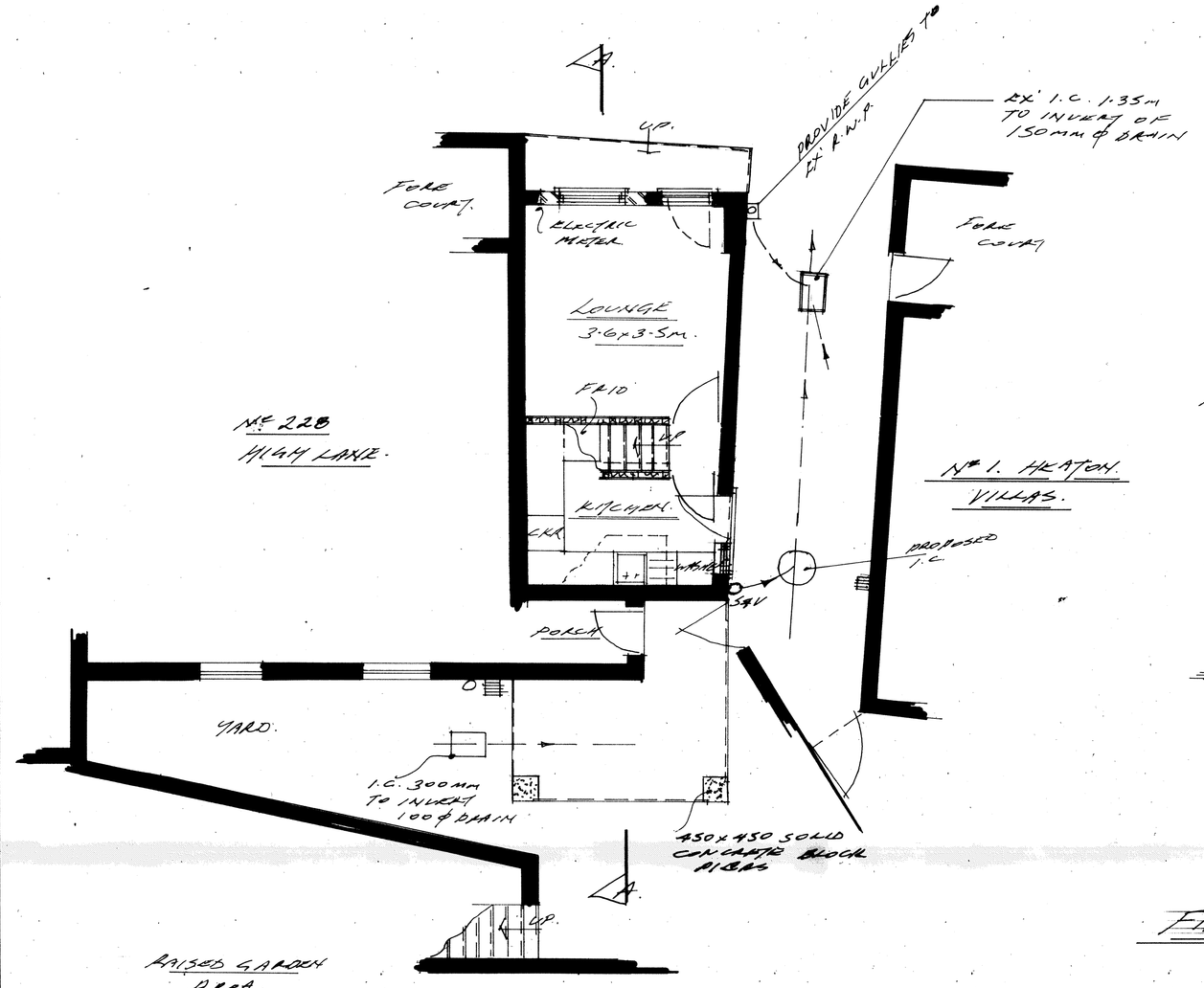
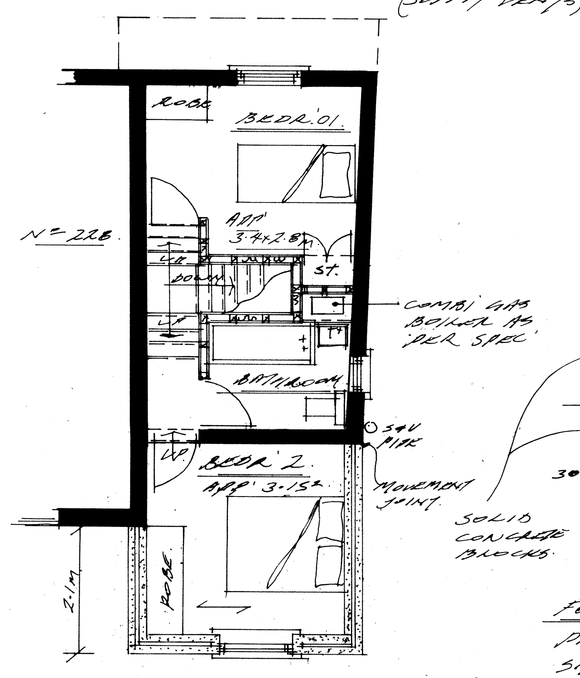
PLAN OF PROPOSED WORKS TO CONVERT VACANT RETAIL PREMISES & EXTEND AS REQUIRED TO PROVIDE RESIDENTIAL ACCOMMODATION AT Nº 230. HIGH LANE BROWN EDGE. ST6 8QD. FOR MR. S. BUCKLEY.

