Scale 1:50

0 1 2 3 4 5

GROUND FLOOR PLAN

47

DRAINS - THE EXISTING INTERNAL SEALED MANHOLE (SHARED) IS NOT BEING ALTERED

NO BUILD OVER AGREEMENT IS NEEDED

ALL WORK HAS ALREADY BEEN CARRIED OUT 20 YEARS AGO APPROX

NEW DRAINAGE IS LIMITED AND IS ALL ABOVE GROUND OR CONNECTED TO PRIVATE GULLIES (NOT SHOWN THIS IS TO BE ROUTED BY THE BUILDER ONLY ON SITE

Lounge
Ceiling Ht: 2.71
FL: 82.85m

Ceiling Ht: 2.74
FL: 82.83m

Ceiling Ht: 3.02
FL: 82.82m

Ceiling Ht: 2.72
FL: 82.84m

DINING
Ceiling Ht: 2.72 FL: 82.86m

KITCHEN
Ceiling Ht: VAULTED FL: 82.86m

UTILITY
Ceiling Ht: 2.47
FL: 83.06m

STORE

Min.Clg Ht: 2.18

Fireplace

Radiator

Insertion Point

Paving

Grass

Gate

45

47 - GARAGE

18 - GARAGE

DRY STONE WALL

UPGRADING EXISTING SOLID GARAGE FLOOR

Existing FL: 82.73m
Proposed FL: 82.86m (130mm - 110mm once existing tiles removed tbc)

Existing garage floor NON INSULATED TO BE UPGRADED 5.65M2

SELF LEVELING SCREED TO TAKE OUT TAPERED FLOOR REQUIRED THEN UPGRADING EXISTING SOLID FLOOR

ASSESS WHEN TILES OF ADJACENT FLOORS HAVE BEEN REMOVED ONLY - BUT THIS INFILL WILL NEED COMPLETING FIRST - THE FINNISHED FLOATING FLOOR WILL BE SAT PROUD OF THE ADJACENT EXISTING CONVERSION FLOOR (WHEN TILES REMOVED) AND WILL ACT AS A SHUTTER FOR THE INFILL

To meet min U value required of 0.25 W/m²K
SOLUTION IS 110mm TOTAL THICKNESS

DO NOT INSTALL ALTERNATIVE PRODUCT OF THE UVALUE OF 0.25 W/m²K WILL NOT BE ACHIEVED!!

The existing solid floor slab must be checked for stability and be free from defects as required by Building Control.

The existing floor will need upgrading to ensure adequate damp protection and to prevent heat loss.

Provide 1200 gauge polythene DPM or 3 coats RIW over existing concrete slab (if required). DPM to be lapped in with dpc in walls.

Floor to be insulated over slab and DPM with min 90mm thick Xtratherm Thin - R, 25mm insulation to continue around floor perimeters to avoid thermal bridging.

A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed.
Finish over the insulation with a floating layer of 20mm *(DO NOT INCREASE AS THE WHOLES SCREED AREA THICKNESS WILL BE INCREASED)* softwood tongue and groove softwood boards or moisture resistant particle/chipboard grade type C4 to BS EN 312:2010.

Lay with staggered joints. Care should be taken to ensure any existing airbricks for the main house are not obstructed by this work. If so, they should be extended through the new floor to external air. Where drain runs pass under floor provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor level.

ONCE COMPLETED - SELF LEVELING RENOVATION SCREED AS PER SUPPLIERS / INSTALLERS AS PER ALL AREAS TO HOUSE WHERE NEW FLOOR IS ~~~~~ ALLOW FOR 5MM ON THE 20MM BOARD ENSURE THE PRODUCT IS SUITABLE BY THE INSTALLERS AND MANUFACTURERS

INFILL MAKE UP TO STEPPED AREA
shutter with common bricks - infill with concrete TO SUIT
New stud wall as shown to be fixed to sole plate onto commons.
Tile Front Face
ensure 1200g polythene DPC to be lapped up and perimeter insulated with 25mm upstands to external and existing upper floor
INFILL AREA TO MAKE UP FLOOR AREA TO UTILITY - 1.1m2

LEVELING SCREED TO PREVIOUS CONVERSION
Existing FL: 82.83m
-previously insulated garage conversion
-kitchen area - 8.1m2
-bathroom - 5.1m2

Proposed FL: 82.86m
-Match the existing levels once flooring is renewed
-Allow for self leveling screed to make up levels as per section once tiles to kitchen are removed assumed 30 -35mm
- Remove floor tiles (still be approx 30-35mm lower than kitchen)
This gap needs making up and will match the 5mm screed over the existing after the tiles have been removed.

