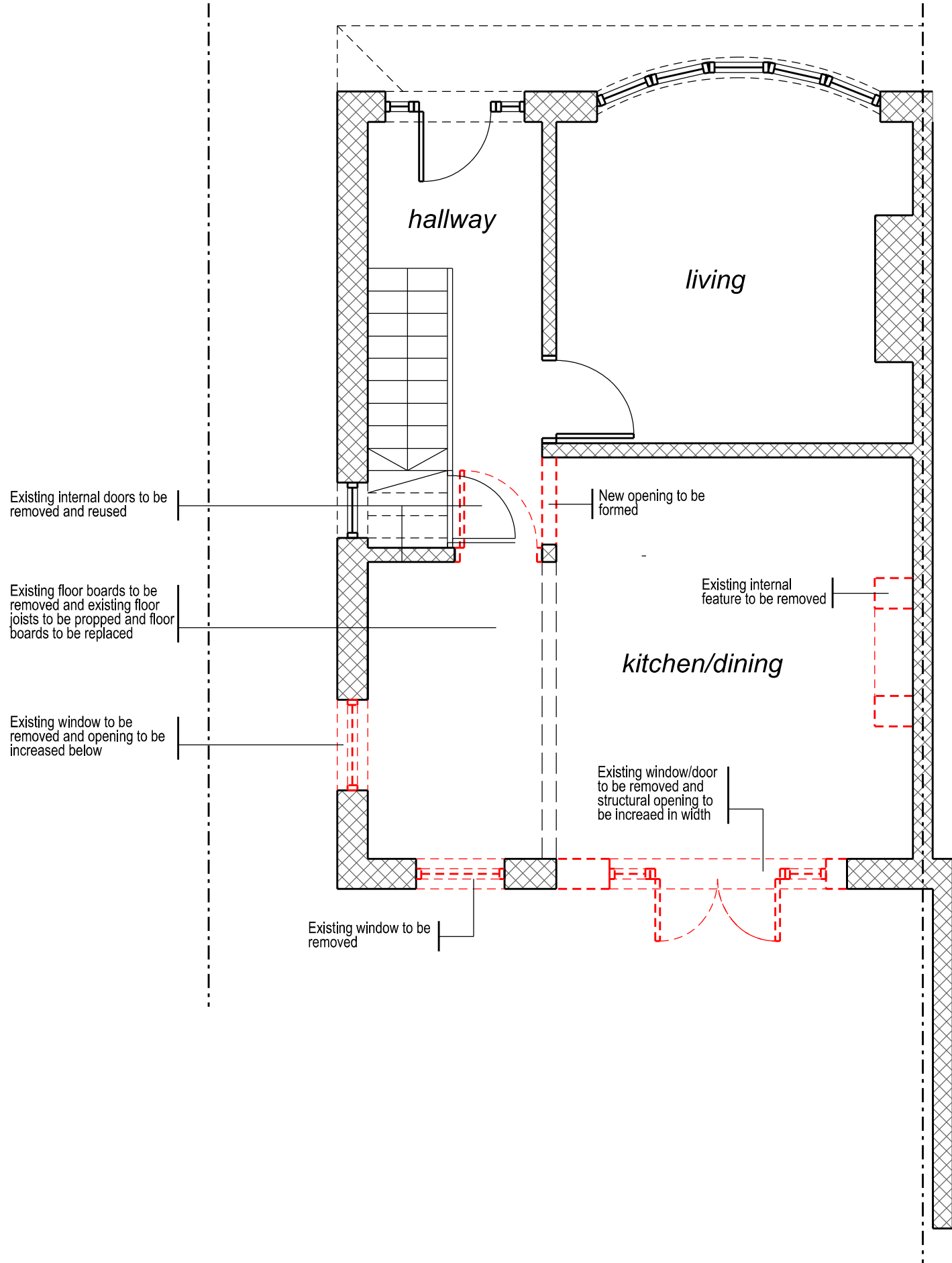
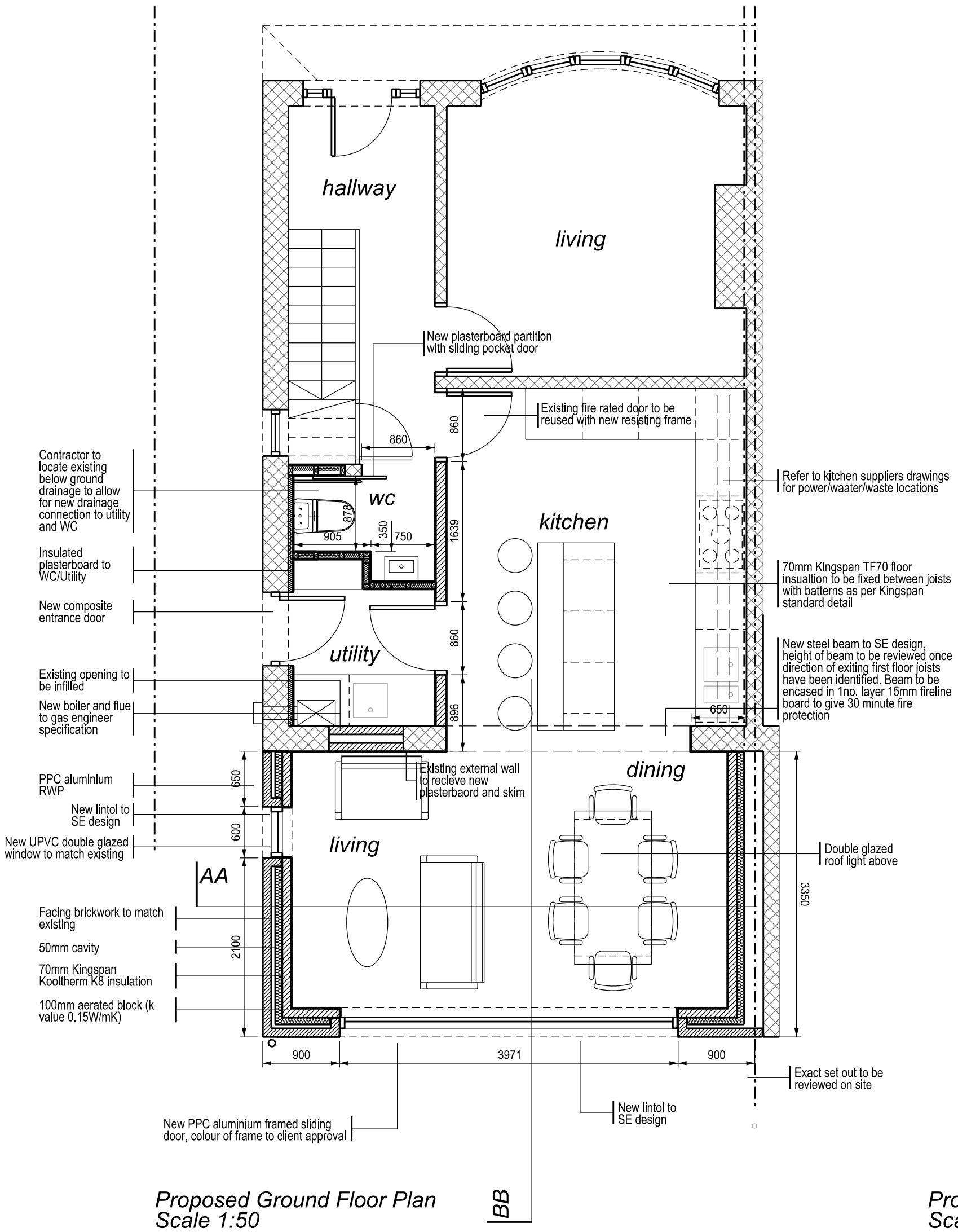
