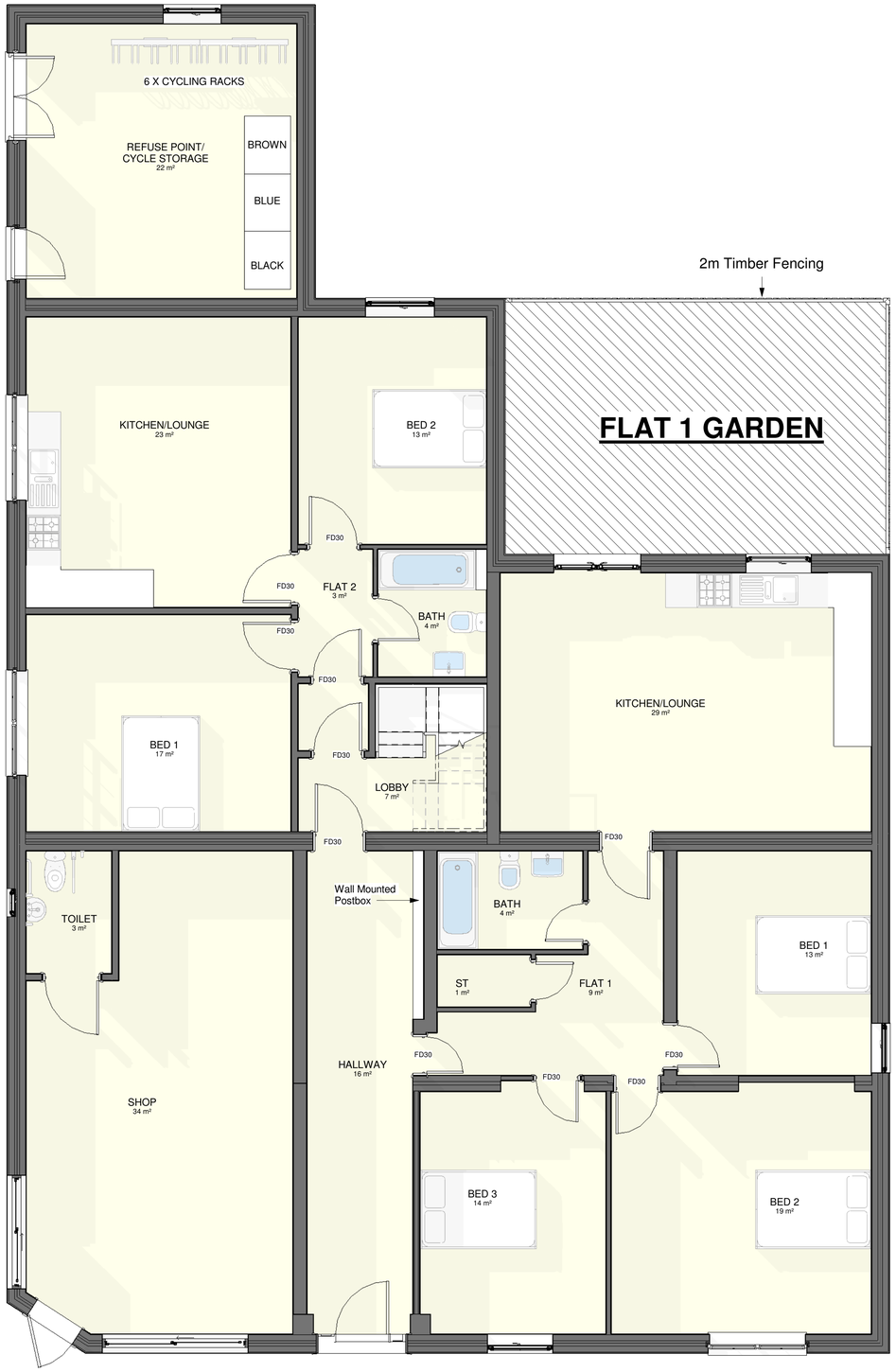
