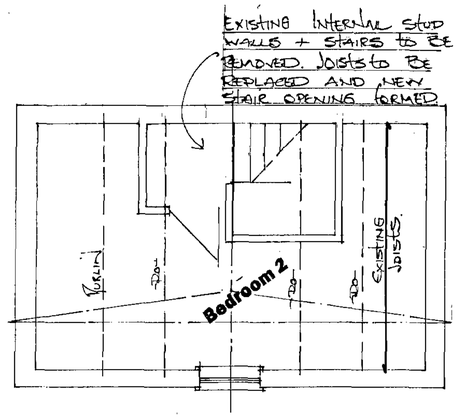


EXISTING ROOF TO BE MODIFIED AS OPPOSITE AND AS SHOWN ON DRG. GG /02.

Existing Second Floor Layout

Walls
Internal skin
100 mm Thermolite shield or similar blockwork

Cavity
100 mm air gap filled with 50 gap + 50 kingspan k8.
Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc
Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.
All cavity wall returns to be 655 mm minimum.
Insulated cavity closers to be provided to all reveals.

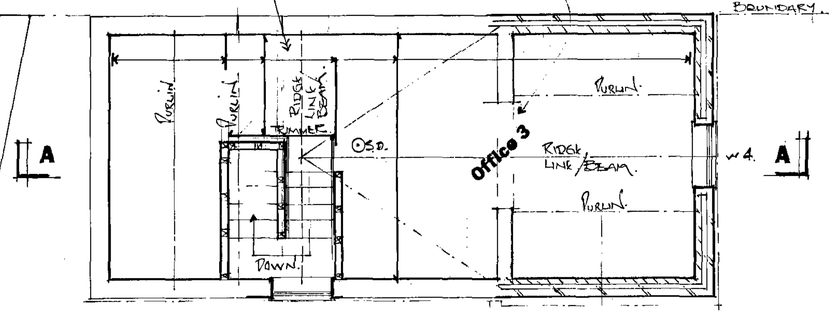
External skin
Brickwork 100 mm to match existing
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.

Weep holes to be provided where applicable.

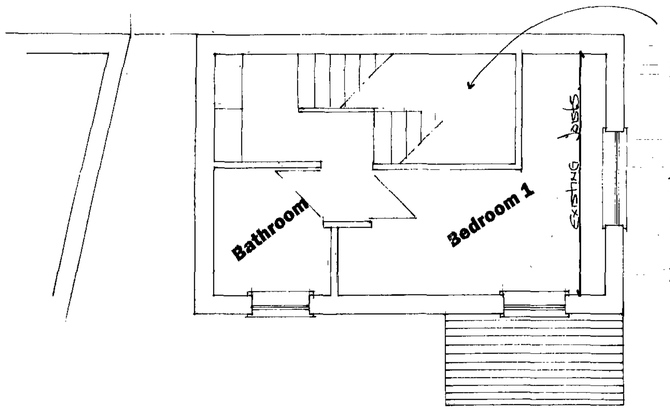
Internal walls
To be from timber studding 75 mm x 50 mm with 12 mm plaster board and skim. Studs @ 450 c/c horiz and noggins at 900 vert c/c
A minimum of 50 mm insulation to be provided to bathroom walls, with double skin of plasterboard to inside face of bathroom.
Ceilings to be finished with *12* mm plasterboard / skim
Bathroom wall to have a min of 10 kg /m2 density mineral felt insulation.

TOP FLIGHT OF STAIRS TO BE LOWERED OVER RIDGE LINE TO MAXIMISE HEADROOM.

FORM OPENING IN EXISTING GABLE WALL.



Proposed Second Floor Layout



INTERNAL WALLS (STUD) AND STAIRS TO BE REMOVED. JOISTS TO BE REPLACED WITH FULL SPANNING JOISTS TRIMMED TO SUIT NEW STAIR WELL DETAILS.
ADDITIONAL NEW FLOOR TO BE INSTALLED AS SHOWN ON DRG GG. /02.

