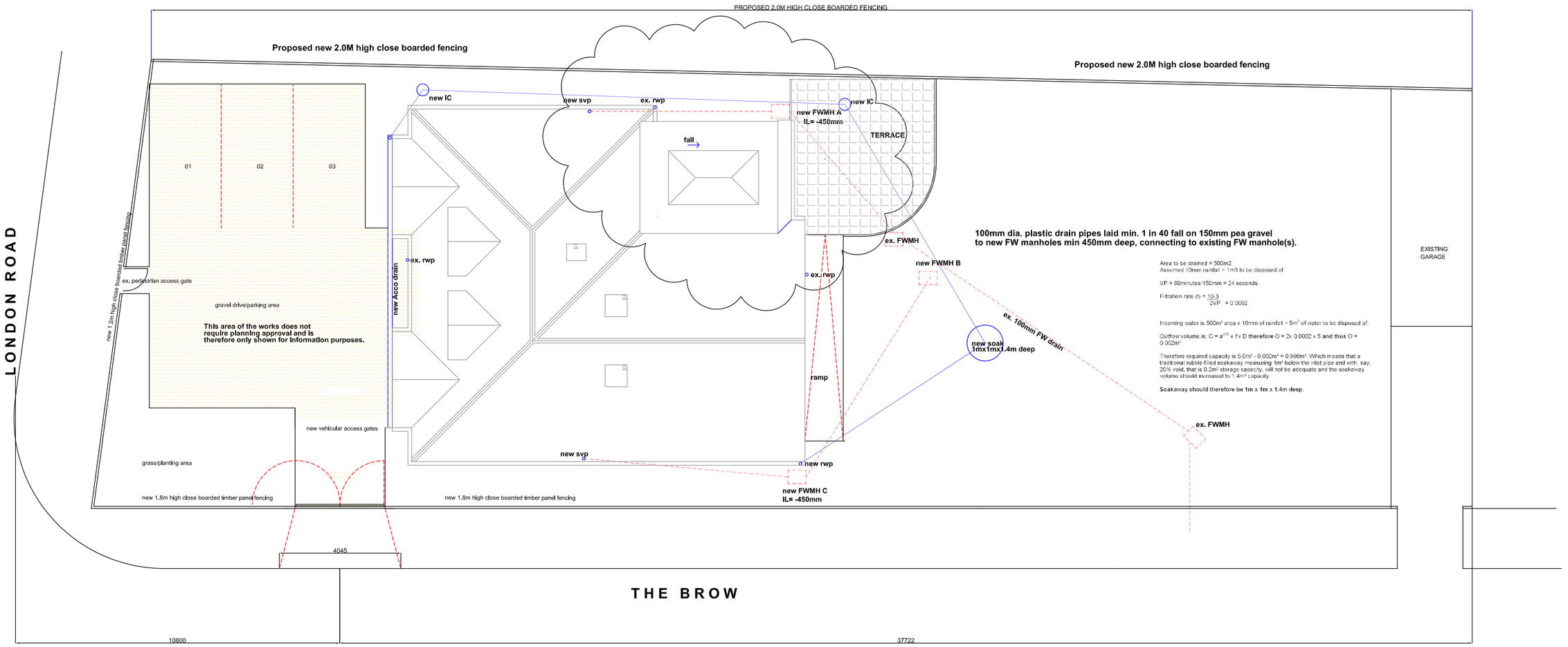

CONSTRUCTION NOTES:

1.00 INTERNAL WALLS

1.01 100x50mm sw studwork @400mm c/s with 100x50mm sw head and sole plates, and blockings at mid height; faced both sides with 12.5mm foil backed taped jointed plasterboard and skim, 20mm WBP plywood reinforcing to fittings. Acoustic insulation to be provided between all bathrooms and bedrooms.

2.00 DRAINAGE

2.01 Foul Water:

To existing below ground systems

2.02 Plumbing/Water:
Baths/showers/sinks: 38mm dia. PVCu wastes.
Basins: 32mm dia. PVCu wastes.
Toilets: 100mm dia. PVCu wastes. 19mm PVCu overflows.
SVP's: 100mm dia. with access plates and balloon cages.

2.03 Anti-vac system and rodding access points to SVP's and fittings.

2.04 SVP's to be wrapped in sound insulation quilt and firestopped between floors.

3.00 VENTILATION

3.01 Natural ventilation to all habitable rooms to be minimum 5% floor area

3.02 All windows to have free area ventilators of 8,000mm2 to habitable rooms and 4,000mm2 to bathrooms and toilets.

3.03 Bathrooms and cloakrooms to have Ventaxia or similar mechanical extract to give 15 l/sec with minimum 15min. over run.