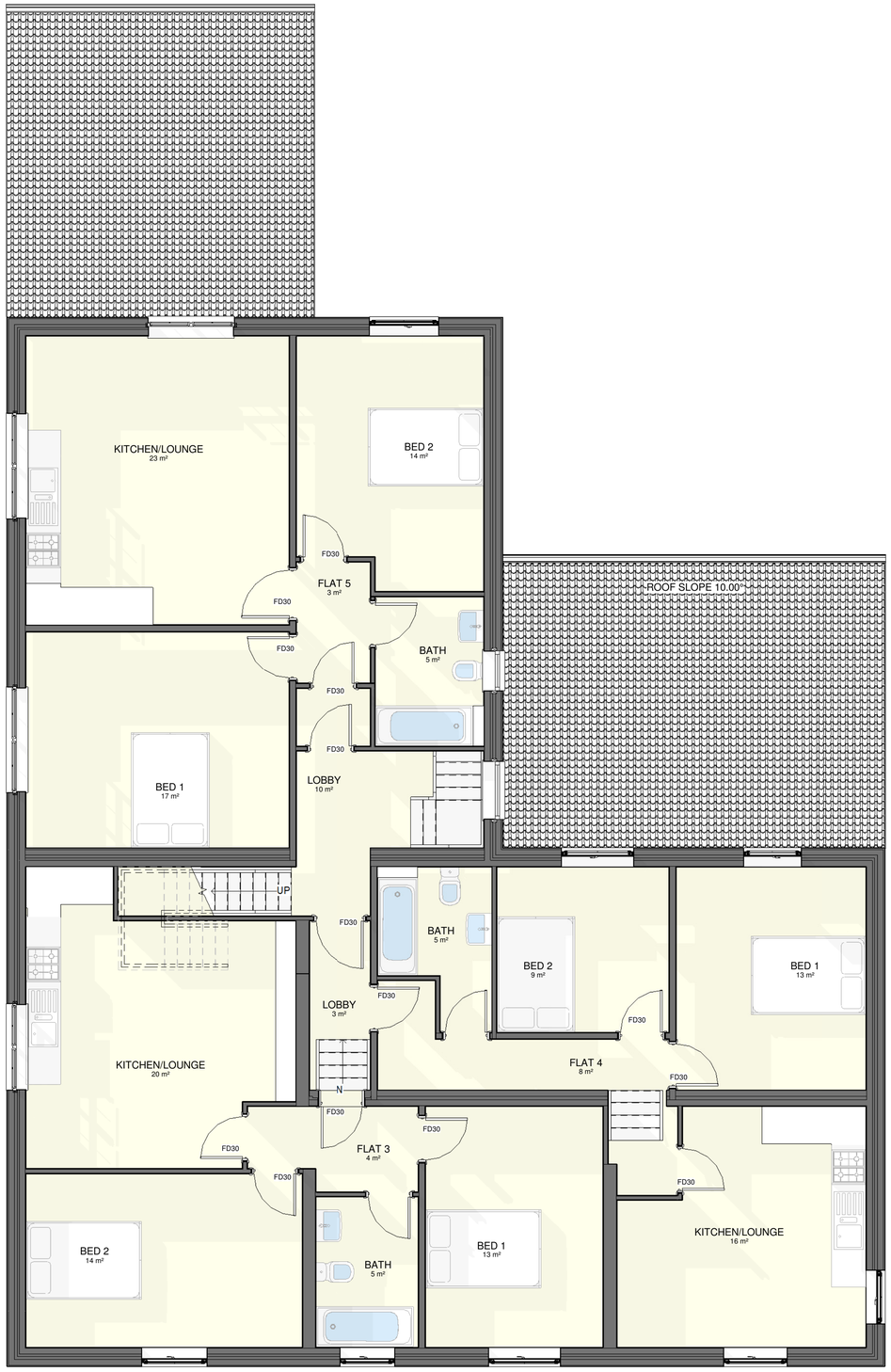