Existing First Floor Layout

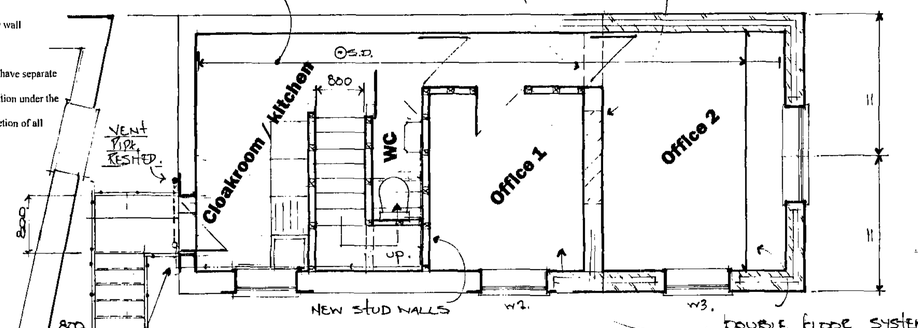
DPC's
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Under lintols
Tray dpc's required to exist walls at new wall abutments.

Electrical Installations.
Ground floor / upper accommodation to have separate independent fuse boards / meters.
All installations to be subject to certification under the "competent persons scheme"
A certificate shall be supplied on completion of all electrical works
Lighting – 1 in 4 to be low energy.

MAIN FLOOR JOISTS AT 400 c/c.

FORM NEW DOORWAY.

BLOCK UP EXISTING WINDOW.



EXISTING BLOCKED UP WINDOW TO BE UTILISED & EXTENDED TO CREATE NEW FIRST FLOOR DOOR OPENING.

DOUBLE FLOOR SYSTEM REQD AS SHOWN ON DRG GG.102.

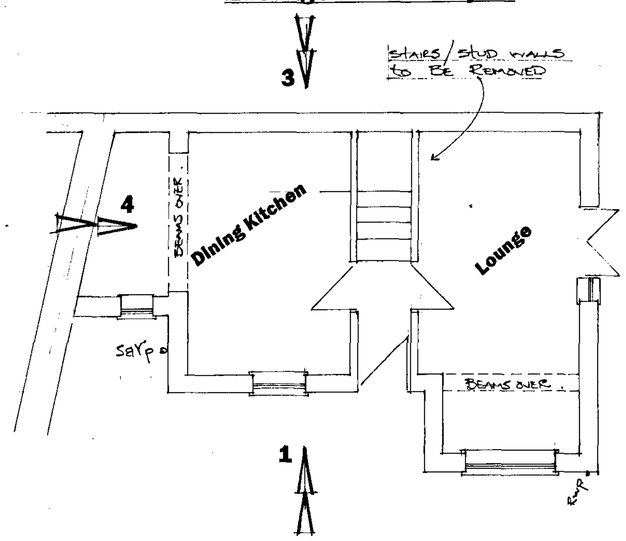
NEW RWP to DISCHARGE to SOAKAWAY A MIN OF 5m FROM ANY BUILDING.

Proposed First Floor Layout

Foundations
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep. Placed 1000 mm below fgl. Or as directed by the Building inspector.
Where foundations cross existing drainage services the foundations to be taken down below the I.L. of the pipe.
A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.

Lintols
Stone window / door heads + window cills.
Other lintols to be "Catnic" . Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

Mechanical air extraction.
Bathrooms to be 15 l /sec min. wired to light pull cord with min 15 minute over run.
Kitchens to have 3 air changes / hr
and 60 L / sec min. All mechanical ventilators to be ducted to outside air.



Existing Ground Floor Layout

Means of escape.
Windows W1 – W4 to have a clear opening of 750 mm x 450 mm and 1100 from floor height.
1 No self contained operated smoke alarm to BS 5446 Part 1to be installed on each storey smoke detectors as indicated on the drawing.
All detectors to be a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit.
Battery back up required.

