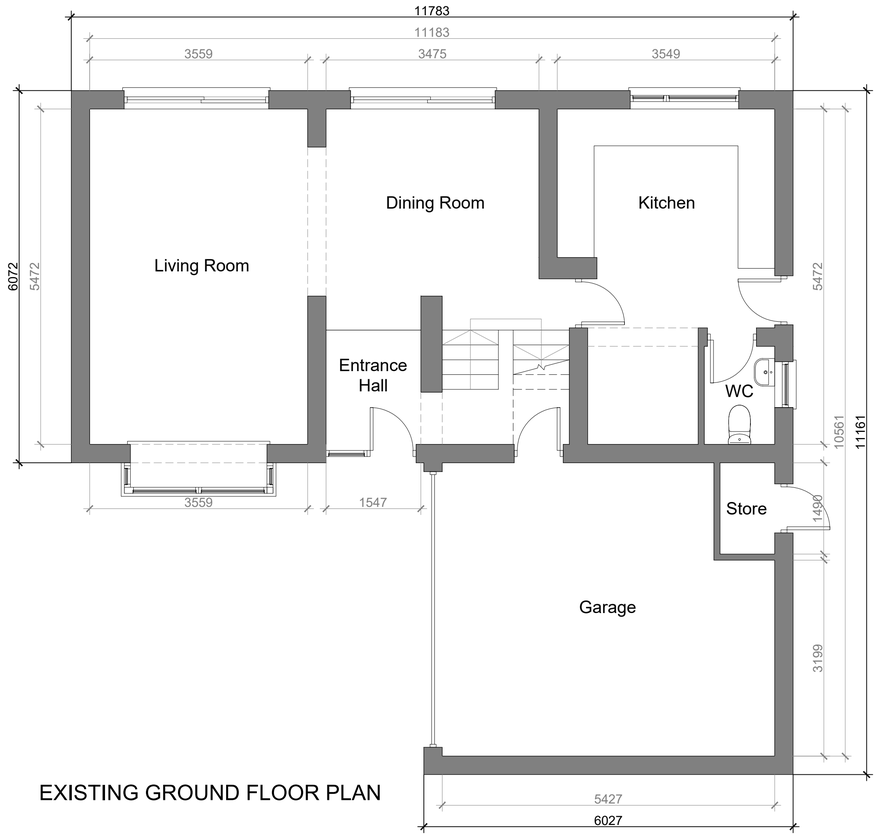
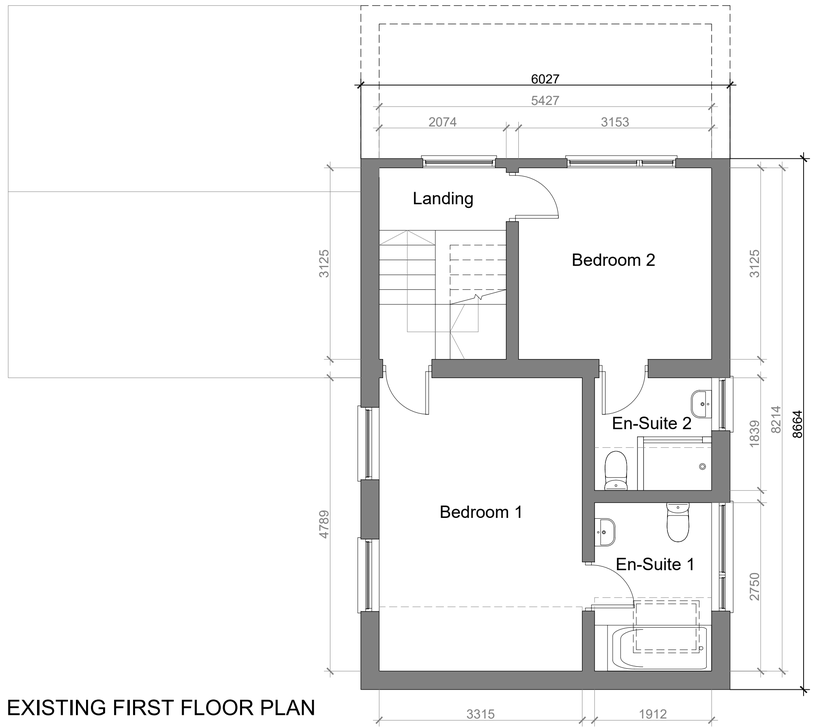
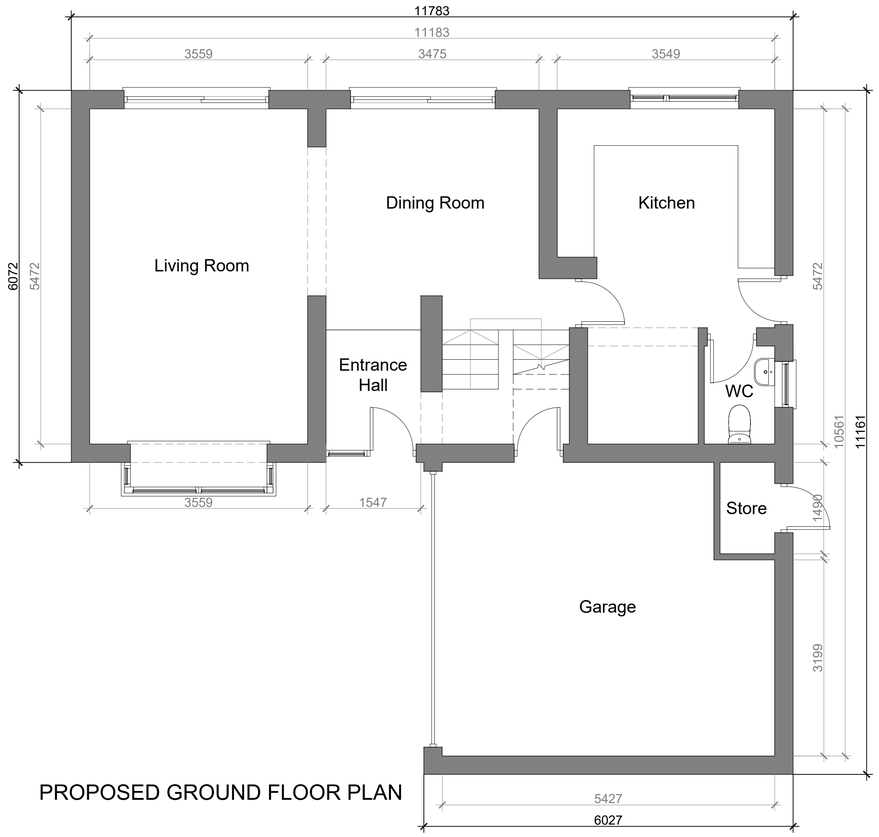


