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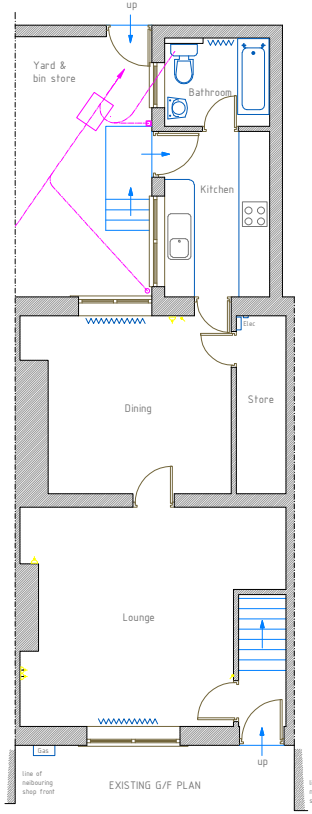
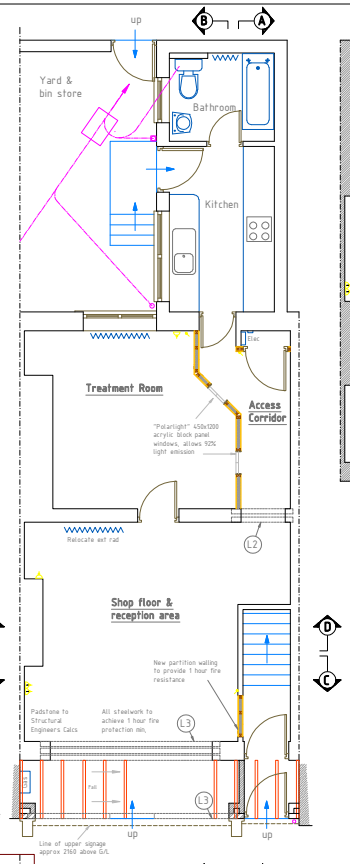
DIMENSIONS NOT TO BE SCALED

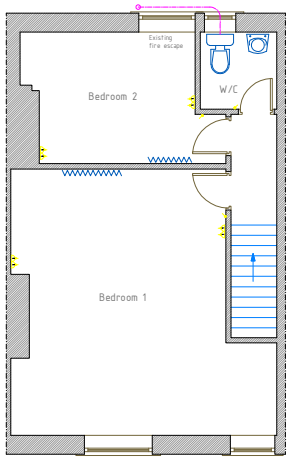
To be read in conjunction with full specifications



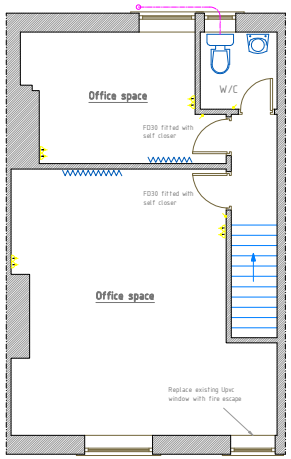
EXISTING G/F PLAN



PROPOSED G/F PLAN

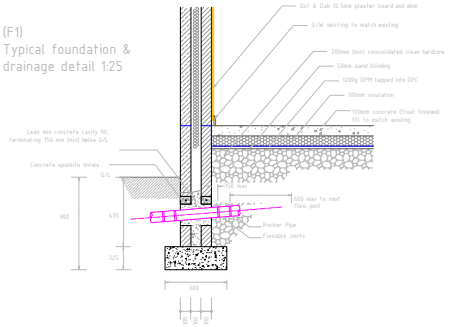


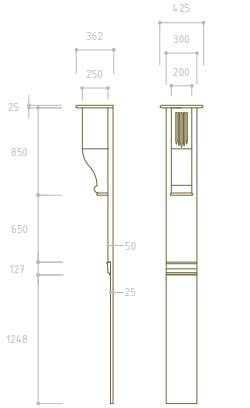
EXISTING FIRST PLAN



PROPOSED FIRST FLOOR PLAN

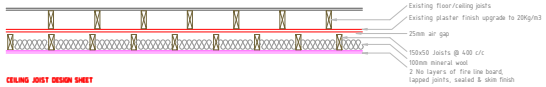
(F1)
Typical foundation & drainage detail 1:25





Architectural Joinery Detail (Paint Finish TBA) 1:25

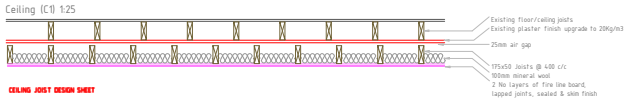
Ceiling (C2) 1:25



CEILING JOIST DESIGN SHEET

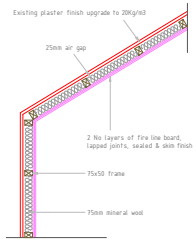
Ceiling joists at 50mm x 150mm spanning 3460mm spaced at 400mm
Z = I/Y = 14128mm3
allowable bending M=ZxS = 0.7KN/m
max load for UDL W= 0.47KN/m
actual loading with live load 0.75KN/m2 = 0.49KN/m
max deflection span/500 = 6.9mm
I req (5xW(4*W3)/(384EI) = 11.218
I is bd3/12 = 11.433