00 GROUND FLOOR

1 : 50



01 FIRST FLOOR

1 : 50

Before commencement of any work, building contractor to check all measurements and sizes, and discrepancies to be dealt with accordingly by informing the designer

General

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Rev	Description	Date

STATUS	PURPOSE OF ISSUE
	PLANNING

INNOVATIVE DESIGN SOLUTION

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TITLE

PROPOSED GF & FF PLANS

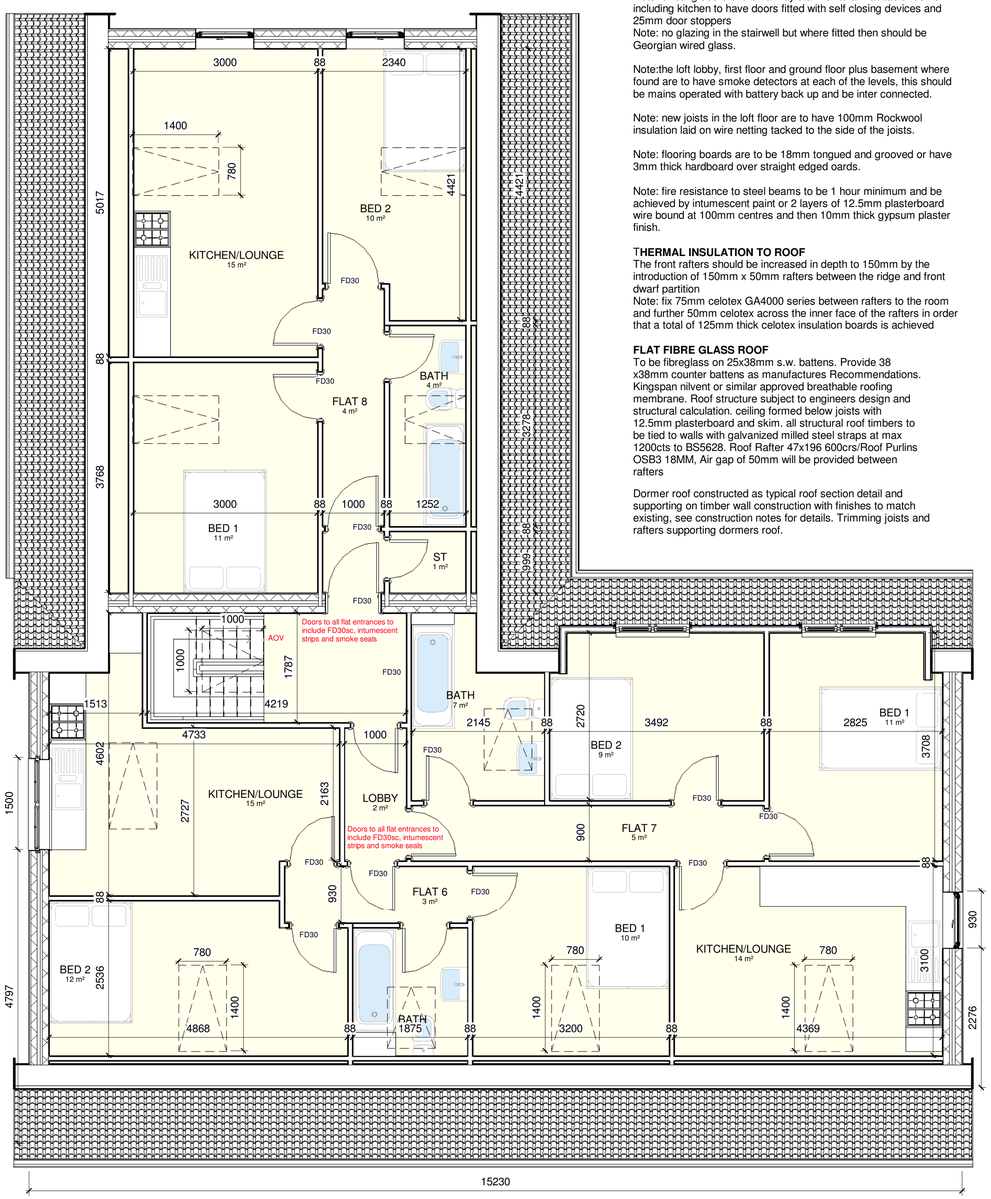
CLIENT

PETE TAYLOR

DRAWN BY	CHECKED BY	DATE
AM	KG	20/04/2020

SCALE (@ A1)	PROJECT NUMBER
1 : 50	0273

DRAWING NUMBER	REV
A100	



02 SECOND FLOOR

1 : 50

DORMER CONSTRUCTION
Note: Dormer to be constructed of 125mm x50mm studwork at 400mm c/c on a 125mm x 50mm base plate, the exterior of the frame to have 12.5mm thick exterior grade ply with additional 6mm supalux or fire line board to the dormer cheeks within 1m of adjoining property. Fix pvc sheet or plain vertical hanging tiles on felt and battens to the exterior of the dormer frame or have shiplap pvc sheets.

Note: infill the dormer stud frame with 112mm celotex, inner face of the dormer and rafter slope and partition forming room to have 12.5 foil backed plasterboard and skim coat.

Note: dormer to have Code 4 lead Flashing at dormer and roof abutment.

DORMER ROOF
Note: Warm deck roof to dormer to have 13mm hot bitumen-bonded solar reflective chippings on 3 layers of high performance built up roofing felt to BS747 class 2 or 3 Hot laid by Specialist. Felt laid on performed underlay of single ply felt type 3G having 25mm holes and partially bonded to 116mm thick Celotex 4000 series TD4116 insulation board laid to manufactures requirements of firring pieces 1:60 fall on min 150mmx 50mm grade sc3 softwood treated joists at 400mm c/c

MEANS OF ESCAPE AND FIRE RESISTANCE
The loft to be 30min fire resisting doors along with self closing devices and 25mm door stoppers

Note: existing doors of the hallway stairwell to all habitable rooms including kitchen to have doors fitted with self closing devices and 25mm door stoppers
Note: no glazing in the stairwell but where fitted then should be Georgian wired glass.

Note:the loft lobby, first floor and ground floor plus basement where found are to have smoke detectors at each of the levels, this should be mains operated with battery back up and be inter connected.

