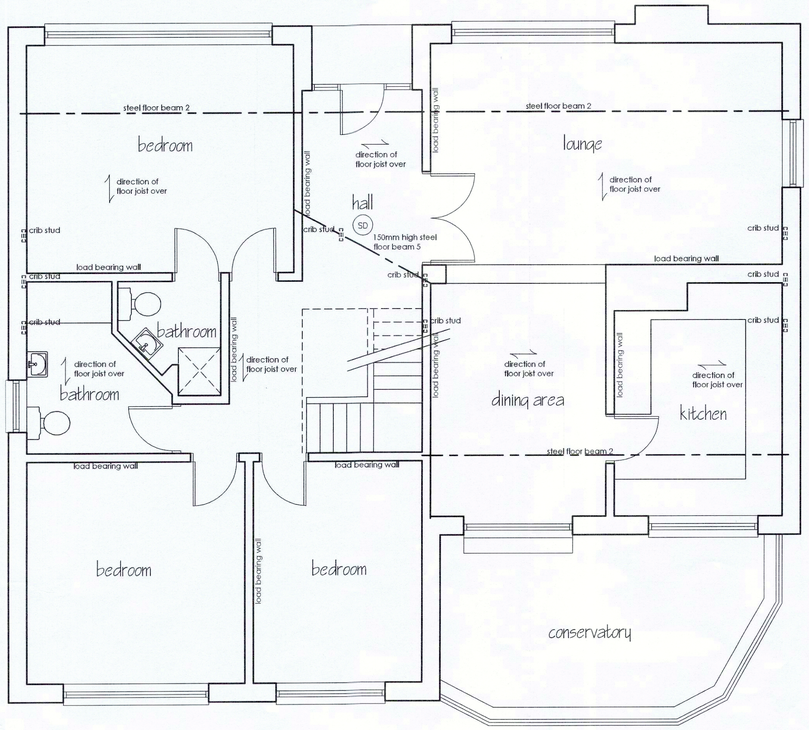


GROUND FLOOR PLAN

ALL EXISTING DOORS TO ESCAPE ROUTE TO GROUND FLOOR TO HAVE A SMOKE DETECTOR POSITIONED IN ROOM 1000MM FROM DOOR (BATHROOM AND WC ETC, NOT APPLICABLE), NO DOORS TO ESCAPE ROUTE TO HAVE GLAZED PANELS.

INSTALL MAINS OPERATED AND INTER LINKED SMOKE DETECTOR / ALARM TO LOCATIONS SHOWN TO BS 5446

ALL ELECTRICAL WORKS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO

ALL NEW RADIATORS TO HAVE THERMOSTATIC VALVES

ALL RIGID INSULATION TO BE KING SPAN INSULATION OR SIMILAR TO APPROVAL OF BUILDING INSPECTOR

SUPPLY AND FIX WALL PLATE HOLDING DOWN AND GABLE STRAPS AT 1.25m CRS FIX IN ACCORDANCE WITH MANUFACTURERS DETAILS.

ALLOW FOR WALL PLASTER AND SKIM TO NEW WALLING

PLASTER PARTY AND GABLE WALLS WITH BASE PLASTER AND SKIM

SUPPLY AND FIX ENERGY EFFICIENT LIGHT FITTINGS

NEW STUD PARTITIONS TO ROOF VOIDS TO BE PLASTER WITH 12.5mm THICK DUPLEX BOARD AND SKIN. INSULATE TO REAR OF PARTITIONS WITH 100mm THICK KINGSPAN RIDGED INSULATION BOARD HELD IN POSITION WITH CHICKEN WIRE CLOUT NAILED TO REAR OF STUDS. ALLOW FOR ACCESS HATCHES TO ROOF VOIDS WITH INSULATION FIXED TO BACK OF PANELS IN LOCATION INDICATED

CONSTRUCT NEW 100mm STUD WORK AND PLASTERBOARD AND SKIN TO FORM BEDROOM WALLS WITH DOOR OPENINGS. INFILL BETWEEN STUDS WITH 50mm THICK MINERAL WOOL INSULATION