AGENTS:- A-Z DESIGNS.
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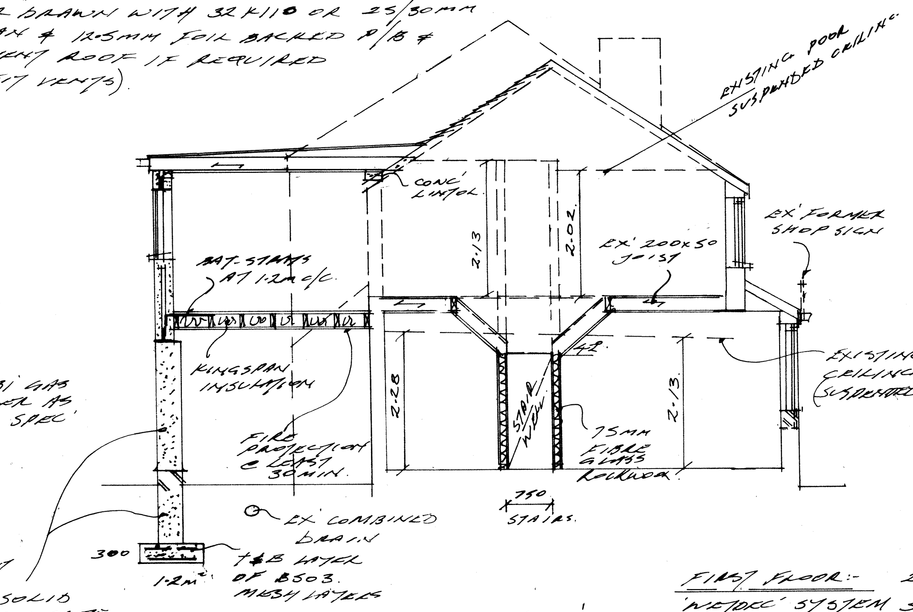
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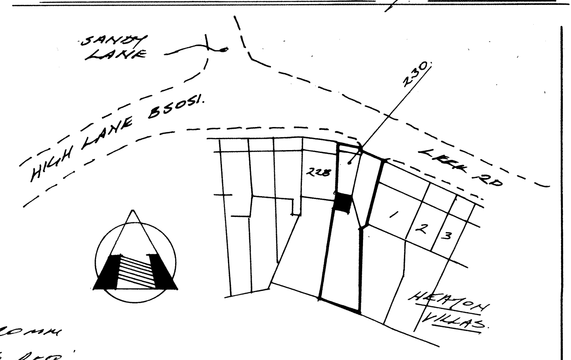
PLAN AS PROPOSED
GROUND FLOOR
SCALE 1:50.



