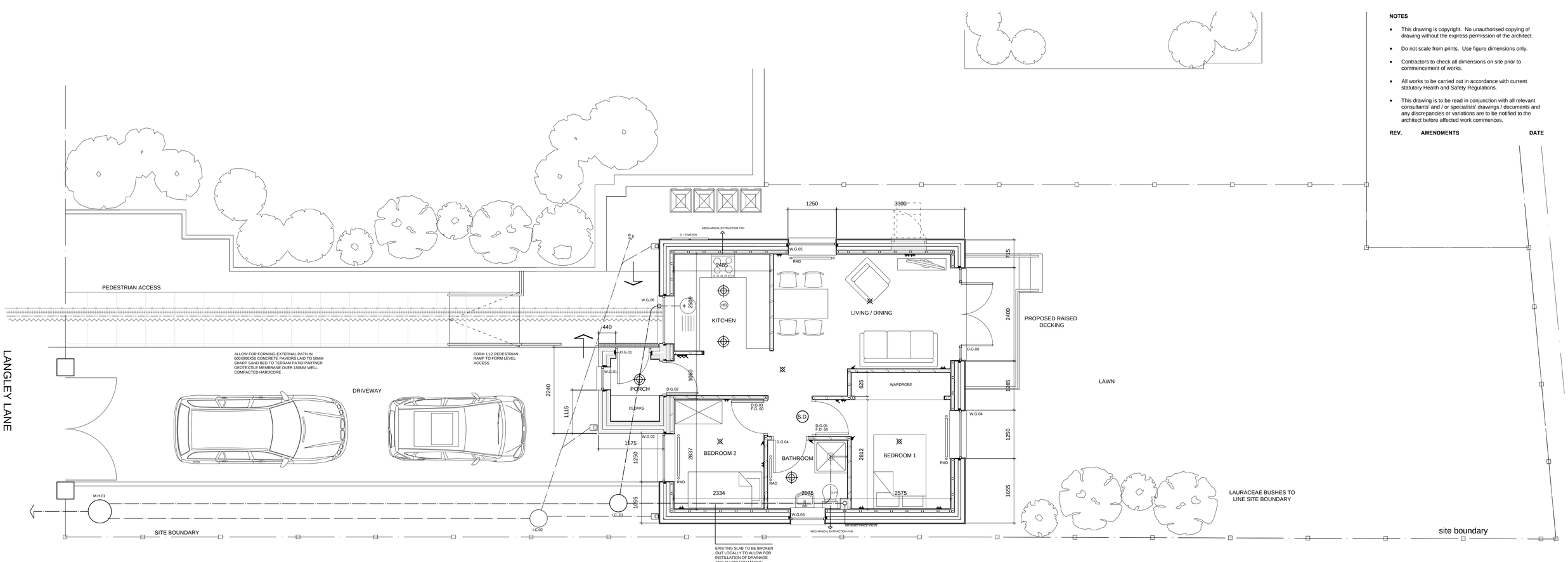


NOTES

- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
- Do not scale from prints. Use figure dimensions only.
- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REV.	AMENDMENTS	DATE

foundations

trail hole to be formed to expose existing foundations to be inspected and approved by local authority building inspector.

design of foundations and ground floor slab indicated on drawings is provisional, subject to confirmation upon excavation and agreement with local authority Building Control.

contractor to obtain all necessary information and carry out all necessary investigations regarding position of underground services in vicinity of works prior to excavation.

external walls

new elevations to be 390.5 mm full filled cavity construction to replace garage door opening:

100mm	Durox Supabloc or similar approved blockwork
65mm	Knauf Supafil 34 Blowing Wool Insulation
100mm	Durox Supabloc or similar approved blockwork
75mm	Kingspan TP10 Insulation Board
18mm	Marine Grade Plywood

65mm cavity between existing block work to be full filled with Knauf Supafil 34 blowing wool insulation and installed by approved technicians to manufacturers specification.

all external walls to be finished internally with 12.5mm plasterboard on dabs, finished with plaster skim coat.

cavity wall insulation to be carried below d.p.c. level, finishing at the underside of the ground floor insulation.

all footings below external ground level to be constructed in Durox Supatrench blockwork or similar approved.