Ceiling (C1) 1:25

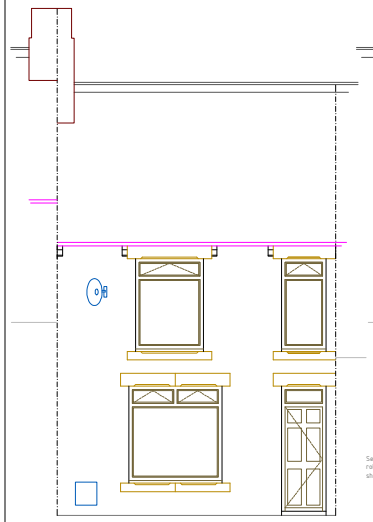


CEILING JOIST DESIGN SHEET

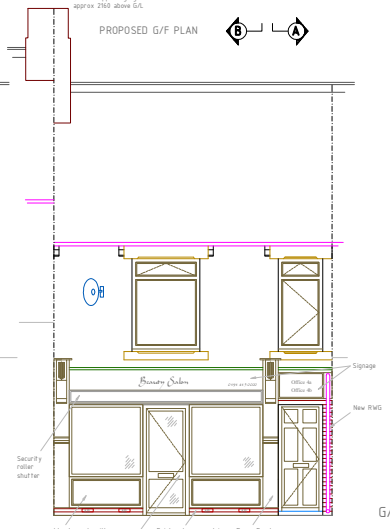
Ceiling joists at 50mm x 175mm spanning 4260mm spaced at 400mm
Z = I/Y = 23139mm3
allowable bending M=ZxS = 1.35KN/m
max load for UDL W= 0.59KN/m
actual loading with live load 0.75KN/m2 = 0.49KN/m
max deflection span/500 = 8.5mm
I req (5xW(4*W3)/(384EI) = 20.937
I is bd3/12 = 22.33



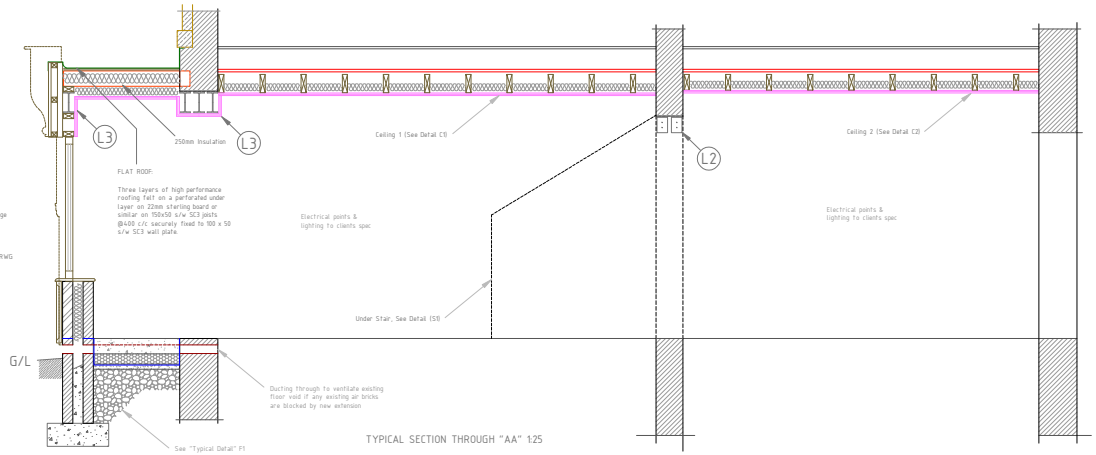
Under Stairs (S1) 1:25



EXISTING FRONT ELEVATION "CC"



PROPOSED FRONT ELEVATION "CC"



TYPICAL SECTION THROUGH "AA" 1:25

FOUNDATIONS
To be a minimum 600x225mm deep concrete strip foundations, minimum depth 600mm. Actual type and depth of foundation to be determined on site following inspection of ground conditions by Local Authority Building Control Officer. If deemed ground conditions require more specialist foundations than those specified above, The Client must seek the advice of a Structural Engineer. All foundations to be taken down beyond any existing drainage levels.

EXTERNAL WALLS
300mm cavity construction, consisting of 100mm facing brick outer leaf to match existing, 100mm cavity, 100mm Thermalite block work, Cavity insulation to consist of 45mm Kingspan Thermawall TW50 (or similar approved to achieve minimum U value of 0.35) Provide galvanised steel cavity wall ties (900mm horizontally, 450mm vertically, decreased to 225mm vertically around openings). 9mm Supertux board cavity closer. New cavities to run continuous with existing. Close cavities at openings including installation of insulated vertical DPC.