FIRST FLOOR PLAN.



SECTION A-A



SITE PLAN
1:500.

PLEASE NOTE BOTH Nº 228 & 230 ARE THE SAME OWNERSHIP.

ROOF:- USE 'KEMPEROL' OR FIBRE GLASS SYSTEM LAID & BONDED INTO 20/25mm EXTERNAL PLYWOOD SHEETS, INTO FLASHINGS AS REQUIRED ONTO 170x47/50 JOIST AT 600 c/c. PROVIDE 'KINGSPAN' INSULATION 120mm KT OR TP10 BETWEEN JOIST & UNDER DRAWN WITH 12.5 H10 OR 25/30mm KINGSPAN & 12.5mm SOFIL BACKED P/B & SKIM. VENT ROOF IF REQUIRED (SOFFIT VENTS).

STAIRS:- TO BE AT LEAST 750mm WIDE AS SHOWN, MAX PITCH OF 42°, RISER NOT TO EXCEED 220mm, TREADS NOT LESS THAN 220mm. PROVIDE 10/13 NOSINGS AS REQ'. HEADROOM TO BE MAINTAINED AT 2m & HANDRAIL AT 900mm BOTH MEASURED VERTICALLY ABOVE PITCH LINE. NO OPENINGS TO STAIRS OR BALUSTRADE. UNDER DRAW STAIRS WITH 12.5mm P/B & SKIM, FIXED TO 75x50 TIMBERS WITH 75 ROCKWOOL INSULATION BETWEEN AS REQUIRED.

FOUNDATIONS:- PROVIDE CONCRETE PAD FOUNDATIONS FOR PIERS AS SHOWN 1:2:4 - 2m SQ. 300mm THICK WITH 2 LAYERS OF B503 MESH UNR. T & B WITH 50mm COVER, USING 30N GRADE CONCRETE. EXCAVATION TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA SUBJECT TO SITE CONDITIONS, (I.E. EXISTING DRAINS). 1m DIG IF IN SHRINKABLE CLAY, 750mm TO ENSURE BELOW FROST LINE. ALL SUBJECT TO SITE APPROVAL BY C.D.R. APPROVED INSPECTORS.

FIRST FLOOR:- 22mm T & G BOARDING OR 'INTUPEC' SYSTEM SCREWED DOWN TO 170x50 JOIST AT 450mm c/c. USING 'TATRA' SPEC TIMBERS. INSULATE BETWEEN JOIST USING 'KINGSPAN' 105mm TP10 AS SPECIFIED BY KINGSPAN & UNDER DRAWN WITH SUITABLE FIRE RETARDENT FIRE BOARD (ARMAT) OR SIMILAR TO ACHIEVE AT LEAST 30 MINS. PROVIDE VAPOUR BARRIER OVER JOIST USING MIN 500g VISQUEEN, PROVIDE HERRING BONE STRUTTING AT MID-SPAN. PROVIDE AT LEAST 100mm ROCKWOOL INSULATION BETWEEN THE EXISTING JOIST & UNDER DRAW WITH P/B & SKIM. AS REQ'.

