

- 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 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



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Client Details
Ms K Gruber

Site Address
Pilsley Sports Pavilion
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Proposed Work
Conversion of existing loft space along with associated internal and external alterations

Drawing Title
Proposed first floor layout & construction details

Drawn: - BN/RTJ Date: - March 23

Job Status: - 'Concept Issue - Awaiting Approval'

Job No: - 1875

Sheet No: - 203 Rev: 1

Scale: - 1:15, 1:50, 1:100 @ A1

DRAWING KEY / NOTES

Walls / Structural Support

- Existing Arrangement / Building fabric to be demolished / altered
- Foundation below
- 30 Minute fire resistant enclosure / construction
- Proprietary lintel installed in accordance with manufacturers guidance
- Gridler Truss - Indicative position only
- Trimming arrangement
- 150mm Knaf DriTherm 32 Cavity wall insulation
- 102.5mm facing brickwork
- Fibrolite Ultra Lightweight Solid Concrete Blockwork
- Dwarf walls (see specification)
- Timber Stud Wall - 89 x 38mm vertical studs at 450mm centres fixed between 89 x 38mm header & sole plates. 89 x 38mm horizontal noggins fixed at 900mm vertical centres.
- 67.5mm Kingspan Kooltherm K118 or similar insulation backed plasterboard installed to manufacturers instructions on metal furrings.

Services

- Interlinked Mains Powered Smoke Detector
- Interlinked Mains Powered Heat Detector
- 30 Minute Fire Door
- Mechanical vent extracting to tile vent.

Drainage

- Roadable Gully - Surface / Foul
- SS - Stub Stack Fitted With Air Admittance Valve, SVP - Soil & Vent Pipe, FMG - Floor Mounted Gully
- Existing Inspection Chamber

Drawing Notes

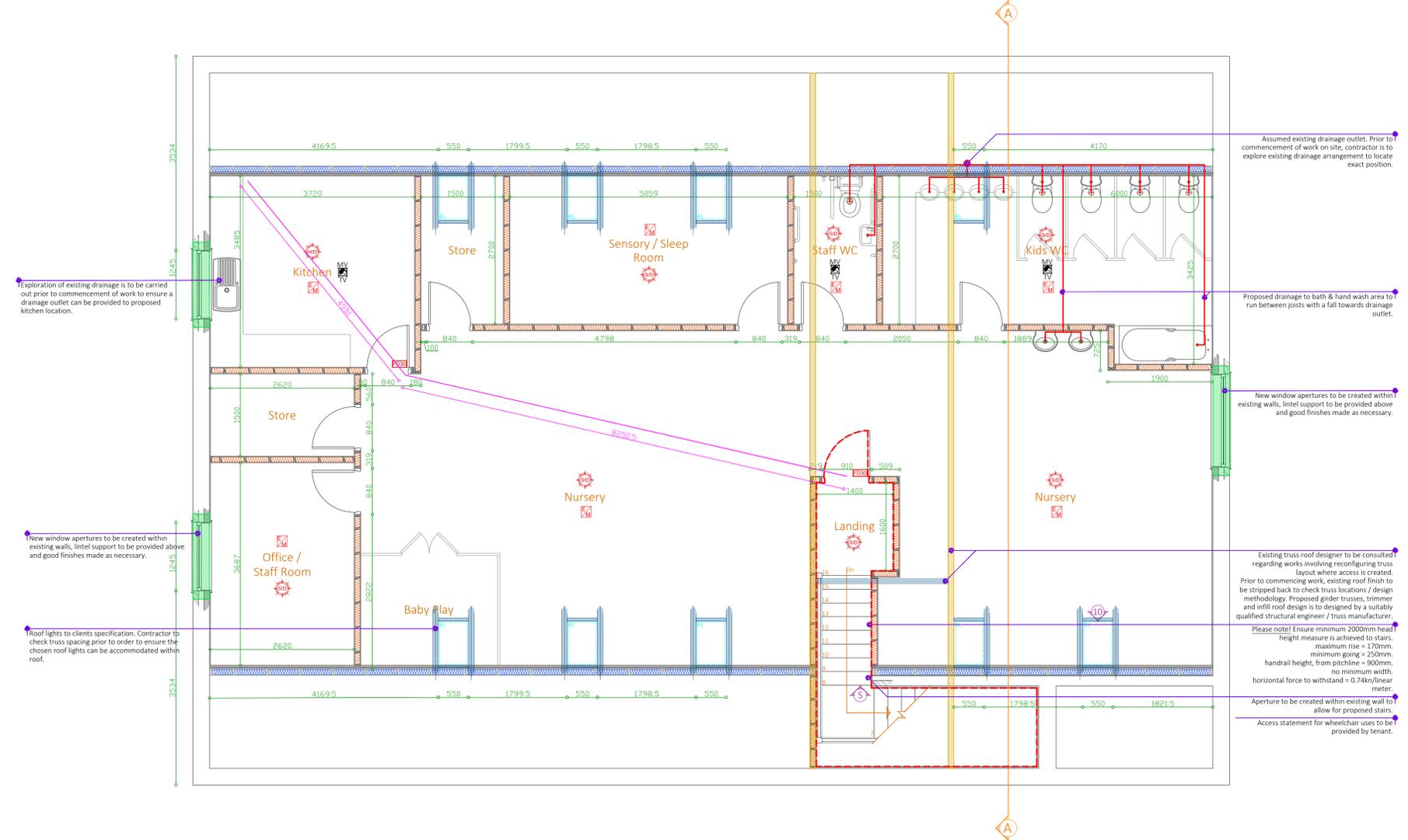
Foundation design shown is indicative only until existing foundation(s) / sub strata has been established. Contractor to check existing walling is not constructed of raft foundation design. If in doubt ask!

