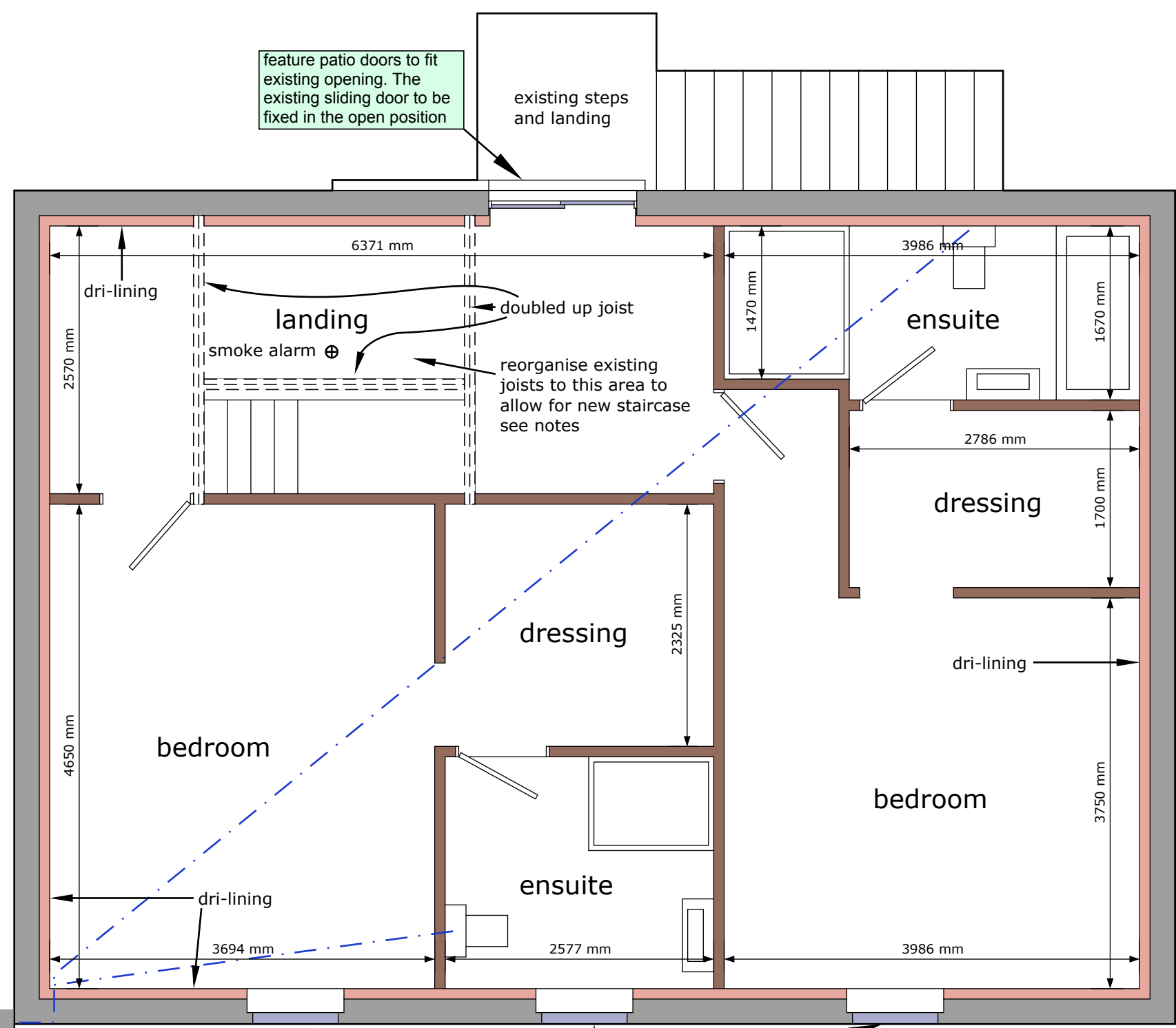




FIRST FLOOR PLAN OVER GARAGE

Fire escape windows: -
All habitable rooms in the upper story's of a house should have a window with an unobstructed openable area that is at least 0.33m^2 and at least $450\text{mm} \times 750\text{mm}$ (the route through the opening may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.