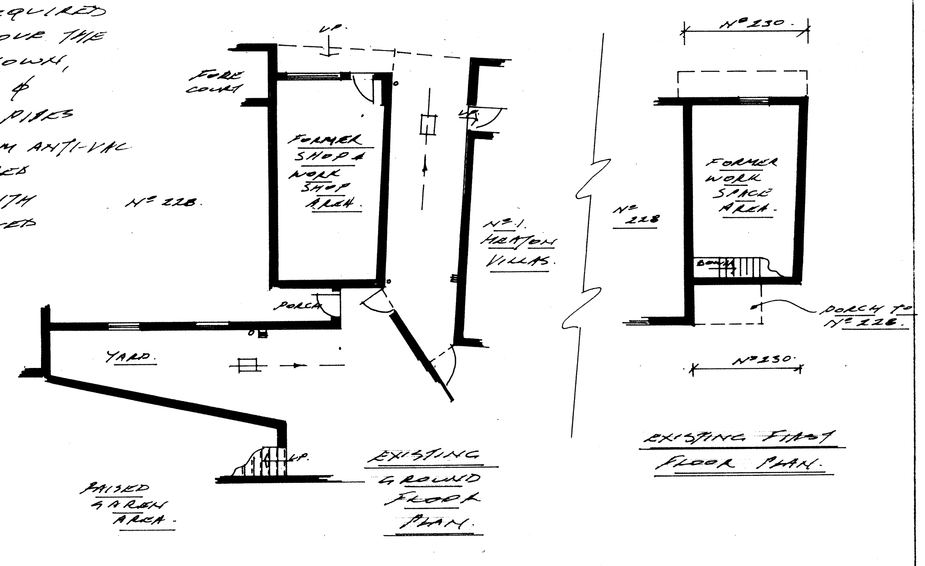
INTERNAL STUDWALLS:- 75x50 TIMBERS AT 450 c/c. BUILT OF DOUBLE JOIST AS REQ' ON SITE, PROVIDE 75mm ROCKWOOL INSULATION, P/B & SKIM AS REQUIRED.

GROUND FLOOR:- TO BE EXPOSED & TREATED AS REQ' SUBJECT TO SITE CONDITIONS, INSULATION TO BE PROVIDED AS REQUIRED 5NO 50-75mm KINGSPAN EITHER ON EXISTING CONCRETE FLOOR THEN COVERED BY 60/75mm FINISHED SCREED OR UNDER NEW CONCRETE FLOOR AS MENTIONED, SUBJECT TO SITE CONDITIONS. THEN PROVIDE 75mm KINGSPAN' UNDER NEW CONCRETE OVERSITE USING C30 GRADE CONCRETE, 1200g VISQUEEN UNDER INSULATION & OVER INSULATION AS REQ' ON SITE, SUBJECT TO SITE CONDITIONS.

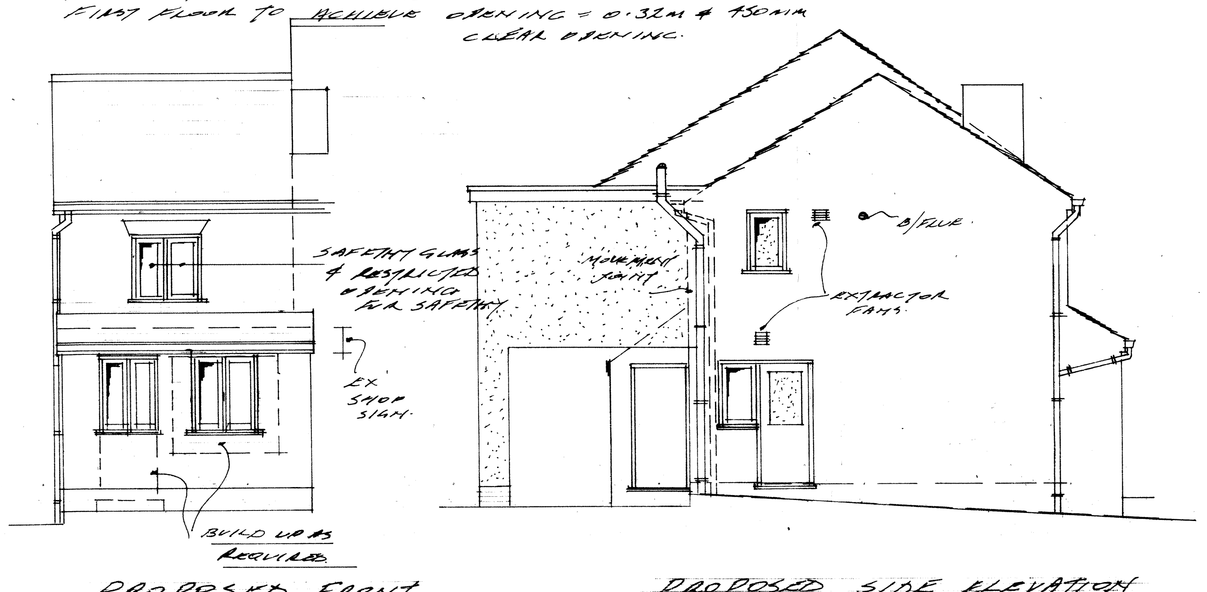
DRAINS:- PROVIDE R.W.G. TO EXISTING R.W.P. AS SHOWN, ALSO PROVIDE NEW, ADDITIONAL INSP' CHAMBER AS SHOWN FOR PROPOSED 100mm Ø S&V. PIPE AS REQUIRED, NEW INSPECTION CHAMBER USE RIGID PLASTIC 'TYPE 320/460 Ø SUBJECT TO INVERT DEPTH, OVER 1m INVERT DEPTH USE PRE-CAST CONCRETE SECTIONS, USE 100mm Ø APPROVED PLASTIC DRAINS, AS REQ' LAID IN REF GRAVEL BED & SURROUND AT 1:40 FALLS TO PROVIDE CLEANSING VELOCITY. ALL TO BE TESTED FOR WATER TIGHTNESS & TO COMPLY WITH PART 'H' OF APPROVED DOC' OF B. REGS.

