

**P13**  
200  
EXISTING ROOF FLOOR PLAN  
1:100

**CONSTRUCTION NOTES**

**GENERAL**  
All Works are to be carried out in accordance with the current requirements of the Building Regulations and where appropriate British Standards.  
Any MSE shown on the Architects drawings is for information only and no design responsibility is assumed by the Architects.  
The specification, size, location and builders-work requirement for mechanical and electrical services is to be provided by the appointed sub-contractors.  
Target U-values:  
External Walls 0.55 W/m<sup>2</sup>K  
Ground Floors 0.25 W/m<sup>2</sup>K  
Roof 0.18 W/m<sup>2</sup>K  
All drawings are to be read in conjunction with the Structural Engineers documents, drawings calculations and design risk assessment.

**SCAFFOLDING AND PROTECTION**  
The main contractor is to allow for all temporary scaffolding, work platforms and a full weather protection tarpaulin canopy during the new roof replacement.

**DEMOLITIONS AND STRIPPING OUT**  
The main contractor is to allow for carefully stripping out the following:  
1. All internal walls and floors from Grid Lines B - C.  
2. Carefully stripping out the previously extended second floor from Grid Lines A - B including walls, flat roof and windows etc. Generally strip out all internal walls indicated on drawings for removal, all internal doors, frames, skirting, floor finishes and redundant services.  
3. All external windows between Grid Lines A - C  
4. Remove all building debris from site.

**FOUNDATIONS**  
Existing foundations to the main building are to be retained with no alterations.

**NEW GROUND FLOOR**  
Existing ground floor to the main building are to be retained with no alterations, existing floor finishes are to be stripped and prepared for new selected finish.  
The new fire escaped enclosure structure ground floor is to be constructed with a 250mm thick concrete raft foundation overlaid with a 60mm thick screed on a vapour barrier, 50mm thick Kingspan GreenGuard G300 rigid insulation on a high performance damp proof membrane (dpm) Allow for constructing a 150mm brick up-stand at the perimeter.

**INTERNAL MASONRY WALLS**  
All internal openings along Grid Line B are to be filled with cavity masonry wall constructed with two skins 100mm thick inner skin of medium density concrete block (compressive strength 7.3N/m<sup>2</sup> Conductivity 0.42W/mK) bedded in cement mortar. Lined with 12mm plaster with a skim finish both sides, cavity in-filled with 50mm rigid insulation.

**GROUND FLOOR - BETWEEN GRID LINES A-B**  
The existing ground floor is of solid concrete ground bearing construction.  
Allow for preparing the floor for a new selected floor finish.

**FIRST FLOOR - BETWEEN GRID LINES A-B**  
The first floor is of suspended timber platform construction.  
Allow for preparing the strip floor for a new selected floor finish.

**ROOF**  
The new pitched roof between Grid Lines A-B above first floor is to be constructed with proprietary Collar type mono pitch hipped trusses at 600mm max. centres at a 30° pitch, with 50 x 22mm rafters, ties and struts.  
The new roof structure is to be overlaid with Kingspan Nivent breathable sarking membrane draped over the rafters with a 10mm drape to the centre of each void.  
The void between rafters is to be filled with 150mm thick Kingspan Kooltherm K107 rigid insulation board maintaining a 70mm ventilation gap.  
The new roof structure is to be covered with 0.8mm thick elZinc double lock standing seam metal sheet roof covering with 430mm max. seam centers and anthracite grey (RAL 7016) coloured finish laid on a structured separating membrane and fixed through to 18mm thick WEP exterior ply or OSB class 3 sheathing board with brackets fixed to the rafters tops.  
The underside of the collar type mono pitch hipped trusses are to be lined with high performance vapour barrier, lined with 32.5mm thick Kingspan K118 insulated plasterboard with taped joints and skim finish. Allow for 7no. 780 x 1400mm roof window openings.  
Allow for a ventilated eaves construction with a gap equivalent to a continuous 25mm opening at the eaves and highest point wall abutment.  
Voids between ceiling ties in-filled with 100mm thick mineral wool acoustic insulation quilt.  
U-value for new roof construction 0.14 W/m<sup>2</sup>K