Note: new joists in the loft floor are to have 100mm Rockwool insulation laid on wire netting tacked to the side of the joists.

Note: flooring boards are to be 18mm tongued and grooved or have 3mm thick hardboard over straight edged oards.

Note: fire resistance to steel beams to be 1 hour minimum and be achieved by intumescent paint or 2 layers of 12.5mm plasterboard wire bound at 100mm centres and then 10mm thick gypsum plaster finish.

THERMAL INSULATION TO ROOF
The front rafters should be increased in depth to 150mm by the introduction of 150mm x 50mm rafters between the ridge and front dwarf partition
Note: fix 75mm celotex GA4000 series between rafters to the room and further 50mm celotex across the inner face of the rafters in order that a total of 125mm thick celotex insulation boards is achieved

FLAT FIBRE GLASS ROOF
To be fibreglass on 25x38mm s.w. battens. Provide 38 x38mm counter battens as manufactures Recommendations. Kingspan nilvent or similar approved breathable roofing membrane. Roof structure subject to engineers design and structural calculation. ceiling formed below joists with 12.5mm plasterboard and skim. all structural roof timbers to be tied to walls with galvanized milled steel straps at max 1200cts to BS5628. Roof Rafter 47x196 600crs/Roof Purlins OSB3 18MM, Air gap of 50mm will be provided between rafters

Dormer roof constructed as typical roof section detail and supporting on timber wall construction with finishes to match existing, see construction notes for details. Trimming joists and rafters supporting dormers roof.

CELOTEX FR5000
Celotex FR5000 is a multi-purpose insulation board with a rigid polyisocyanurate foam core adhesively bonded in the manufacturing process to super low emissivity aluminium foil facings on both sides. Dimensions: 1200mm x 2400mm Thickness Range: 25mm – 150mm Compressive Strength: ≥ 120 kPa BS EN 826:1996 (Thermal insulating products for building applications – determination of compressive behaviour) Dimensional Stability: DS (TH) 8 BS EN 1604:2013 (Thermal insulating products for building applications – determination of dimensional stability under specifi ed temperature and humidity conditions) Thermal Performance: Celotex FR5000 has a declared thermal conductivity (λ-value) of 0.021 W/mK in accordance with BS EN 13165:2008 (Thermal insulation for products – factory made rigid polyurethane foam (PUR) products).