PLUMBING:- CENTRAL HEATING & DOMESTIC HOT WATER BY MEANS OF WALL MOUNTED CONDENSING COMBI' BOILER SITED IN BATHROOM AS SHOWN, BOILER TO BE FITTED WITH 'TEMP' CONTROL, TIMER & FROST STAT', PROVIDE T.R.V'S TO RADIATORS AS REQUIRED. PLEASE NOTE GAS SUPPLY TO BE FITTED.

PLUMBING:- PROVIDE 100mm Ø S&V. PIPE AS SHOWN, TO PICK UP WASTE PIPES FROM KITCHEN & BATHROOM AS REQUIRED TERMINATING ABOVE THE FLAT ROOF AS SHOWN, PROVIDE 35/50mm Ø ANTI-VAC WASTE PIPES FITTED WITH 75mm ANTI-VAC TRAPS AS REQUIRED ALL TO COMPLY WITH PART 'H' OF APPROVED DOC' OF B. REGS.

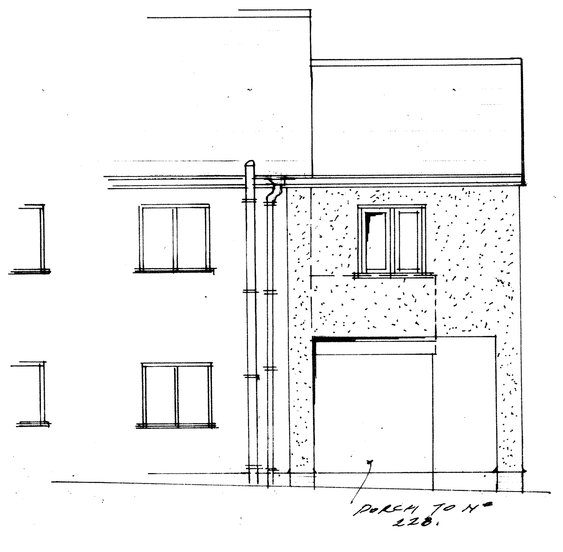


WINDOWS:- PROVIDE D.G. PLASTIC WINDOWS AS SHOWN GLAZED WITH 'ARGUS' OR 'K' GLASS, OPENING CASEMENTS EQUAL TO ½ FLOOR AREA & FITTED WITH DAISY-TH SEALS & TRICKLE VENTS IF REQUIRED. PROVIDE SAFETY GLASS TO COMBINATION DOOR & WINDOW TO KITCHEN TO COMPLY WITH BSEN 12150. OPENING CASEMENTS TO FIRST FLOOR TO ACHIEVE OPENING = 0.32m & 450mm CLEAR OPENING.

