ROOF:
150 x 47mm C24 rafters at 400mm centres. (max. span 3620mm)
Provide lateral restraint straps at 2 metre centres.
220 x 75mm C24 floor joists at 400mm centres. (max. span 5020mm)
Provide lateral restraint straps at 2 metre centres.
300 x 100mm C24 purlins.
200 x 50mm C16 ridge board.
Provide 100 x 50mm wall plates with holding down straps.
(30 x 5mm mild steel straps at 900mm centres).
Provide 75mm Kingpspan K7 Pitched roof insulation board between rafters and Thinsulux under.
Maintain U value 0.16 W/m² K.
Provide min. 25mm screened eaves ventilation and high level tile vents to ensure full roof ventilation.
Tiles to approved sample, on 38 x 25mm battens, on Tyvec breathable roofing felt. Provide fascias and soffits.

OPENINGS:
Lintels over door and window openings to be Catnics, l.G or similar approved; fitted in accordance with manufacturers specifications.
Provide pre-cast concrete lintels to load bearing internal walls.

WALLS:
Provide Celcon Foundation 7 Blocks below ground level; with a compressive strength of 7.3 N mm².
Provide stone work / block work and render to outer skin to approved samples, 100mm cavity and Celcon Aircrete Standard 100mm block work inner leaf.
Cavity to have 50mm thick Kingspan Thermawall TW50
Zero ODP insulation board fixed to inner leaf to give a U value of 0.3 W/m² K. Vertical twist type wall ties to be used at 750mm horizontal x 450mm vertical spacings; reduced to 225mm to reveals. Provide DPC's to walls 150mm above external ground level. Cavities to be continuous and closed at eaves and reveals with insulated cavity closers.
Provide cavity trays with weep holes.
All work to comply with Part A of building regulations.

FLOOR:
Provide Bison Beam and Block EPS Plus floor, **(conditional approval requested for building regulations compliance).** to give a U value not greater than 0.22 W/m² K.
150mm clean hardcore, with sand blinding, 2000 gauge Visqueen membrane linked to D.P.C. (DPM to be of sufficient quality to provide basic radon protection in accordance with Part C of the building regulations)
Concrete floor slab 100mm thick. Finishes to clients own choice.

FOUNDATIONS:
Pile foundations subject to strutural engineers design by PRP, Consulting Structural & Civil Engineers; T 01943 467657.
(conditional approval requested for building regulations compliance).

STEELWORK:
RSJ's to support structure.
Steelwork and padstones to engineers design. **(conditional approval requested for building regulations compliance).**
Clad steelwork in 15mm fire line plasterboard; with skim finish to give 30 minutes fire resistance.

FINISHES:
12.5mm plasterboard and skim finish to walls.
12.5mm plasterboard and skim finish to ceilings.
All board joints to be staggered and scrimmed.
Skirtings and architraves to clients own choice.
Floor finish to clients own choice.

All non load bearing internal partitions to be 75 x 50mm studwork at 400mm max. centres with 12.5mm plasterboard and skim finish.
Partitions to have minumum 25mm mineral wool sound insulation quilt between uprights, minimum density 10 kg/m³.

Include generally for making good all surfaces inside and out including decorative finishes.

All decorative finishes to be agreed with owner for pricing purposes.

RAMPED ACCESS:
Excavate foundation to minimum depth to suitable bearing strata.

Raft foundation to engineers detail.

Supply and lay hardcore free from water soluble sulphates and other deleterious matter to below ramps, landing and steps. Hardcore to be compacted on 100mm layers with suitable mechanical plant.

Supply, lay and compact 100mm thick C20P ready mix concrete to form ramp and landing. Path to have tamped finish to provide non slip finish to surface. Gradient of ramp to be maximum 1:20.
Allowance to be made for 100mm square x 150mm minimum deep pockets at 1000mm centres for proposed handrail supports.
Include for slight cross fall to ramp to discharge surface water.
1200mm clear landing at top and bottom of ramp.

Supply and fix 50mm diameter tubular galvanised steel handrails fixed to a height of 900mm above the surface of the ramp. Include for 100mm square x 150mm minimum deep pockets as before described and to accomodate steel uprights at 1000mm centres. Posts to be bedded and encased in C20P ready mixed concrete; compacted around posts. Handrails to extend 300mm beyond bottom of ramp and top of ramp and to be returned vertically at ends to prevent injury to users.
All handrails and posts to be finished with Hammerite or similar approved rust preventative black paint on suitable undercoat.

STAIRCASE:
1000mm minimum clear width. 15 N° 180mm maximum rises and 280mm goings. (check on site).
Handrail 900mm above pitch line and landing. Tapered treads to be 50mm minimum width, 100mm newal post. 2000mm headroom to be maintained to staircase. Staircase to be bolted to load bearing walls using M12 bolts at 300mm centres. Maintain clear landings to top and bottom of stairs. All soffits of staircase to be faced with 2 layers of 13mm Fireline plasterboard and skim to give 1 hour fire ratings.