GENERAL WALL CONSTRUCTION TO BE 102MM BRICK WORK TO MATCH EXISTING, ROCK WOOL 100mm THICK FULL FILL CAVITY INSULATION, 100mm THICK BLOCK WORK INNER SKIN OR 100MM THICK STUD PARTITION WITH VAPOUR BARRIOR AND INSULATION BETWEEN STUDS WITH CRIB STUD TO SUPPORT RIDGE BEAM.ALLOW FOR PRECAST CONCRETE LINTEL AT BOTTOM OF CRIB STUD IF OVER EXISTING LANDING WINDOW. WALL TIES TO BE VERTICAL TWIST TYPE AT 750mm MIN. CRS. AND 450mm CRS VERTICALLY. USE CROCODILE CLIPS AT NEW AND EXISTING WALL ABUTMENT

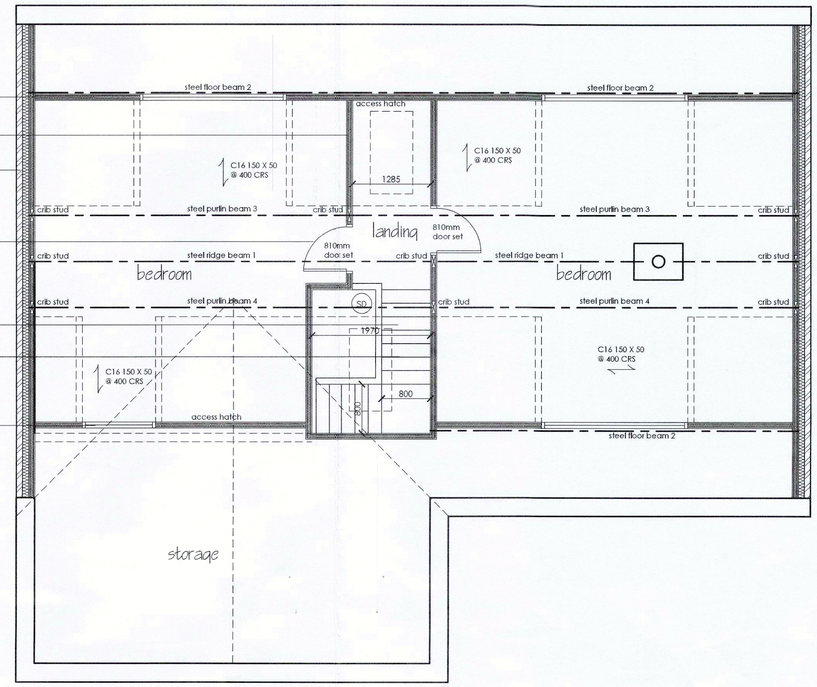
SUPPLY AND BUILD IN NEW DOOR AND FRAME TO BEDROOM

ALLOW FOR REPOSITIONING WATER TANK AT HIGH LEVEL AND IN LOCATION TO BE AGREED WITH CLIENT

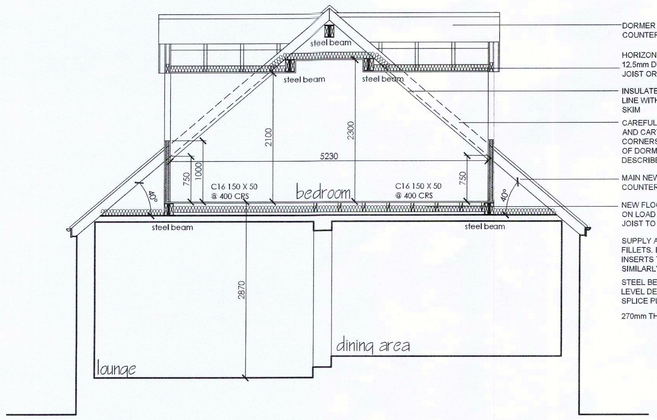
SUPPLY AND FIX NEW HANDRAIL TO STAIRCASE AT 950mm ABOVE PITCH LINE OF STAIRS WITH NEW POSTS AND SPINDLES AT MAX. 100mm CRS TO COMPLY WITH THE BUILDING REGULATIONS. GUARDING TO LANDING TO BE AT 1100mm ABOVE FLOOR LEVEL WITH SPINDLES AT MAX. 100mm CRS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AS SHOWN

SUPPLY AND FIX NEW PURPOSE MADE TIMBER STAIRCASE 800mm CLEAR WIDE WITH 225 x 25mm TIMBER STRINGS AT PITCH NO GREATER THAN 42° TO COMPLY WITH CURRENT BUILDING REGULATIONS. FLOOR TO FLOOR TO BE 2870mm WITH MAX. 14 No RISERS AT 205mm AND GOING OF 220mm. FLOOR TO FLOOR TO BE CHECKED PRIOR TO MANUFACTURER OF STAIRCASE. ALLOW FOR TRIMMING OUT FOR NEW STAIRCASE AND DOUBLE UP JOIST AND COACH BOLTING THEM TOGETHER. STAIRCASE TO HAVE MIN. 2000mm CLEAR HEADROOM ABOVE PITCH LINE OF EXISTING AND NEW STAIRCASE. MIN. HEADROOM 1900 CENTRE, 1800 AT EDGE OF STAIRCASE