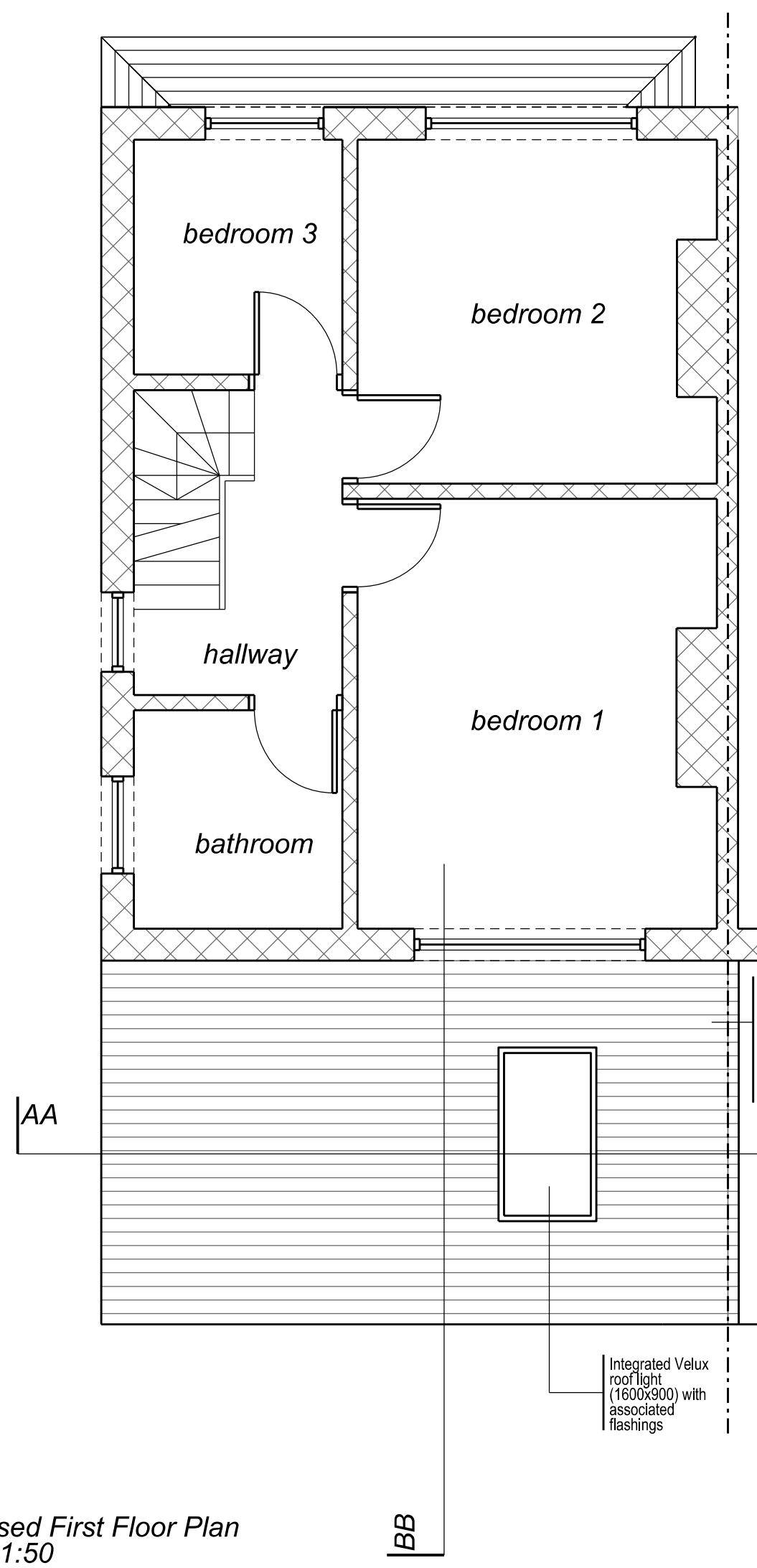