ALLOW FOR 5mm LEVELING COMPOUND RENOVATION SCREED TO ALL OF NEW FLOOR COVERING AREAS INCLUDING EXISTING DINING AND UTILITY 26.5M2 IN ADDITION

EXCAVATE EXISTING FLOOR
RELAY TO MATCH THE NEW FLOOR LEVELS
- 360MM FROM FFL OF EXISTING KITCHEN TILES
- 450MM FROM EXISTING STEPPED AREA

SOLID FLOOR INSULATION UNDER SLAB
To meet min U value required of 0.18 W/m²K
P/A ratio 0.5
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 90mm thick Celotex GA4000 insulation.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.
ALLOW FOR SELF LEVELING SCREED TO FINNISH AS PER FULL FLOOR AREAS - WORK BACK EXCAVATION DEPTHS TO SUIT

CRITICAL PROCESS:
TRIAL HOLE NEEDED TO ENSURE STRUCTURE OF STEP UP AND ENSURE REMOVAL OF STEPPED AREA IS POSSIBLE
OPEN UP DRAIN RUN IN SEALED LID AND CHECK FLOW AND DIRECTION / INVERT LEVELS - KEY DECISION PROCESS - IDEALLY COMPLETED ASAP BUT SEALED LID MAY NEED RENEWING TO ENSURE NO SMELLS TO INTERNALS

OPTION BI FOLD DOORS TO THIS WALL IN THE FUTURE IF REQUIRED THIS OPTION IS FAR MORE OPEN PLAN AND ALLOW MORE LIGHT IN

PIPEWORK EXTENDS INTO THIS CUPB FROM THE BOILER AREA - ALL PIPEWORK AND ROUTING NEEDS REASSESSING BY PLUMBER ONLY

FLOOR LEVEL TO ME MADE UP TO SUIT UPPER STEPPED AREA

SE TO SONFIMR IF LOAD BEARING OPTION:
1. REMOVE WALL
2. INSTALL STEEL TO SUIT (PURLIN SUSPECTED) MAY NOT BE LOAD BEARING - EXPOSURE WORK REQUIRED

NEW OPENING - LINTELS AS PER ENGINEER - ALLOW FOR 3 X CONCRETE FOR PRICING

STRIP BACK ALL WALLS OF PB AND FIXTURES TO EXPOSE EXISTING INFILL EXTENSION WALL FROM GARAGE CONSTRUCTION

ASSUME THIS WALL WILL NEED TO BE REBUILD TO OFFESET FROM THE DRY STONE WALL TO ENSURE RAINWATER DOES NOT RUN OFF THE DRY STONE WALL ONTO THE INFILL EXTENSION WALL

CURRENTLY NO SIGN OF DAMP BUT LEAD UPSTANDS ARE PRESENT.

ALLOW FOR A CONTINGENCY FOR NEW STUD WALL TO FRONT FACES TO MATCH THE MAIN CONVERSION AREAS

NEW HOPPER AND DOWNPIPE TO TAKE ROOF RAINWATER - LEADED OUTLET FOR GUTTER DETAILS INTO HOPPER - INSTALL FLY SCREEN TO OUTLET - LINTEL OVER TO SUIT - SEALED INTERNAL GULLY TO SOAK AWAY OR EXTEND TO GRAVEL EXISTING DRAINS

203 X 203 X 52 UC TBC BY STRUCTURAL ENGINEER PADSTONES AND LOAD BEARING AS PER SE. SET UNDER EXISTING PARPAPET BUT WITHIN VOID - MAY BE EASIER TO REMOVE PARPAPET AND CUT EXISTING RAFTERS AND FIX TO STEEL

REMOVE WINDOWS & INFILL WITH STONE TO MATCH AND INNER BLOCKWORK 7.3N

ALL OUTER WALL TO BE RAISED UP AS PER ELEVATIONS AND SECTIONS TO ENABLE PITCHED ROOF GUTTER DETAIL

HIGH GROUND APPROX 560MM - WALL PREVIOUSLY ASSUMED TANKED - ALLOW FOR CAVITY DRAINAGE MEMBRANE SYSTEM AND CHANNEL TO PERIMETER - ALL TO BE CONFIRMED WITH BUILDING CONTROL OFFICER

Boiler to be moved forward in garage or onto new wall - gas meter also moved to suit - Move consumer unit also to suit as per electrician and plumber only

BATHROOM LAYOUT TBC by client and plumber

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06 A - PROPOSED GROUND FLOOR LAYOUT - A2 - 1-50 - BREGS

SG PROJECT NO	PAPER SIZE	DRAWN BY
402	A2	SG
REVISION: BREGS	SCALES: 1:50	

Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to SG ARCHITECTURAL DESIGN.

REV.	DESCRIPTION	DATE	BY	CHK'D