Part F Ventilation- Kitchen and utility rooms to be ventllated to provide Min 60L/second, and operated by an intermitant timber, humicilstat, over run to be 20 min

Note:Catnic CG lintels , discrete brackets.a linear thermal transmittance ψ value of less than 0.21 W/mK. BRE InformationPaper 1/06 states that steel lintels without a base plate, such as the CG lintel, can use the default linear thermal transmittance ψ value of less than 0.30 W/mK.

INTERNAL STUD WALLS
RW=40DB MIN
To comprise 75x50mm studs, heads and sole plates with studs at 400mm cr. An absorbent layer of unfaced mineral wool batts or quilts (min thickness 25mm, min density of 10kg/m3 which may be wire reinforced, suspended in cavity. Ensure all joints are well sealed. 12.5 mm plaster board and skim both sides.

STAIRCASE:
To have a max 220mm rise and min 220mm thread fabricated in timber. Pitch should not exceed 42 degree angle, provide handrails to both sides 1m above nosing line. All guarding to staircase to be between 900 and 1100mm, with vertical membrane max 100mm crs

General:
Chimney stacks to roof are to be confirmed whether in use, the chimney stack if in use should be raised above the roof of the dormer, otherwise seal off the stack by removing pots and bedding slate/tiles in mortar, ensure that neighbours permission for the shared stacks before work commences

Note: the chimney flues internally must be made unusable by removing or sealing off in brickwork.

Note: no steel beam or spreader plate is to be in chimney flue brickwork, any residue of the chimney flue brickwork in the loft area is to be supported upon 3x 18 inch gallows brackets with 75mm angle iron welded to the ends and 6mm metal sheet across the frame created.

Note: the height of the brickwork below the ridge level should not be less than the height of the stack above the roof ridge

Note: Dormer cheeks to be built up off 3 x170mmx50mm rafters bolted together.

Flooring joist to be nogged at 1.5c/c

Note: Alterations to existing roof structure including removal of structural members etc must be in compliance with structural engineers details and calculation which must be approved by building control before works commence on site.

The flue must be fitted and terminated in accordance with the recommendations of BS5440 : Part 1m.

The flue must not cause an obstruction. Discharge and any noise from the flue outlet must not cause a nuisance.

Flue gases have a tendency to plume and in certain weather conditions a white plume of condensation will be discharged from the flue outlet. Where this could be a nuisance, for example, near security lighting, an alternate position should be found.

The air inlet/outlet duct and the terminal of the boiler must not be closer than 25mm to any combustible material.

Detailed recommendations on protection of combustible materials are given in BS 5440: Part 1

A protective terminal guard must be fitted if the terminal is 2m or less above a surface to which people have access.

The guard must be spaced equally (minimum 50 mm) around the flue and fixed to the wall with plated screws. See Contact Information (inside front cover).

NOTE: All measurements are the minimum clearances equired. Terminals must be positioned so to avoid combustion products entering the building.

DRAINAGE- the builder is to carry out full inspection of exisiting drainage to ascertain works required to connect proposed drainage to link waste line to manhole. Manhole will need to be re-located accordingly. All to be to the approval of the building inspector.

ROOF PLAN

1 : 100

The fire alarm and smoke detection system must be in accordance with BS5839 Part 6 category L3 or better.FireAngel Mains Powered Alarms with 9V Alkaline Back-up Battery W1-R Series

Doors and glazing to have an overall U-value of 1.4W/m2K (or better) – This is typical for new 'A' rated units.

Hush Wall Mounted Bathroom
Fan with Timer & Humidity
Sensor - White - 31600

WATER EFFICIENCY:-
Shower 10 l/min
Bath 185 litres capacity
Basin taps 6 l/min
Sink taps 8 l/min
WC 6/4 litre for dual flush
WC 4.5 litre for single flush

Water efficiency Dishwasher
1.25 l/place setting Washing
machine 8.17 l/kilogram

Install mech.extract unit within
wall to serve kitchen.
extracation rate 601/sec.