Flashings: -
At roof and wall abutments provide code 4 lead flashing and dress up wall in 150mm steps and over tiles all in accordance with BS 1178. Connect to patent stepped cavity tray system within cavity to stop the passage of water.

Lintels: -
All lintels to be manufactured by Messrs. IG and to be installed in accordance with makers instructions and to have minimum end bearing of 150mm and at external positions to have cavity tray DPC to CP 121. (See separate note). Internal lintels to be prestressed concrete

Studwork partitions: -
Form stud walls in 38 x 89 CLS softwood studs at 600mm centers with 38 x 89 CLS head and sole plates and nogginns at 1200mm centers. Clad with 12.5mm Gyproc SoundBloc, scrim, tape joints and skim finish. Pack 25mm thick Isowool Acoustic partition roll between studs. To achieve sound reduction of 42db.

Ceilings: -
Provide and fix 12.5mm Gyproc wallboard to all new roof ceilings. Provide and fix 12.5mm Gyproc SoundBloc to all new non-roof ceilings (ie. Ceiling between two floors) and within floor provide 200mm thick fiberglass insulation. Nog all perimeters and board joints prior to fixing plasterboard too fully support sheeting. Fix Gyproc coving and artex or skim finish to ceiling. Upgrade existing garage ceiling with additional layer of 12mm plasterboard.

Floor allowance for new staircase -
Carefully take out the floor covering and joists that are affected by the new staircase to create a void. Then provide new doubled up joists (fixed together) at either end, with the joists being the same depth as existing by 65mm width with the same doubled up joists to support the stairwell. When using existing joists if deemed suitable if not use new at same depth 50mm joists taken from the floor construction cut them down to infill at 400mm c/c. The double up joists to be fixed together. Joist to joist connection to be handled by speed hangers. Where new joists need to be fixed to wall use suitable wall hangers. Re-use existing floor boards

Ground floor base: -
Lay on reduced ground level minimum 150mm maximum 600mm thick well compacted (in 150mm layers) and blinded hardcore. Over lay 1200 gauge DPM then 100mm thick GEN 4 concrete oversite.

Ground floor finish (to achieve U value of at least 0.2W/m² K): -
Off oversite provide 100mm thick Celotex or similar approved product, then 500 gauge polythene vapour barrier then 75mm sand / cement screed with 1no. layer of chicken wire reinforcement. Provide this same system over the existing floor to create the new hallway and office. Before applying coat the existing floor and 175mm up the wall with a good liquid dpm.

Foundations: -
To be designed by Structural Engineer.

Sub-structure Walling: -
300mm thick lightweight trench block (7N/mm²) made upped 150mm above ground level with FL quality splash course brickwork (commons internally, engineering or facing brickwork externally).

Staircase: - To be private stairway giving 900mm unobstructed clear width. Handrail to be 900mm above pitch line of the staircase and 1000mm above finished floor level on landing. Balusters to be of vertical type and are not to be able to permit passage of a 100mm diameter sphere between them. Ensure 2000mm headroom above pitch line of stairs. All balustrades to be capable of withstanding 0.36 kn/m horizontal force. Ground floor to first floor going 225mm 13no. risers 200mm pitch 42 degrees.

Doors and Windows: -
To be Aluminium by specialist manufacturer. Style as shown on elevations. All to be fitted with Argon filled double-glazed sealed units (at least 16mm cavity) using soft low-E glass (0.05). The windows are to offer a **U value of 1.6W/m² K**. The doors if fully glazed will offer the same, but if half glazed will offer **U value of 1.8W/m² K**.

Smoke/Heat alarm: -
Provide mains operated self-contained smoke alarms that conforms to BS5446 Part 1. Provide at least one on each floor positioned within 7000mm of living room, kitchen doors and 3000mm of bedroom doors. More than one smoke alarm to be interconnected and wired to a separately fused circuit. See drawing for positions.

Decoration: -
Allow for decorating all new surfaces; ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

New buildings to Approved document L: -
The building will be built in accordance with Accredited Construction Details which are in conjunction with the Enhanced Construction Details.

