



- Notes:
- 1) All dimensions to be checked on site.
 - 2) All works to comply with the current building regulations
 - 3) All works may be subject to revision on site.
 - 4) All drawings are the copyright of CGA Design & Build
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 - 6) All dimensions are in millimeters unless otherwise stated.

GENERAL

All measurements to be checked on site prior to commencement, do not scale from drawing. This drawing is to assist with building control and does not include central heating, electrics, decoration etc.

STAIRCASE

Maximum pitch of 42 degrees
12 treads at 235mm, 13 risers at 203mm (to be checked and confirmed on site) All risers to be equal.
Headroom recommended minimum 2m however if there is insufficient space, 1.9m at the center of the stair to pitch line is acceptable. Maximum gap between balustrades to be 100mm, handrail minimum of 900mm above pitch line.

INTERNAL STUD WALLS

100x50mm studs at 400mm centres with solid noggins at 800mm centres (staggered). Sole/head plates to be spiked to floor/ceiling where applicable. 100mm celotex insulation to be set between studs on external walls. Studs to be finished with 25mm insulated plasterboard and skim coat. Internal walls to be insulated with 100mm mineral wall set between studs. Internal walls faced with 12.5mm plasterboard with skim plaster finish.

DORMER STUD & SIDE CHEEKS

Plain tiles to match existing on tanalised batten on untearable felt on 12mm exterior grade plywood on 100x50mm studs at 400mm centres. Voids to be filled with 100mm celotex GA4000 insulation. Vapour barrier to be tacked to studs and walls

finished with 25mm insulated plasterboard and skim.

Note: Dormer cheeks within 1m of boundary to be ½ hour fire resistant.

2ND FLOOR

22mm T&G flooring grade chipboard (waterproof type in en suite) on 150 x 50mm joists at 400mm at 300 & 400mm centres as indicated on structural drawings. Joists to be doubled up and bolted together under stud partitions. Provide solid noggins as required. Joists to be grade C24 as per structural drawings.

SURFACE WATER

100mm ½ round PVC guttering ton 68mm diameter downpipe to discharge onto main roof and into existing SW system.

DAYLIGHT / VENTILATION / GLAZING

Windows to be double glazed UPVC, maximum 25% floor area. The opening part of hinged or pivot windows which are designed to open more than 30 degrees should be at least ⅓ (5%) of new floor area.
New room to be provided with background ventilation, minimum 8000mm² free air flow. Trickle vents to be installed in new windows.
Provide mechanical ventilation to new En suite, minimum output 15l/s.
Any window glazing below 800mm from floor level to be toughened glass to BS 6206- no door glazing, new glazing to be low 'E' glass and have minimum U value of 1.6w/m²k

DORMER FLAT ROOF

To achieve U value of 0.18 W/m²K
To structural engineers details, flat roof to be single ply membrane roofing with 'a' fire rating, with a current BBA or WIMLAS certificate on 22mm exterior grade plywood, laid on firings to give a 1:40 fall on 150x 50mm grade C24 timber joists at 400mm centre, max span of 3.22m (confirmed by structural engineer). Cross ventilation to be provided on opposing sides by a proprietary eaves ventilation strip to give 25mm continuous ventilation, with fly proof screens. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow 50mm air gap above the insulation for ventilation. Insulation to be Kingspan Kooltherm K107 110mm between and 37.5mm Kingspan K118 insulated plasterboard under joists placed over vapour barrier with skim plaster finish.

VEN TED COLD ROOF (RAFTERS)

To achieve U value of 0.18 W/m²K
One layer of multifoil fixed under rafters with vapour checked plasterboard fixed to 25mm deep battens to create air space and 75mm Kingspan or Celotex rigid insulation fixed between rafters allowing a 25mm cavity between the multifoil and rigid insulation.

DRAINAGE

All traps 75mm deep seal
Shower waste 40mm diameter, basin waste 32mm diameter, WC waste 100mm diameter, all to run to extended 100m diameter soil stack. Soil stack carried up to 900mm above window head and terminated with open cowl, provide rodding eyes as change of direction of wastes.

NOTES

- 1), Steelworks to be encased to ½ hour fire resistance i.e. 2no. layers of 12.5mm plasterboard, joints staggered and wire bound at 400mm centres.
- 2), Internal door on 2nd floor landing to be ½ hour fire resistant complete with 3no. hinges and intumescent strips.
- 3), All structural timbers to be minimum 50mm from any stack and minimum 225mm from any flue.
- 4), Underside of staircase to be ½ hour fire resistant
- 5), Voided areas to be boarded out with T&G boarding.
- 6), Double up all timbers around roof lights.
- 7), Smoke detection to be fitted to hall landing at 3no. levels. They are to be mains operated and linked together and wired back to separate fuse complete with battery back up.
- 8), All electrical work required to meet requirements of part P (electrical safety) and must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme. An appropriate BS7671 Electrical Installation certificate will be given to the council. Electrical sockets and light switches are to be sited between 450mm and 1200mm above floor level or be no less accessible than the existing sockets.

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CLIENT
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PROJECT
113 Green Lanes

**Ewell
Surrey**

DRAWING TITLE:
**Layout & Elevation
Drawing**

PURPOSE:
Building Control

SCALE:	1:100	SIZE:	A3
DRAWN:	BE	CHECKED:	BE
DATE:	26/03/2020		
DRAWING NO.:	101	REVISION:	00