Existing Ground Floor Plan
Scale 1:50



Proposed Ground Floor Plan
Scale 1:50

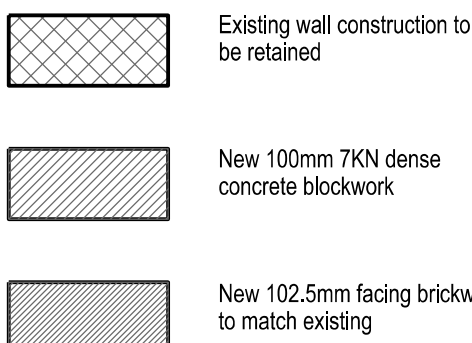


Proposed First Floor Plan
Scale 1:50

GENERAL

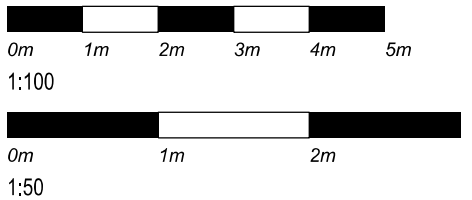
- No dimensions to be scaled from this drawing. All given dimensions in millimetres. All dimensions to be checked by contractor prior to commencement of work on site.
- All dimensions shown are from face of block to face of block or from face of partition to face of partition & NOT from plastered or dry lined finishes
- All materials, goods and fittings to be used in strict accordance with the manufacturers instructions and recommendations.
- All new structural steelwork & lintels to conform to Structural Engineers details and specification.
- All new foundations and floor slab to be as St. Engineers specification and details.
- All disturbed finishes to be made good to match, and line through with existing finishes.
- This drawing to be read in conjunction with structural general arrangement details and all other consultants drawings.