NEW STUD PARTITIONS TO ROOF VOIDS TO BE PLASTER WITH 12.5mm THICK DUPLEX BOARD AND SKIN. INSULATE TO REAR OF PARTITIONS WITH 100mm THICK KINGSPAN RIDGED INSULATION BOARD HELD IN POSITION WITH CHICKEN WIRE CLOUT NAILED TO REAR OF STUDS. ALLOW FOR ACCESS HATCHES TO ROOF VOIDS WITH INSULATION FIXED TO BACK OF PANELS IN LOCATION INDICATED



FIRST FLOOR PLAN



SECTION THRO'

DORMER ROOF CONSTRUCTION TO BE ROOFING TILES TO SUIT ROOF PITCH AND COLOUR TO MATCH EXISTING DWELLING ON BATTENS ON COUNTER BATTENS ON BREATHABLE ROOFING FELT ON 100 X 50mm RAFTERS AT 400MM CRS

HORIZONTAL CEILING TO DORMER AND INFILL CEILING TO BE CONSTRUCTION TO BE C16 100 x 50mm JOIST AT 400mm. PLASTER UNDER SIDE WITH 12.5mm DUPLEX BOARD AND SKIM. INSULATE BETWEEN JOIST WITH 100mm THICK RIGID INSULATION BETWEEN JOIST AND 50MM ON UNDERSIDE OF JOIST OR 270mm THICK OF MINERAL WOOL INSULATION.

INSULATE CEILING AND SLOPPING SOFFITS WITH 100MM KINGSPAN BETWEEN RAFTERS BETWEEN JOIST AND 30MM ON UNDERSIDE INSTALLED IN LINE WITH MANUFACTURERS DETAILS TO THE APPROVAL OF THE BUILDING INSPECTOR AND PLASTER WITH 12.5mm DUPLEX PLASTER BOARD AND SKIM

CAREFULLY STRIP OFF ROOF TILES TO AREA EFFECTED BY DORMER STRUCTURE AND STORE FOR REUSE. REMOVE BATTENS FELT AND RAFTERS AND CARTAWAY. CONSTRUCT 100 X 50MM STUD WORK WALL TO FORM FRONT AND CHECKS OF DORMER. ALLOW FOR 3 NO 100 X 50MM STUD TO CORNERS OF DORMER TO PICK UP 150 X 100MM TIMBER HEAD MEMBER TO FRONT OF DORMER. ALLOW FOR 150 X 100MM TIMBER RAKER TO CHEEK OF DORMER. INSULATE BETWEEN STUD TO DORMER WITH 100MM THICK RIGID INSULATION FIXED IN POSITION AND FINISH DORMER CHECKS AS DESCRIBED BELOW.

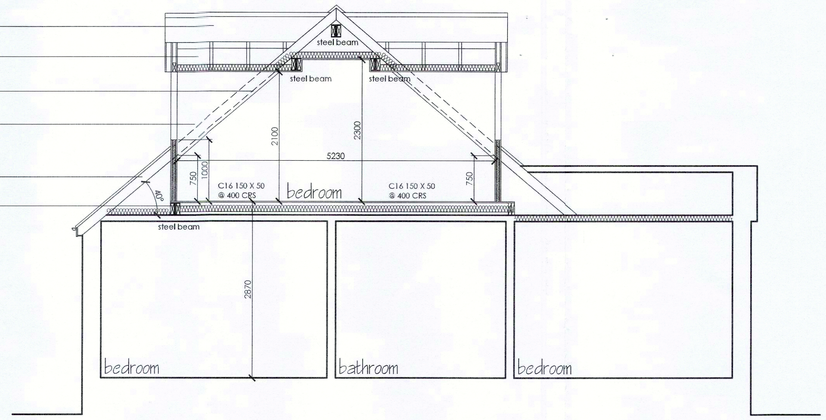
MAIN NEW ROOF CONSTRUCTION TO BE ROOFING TILES TO SUIT ROOF PITCH AND COLOUR TO MATCH EXISTING DWELLING ON BATTENS ON COUNTER BATTENS ON BREATHABLE ROOFING FELT ON 150 X 50mm RAFTERS AT 400MM CRS