new wall leaves to be tied using Catnic bb3 wall ties or similar approved, installed at 750mm horizontal centres and 450mm vertical centres, staggered reduced to max 225mm around openings and reveals to comply with BS.5628.

due care to be taken by contractor to avoid mortar bridging cavities.

any openings to below d.p.c. level to have pre-cast concrete lintels over with 150mm (min) bearing.

all pipework to have 50mm clear space all round. opening to be blanked off using inert rigid boards.

external walls to have continuous horizontal hi-load or similar approved d.p.c. 150mm (min) above finished external ground level. all joints to have 150mm (min) overlap.

all cavities to be closed at roof level with blockwork returns with damcor insulating d.p.c. at the junction

cavity wall and roof insulation to meet at the top of wall. cavity wall insulation to be carried to roof level on any gable wall

external walls to above d.p.c level to have cement/lime/sand mortar to 1:1:6 ratio.

all cavities at junctions between old and new external walls to be made continuous.

all such junctions to be formed using Catnic 'Stronghold' wall connectors. all to be installed in accordance with manufacturers details and instructions.

ground floor construction

New ground floor to be constructed off the existing concrete slab.

Existing concrete floor slab to be inspected and approved by structural engineer before work commences.

Ground floor construction to be 150mmx50mm timber joists laid on top of 1200 gauge visqueen d.p.m with 125mm Kingspan Kooltherm K103 floorboard insulation between the timber joists. 18mm flooring grade t&g chipboard screw fixed to joists.

Ensure continuous 25mm air gap between floorboard insulation and chipboard.

external drainage

contractor to obtain all necessary information and carry out all necessary investigations regarding position of underground services in vicinity of works prior to excavations.

contractor to take due care to avoid damage to existing manhole during formation of new connections and construction of footings for new external walls.

for general layout refer to ground floor layout. contractor to assume a separate surface and foul water system.

all external drainage runs to be formed in Hepworth PVCu 100mm pipes laid to 1:40 min fall, refer to layout.

any drainage run passing under or within 1m of structure to be encased in 150mm concrete. any disused/redundant services to be capped off.

internal drainage

all internal sanitary fittings to be fitted with 'p'-traps. wash hand basins-32mm traps with 75mm seals. wcs -75mm traps with 50mm seals. all dimensions are minimum requirements. pipework to be 40-50mm dia PVCu items as required.

new and repositioned soil and vent pipes formed externally to be terminated 400mm above roof pitch.

internal walls

all internal openings to structural walls to have I.G. Box150 or Box100 lintels over with 150mm (min) bearing onto full block as necessary, unless otherwise specified by Structural Engineer.

all non-loadbearing partitions to be formed in 50 x 75mm sw studwork at 600mm centres infilled with 100mm Rockwool insulation quilt, or similar approved. finished both sides with 12.5mm plasterboard and skim.

internal timber

contractor to supply and fix all door frames and doors. architraves, cills, skirtings as necessary. all to be primed prior to fixing with water based primer.

openings

all openings to external walls to have both horizontal and vertical d.p.c's with 25mm (min) lap into cavity, horizontal and vertical cavity closing to be formed using ThermAbate insulated cavity closers.

all openings to have Catnic cavity trays over with 150mm (min) overlap and finished with stop ends. weepholes to be formed by the omission of mortar to perpends at 450mm (max) centres.

openings to have Catnic CG90/100 lintels over, or as otherwise specified by Structural Engineer, and to have 150mm (min) bearing; lintels to be continuous over multiple openings.

all habitable rooms to have window openings, with uPVC frames, all windows to be fitted with trickle vents to provide minimum background ventilation of 8000mm², (non-habitable rooms to have minimum background ventilation of 4000mm²) and opening lights equivalent to a minimum of 1/20th of floor area of room served.

window frames to be double glazed units and have U-value thermal performance of 1.6 W/m²K in accordance with Part L1 section 1 of the Building Regulations.

all windows to first floor habitable rooms to have minimum clear opening lights of 0.33m² (450mm wide min & 450mm high min.) to allow egress during the event of fire.

all glazing in doors and windows to 1500mm above f.f.l. to be fitted with safety glass to BS.6206/6262 in accordance with Part N section 1 of the Building Regulations.