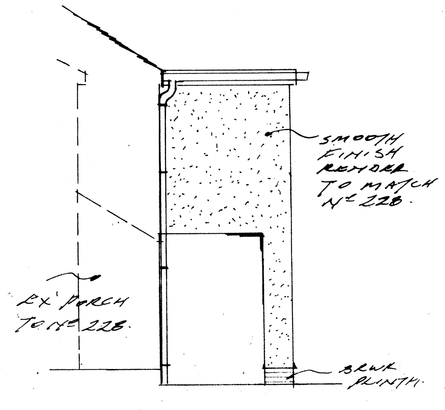


PROPOSED FRONT ELEVATION.

PROPOSED SIDE ELEVATION



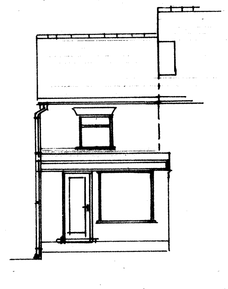
PROPOSED REAR ELEVATION



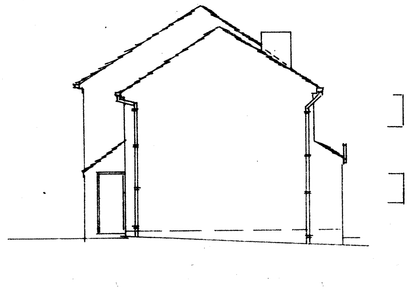
PROPOSED SIDE ELEVATION TO Nº 228.

EXTERNAL WALLS:- CAVITY CONSTRUCTION AS SHOWN, USING 100mm LT'WT CONCRETE BLOCKS TO EXTERNAL SECTION, TO BE RENDERED AS REQ' TO ACHIEVE WATER PROOF SURFACE, SCRATCH COAT & FINAL WEATHER PROOF COATS AS REQ'. 100mm CAVITY WITH 100mm ROCKWOOL INSULATION, 100mm CELLON/THERMOLITE BLOCKS WITH PLY-LINED PLASTER FINISH INSIDE, USE S.S. WALL TIES TO BD 1410-2 (BS 1243). BOND TO EXISTING USING S.S. FIXING SYSTEM, RENDER TO MATCH EXISTING SMOOTH FINISH. MOVEMENT AS SHOWN TO EX. GABLE WALL. PROVIDE INSULATED FLEXIBLE 'CATNIC' LINTELS OR SIMILAR WITH 150mm END BEARING. PROVIDE INSULATED D.P.C. TO REVEALS OR USE 'THERMABAR' SYSTEM.

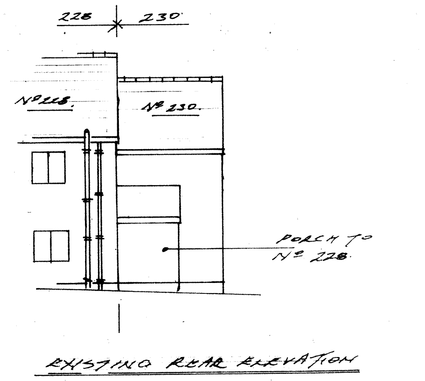
ELECTRICS:- RENEW EXISTING SYSTEM AS REQUIRED, (MAINS & LIGHTING). USE LOW ENERGY LIGHTING AS REQUIRED, ALL SOCKETS TO BE FIXED 450mm ABOVE FLOOR LEVELS & SWITCHES BELOW 1.2M. ALL TO COMPLY WITH I.E.E. 17th AMENDEMENT BS 7671/2001, PART 'P' APPROVED DOCUMENT B. REGS. TO BE RE-DESIGNED, INSTALLED & COMMISSIONED BY APPROVED CONTRACTORS N.I.C/E.C.A. AS REQUIRED ON SITE.



EXISTING FRONT ELEVATION.



EXISTING SIDE ELEVATION.



EXISTING REAR ELEVATION

SCALE 1:100.