NEW FLOOR CONSTRUCTION TO BE 20mm THICK CHIPBOARD ONC16 FLOOR JOIST NEW FLOOR TO BE SUPPORTED ON JOIST HANGERS SUPPORTED ON LOAD BEARING WALLS. PROVIDE TEMPORARY SUPPORT AND STRIP OUT EXISTING CEILING BINDERS AND ALLOW FOR SPIKING EXISTING CEILING JOIST TO NEW FLOOR JOIST. ALLOW FOR DOUBLING UP JOIST BELOW NEW STUD PARTITIONS

SUPPLY AND BUILD IN STEEL BEAMS AS ENGINEERS DETAILS WITH MIN. 100MM BEARING WITH 300 X 20MM M/S SPREEDER PLATES WELDED ON 6MM FILLETS. IF STEEL BEAMS HAVE TO BE JOINTED TO FACILITATE ERECTION, THEN ADOPT A BOLTED / WELD END PLATE AS PER DETAILS TIMBER WEB INSERTS TO ALLOW FIXING OF JOIST HANGERS TO BE BOLTED IN M12 AT 300MM CRS, STAGGERED 600MM ON LINE TO RECEIVE STUD WALL, TO BE SIMILARLY BOLTED

STEEL BEAMS TO BE BUILT ON AT APPROX. 25mm ABOVE EXISTING CEILING LEVEL AND NEW FLOOR JOIST TO BE HUNG OFF JOIST HANGERS TO LEVEL DESCRIBED BEFORE. ALLOW FOR TIMBER PACKER TO FLANGE OF STEEL BEAM TO PROVIDE FIXING POINT FOR END OFF JOISTS. ALLOW FOR SPLICE PLATES TO STEEL BEAMS AS ENGINEERS DETAILS

270mm THICK OF MINERAL WOOL INSULATION TO EXISTING ROOF VOID



SECTION THRO'

SDE ARCHITECTURE
RECEIVED
CORPORATE MAIL ROOM
- 6 FEB 2017
Received by:
ORIGINAL COPY

BIRCHLEIGH
468 SHADWELL LANE
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RESIDENTIAL DEVELOPMENT
40A DARTON ROAD, CAWTHORNE
S75 4HY
for
Mr.& Mrs. PARKER

PROPOSED PLANS

Date:	Drawn By:	Checked By:	Scale:
JAN 2017	SDE		1:50

Project No:	Drawing No:	Revision:
J26 - 95	00	

TERMS & CONDITIONS

1. THIS DRAWING IS DETAILED SUFFICIENTLY ,IN ACCORDANCE WITH CURRANT ARCHITECTURAL PRACTICE TO SATISFY A BUILDING SUBMISSION. NO LIABILITY IS ACCEPTED FOR ANY LOSS OF ANY SORT OF ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY FAILURE,REAL OR REGULATIONS ALLEGED,OF THE DRAWING TO MEET THE REQUIREMENTS OF ANY BODY,STATUTORY OR OTHERWISE.
2. THE LAYOUT AND SPECIFICATION ON THIS DRAWING IS A GUIDE AS TO WHAT MAY BE REQUIRED TO SATISFY A BUILDING REGULATIONS SUBMISSION.THIS DOES NOT IMPLY THAT THIS IS THE ONLY ACCEPTABLE WAY OF ACHIEVING BUILDING REGULATION CONSENT.NO LIABILITY IS ACCEPTED FOR LOSS OF ANY SORT OR ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY VARIATION TO THE LAYOUT OR SPECIFICATION THAT MAY BE REQUIRED AS A RESULT OF SITE CONDITIONS,AVAILABILITY OF MATERIALS,CUSTOM AND PRACTICE,THE REQUIREMENTS OF THE BUILDING CONTROL OFFICER,OR OTHER CIRCUMSTANCES.
3. DO NOT SCALE THIS DRAWING,ANY DISCREPANCIES TO BE REPORTED TO THE PROJECT CO-ORDINATOR IMMEDIATELY.
4. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORKING DRAWINGS OR COMMENCING WORK ON SITE.
5. THE CONTRACTOR MUST ENSURE AND WILL BE CONSIDERED RESPONSIBLE FOR THE OVERALL STABILITY OF THE BUILDING STRUCTURE,EXCAVATIONS ETC. AT ALL STAGES OF THE WORK.
6. ALL WORK TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.
7. ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.