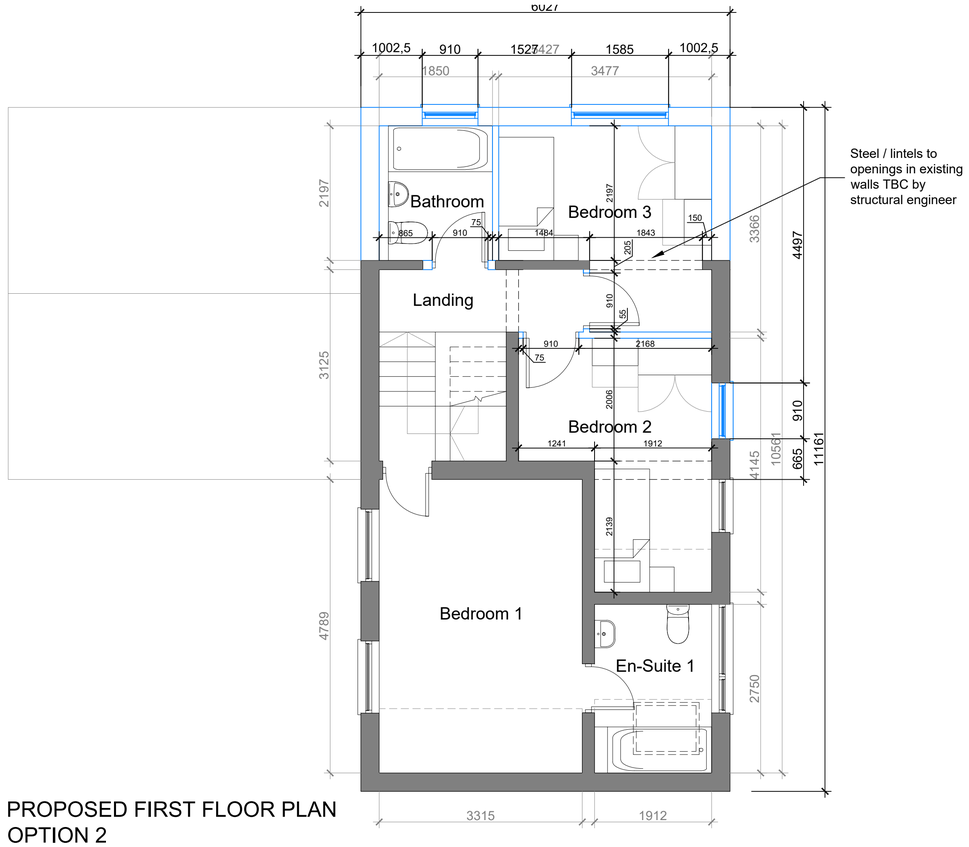
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN
OPTION 2