**EXTERNAL DOORS AND WINDOWS**  
Design BiFold's high performance anodized aluminum doors and windows with 16mm low-E argon filled double glazing. Colour - Black RAL 9005.  
Ground floor:  
1no. 1785 x 4700mm fixed casement staircase window.  
1no. 1785 x 1275mm casement windows with 2no. side hung casements and 1no. fixed central casement.  
1no. 2380 x 1275mm casement windows with 2no. side hung casements and 2no. fixed central casements.  
1no. 1200 x 1275mm casement windows with 2no. side hung casements.  
First floor:  
1no. 1785 x 1190mm casement windows with 2no. side hung casements and 1no. fixed central casement.  
1no. 2380 x 1190mm casement windows with 2no. side hung casements and 2no. fixed central casements.  
1no. 1200 x 1190mm casement windows with 2no. side hung casements.  
All window sizes are to be site measured by the Main Contractor prior to procurement.

**INTERNAL DOORS**  
Generally all new internal doors are to be client selected premium solid core flush laminated FDSO doors, colour anthracite grey with Dorma T303 black overhead door closer's and selected black door furniture.  
1no. 838 x 1981mm  
1no. 1524 x 1981mm double doors - DG5.  
1no. 'Eclisse' 838mm pocket sliding door - DG17

**INTERNAL GLAZED PARTITIONS**  
Compass internal full height glass double glazed 30minute fire rated partitions with black anodized aluminum frames with match flush doors.  
Ground Floor partition sizes - 4.37m, 2.65m, 3.0m & 3.25m  
First floor partition sizes - 8.2m, 2.85m, 3.15m & 2.6m.

**ROOF WINDOWS**  
7no. 780 x 1400mm 'Fakro' FYU-V proSky size 07 center pivot roof windows with EEJ flashing's for standing seam metal sheet roofs and ARF blackout blinds colour to be client selected.

**ESCAPE STAIR ENCLOSURE**  
New bespoke 3500 x 3500mm fully glazed escape stair enclosure fabricated with 4no. 152 x 152mm UC steel posts, 4no. 152 x 152mm UC mid-rails and 4no. 150 x 150mm UC roof beams.  
Voids between steel posts in-filled with selected double glazed black (RAL 905) anodized aluminum frame system to match new windows and 1no. fully glazed escape door.  
The appointed Structural Engineer is to provide the design, specification and structural calculations for all steel columns and beams, uncoring post fixing details.

**SPIRAL STAIRCASE**  
New 2100mm dia. proprietary standard steel spiral staircase fabricate with 14no. 190mm high risers and 13no. tapered treads total height 2660mm with bespoke landing, anchored to wall face. Tapered treads finished with steel checker plate.  
900mm high balustrade with vertical bar spindles at 100mm centres and 50mm dia. handrail. All components finished with a powder-coat anthracite grey finish.

**EXISTING MAIN STAIRCASE**  
The existing main staircase is to be retained and upgraded with a new selected proprietary 900mm high frame-less structural glass balustrade, increasing to 1100mm high at the first floor landing. Repair timber treads with new varnish finish.

**RAINWATER GOODS**  
All new rainwater goods to the new roof are to be selected zinc box section 125mm rainwater goods with 3no. 75mm diameter down pipes. Colour - Anthracite grey RAL 7016 to match roof

**KITCHEN**  
Allow for a new client selected specialist design kitchen units with a 5no. base units, 1no. 1200mm sink unit and 1no. 600mm oven unit.  
All new kitchen fittings are to include a sink / drainer, oven, electric hob and extract fan.

**INTERNAL METAL STUD PARTITION WALLS**  
Generally new internal metal stud partition walls are to be constructed with Gyproc 70mm metal studs at 600mm max. centres, lined both sides with 15mm SoundBloc board with skim finish.  
Voids between studs in-filled with 50mm dense mineral wool sound insulation.  
Partitions incorporating pocket sliding doors increased in thickness with 100mm Gyproc studs.