Hot water tempering valves should be provided to ensure that the temperature supplied to the domestic hot water distribution system does not exceed 60 degrees C

Lintels to be Galvanished black steel catnic
standard over all doors and windows

SURFACE WATER.
100mm dia 1/2 round guttering 75 mm dia r.w.p to discharge into soak ways which are to be 5m from any building, are also subject to percolation test.

TOILET
Erect stud wall of 50mm x100mm stud with noggins @600mm c/s Acoustic quilt between studs and 9.5mm moisture resistant plasterboard with skim finish. Skirting's both sides. Install 100mm wide door with pull rail. Glass in window for obscure glass (alternatively film glass). Install fan 61/sec. Toilet fittings from DOCM pack or similar fitted in accordance with manufactures instructions. Wastes taken into stud stack with air admittance valve and taken into drainage system. Tiling/ wall finishes/electrics/ heating to owner's choice.

Note:kitchen to have extract fan capable of extraction at a rate not less than 60L/sec. Bathroom, ensuite & W.C to have fans capable of 15 L/sec. All to be light switch activated with 15 min overrun facility.

STAIRCASE:
To have a max 220mm rise and min 220mm thread fabricated in timber. Pitch should not exceed 42 degree angle, provide handrails to both sides 1m above nosing line. All guarding to staircase to be between 900 and 1100mm, with vertical membrane max 100mm crs

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STATUS
PURPOSE OF ISSUE
PLANNING

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PROJECT
14 Greenhill Lane,
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TITLE
SECOND FLOOR &
ROOF PLAN

