

DRAWING KEY / NOTES

Walls / Structural Support

-  150mm Knarf DriTherm 32 Cavity wall insulation
-  102.5mm Facing brickwork
-  Fibrolite Ultra Lightweight Solid Concrete Blockwork
-  Timber Stud Wall - 89 x 38mm vertical studs at 450mm centres fixed between 89 x 28mm header & sole plates. 89 x 38mm horizontal noggins fixed at 900mm vertical centres.
-  Dwarf wall (see specification).
-  100mm Acoustic floor insulation
-  100mm mineral wool loft roll insulation laid between ceiling joists and 2 layers of 150mm mineral wool loft roll insulation laid perpendicular.
-  100mm Kingspan Kooltherm K107 between rafters with an extra layer of 52.5mm Kingspan Kooltherm K118 fixed to underside of rafters and finished with 12.5mm plasterboard and 5mm skim (or similar).
-  62.5mm Kingspan Kooltherm K118 or similar insulation backed plasterboard installed to manufacturers instructions on metal furrings.

Level Data

 Relative To Internal Finished Floor Level / Datum

Drawing Notes

Foundation design shown is indicative only until existing foundation(s) / sub strata has been established. Contractor to check existing dwelling is not constructed of raft foundation design. If in doubt ask!

Drawings are to be read in conjunction with project specification (ref 1875_200) & the Pre-construction health and safety design risk register.

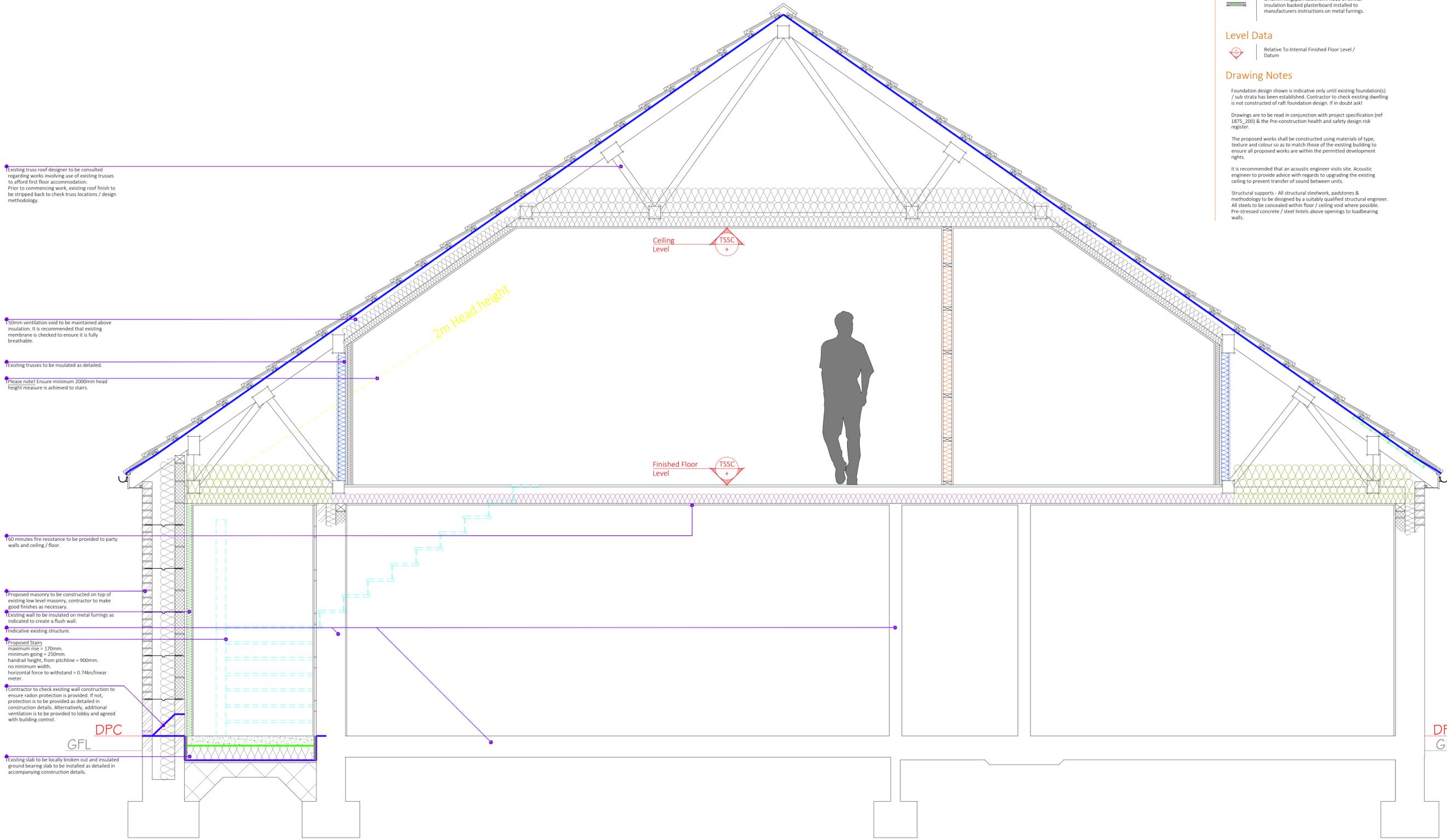
The proposed works shall be constructed using materials of type, texture and colour so as to match those of the existing building to ensure all proposed works are within the permitted development rights.