3.04 Kitchen and Utility Room to have Ventaxia or similar mechanical extract to give 30 and 60 l/sec respectively with minimum 15min. over run.

4.00 FIRE/SMOKE ALARMS

4.01 Hard wired smoke detectors in hallways and landings.

5.00 FIRST FLOOR CONSTRUCTION

5.01 25mm chipboard flooring on 200 x 50 sw joists @ 350mm c/s, laid alongside existing 100x50 joists @ 350mm c/s. 100mm Rockwool acoustic insulation

6.00 ROOF CONSTRUCTION

6.01 Ex. roof tiles on battens and breather membrane on 100x50 sw rafters @ 350mm c/s. 12.5mm plasterboard and skim ceiling. Existing purlins supported by new 150mm stud dwarf walls. 50mm airspace maintained under tiling. 50mm Celotex GA4000 insulation between joists. 75mm Celotex GA4000 insulation below joists, to achieve 0.17 W/m2deg.C 'U' value. 125x50 collars @ 350mm c/s. 225x50 flitch beams.

7.00 DORMER CONSTRUCTION

7.01 150 x 50 stud cheeks clad with tile hanging. 150x50 sw ceiling joists and rafters @350mm c/s. Tiling on battens and felt with 100mm Celotex XR4000 insulation between rafters and 50mm Celotex insulation below rafters, to achieve 0.2 W/m2degC 'U' value. 150mm Celotex XR4000 insulation between stud cheeks, and in walls between the rooms. and roof voids.

8.00 NEW STAIRS

8.01 Going = 220mm
Rise = 203mm
No. of risers = 15
Pitch = 42 deg.
Handrail Height = 900mm
Balustrade Height = 1100mm NB. Max. 99mm between balusters
Stair width = 800mm

9.00 LIGHT FITTINGS

9.01 Low energy light fittings in bathroom.

10.00 EXTENDED CABLE EXTERNAL WALL

10.01 100mm external brickwork, 75mm cavity, 50mm Celotex XR4000 insulation, 100mm internal block wall with 100mm Celotex XR4000 insulation internally.

11.00 NEW RAISED GROUND FLOOR

11.01 25mm chipoard on 200x50 joists @ 400mm c/s. 200mm Celotex XR4000 insulation. internal block wall with 100mm Celotex XR4000 insulation internally.

12.00 NEW FLAT ROOF CONSTRUCTION

12.01 Single ply membrane on 120mm Celotex Crown Board fully bonded to 19mm wbp ply on firrings to fall, on 200x50 joists @ 350mm c/s. ro provide 0.17 w/m2degC 'U' value.

13.00 WINDOWS

13.01 All new windows and rooflights to achieve 1.6w/m2degC 'U' value.

14.00 FOUNDATIONS

14.01 All existing foundations to internal walls and conservatory accepting additional loads to be exposed for inspection and remedial works to be carried out if required..

15.00 Below Ground Drainage

15.01 100mm dia. plastic drain pipes laid min. 1 in 40 fall on 150mm pea gravel to new FW manholes min 450mm deep, connecting to existing FW manhole(s).

NOTE:
ALL NEW ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671:2008 (IEE WIRING REGULATIONS 17th edition) THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL UPON COMPLETION OF THE WORKS.

0 1M 5M 10M

500mm 2M

REVISION H- GATES TO SOUTHERN BOUNDARY SHOWN AS BUILT - 09/04/18 - PG
REVISION G- 2M HIGH FENCING INDICATED TO NORTHERN BOUNDARY - 09/04/18 - PG
REVISION F- AMENDED - 01/02/18 - PG
REVISION E- ROOFLIGHTS AMENDED AS BUILT - 07/12/17 - PG
REVISION D- VALLEY BEAM AND POST ADDED - 25/11/16 - PG
REVISION C- AMENDED TO STRUCTURAL COMMENTS. - 03/10/16 - PG
REVISION B- AMENDED TO BUILDING CONTROL NOTES. - 14/09/16 - PG
REVISION A- AMENDED TO BUILDING CONTROL NOTES. DRAINAGE AND ROOF STRUCTURE AMENDED - 31/08/16 - PG

SCALE
1/100

DATE
Feb. 2018

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE ONLY FIGURED DIMENSIONS ARE TO BE WORKED TO. DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING
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AUTHOR
PG

TITLE
Proposed Loft Conversion

8, London Road - Widley

DETAIL
PROPOSED SITE PLAN

DRAWING No
16/100/BR01

A B CD E F G H
J K L M N P Q R
S T U V W X Y Z

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