CLIENT
PETE TAYLOR

DRAWN BY	CHECKED BY	DATE
Author	Checker	06/04/2020

SCALE (@ A1)	PROJECT NUMBER
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DRAWING NUMBER	REV
A101	



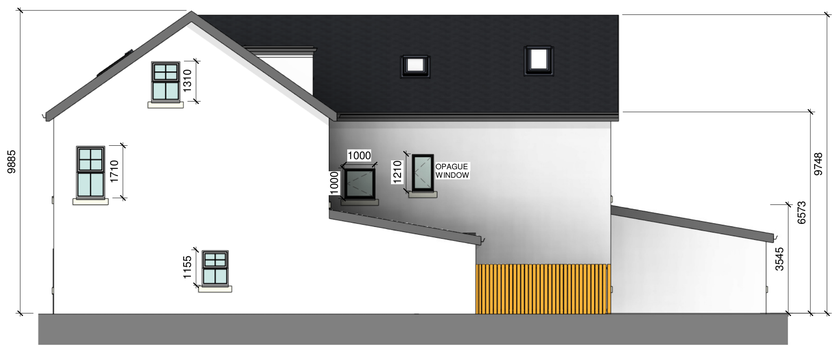
FRONT ELEVATION
1 : 100



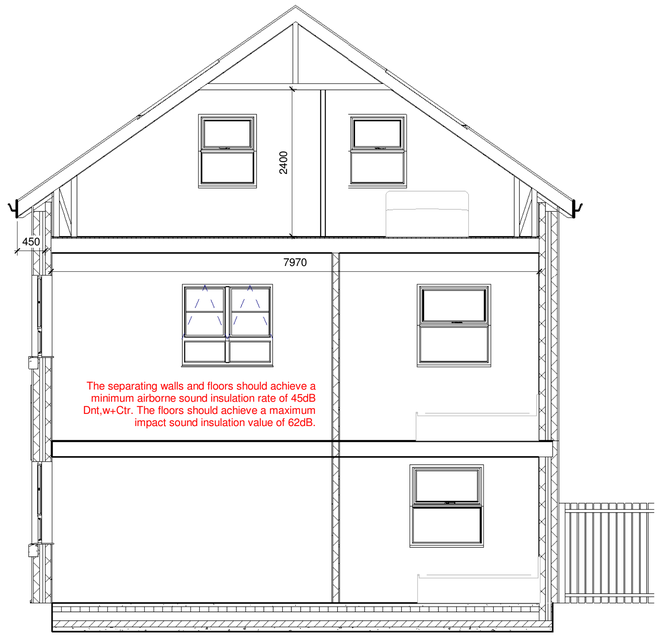
REAR ELEVATION
1 : 100



SIDE ELEVATION 1
1 : 100



SIDE ELEVATION 2
1 : 100



SECTION C-C
1 : 50

5mm continuous ridge ventilation

175mm fascia
225mm soffit to main roof

15mm Gyproc wallboard to u/s of joists.

Cavity tray and min 75mm code 4 lead flashing upstand must be installed to all roof abutments

Provide cavity tray over lintels.

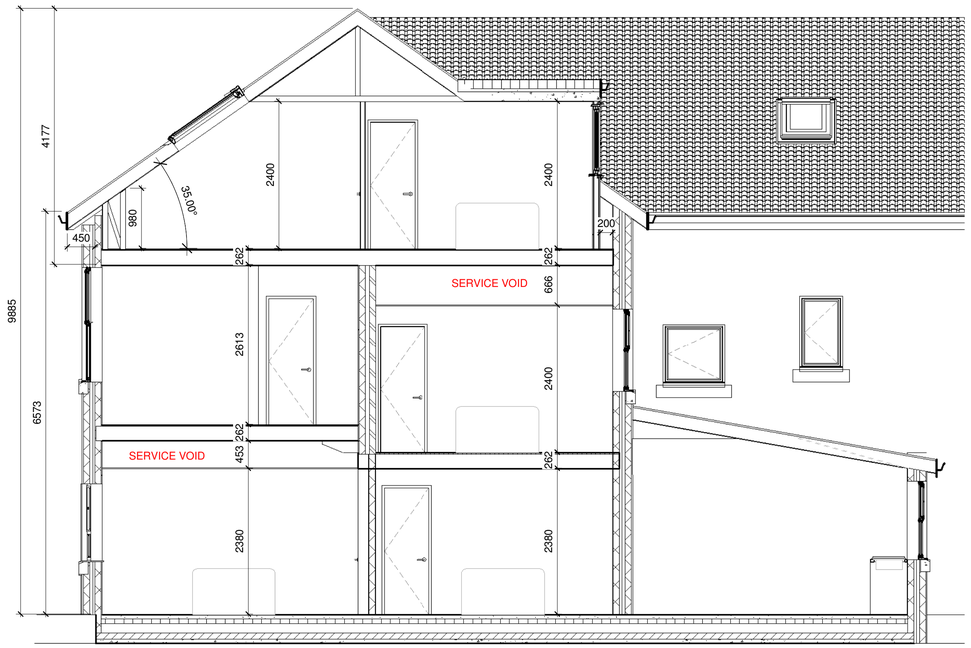
Propriety weepholes at 450mm c/cs.

NOTE:
First floor construction provides 40db sound reduction and comprises of 18mm chipboard on 15mm OSB over 235mm deep proprietary timber joists to specialist design.

The separating walls and floors should achieve a minimum airborne sound insulation rate of 45dB Dnt,w+Ctr. The floors should achieve a maximum impact sound insulation value of 62dB.

Stair balustrade and handrail min 900mm.

Stairs with store under - Stairs underdrawn with 15mm wallboard fixed at strings and batten at centre of stairs.



SECTION B-B
1 : 50

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TITLE

PROPOSED ELEVATIONS & SECTION

CLIENT

PETE TAYLOR

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SCALE (@ A1)	PROJECT NUMBER
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DRAWING NUMBER	REV
A102	



LOCATION PLAN
1 : 500



BLOCK PLAN
1 : 200



SITE LOCATION PLAN
1 : 1250

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North

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TITLE

BLOCK & SITE LOCATION PLANS

CLIENT

PETE TAYLOR

DRAWN BY	CHECKED BY	DATE
Author	Checker	20/04/2020

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As indicated	0273

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