electrical installation

the electrical and mechanical works shown on this drawing is an initial indication of clients requirements and it is the responsibility of specilist(s) employed by the contractor to design, supply, install the works and provide operating and maintenance instructions for the works.

all electrical switches and socket outlets for lighting and other electrical equipment to habitable rooms to be sited at appropriate heights between 450mm and 1200mm above finished floor level.

for electrical layout please refer to floor plans. electrical installation to be in accordance with BS.7671: 1992 a2 97 and with current I.E.T. wiring regulations.

works in connection with the electrical installation shall only be undertaken by NICEIC approved specialist.

all electrical works are required to comply with Part P (electrical safety) must be designed, installed, inspected and tested by a NICEIC approved contractor. prior to completion the local council are to notified and satisfied that either:

a. an electrical installation certificate issued under the Competent Person Self Certification Scheme has been issued,

b. appropriate certificates and forms defined in BS.7671 have been submitted that confirm that the work has been inspected and tested by a competent person. a competent person will have sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS.7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

in the case of option **b**, only, the competent person must be a member of NICEIC or ECA. in addition, in the case of minor works (see part p for definition) an electrician qualified to at least City & Guilds 2391 is considered to be a competent person. the person carrying out the work must arrange for a competent person to inspect the electrical installation at first fix stage and inspect and test prior to the installation being live.

electrical legend

- pendant light fitting
- low voltage downlighter
- light switch
- elec. socket outlet
- cooker panel
- S.D. smoke detector
- H.D. heat detector
- telephone point
- television point

heating

heating installation to be carried out by a Gas Safe registered plumber.

ground floor extension to have under floor heating installed.

existing boiler to be assessed for suitability to serve extended areas. boiler to be repositioned as indicated to kitchen layout.

if required contractor to supply and fix new boiler to position in kitchen as indicated. boiler to be gas fired condensing combination boiler, if supplied by mains natural gas boiler to have maximum S.E.D.B.U.K. value of 86%.

all radiators to be in positions as indicated, to be sized by plumber please note.

extract flue to be terminated on gable elevation with suitable guarding 600mm (min) from any

areas with differing heating needs to have individual temperature controls, either by room thermostats or individual radiator valves.

separate timing controls to be provided for space heating and hot water (except for combination boilers and solid fuel appliances) the system design must allow for the provision of only space heating, only water heating, or both when required.

boiler controls must include provision to prevent the boiler operation when neither the space heating system nor the hot water system requires heat.

hot water storage vessels to have 35mm factory applied coating of pu-foam or the equivalent. pipes and ducts should also be insulated, where they run through unheated areas or outside. hot pipework connecting to boilers and hot water storage vessels (including the vent pipe) to be insulated for 1.0m from the point where they connect.

all heating and hot water systems need to be fully commissioned to ensure they are operating at maximum efficiency and that all controls work as intended. the person commissioning must provide documentation certifying the works have been carried out satisfactorily for the client and Building Inspector.

all heating pipework to be laid in void by removal of floor insulation or concrete screed. chipboard to be supported at edges with ex. 50 x 50mm treated sw battens. all pipework laid to void to be suitably lagged.

fire compliance

smoke & heat detectors to be provided in positions as indicated on floor plans. units to be interconnected and linked to elec. mains.

all doors noted FD30 denotes fire door with integrity of 30 minutes when tested to BS.476 part 22, frame to include intumescent seals as necessary in accordance with test criteria. door to be fitted with automatic self-closing device. hinges to be steel or brass. any glazing in door to be 6mm Georgian wired glass (either cast or polished plate) and limited to 0.4m² area.

FD30s to be as above but also having smoke seals.

ventilation

en suites, kitchen and w.c. to be fitted with mechanical extract fans. kitchen to be vented via cooker hood unit, providing minimum ventilation rate of 30 lt/sec. en suitea and w.c. to have Vent Axia VA 100x to provide ventilation rate of 15 lt/sec with light switch operation and 20 min over-run.

Project	PROPOSED CONVERSION: 117 LANGLEY LANE, MIDDLETON
Drawing	PROPOSED FLOOR LAYOUT
Client	Mr. & Mrs. WILLIAMS
Dwn. By	RH
Scale	1:50
Drg. No.	19/561.05
Drg. Size	A1
Date	NOVEMBER 2019

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DO NOT SCALE DRAWING