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

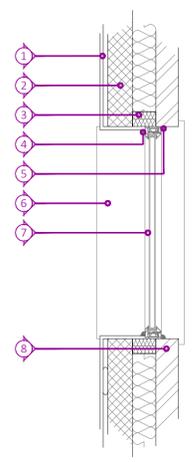
The proposed works shall be constructed using materials of type, texture and colour so as to match those of the existing building to ensure all proposed works are within the permitted development rights.

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.

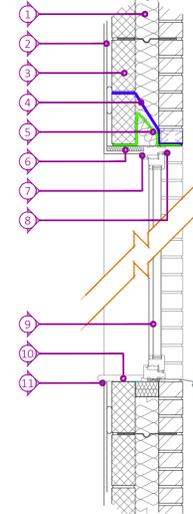


- Exploration of existing drainage is to be carried out prior to commencement of work to ensure a drainage outlet can be provided to proposed kitchen location.
- Assumed existing drainage outlet. Prior to commencement of work on site, contractor is to explore existing drainage arrangements to locate exact position.
- Proposed drainage to bath & hand wash area to run between joists with a fall towards drainage outlet.
- New window apertures to be created within existing walls, lintel support to be provided above and good finishes made as necessary.
- Existing truss roof designer to be consulted regarding works involving reconfiguring truss layout where access is created. Prior to commencing work, existing roof finish to be stripped back to check truss locations / design methodology. Proposed girder trusses, trimmer and infill roof design is to be designed by a suitably qualified structural engineer / truss manufacturer.
- Please note! Ensure minimum 2000mm head height measure is achieved to stairs, maximum rise = 170mm, minimum going = 250mm, handrail height, from pitchline = 900mm, no minimum width, horizontal force to withstand = 0.74kn/linear meter.
- Aperture to be created within existing wall to allow for proposed stairs.
- Access statement for wheelchair uses to be provided by tenant.
- Roof lights to clients specification. Contractor to check truss spacing prior to order to ensure the chosen roof lights can be accommodated within roof.



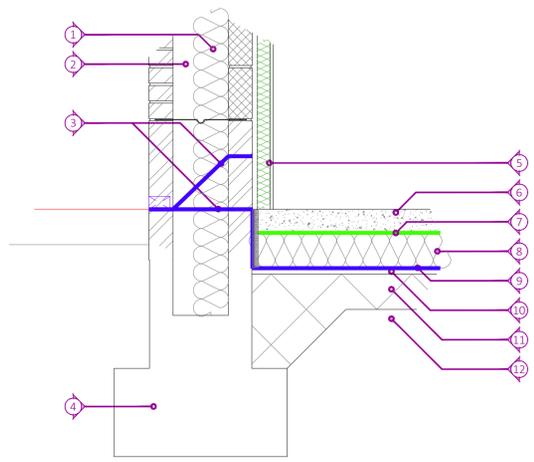
Drawing notes

- 12.5mm plasterboard to receive 5mm skim.
- Assumed existing wall construction.
- Contractor to check existing wall construction to ensure insulation is provided within cavity construction.
- Decorators caulk.
- Mastic seal.
- Window sill.
- New windows to be pvcu double glazed unit fitted with trickle ventilator equal to 8000mm²/sq. u value not exceeding 1.6w/m²k. >16mm glazing gap to be argon gas filled with soft coat low e glass and warm edge spacer bar.
- Approved brick work.