LINTELS
All lintels to be Catnic insulated steel lintels or similar over all new openings, 150mm and bearing to all lintels.

GROUND FLOOR
100mm thick concrete floor slab float finish on 55mm Kingspan Thermafloor TP9 insulation (or similar to achieve minimum U value of 0.25) turned up at all edges on 1200g visqueen dpm on minimum 200mm thick well compacted clean stone hardcore with 50mm minimum clean sand blinding. All new dpc's to be minimum 150mm above ground level and to overlap into dpm. Provide air bricks at minimum 1800mm centres ducted through to ventilate existing floor void if any existing air bricks are blocked by new extension. All new dpc's to be minimum 150mm above ground level and to lap into dpm.

ROOF TRUSSES N/A
Roof trusses to be designed & built by specialist manufacturer, all trusses to be installed to manufactures specifications, all structural calculations to be submitted to building control for approval prior to installation.

PITCHED ROOF N/A
Tiles to match existing on 38 x 25mm s/w battens on "Tyvec" breathable roofing felt or similar on roof trusses, code 4 lead flashing,100mm glass fibre insulation laid between ceiling joists,150mm laid over joists opposite way to first layer. Provide proprietary rafter trays to ensure insulation does not obstruct the air flow.

VENTILATION TO PITCHED ROOFS N/A
(If not using breathable roofing felt)
Provide continuous 10mm wide ventilation gap to eaves and the equivalent of 5mm continuous ventilation gap (tile vents) at ridge level. All open ventilation to receive proprietary anti vermin mesh.

ANCHOR STRAPS
30 x 5mm galvanised steel straps to be fixed at 1800mm centres along 100mm x 50mm wall plate and tied down wall minimum 450mm, also to first floor joist, to span 1200mm over joists if applicable.

COLUMNS
Generally to be 12.5mm plasterboard and 3mm skim to underside. Min 30 min fire check to all structural steelwork.

BELOW GROUND DRAINAGE
All drainage to connect to existing service. Where drains pass through walls form opening with Spanlite concrete lintels or similar leaving a minimum 50mm clear gap around drainage pipe. Provide cement fibre collars to both sides of openings.

ABOVE GROUND DRAINAGE
All drainage to connect to existing service
Gutters - 100mm PVCu half round
Rainwater pipes - 65mm diameter PVCu
Soil and vent pipes - 100mm PVCu

VENTILATION
Windows and are to provide a minimum of 1/20th floor area natural ventilation. Background ventilation minimum 8000 sq mm to each habitable room, 4000 sq mm to Kitchens, Sanitary and Utilities.

Provide mechanical extract ducted to the outside air to the following where applicable.
1) Kitchen/Utility
2) W/C
3) Bathroom

GLAZING
All glazing to be double glazed sealed units into new uPVC frames with Pilkington "K" glass, to comply with Part 1, Building Regulations with a minimum 16mm air gap to achieve a minimum U value of 2.0. Any glazing to windows under a height of 800mm and to doors under 1500mm to be safety glass. Any glazing in adjacent panels within 300mm of doors to be safety glass, trickle vents to be fitted to all new windows to provide 8000 sq mm per habitable room. any glazing to a habitable room must have provision for an emergency fire escape, opening to be no more than 1100mm from floor level and no less than 600mm from floor level.

ELECTRICAL WORK
All electric work to comply with approved document P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the L/A should be satisfied that the part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued by a person competent to do so.

SMOKE DETECTORS
Linked smoke alarms to be fitted at bottom and top of staircase so that activation of one will trigger the other. To be wired into mains on a separate fused circuit.

NOTE
All dimensions are to be checked on site prior to the commencement of works. Any modifications considered an improvement by the builder are to be submitted to the Local Authority and comply with any approval necessary. All work to comply with current Building Regulations and good building practice. If the Contractor wishes to use any alternative materials to those specified, they must be submitted to the Building Control Officer for approval.

LINTEL SCHEDULE

L1	Catnic cougar CG90/100 Steel Lintel
L2	Bourneville R15A Precast concrete lintel (100 x 225dp)
L3	Steels to be as structural engineers calcs
L4	Use existing lintel in situ
Min. bearing for all lintels to be 150mm	

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Gary Wheatley
GWA Architectural Design

Project: Change of use from two story domestic dwelling (C3) to G/F Beauty Salon (Sui Generis) with extension to front elevation to provide shop frontage, F/F office space (B1)

Location:

DRAWING STATUS: AMENDMENT | X PLANNING | BUILDING REGULATIONS

Drawing No:	MI/06/001	
Scale 1:50	Drawn by Gary Wheatley	Date Sep 06