Chimney
New external walls above DPC to be in 102.5mm deep blockwork with a minimum of 1:1.5 cement-sand mortar with bedded joints externally. Min 10mm (thickness 100mm, 140mm on dimension on the recommended by the block manufacturer with noted joints to receive 12.5mm two coat plaster finish.
All ties shall be stainless steel type 1 ties to BS 1234 built in c/s vertically laid staggered and sloping to the outer leaf. Wall ties to be at 225mm c/s vertically and at a minimum distance of 300mm horizontally from any opening or corner.
Chimney batts to achieve U-value of 0.20W/m²K C or better.

BONDING TO EXISTING BRICKWORK
Bonding new brickwork to existing blockwork shall be by a 10mm mortar bed of 1:1 cement-sand mortar with bedded joints. Plaster and rendering shall be fixed to a solid substrate of polyethylene peeling material and faced with a 2 part polyethylene sealant.

Brickwork below ground and up to DPC to be in Class B engineering bricks to BS 321 and laid in 1:1 cement-sand mortar. Who holes filled with polypropylene rope to be constructed of every 4th course to the brick course immediately above ground level.



WIND TIGHT ROOF - SINGLE PLY MEMBRANE
(Proposed load max 0.13 kN/m² - dead load max 0.75 kN/m²)
Rig roof to be single ply membrane roofing installed on the ceiling and laid to specified specification. Single ply membrane to be laid insulation bonded to 22mm external quality plywood decking or similar approved or set fringes to minimum 100mm c/s to give a max span of 225mm. C24 flat roof joists of 400mm c/s to give a max span of 475mm. All roof joists to be fixed to wall plates with 4mm diameter bolts. Only try to existing house where new roof details existing house. Provide resistant to hot roof by fixing of 30 x 3 x 1000mm ms plates to 100 x 50mm wall plates and anchored to wall.

WOOD TIGHT ROOF - SINGLE PLY MEMBRANE
(Proposed load max 0.13 kN/m² - dead load max 0.75 kN/m²)
Rig roof to be single ply membrane roofing installed on the ceiling and laid to specified specification. Single ply membrane to be laid insulation bonded to 22mm external quality plywood decking or similar approved or set fringes to minimum 100mm c/s to give a max span of 225mm. C24 flat roof joists of 400mm c/s to give a max span of 475mm. All roof joists to be fixed to wall plates with 4mm diameter bolts. Only try to existing house where new roof details existing house. Provide resistant to hot roof by fixing of 30 x 3 x 1000mm ms plates to 100 x 50mm wall plates and anchored to wall.

ROOF TIES TO MATCH EXISTING OR TYPICAL BREITENBACH
Roof ties to match existing or typical Breitenbach reinforced roofing left to show ventilation of roof.

50x150 C24 rafters and ceiling joists
max 400mm c/s. Rafters fixed to ceiling joists with 12mm bolts and 20mm plate
50x150 C24 rafters and ceiling joists
max 400mm c/s. Rafters fixed to ceiling joists with 12mm bolts and 20mm plate
incorporating a timber connector between the rafters.

Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

Part L11 Conservation of Fuel and Power
New external walling to be constructed in 215mm Class B insulating brickwork to BS 3921, laid in english bond in 1:3 cement-sand mortar flat pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be 150mm deep, BS 888 free, then 500mm deep to be in proportion to the depth of the drainage. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 487.
Part N Glazing
Windows external walling fitted with double glazing to give 400mm air insulation external walling. All the windows shall be double glazed or otherwise described on the drawings. All windows to have locking handle. New glazing to have E coating to give U-value of 1.5W/m²K. New windows to be installed in accordance with the manufacturer's instructions. All doors between houses and conservatories to be external grade with a U value of 1.8W/m²K.
Amplifiers
Existing central heating systems to be extended into new rooms. All new radiators to have TRVs.

EASYPLAN

SCALE	DATE	DRAWN	JOB
1:50/1:100	July 2018	AH	3735-02D

PROJECT
Erection
32000
Leamington Spa
CV31 2NG

BEFORE WORKS BEGIN
Contractors must verify all dimensions on site before commencing works on site. Any discrepancies must be reported to Easyplan before works are undertaken or materials are ordered.

COPYRIGHT
This drawing is the copyright of Easyplan Limited and must not be reproduced in part or whole without prior written consent.