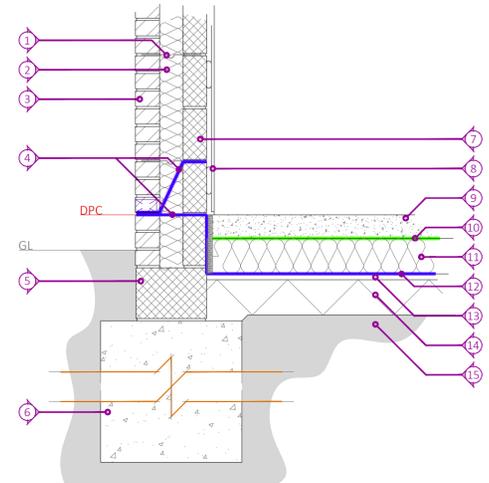
Drawing notes

- Contractor to check existing wall construction to ensure insulation is provided within cavity construction.
- 12.5mm plasterboard to receive 5mm skim.
- Assumed existing wall construction.
- 2000g cavity tray.
- Insulated lintel.
- 32.5mm Kingspan kooltherm k118 insulated plasterboard.
- Decorators caulk.
- Mastic seal.
- New windows to be pvcu double glazed unit fitted with trickle ventilator equal to 8000mm²/sq. u value not exceeding 1.6w/m²k. >16mm glazing gap to be argon gas filled with soft coat low e glass and warm edge spacer bar.
- Window sill.
- Decorators caulk.
- Thermabate cavity closer.
- Thermabate cavity closer.
- Stainless steel cavity wall ties are to be 225mm Ancon Staifix HRT4 housing wall ties, to be set at 450mm vertical and 900mm staggered horizontal c/s, horizontal c/s to be reduced around openings and set at 225mm from reveal.
- Brick work to approved sample.



Drawing notes

- Contractor to check existing wall construction to ensure insulation is provided within cavity construction.
 - Assumed existing wall construction.
 - Assumed existing basic radon protection.
 - Assumed existing foundation.
 - 67.5mm Kingspan Kooltherm K118 or similar insulation backed plasterboard installed to manufacturers instructions on metal furrings.
 - 100mm concrete floor slab with power float finish.
 - 500g de-bonding membrane.
 - 100mm rigid flooring grade insulation.
 - Radon gas membrane taped to existing radon protection across cavity.
 - 25mm sand blinding.
 - 150mm clean, inert, well consolidated hardcore.
 - Sub-strata.
- Foundations adjacent trees
- Foundation depths to be agreed once existing sub-strata has been established. Foundations to be taken down below influence of any adjacent trees in accordance with NHBC guidance tables. Where foundations are in excess of 1500mm Clay Master or similar to be placed to inner face.



Drawing notes

- Stainless steel cavity wall ties are to be 225mm Ancon Staifix HRT4 housing wall ties, to be set at 450mm vertical and 900mm staggered horizontal c/s, horizontal c/s to be reduced around openings and set at 225mm from reveal.
- 100mm knauf driTherm 32 cavity wall insulation.
- Brick work to approved sample.
- Basic radon protection to be provided by continuing radon gas membrane across cavity. 2000g cavity tray and Weepholes to be provided. Alternatively, additional ventilation is to be provided to lobby and agreed with building control.
- Trench block.
- Minimum 225 x 600mm concrete strip footing taken down minimum of 900mm below external ground level.
- 3.6n/mm² thermal blockwork.
- 12.5mm plasterboard to receive 5mm skim.
- 100mm concrete floor slab with power float finish.
- 500g polythene membrane.
- 150mm rigid flooring grade insulation.
- 1200g floor membrane.
- 25mm sand blinding.
- 150mm clean, inert, well consolidated hardcore.
- Sub-strata.

Window Plan Detail

Scale: 1:15

Window Section Detail

Scale: 1:15

Floor upgrade detail

Scale: 1:15

Foundation Detail

Scale: 1:15