WALL KEY



Existing wall/doors/windows to be removed

SCALE KEY



New roof to achieve 0.15 U-value and to maintain constant ventilation between roof tiles and insulation
Low pitch roof tiles to match existing
Timber tile battens
Kingspan Nilvent breathable membrane
Timber roof rafters to specialist design
100mm Kingspan K107 rigid board insulation
57.5mm Kingspan Kooltherm K118 insulated plasterboard with skim finish fixed to inner face of timber battens

Brickwork to match existing
50mm cavity
70mm Kingspan Kooltherm K108 rigid board insulation
100mm aerated block (k value 0.15W/mK)
12.5mm plaster board
3 mm skim coated

Proposed Section AA
Scale 1:50

Timber floor joists to SE design
18mm T&G floor grade chipboard
130mm Kingspan TF70 rigid board insulation
Ventilated area
50mm concrete laid on 1200g visqueen with sealed joints, laid on sand blinding above compacted hardcore base

New roof to achieve 0.15 U-value and to maintain constant ventilation between roof tiles and insulation
Low pitch roof tiles to match existing
Timber tile battens
Kingspan Nilvent breathable membrane
Timber roof rafters to specialist design
100mm Kingspan K107 rigid board insulation
57.5mm Kingspan Kooltherm K118 insulated plasterboard with skim finish fixed to inner face of timber battens

Lead flashing dressed over tiles and flashed into wall

New steel to SE design to be encased in 15mm fireline board to achieve 30minutes fire protection

New PPC aluminium framed sliding door, colour of frame to client approval

New foundations to SE design

Proposed Section BB
Scale 1:50

Timber floor joists to SE design
18mm T&G floor grade chipboard
130mm Kingspan TF70 rigid board insulation
Ventilated area
50mm concrete laid on 1200g visqueen with sealed joints, laid on sand blinding above compacted hardcore base

FOUNDATIONS

Any alterations to the existing foundations are to be in accordance with the Structural Engineers design and details.

All new foundations to be in accordance with Structural Engineers design and details.

SUSPENDED GROUND FLOOR

To achieve 0.18 U-value

Timber floor joists to SE design
18mm T&G floor grade chipboard
130mm Kingspan TF70 rigid board insulation
Ventilated area
50mm concrete laid on 1200g visqueen with sealed joints, laid on sand blinding above compacted hardcore base

NEW EXTERNAL WALL CONSTRUCTION

New cavity wall to achieve 0.18 U-value

Brickwork to match existing
50mm cavity
70mm Kingspan Kooltherm K108 rigid board insulation
100mm aerated block (k value 0.15W/mK)
12.5mm plaster board
3 mm skim coated

New cavity walls to be tied with double triangle stainless steel wall ties @ 750mm horizontal centres max., 450mm vertical centres max. staggered and @ 225mm vertical centres at reveals. All cavities to be closed at reveals with weepholes type W located at 450mm centres. End bearings to be 150mm min.

DPC to be installed at level of finished floor, to be hyaloid or equal

Provide new timber skirtings to match with existing profiles.

PITCHED ROOF CONSTRUCTION

New warm roof to achieve 0.15 U-value

Roof tiles to client approval to act as rainscreen cladding
Timber tile battens
100mm timber joists laid parallel to roof pitch and to be sealed with single ply membrane
Fully adhered single ply membrane (Sarnafil or equal)
150mm Kingspan Thermaoof TR27
18mm WBP plywood deck
Kingspan vapour control layer
Timber ceiling joists to SE design
12.5mm plasterboard and skim

Note all upstands to be insulated and single ply membrane dressed up and flashed over to standard single ply membrane manufacturer detail

STRUCTURAL STEEL

New structural steel beams to be installed in accordance with the Structural Engineers design and details. All new steel beams to have minimum 150mm bearing on to new concrete pad stone
All steelwork to be primed. All steel supporting floors to be encased in 150mm layer 15mm fireline board to give 30mins for protection

PLASTERED WALLS

Internal finish to new walls to comprise 12.5mm Gyproc plasterboard and skim on timber battens or plaster dabs.
Provide stainless steel Gyproc angle beads to all vertical/horizontal corners and Gyproc edge beads to stop plaster against timber frames.