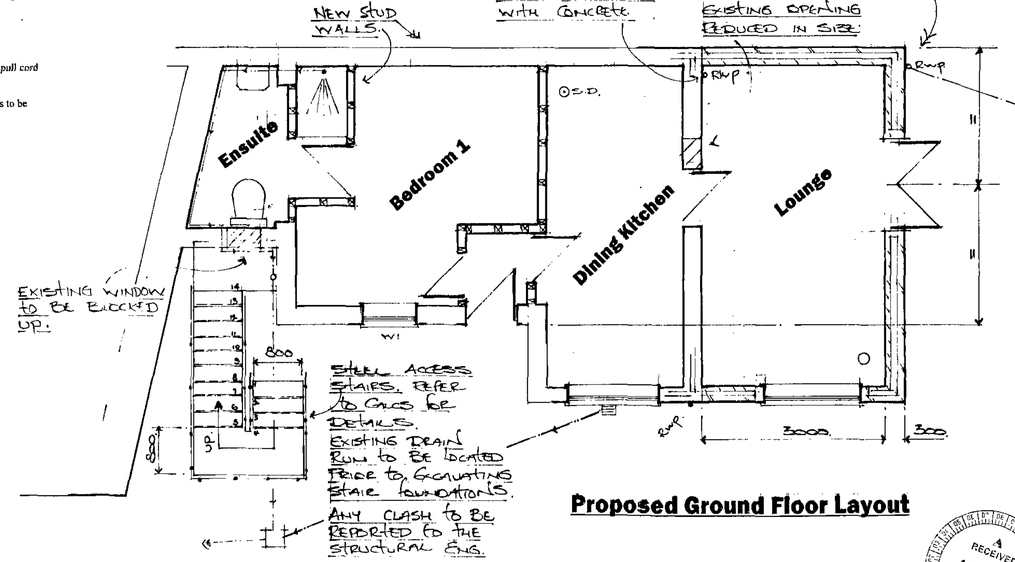
Testing.
Sound tests to be carried out on completion between ground and first floors.

Internal Stairs
Max pitch to be 42 degree. Equal risers at approx 200 mm per riser with min going of 225mm
Min headroom above pitch line to be 2m.
Handrail required 900 above treads.
Hand railing to be provided around stair opening to 3 sides 1100 high. Vert spindles to be max 100 mm c/c

NEW STUD WALLS.

REDUNDANT RWP to BE BLOCKED OF AT MH. WITH CONCRETE.

EXISTING OPENING REDUCED IN SIZE.



EXISTING WINDOW TO BE BLOCKED UP.

STEEL ACCESS STAIRS. REFER TO CALCS FOR DETAILS.

EXISTING DRAIN RUN TO BE LOCATED PRIOR to EXCAVATIONS STAIR FOUNDATIONS.

ANY CLASH TO BE REPORTED TO THE STRUCTURAL ENG.

Proposed Ground Floor Layout

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Scope of Works

General.
Modifications to ground floor accommodation. + conversion of first / second floors into office accommodation + full height side extension.

Notes.
General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing *drawings are to be checked* and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required..
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act *1996* . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

	Date	Revisions
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Client
Mr G Green

Job Title

Modifications to Ground Floor. Conversion of First/ Second Floor Into Office Accommodation. + Side Extension.

Drawing Title
Floor Layouts

Scale **1 : 50**

Date **7.1.10** | Drawn by **Steve Camps**

Drg. No. **GG /01** | Rev.