**SANITARY FITTINGS**  
All sanitary fittings are to be client selected as follows including all hot and cold water supply connections and all waste drainage outlets:  
Male and Female Toilets 2no. wc's with enclosed cistern  
2no. semi recessed washbasin with mixer taps  
2no. sanitary cubicles  
1no. vanity unit  
Armitage Sharks Doc M Concept wc pack.  
Disabled WC  
All pipework is to be installed in accordance with Bldg Regs and BS12056 with 100mm rin. dia soil pipes to WC's, 40mm dia. to sinks and baths, 32mm dia. to basins, all with 75mm deep seal traps.

**JOINERY**  
All new and existing doors are to be trimmed with new 19 x 69mm chamfered mdf architrave with selected paint finish.  
All new and existing wall / floor abutments are to be trimmed with new 19 x 119mm chamfered mdf skirting with selected paint finish.

**CONSTRUCTION NOTES**

**DECORATION**  
Allow for preparing all existing and new wall / ceiling surfaces within the office building and painting with a selected two coat emulsion paint finish.

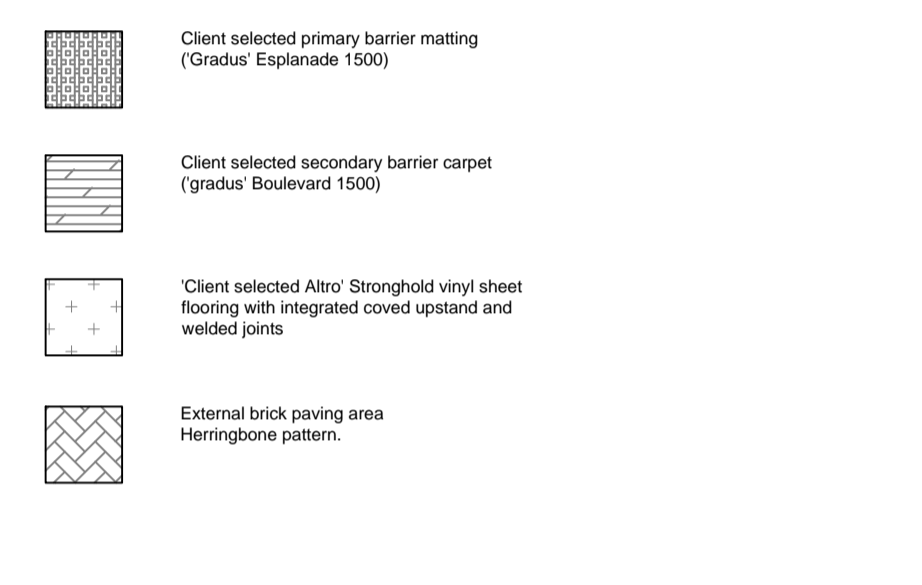
**DRAINAGE**  
Surface Water:  
Allow for excavating and laying 35m length of new 100mm dia. surface water drain at 1 in 40 gradient, connected to the existing drainage system, including 3no. 450mm dia. plastic access chambers and 3no. gullies.  
Foul:  
Allow for excavating and laying 20m length of new 100mm dia. foul drain at 1 in 40 gradient connected to the existing drainage system, including 3no. 450mm dia. plastic access chambers and 3no. soil pipe connections.

**ELECTRICAL**  
Allow for the supply and fitting of the following client selected electrical fittings:  
LED low energy fire rated recessed down-lighters number TBC  
LED low energy fire rated recessed emergency down-lighters number TBC  
External LED low energy IP44 up and down-lighter external lights number TBC  
Double sockets with integrated USB socket and telephone sockets number TBC.  
Intermittent Extract Ventilation:  
Kitchen is to be provided with 20 litres/sec mechanical fan extracting externally.  
Male and Female Toilets are to be provided with 20 litres/sec mechanical fan extracting externally.  
Disabled Toilet is to be provided with 20 litres/sec mechanical fan extracting externally.  
All light switches and sockets etc are to be positioned between 450 and 1200mm zone above floor level.  
All electrical work is to be installed to meet the requirements of Part P and BS7671.  
All works are to be designed, installed inspected and tested by a competent person registered with the DCLG self certification scheme and certified on completion.  
Electrical sub contractors must be under an approved registration scheme (NAPIT, ELECSA or NICEIC).