INTERNAL PARTITIONS

All new walls to be 50 x 75mm timber studs with 50mm mineral wool batts with density of 10kg/m3 and to achieve airborne sound insulation of 40dB with 12.5mm plasterboard either side and skimmed to achieve 30 minutes fire protection

EXTERNAL WINDOWS/DOORS

New ppc framed aluminium sliding doors and upvc windows to include sealed double glazed units comprising 6mm inner and outer pane with 16mm air gap between to achieve U value of 1.4W/m²K. Trickle ventilation to be included at window heads. Frames to be thermally broken.

Glazing below 800mm and 1500mm in doors and side panels from floor level to be in safety glass to BS 6206.

All windows to be fully openable to allow for emergency egress.

Colour of frames and style to be to client approval

LEAD SHEET

New lead flashings to tie in with existing roof and to be flashed into existing external walls to be minimum code 4, and in accordance with the Lead Sheet Association detail 9F.

RADIATORS

All new radiators to be fitted with thermostatic valves

MECHANICAL AND ELECTRICAL

50% All new light fittings to be energy efficient.

All electrical work to meet the requirements of Part P of the Building Regulations and will be designed, installed and tested by a competent person. A "Self Certification Certificate" to be issued to Building Control within 30 days of completion of works and a BS 7671 Electrical Installation Test Certificate.

All work to the heating and hot water systems to be carried out by a Gas Safe registered contractor.

VENTILATION

New ventilation/extract fans to be fitted to allow air exchange rates of 60l/s to the kitchen, 30l/s to utility room/WC

All extract fans to be fitted with 15 minute overrun

SMOKE DETECTION

Mains powered with battery backed up interlinked smoke detection to be fitted to both the ground floor hallway and first, loft floor landing.

LINTELS

Lintels to external cavity walls to comprise IG Heavy Duty (HD) galvanised mild steel lintels to suit opening sizes and wall constructions. Lintels to include 2 nos. course cavity tray type C incorporating stop ends with weepholes type W located at 450mm centres. End bearings to be 150mm min.

All new lintels to be in accordance with manufacturer's recommendations.

DRAINAGE

Provide concrete benching to new drainage channels and make good around drain entry positions. New inset manhole cover and frames to be light duty and suitable for 50mm deep paving slabs.

Contractor to locate and check all existing drains for suitability for new connections. Existing drains, gullies, manholes and inspection chambers to be rodde clear of all debris and thoroughly cleaned out to proper working order.

New drains to be 100mm dia. Hepworths Superseive with polypropylene couplings (drain runs below floor slabs to be fully encased in concrete and allow for new lintels where drains pass through walls all to engineers design.

New manholes/inspection chambers to be to Structural Engineers approval and to comprise Hepworth 480mm diameter polypropylene manholes bedded in concrete surround (to manholes of a depth less than 1 metre), and precast concrete ring manholes on 200mm thick concrete base slab with mesh reinforcement (to manholes deeper than 1 metre). Provide medium/heavy duty ductile covers and frames to manholes

WASTE PIPES

To comprise 100mm, 38mm & 32mm Ø UPVC with rodding access to all long runs (concealed pipes only). Wastes passing through walls, roofs or cladding are to be provided with suitable weatherproof seals. Waste pipes passing through fire compartment walls/floors to be fitted with suitable fire collar around waste pipes. Waste pipes routed into access gullies via vertical back inlets to discharge below grating level and above water level.

STUB STACKS AND SVP

Soil & vent pipes to be 100mm dia. UPVC routed through building to vent to outside air. Provide suitable weathering collar where passing through roofs. Stub stacks to comprise UPVC with air admittance valve 300mm min above level of VC cisterns.

OVERFLOW PIPES

To comprise 15mm dia. UPVC pipe routed to outside of building. Where this is not possible, internal cisterns are to be provided with tundish overflows.

TRAPS

All traps to comprise to comprise 75mm deep seal anti-siphon bottle type and to be chrome plated when on show. All concealed traps to be as above but to be of a UPVC finish.

GUTTERS

All gutters to be new box gutter in PPC aluminium, colour to match sliding doors

RAINWATER PIPES

All rainwater pipes to be minimum 68mm diameter in PPC aluminium

4	Client amendments	09.06.24
3	Client amendments	21.02.24
2	Client amendments	12.02.24
1	Client amendments	11.02.24

No	Date
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Amendments	
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Do not scale this drawing
All given dimensions are in millimetres
Contractors must check all dimensions from site
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Project
Mr and Mrs Rees
62 Homestead Crescent

Title
Proposed and Existing
Floor Plans and
Sections

Job No. Drawing No.
1090 L400

Amendment: Scale @A1: 1/50 & 1/100
1 2 3 4

Status
BUILDING REGS