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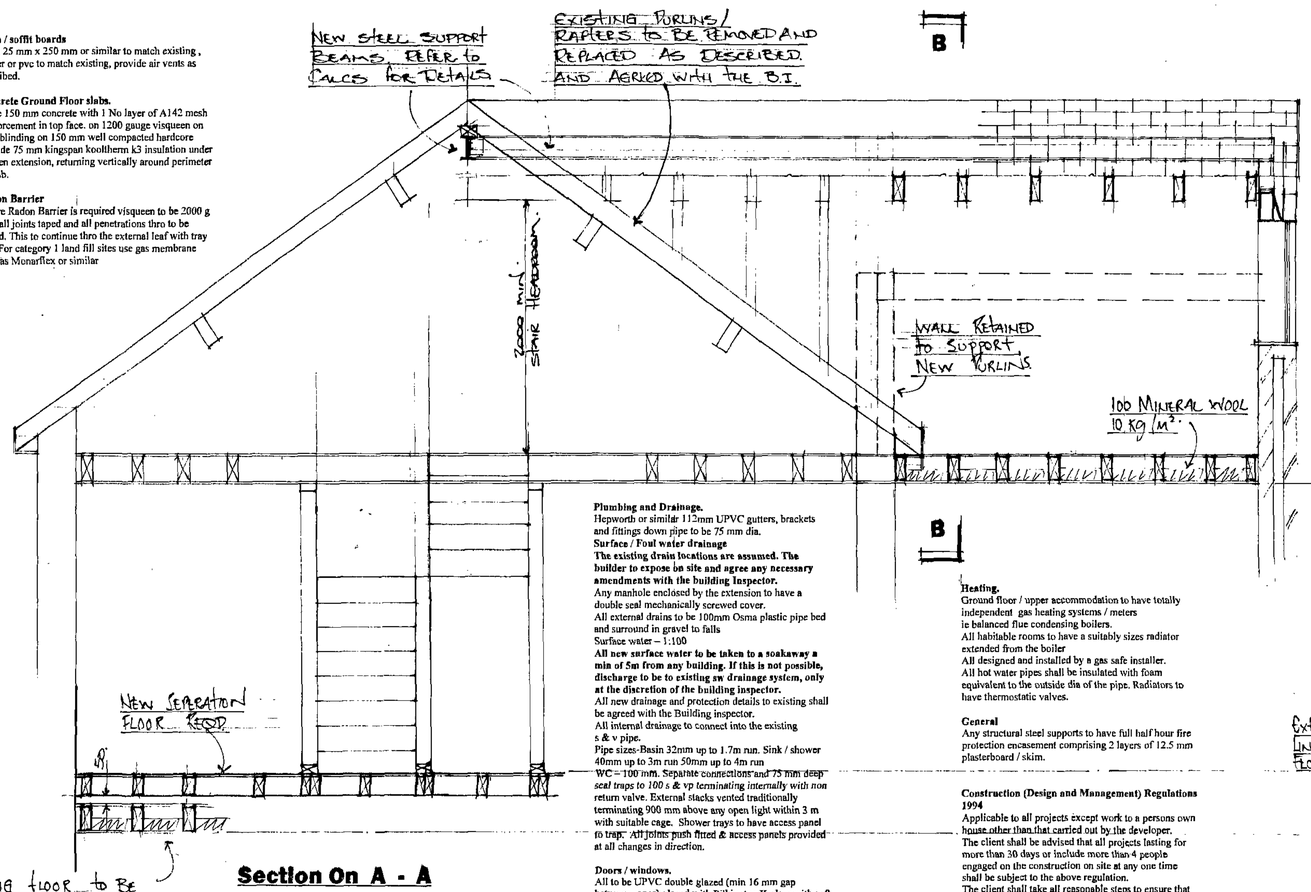
594 x 841mm A1

Facia / soffit boards
From 25 mm x 250 mm or similar to match existing , timber or pvc to match existing, provide air vents as described.

Concrete Ground Floor slabs.
To be 150 mm concrete with 1 No layer of A142 mesh reinforcement in top face. on 1200 gauge visqueen on sand blinding on 150 mm well compacted hardcore
Provide 75 mm kingspan kooltherm k3 insulation under kitchen extension, returning vertically around perimeter of slab.

Radon Barrier
Where Radon Barrier is required visqueen to be 2000 g with all joints taped and all penetrations thro to be sealed. This to continue thro the external leaf with tray dpc. For category 1 land fill sites use gas membrane such as Monarflex or similar