DOORS:
Provide internal and external doors to clients own choice of style and design.
All glazing to doors and sidelights below1500mm from internal floor level to be toughened safety glass.
Provide 1 hour self closing fire doors as shown on plan.

WINDOWS:
As per plan. Provide grey UPVC framed windows to match existing in style and design; with 16mm argon filled air gap and a "soft" low - emissive coating, double glazed units.
8000 mm² trickle vents for background ventilation. (4000mm² to bathroom and kitchen)
Maintain minimum 1/20th opener to habitable room windows.
Provide escape windows to all habitable rooms minimum 450mm wide x 750mm high, 800-1100mm from finished floor level.
All glazing to be Pilkington 'K' glass to Part N of the Building Regulations. Maintain U value 1.8 W/m² K.
Use Catnic, I.G. or similar approved lintels to openings.

VELUX:
Velux's 1140 x 700mm fitted at minimum 15º angle.
Double up rafters to side of opening and fit to manufacturers requirements.

AIR TIGHTNESS TESTING:
Air tightness test to be carried out on completion and approved by building inspector prior to occupation; conditional approval requested.

SAP AS BUILT CACULATION:
SAP as built calculation to be carried out by Thermcalc Ltd and approved by building inspector prior to occupation; conditional approval requested.

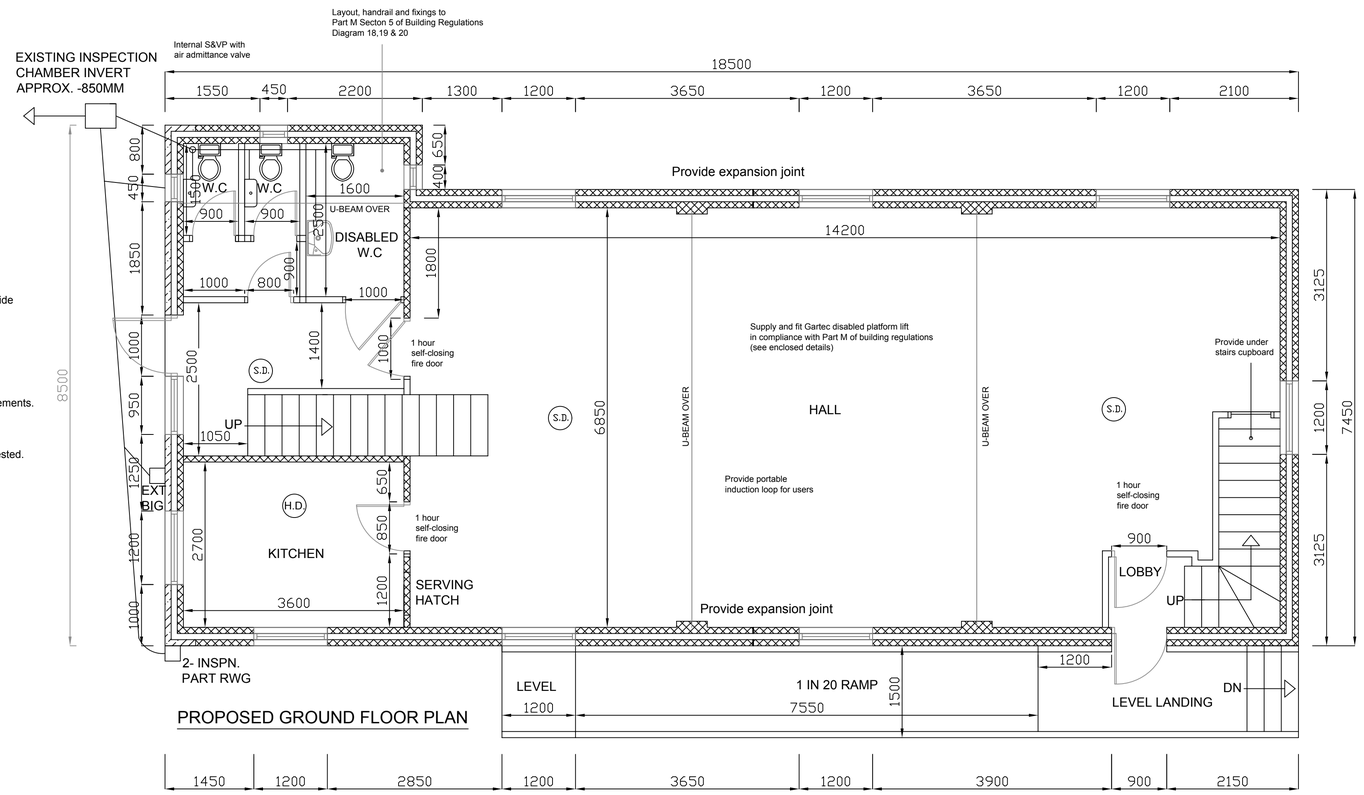
ELECTRICS:
The appointed contractor to liase with client for electric service provider to alter supply to the new building.
Design, supply and install new electric layout to clients requirements. Position of switches, sockets and light fittings to Part M Diagram 29 of building regulations.
All electrical work required to meet the requirements of Part P (electrical safety) of the building regulations. This work must be designed, installed, inspected and tested by a person competent to do so.
The local authority should be satisfied that Part P of the building regulations has been met and the installer may be required to submit a installation certificate to BS 7671.
Provide low energy light fittings to 25% of fittings.
Supply and install mains operated, self maintained, interconnected smoke detection system.
Provide heat detector to kitchen area.
Supply and install electric heating system to all areas.
Provide mechanical extractor fan to kitchen (60 litres / sec) and WC's (15 litres / sec) all ducted directly to external air.