It is recommended that an acoustic engineer visits site. Acoustic engineer to provide advice with regards to upgrading the existing ceiling to prevent transfer of sound between units.

Structural supports - All structural steelwork, padstones & methodology to be designed by a suitably qualified structural engineer. All steels to be concealed within floor / ceiling void where possible. Pre-stressed concrete / steel lintels above openings to loadbearing walls.

- DRAWING NOTES**
- DRAWING IS PROVISIONAL - Unless clearly denoted elsewhere this drawing is provisional and subject to local authority approval. Building works shall not be commenced prior to issue of drawings marked 'APPROVED'.
 - DO NOT SCALE - All dimensions to be verified on site prior to work commencing.
 - COPYRIGHT - This drawing remains the property of Green 2k Design Limited (G2K) and shall not be altered, copied or reproduced without prior written consent.
 - RELEVANT DRAWINGS - This drawing is to be read in conjunction with all other relevant project drawings, documents and project specification.
 - PRINTING - Drawing to be printed in full colour.
 - LOCAL AUTHORITY APPROVALS - Approvals granted by the local planning authority relate only to permission under the Town and Country Planning Act 1990 and the Building Regulations 2010. The client shall be responsible for ensuring that this drawing does not contravene any other legislation relating to the property, the property title deeds, restrictive covenants, land ownership, tenancy agreements, boundary encroachment and rights of way etc.
 - SITE BOUNDARIES - The position of any site boundaries shown on this drawing are approximate. The client shall be responsible for confirming the legal position of all site boundaries and shall confirm legal ownership and responsibility for all boundary walls, fences and hedges etc. likely to be affected by the proposed works detailed on this drawing. The client shall be responsible for agreeing all boundary issues with the adjoining land owner prior to any building works being commenced. When setting out proposed work, client / contractor to ensure that above and below ground works are contained solely within applicants land ownership. Alternatively, written permission to be sought from adjoining land owner for any elements of construction extending beyond clients boundary position.
 - MATERIALS - Where required as part of the planning approval, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site. All materials specified are to be used in strict accordance with manufacturers guidance and codes of practice.
 - ORDINANCE SURVEY DATA - Block, site and location plan are reproduced under license from the ordinance survey.
 - SERVICES - Information given on this drawing regarding the position of any services are given for your assistance and guidance only. Where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
 - DRAINAGE - Please note if any drainage below or within 3 meters of the proposal is found to be a public sewer, permission must be sought by way of a building over agreement from the statutory water authority prior to beginning work on site.
 - MEASUREMENT & DIMENSIONS - All dimensions are in millimeters unless stated otherwise.
 - PARTY WALL ACT - The client shall be responsible for discharging their duties under the Party Wall Etc. Act 1996 which requires that persons intending to carry out building work likely to affect an adjoining or nearby property or property boundary to give prior written notification to any neighbouring property owners affected.
 - CDM REGULATIONS 2015 - Clients must be aware of their responsibilities under CDM, under CDM it is the clients responsibility to appoint the Principal Designer and Principal Contractor under separate appointment.
 - MISCELLANEOUS - We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so. The Client should ensure that there are no restrictive covenants or legal restrictions on any work at the relevant property. The Client should also ensure that there are no services e.g. gas, electric, public sewers passing under, over, through or close to the site requiring special permission to work around. G2K accepts no responsibility for any of the above.

Rev	Date	Int	Details



Existing truss roof designer to be consulted regarding works involving use of existing trusses to afford first floor accommodation. Prior to commencing work, existing roof finish to be stripped back to check truss locations / design methodology.

150mm ventilation void to be maintained above insulation. It is recommended that existing membrane is checked to ensure it is fully breathable.

Existing trusses to be insulated as detailed.

Please note! Ensure minimum 2000mm head height measure is achieved to stairs.

60 minutes fire resistance to be provided to party walls and ceiling / floor.

Proposed masonry to be constructed on top of existing low level masonry, contractor to make good finishes as necessary.

Existing wall to be insulated on metal furrings as indicated to create a flush wall.

Indicative existing structure.

Proposed Stairs maximum rise = 170mm, minimum going = 250mm, handrail height, from pitchline = 900mm, no minimum width, horizontal force to withstand = 0.74kn/linear meter.

Contractor to check existing wall construction to ensure radon protection is provided. If not, protection is to be provided as detailed in construction details. Alternatively, additional ventilation is to be provided to lobby and agreed with building control.

Existing slab to be locally broken out and insulated ground bearing slab to be installed as detailed in accompanying construction details.

Section A-A

Scale: 1:20



Architectural Designers & Chartered Surveyors

Thomas Henry House,
 First Floor,
 1-5 Church Street,
 Ripley,
 Derbyshire,
 DE5 3BU

t 01773 512935
 f 0870 8362206
 e info@green2kdesign.com

Client Details

Ms K Gruber

Site Address
 Pilsley Sports Pavilion
 1 Rupert Street
 Lower Pilsley
 Pilsley
 S45 8DB

Proposed Work
 Conversion of existing loft space along with associated internal and external alterations

Drawing Title
 Section A-A

Drawn: - BN/RTJ Date: - March 23

Job Status: - 'Concept Issue - Awaiting Approval'

Job No: - 1875

Sheet No: - 204 Rev: - 1

Scale: - 1:20 @ A1