Section On A - A

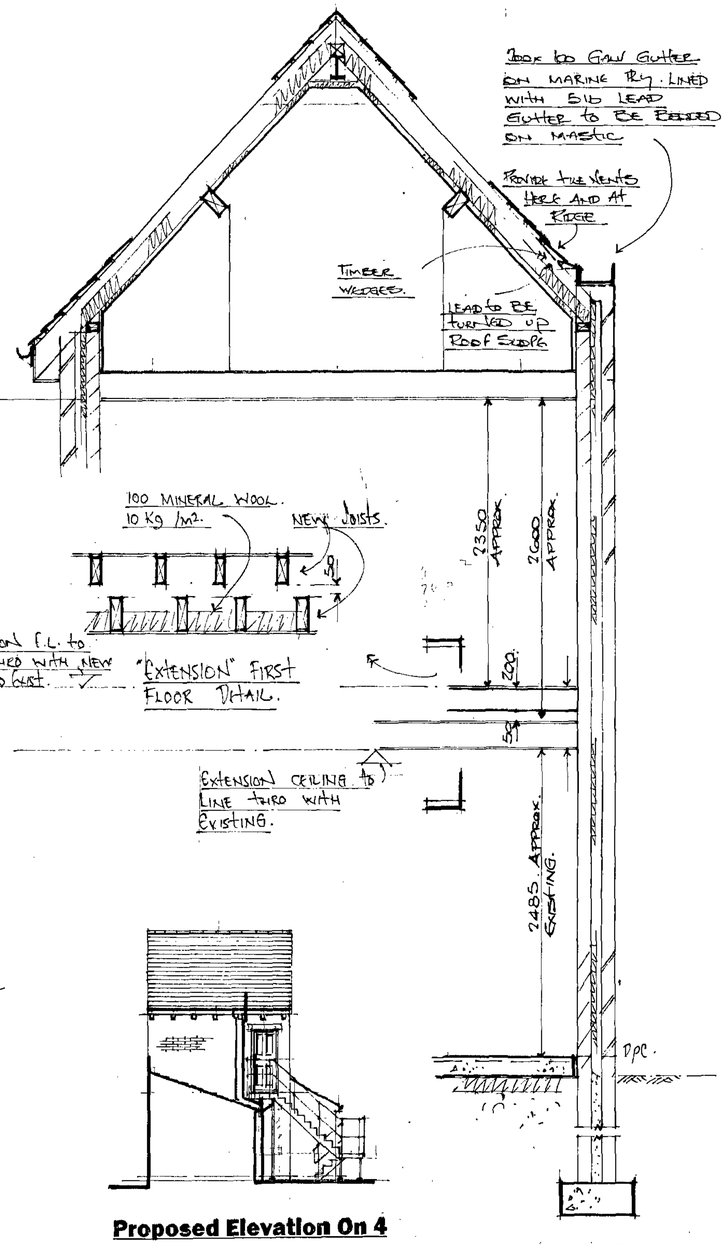
Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.
Surface / Foul water drainage
The existing drain locations are assumed. The builder to expose on site and agree any necessary amendments with the building inspector.
Any manhole enclosed by the extension to have a double seal mechanically screwed cover.
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls
Surface water – 1:100
All new surface water to be taken to a soakaway a min of 5m from any building. If this is not possible, discharge to be to existing sw drainage system, only at the discretion of the building inspector.
All new drainage and protection details to existing shall be agreed with the Building inspector.
All internal drainage to connect into the existing s & v pipe.
Pipe sizes-Basin 32mm up to 1.7m run. Sink / shower 40mm up to 3m run 50mm up to 4m run
WC – 100 mm. Separate connections and 75 mm deep *seal traps to 100 s & vp terminating internally with non* return valve. External stacks vented traditionally terminating 900 mm above any open light within 3 m with suitable cage. Shower trays to have access panel to trap. All joints push fitted & access panels provided at all changes in direction.

Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating .
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass(stamped accordingly) to be provided to all critical areas.- Door and panels 1.5 m from fff. Or windows within 800 mm from fff.
Trickle vents to be provided to all new windows 8000 mm2 min.

Heating.
Ground floor / upper accommodation to have totally independent gas heating systems / meters
ie balanced flue condensing boilers.
All habitable rooms to have a suitably sizes radiator extended from the boiler
All designed and installed by a gas safe installer.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe. Radiators to have thermostatic valves.

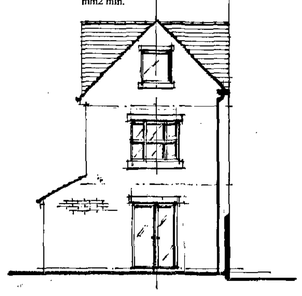
General
Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.