EMERGENCY LIGHTING / FIRE EXIT SIGNS:
Provide and install emergency lighting systems and illuminated fire exit signs; emergency lighting to BS 5266; signage to BS 5499.
(to be submitted by building contractor for building inspectors approval before works commence; conditonal approval requested)

PLUMBING:
All new fittings to WC's to be owners choice.
Provide 100mm dia. waste to WC pans. Basins to have 32mm dia. waste and 75mm deep seal anti-vac traps.
Connect to new PVC S&VP.
All traps and seals to appropriate British Standards.

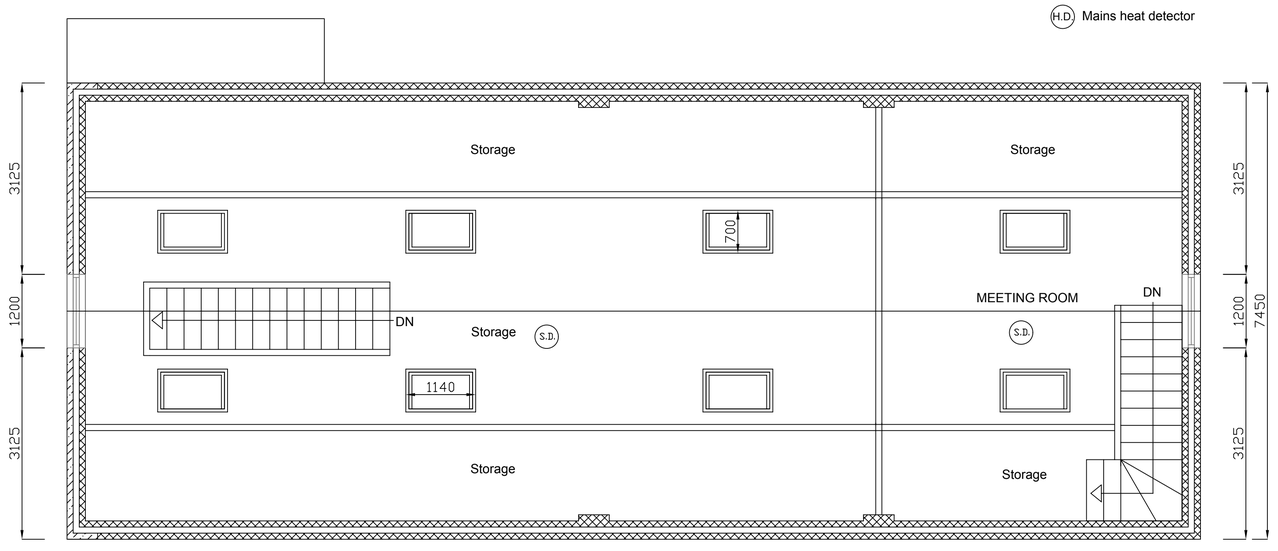
PVC S&VP to extend minimum 900mm above any window opening within 3000mm.

DRAINAGE:
Exact lines of existing drains to be determined on site prior to the commencement of any works.
Location of drains and existing inspection chambers to be determined on site by appointed building contractor.
Provide 100mm PVC gutters and 75mm fall pipes; discharging to new rodable RWG's.
All new underground drains to be 100mm PVC pipes laid to minimum 1:40 falls; with gravel bed and surround. (any drains under new building to be encased in concrete)
Location of existing drains to be exposed on site and discussed with building inspector. Levels to be determined on site by builder.
New internal 112mm PVC soil stack with air admittance valve and rodding point to base; with 100mm waste pipe to new WC pans connected to existing combined drain.
All work to be carried out to Part H of building regulations and any Yorkshire Water requirements.



PROPOSED GROUND FLOOR PLAN

Key:
(S.D) Mains smoke detector
(H.D) Mains heat detector



PROPOSED FIRST FLOOR PLAN

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRG.

NOTE:
Materials to match existing.
These notes do not comprise a full specification.
They are for general guidance only and their primary function is to assist local authority officers in determining Building Regulation Compliance.
All dimensions must be checked on site prior to works starting.
Do not scale.
All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.
All materials must comply with current British Standards in situations used.

REV B 28.01.10:
Ammendments to address outstanding planning conditions

REV A 15.09.09:
Building inspectors amendments added / planning condition information added

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EXTENT OF PROJECT:
DEMOLITION OF GUIDE HEADQUARTERS AND ERECTION OF NEW TWO STOREY HALL

CLIENT DETAILS
1ST GUISELEY GUIDES
THE GREEN
GUISELEY
LEEDS
LS20 9BB

DRAWING TITLE:
PROPOSED FLOOR PLANS

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