**MECHANICAL**  
Allow for replacing all radiators with 30no. new selected minimal flat panel steel panel radiators connected to new insulated hot water cylinder.  
are to be installed in accordance with the manufacturer installation instructions by a registered 'Gas Safe' Engineer and self certified, all in accordance with BS 7671 IET.  
Client to confirm new heating system - Solar panels or air source heat pump.

**LANDSCAPING**  
Allow for constructing a new external terrace area adjacent the new fire escape enclosure  
Constructed with herringbone brick paving bedded on compacted sand on hardcore with chamfered brick on edge perimeter kerb bedded on concrete.  
Total area 33.0m<sup>2</sup>

**FLOOR FINISHES KEY**



**KEY**

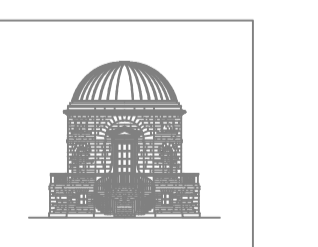
- rwp Rainwater gully with rodding access
- big Back inlet gully with rodding access
- svp Soil and vent pipe
- sbw sub stack
- ov Oven
- eh Ceramic electric hob
- d Dryer
- f Fridge
- si Sink and drainer
- v Mechanical extract fan



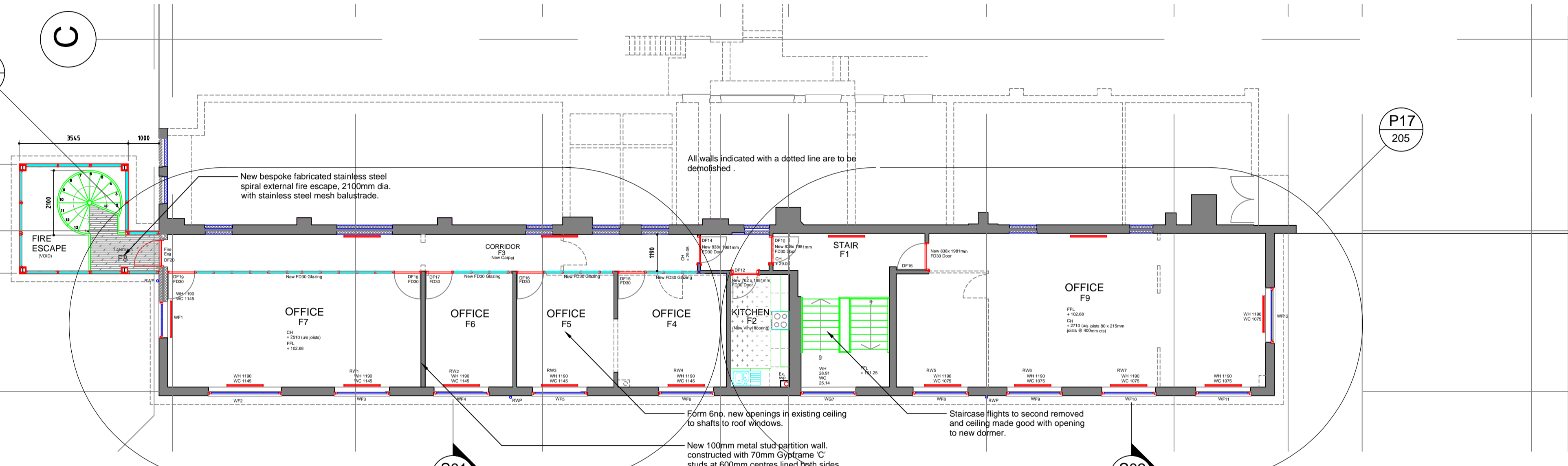
DO NOT USE SCALED DIMENSIONS FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE VERIFIED AND CHECKED BEFORE THE COMMENCEMENT OF ANY SHOP DRAWINGS OR WORK WHATSOEVER, EITHER ON HIS OWN BEHALF OR FOR SUB CONTRACTORS OR SUPPLIERS