Construction (Design and Management) Regulations 1994
Applicable to all projects except work to a persons own house other than that carried out by the developer.
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation.
The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.
If the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

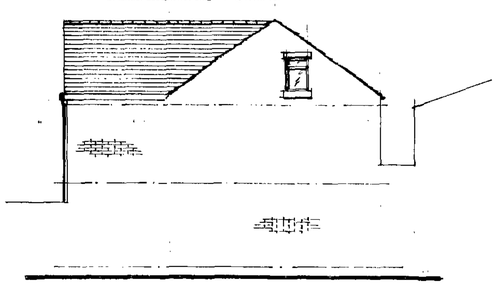


Section On B - B

Proposed Elevation On 1



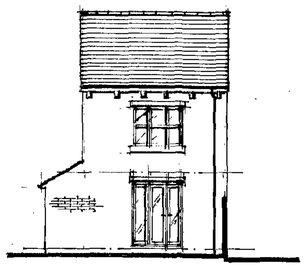
Proposed Elevation On 2



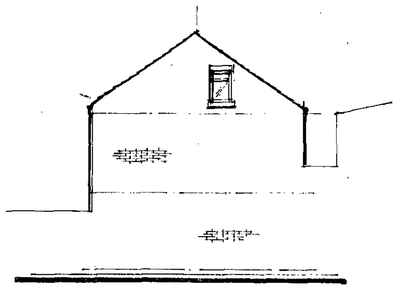
Proposed Elevation On 3

Proposed Elevation On 4

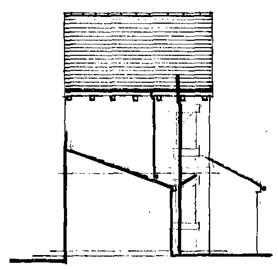
Existing Elevation On 1



Existing Elevation On 2



Existing Elevation On 3



Existing Elevation On 4

External external access stairs
Steel staircase designed fabricated and installed by supplier. The supplier shall be responsible for checking of all dimensions and any modifications required.
Structural calculations to be submitted to the L A 28 days prior to commencement.
Max pitch to be 42 degree. Equal risers at approx 200 mm per riser with min going of 225mm
Hand railing fixed to stringers / platform sides.
Kick plates required to platforms.
Platforms / treads to be from expanded metal.
Horizontal rails to platform 550mm + 550 mm
To slopes 450mm + 450mm
Finished in BLACK.

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NOTES:
All dimensions must be checked on site and not scaled from this drawing.

New Timber First and Second floor to extension.
Main joists-
(sc 3) softwood joists at 400 c/c with herring bone strutting mid span
19 mm T & G floor grade particleboard
(EN 312-5) screwed to joists or 19 mm T & G Floorboards (BS 1297) Joists to be built into walls or attached to joist hangers and screwed to joists.
Joists to be doubled up under bath and stud wall locations.
Provide additional separation floor under first floor , sound insulated as shown.

Modifications to existing first floor.
Insulate existing floor as shown.
Provide additional separation floor above as shown.

Roof design (Traditional.)
Tiled covering laid in accordance with the manufacturers instructions suitable for pitch to match existing on 50 x 25 battens and a layer of Tyvek fully breathable felt.
Rafters at 400 c/c secured by birds mouth joint to ridge plate on steel beam and birdsmouth joint over 100 x 75 wall plate.
Purlins mid span.

Roof Insulation.
To rafters on roof slopes. – 90 mm kingspan k7 between rafters + underdrawn 32 kingspan k18 under rafters
Min 50 mm min air flow required between insulation and roof covering.

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.

U Values
The builder shall ensure that the following values are achieved.

Roof	0.20w/m2k
Walls	0.27w/m2k
g.f.	0.22{with P/a 09}
Windows / doors	1.8w/m2k

All roof and wall insulation to be continuous.

Roof Ventilation. G
Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.
Eaves to be equivalent to a continuous gap strip of 25mm.

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	Date	Revisions

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Job Title
Modifications to Ground Floor. Conversion of First/ Second Floor into Office Accommodation. + Side Extension.

Drawing Title
General Arrangement / Elevations. 0

Scale **1 : 100 1:25**

Date **7.1.10** | Drawn by **Steve Camps**

Drg. No. **GG/02** | Rev.

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