- MCI-GF-01
MCI-GF-02
MCI-IW-04
MCI-IW-05
MCI-IW-06
MCI-IF-02
MCI-WD-03
MCI-WD-04
MCI-WD-05
MCI-RE-01
MCI-RG-01

The building when finished will be Pressure Tested (to latest approved procedure). The Target CO2 Emission Rate will be forwarded to the Local Authority when to hand.

critical installation: -

Electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) – 1st January 2015 must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Council must be satisfied that either

- an electrical installation certificate issued under a competent person scheme has been issued, or an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Lighting: - Provide 100% internal efficient lighting to achieve a minimum efficacy greater than 45 lumens per circuit-watt using GLS tungsten lamps with bayonet cap or Edison (new bases).

lining to existing walls (where shown): -
 1. layer of 12.5mm wallboard on breather membrane or
 2. 50mm Gyproc Gypliner IWL independent frame system
 3. 20mm away from existing wall. Place 80mm Gyproc
 4. wool in between metal sections.

Roof construction: -

as on 25 x 38 softwood treated timber battens on underfelt to BS 747 (type 1F) lapped 150mm horizontally and vertically. On prefabricated trusses and loose rafters at 600 centres and pitches stated on drawings all in accordance with BS 5262 part 3 (1985). All bracing to be 25 x 100mm and positioned all in accordance with manufacturers instructions. Bracing to be fixed to gable wall. Trusses and rafters to be well secured to 50 x 100 wall plate. Provide 30 x 5 galvanized mild steel anchor and lateral restraint straps along line of wall plate, rafters and ties at 1800mm centres. Straps to be fixed to gable wall & span 3rd trusses. Provide 3rd truss to be fixed at strap position. The loose timber members to the dormer be 50 x 150 SCA rafters at 400mm c/c.

- 1) On a pitched roof of 15 degrees or more provide at eaves ventilation equal to a 10mm continuous gap running along eaves.
- 2) On a roof where pitch is less than 15 degrees or where the ceiling follows the line of the roof i.e.: attic trusses, provide at eaves ventilation equal to a 25mm continuous gap running along eaves.
- 3) Also on roofs where ceilings follow

Roof ventilation to garage roof :

- 1) Provide ventilation to roof space at eaves via patent system giving the required air circulation as follows:
 - 1) On a roof with a ridge of 15 degrees or more, provide at eaves ventilation equal to a 10mm continuous gap running along eaves.
 - 2) On a roof where pitch is less than 15 degrees or where the ceiling follows the line of the roof i.e., attic trusses, provide at eaves ventilation equal to a 25mm continuous gap running along eaves.
 - 3) Also on roofs where ceilings follow roofline ventilation is required at ridge line with suitable ridge cap (by the manufacturer), to give ventilation equal to a 5mm continuous gap running along ridge.
 - 4) At roof/wall abutment ventilation required in form of a tile vent or similar to give ventilation equal to a 5mm continuous gap running along roof/wall abutment.
- 2) Ensure 50mm gap between insulation and underfelt.

Roof insulation to garage roof: - Insulation to horizontal roof space to be 300mm thick fibreglass laid 100mm between and 200mm over ceiling ties to offer approx. **U value 0.13W/m² K**. Insulation is required to the rafters section of the roof (or the upright section) provide insulation between and under the existing loose rafters, then provide in between the rafters 40mm Celotex or similar approved products and then a further 60mm mineral wool insulation over the rafters. The insulation and underfelt (to achieve **U value of 0.19W/m² K**). Ensure there is a space fitted in the eaves so that the insulation can be installed over and beyond the wall plate.

Steel Protection: -
All steelwork other than columns are to receive an epoxy primer coat. The columns within the cavity are to receive a galvanised finish along with the other columns inside the building. This also includes baseplates.

Timber Protection: -
Check all existing timber mainly to garage for infestation or rot and replace if totally necessary. Otherwise provide sprayed protection by specialist firm to preserve the life of the existing timber

PROPOSED EXTENSION AND ALTERATIONS
TO THE YEWS SPALDING ROAD
PINCHBECK for MR A KENNEALLY

FIRST FLOOR PLAN & DETAILED PLANS

1/50 1/20

23/12/15

J044-BR 5

Julian Warrick

Architectural Design Consultant

SEE your design. Imagine no longer how it looks. SEE how it looks

Email: julian@jwarrick-design-cons.com

Tel: 01775 820123

Mob: 07849 652067

JulianWarrick.co.uk

Google +

8 Beech Grove

Donington
QualificaSpalding
Lincs

PE11 4XG

[illegible]