ALL DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY  
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED ARCHITECTS' ENGINEERS AND SPECIALIST DRAWINGS AND OTHER RELEVANT INFORMATION

Rev	Date	Drawn	Description



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**P12**  
200  
PROPOSED FIRST FLOOR PLAN  
1:100

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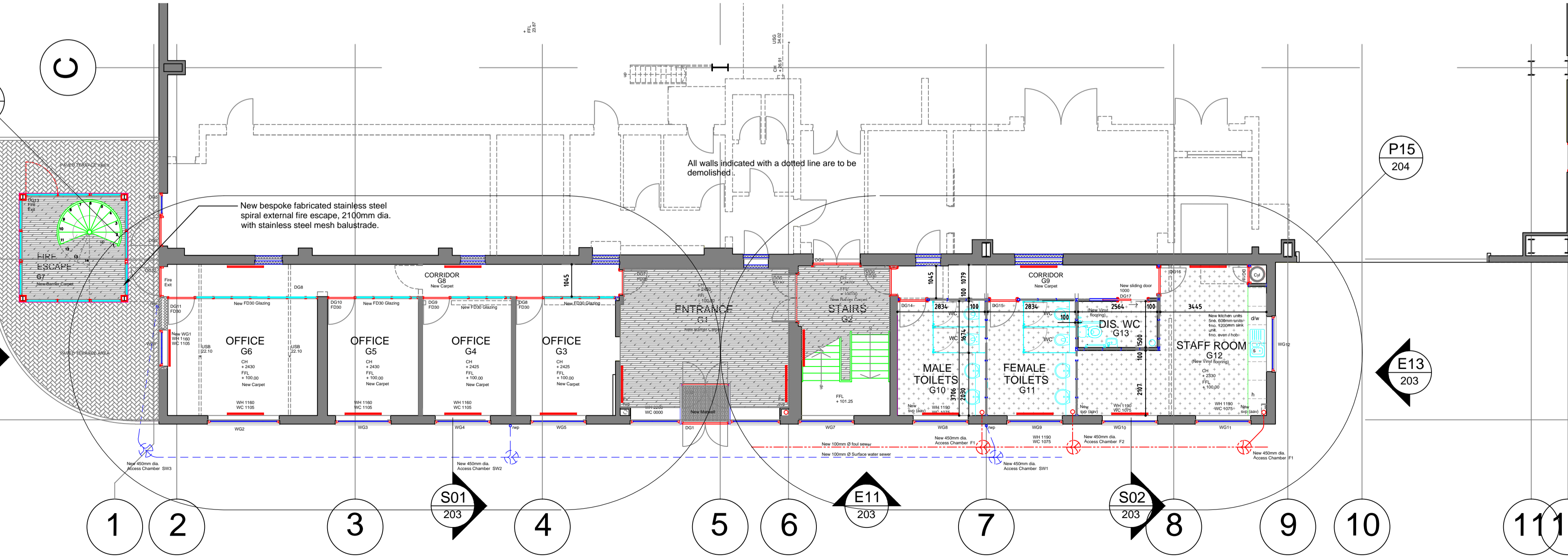
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**P11**  
200  
PROPOSED GROUND FLOOR PLAN  
1:100

**Proposed Alterations at Allwood House  
Grange Lane North, Scunthorpe DN16 1BT.**

For All Steel Trading Ltd  
Proposed Floor Plans

Scale	Date	Drawn by
1:100	12/12/2021	TL
Job no.	Drawing no.	Revision no.
2012-10-01	201	-