NOTES:

1:50 0 0.5 1 1.5 2 2.5 metres

EXISTING

PROPOSED

PROPOSED WALL TYPES:

EXTERNAL WALL:
Cavity wall comprising of 100mm blockwork inner leaf, 120mm cavity fully filled with mineral wool insulation, 140mm facing stone outer leaf to match existing external wall finish.
External wall to achieve u-value of 0.18 W/(m²K).

INTERNAL WALLS BETWEEN BATHROOM / BEDROOM & BEDROOM / BEDROOM:
Stud wall to comprise 2 layers of 12.5mm Gyproc WallBoard (with staggered joints) each side of 50mm metal studs at max. 600mm centres, plasterboard to be moisture resistant to bathroom side.
Localised pattressing where needed for bathroom fixtures - 12mm WBP plywood strengthening.
Designed in accordance with British Gypsum system reference A206003.
Wall to achieve a minimum sound insulation value of 40Rw(dB) as per table 0.2 of Approved Document E of the Building Regulations.

INTERNAL WALL TO BLOCK UP OPENINGS IN EXISTING WALL (between landing and bedroom 3):
Stud wall to comprise 1 layer of 12.5mm Gyproc WallBoard either side of 125mm metal studs at max. 600mm centres, plasterboard to be moisture resistant to bathroom side.
Wall thickness to be checked and confirmed on site.

OTHER INTERNAL WALLS:
Stud wall to comprise 1 layer of 12.5mm Gyproc WallBoard either side of 70mm metal studs at max. 600mm centres, plasterboard to be moisture resistant to bathroom side.

Steel / lintels to openings in existing walls TBC by structural engineer.

WALL TIES:

Stainless steel wall ties to BS EN 845-1 or technical requirement R3 with minimum 50mm embedment both sides.

Wall ties generally to be at max. 900mm horizontal spacing and 450mm vertical spacing unless around openings or movement joints where they should be approximately 225mm from openings with 300mm vertical centres.

PROPOSED WINDOWS:

Brown timber effect UPVC window frames to match existing.

All new windows to achieve u-value of 1.4 W/(m²K) or minimum Band B Window Energy Rating.

All windows and installers to have FENSA approval or windows to be subject to building control approval.

Mastic seal around windows internally and externally.

Thermobate cavity closers (or similar approved) required to all external openings if cavity is not fully filled with mineral wool insulation.

All bedrooms to have one means of escape window with a minimum width and height of 450mm, clear openable area no less than 0.33m², and the bottom of the openable area of the window must be no more than 1100mm above the floor level.

Obscured glazing to bathroom window.

Ventilation to comply with Approved Document F of the Building Regulations

DIMENSIONS:

Check measurements to be taken on site.

Proposed dimensions may differ depending on external wall thickness.

PLEASE NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR BUILDING REGULATION APPROVAL.

REV	DATE	AMENDMENTS
A	28.11.22	Addition of dimensions and notes.

Do not scale from this drawing.
All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works.
Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings and/or other specifications.

PROJECT :

FIRST FLOOR EXTENSION
37 FALL LANE, HARTSHEAD, WF15 8AP

TITLE :

EXISTING & PROPOSED FLOOR PLANS
OPTION 2

DATE :	November 2022		
SCALE :	1:50	ORIGINAL DRAWING SIZE 841 x 594 - A1	
DRAWING No :	002-(SK)-37FL	REV.	A