

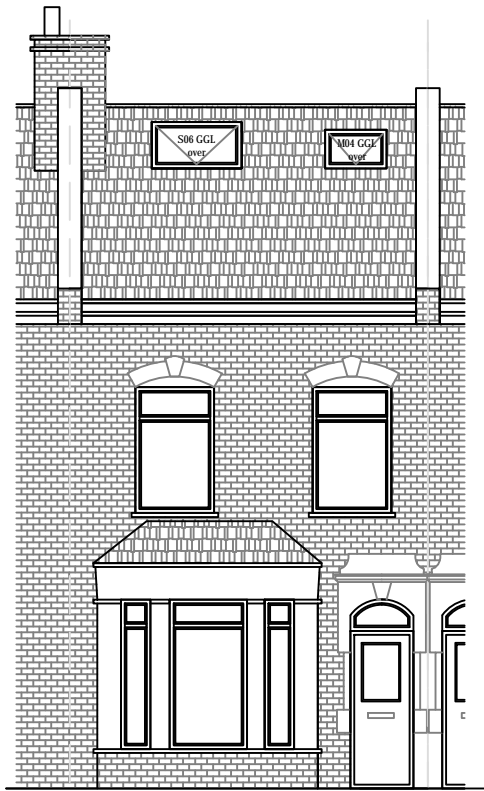
Notes And Legends

Max Additional Roof Space = 40m³
 Dormer 1 = (2.2 x 3.8 x 3.9)/2
 = 16.3m³
 Dormer 2 = (3 x 2.5 x 3) - ((0.8 x 3 x 3)/2)
 = 18.9m³
 Total Additional Roof Space = 35.2m³

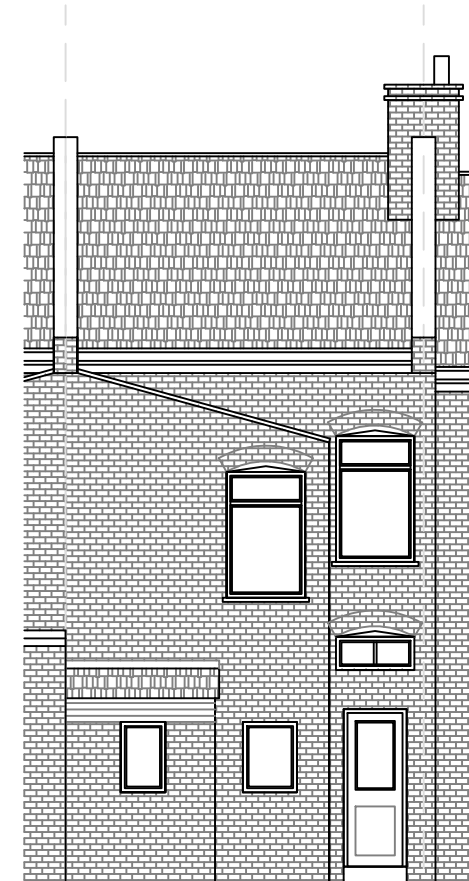
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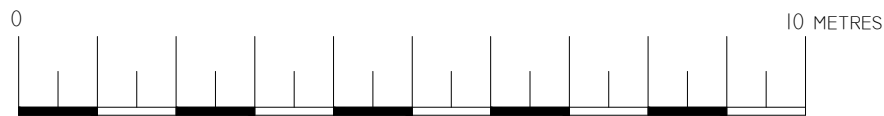
Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation



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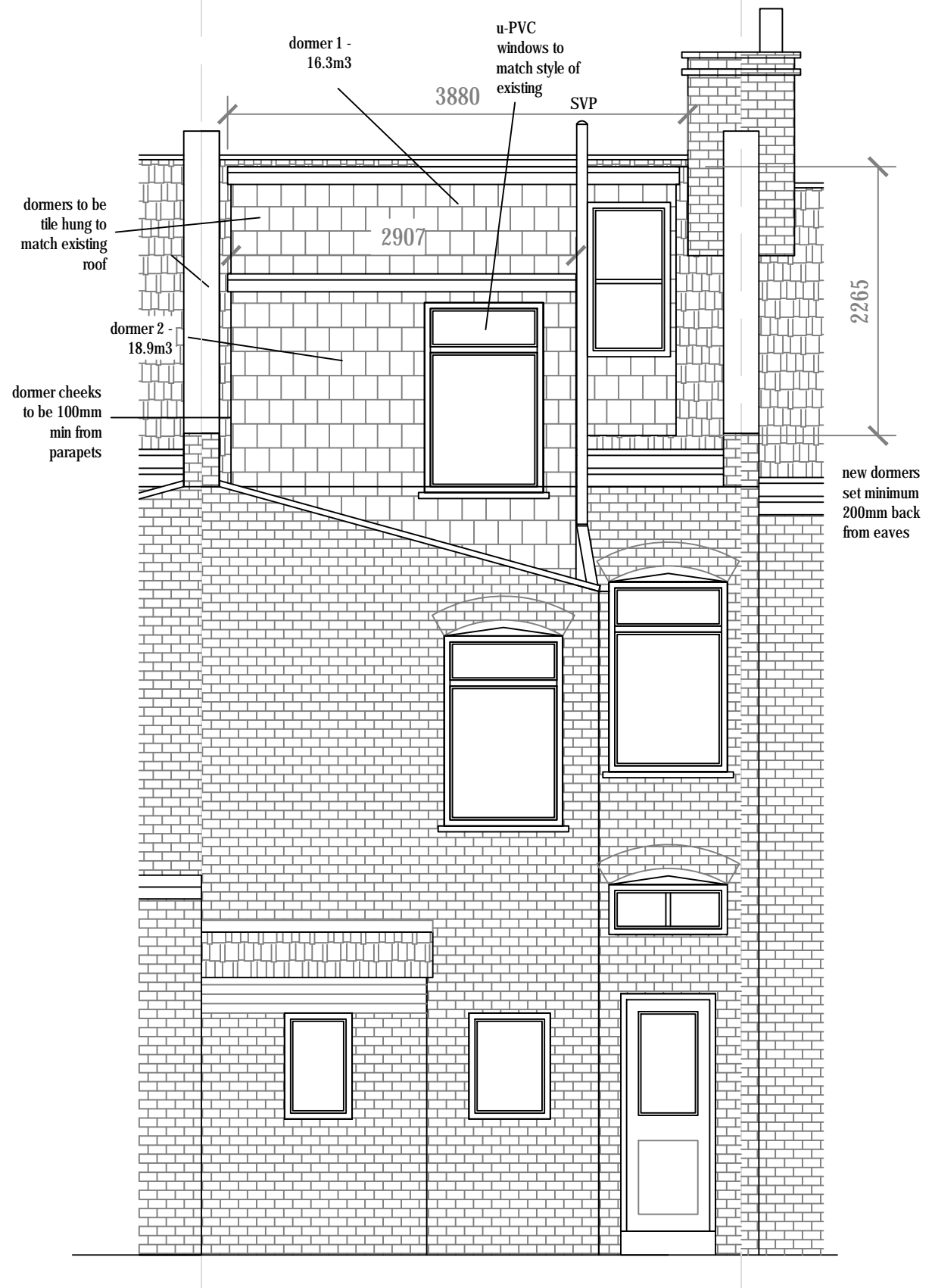
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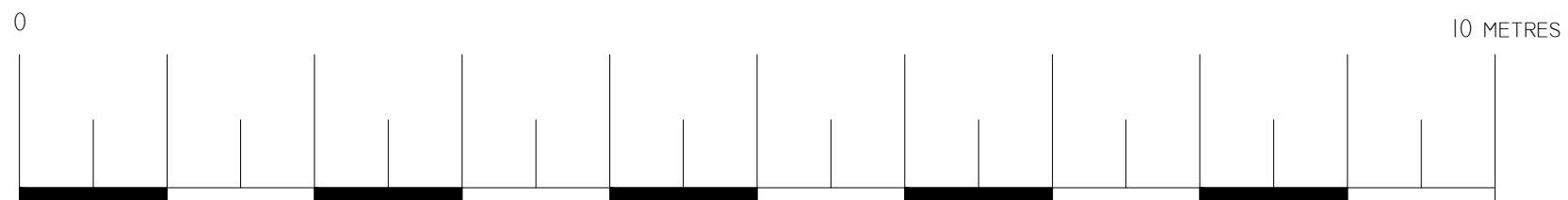
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 ELEVATIONS

DRAWING NUMBER:
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Proposed Rear Elevation



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DRAWING TITLE:
PROPOSED REAR
ELEVATION

DRAWING NUMBER:
24EAS02

REVISION:

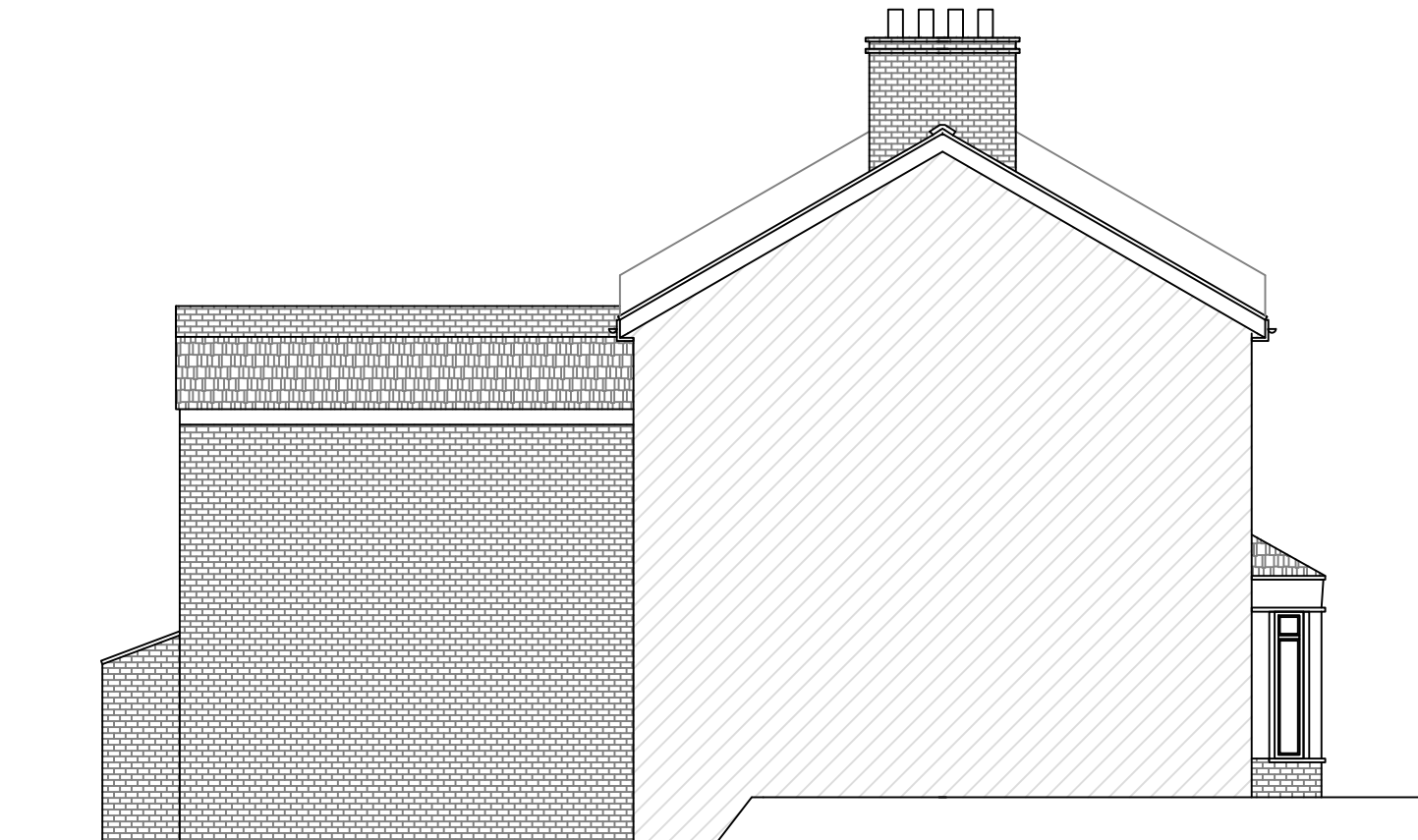
Notes And Legends

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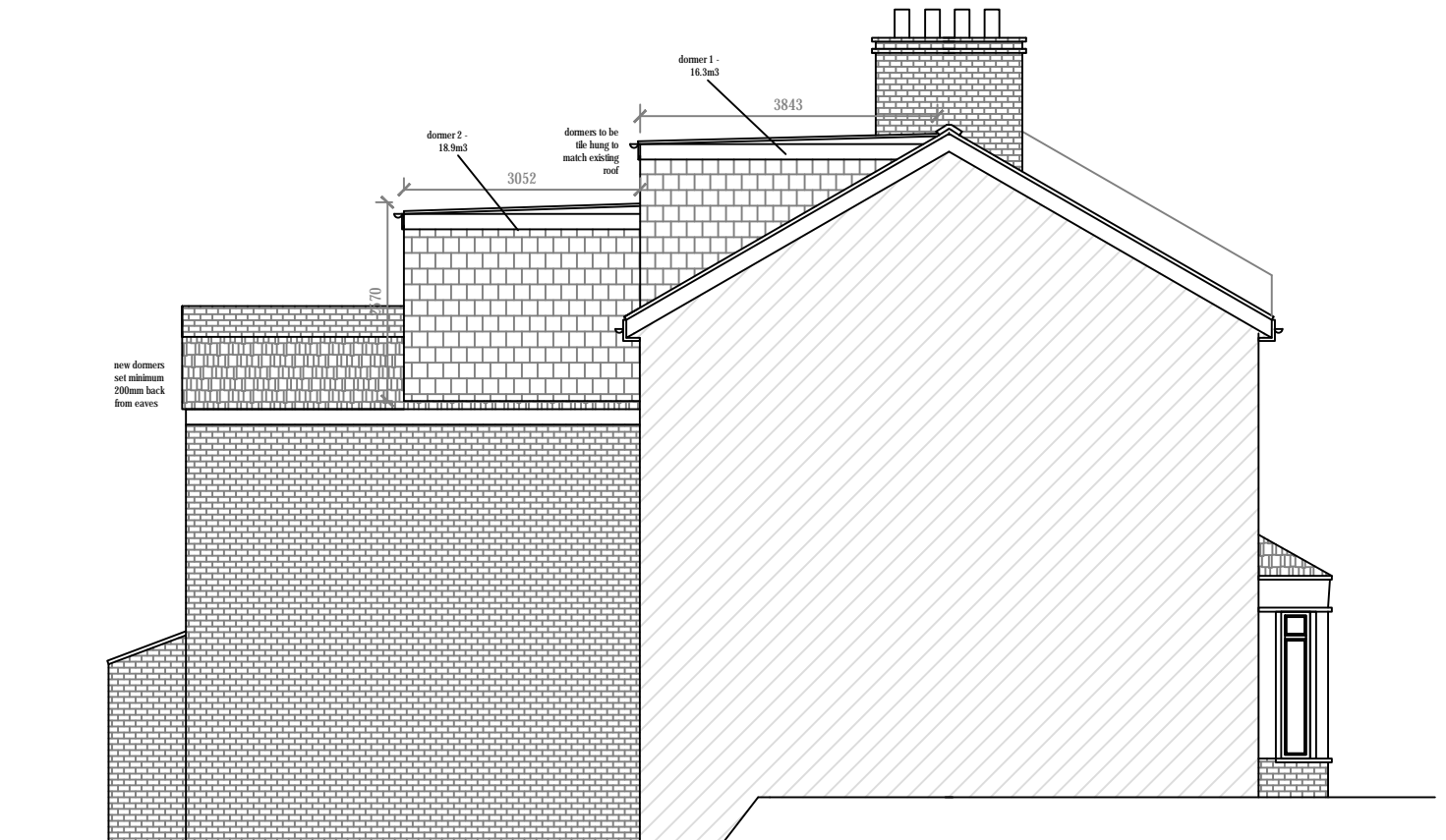
Dormer 2 = (3 x 2.5 x 3) - ((0.8 x 3 x 3)/2)
 = 18.9m³

Total Additional Roof Space = 35.2m³

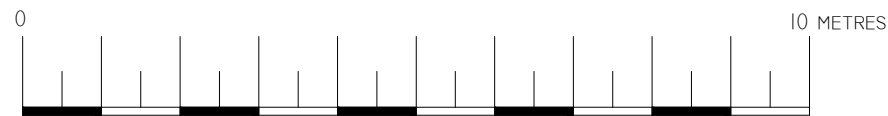
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Existing Side Elevation



Proposed Side Elevation



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DRAWING TITLE:
 SIDE ELEVATIONS

DRAWING NUMBER:
 24EAS03

REVISION:

NOTES AND LEGENDS

EXISTING DOORS REQUIRED TO BE FD20 WITH 25MM DOOR STOPS CONFIRMATION OF BY BUILDING CONTROL OFFICER ON SITE OF SUITABILITY OF EXISTING DOORS TO APPROVED DOCUMENT B1 220 (B) NOTE 1.

IF THERE IS A SUITABLE FIRE ESCAPE FROM PROPOSED LOFT CONVERSION A MEANS OF ESCAPE WINDOW IS NOT REQUIRED. (SUBJECT TO BUILDING CONTROL)

SELF CONTAINED MAINS OPERATED INTERLINKED SMOKE ALARMS TO BE FITTED TO ALL LANDING CEILINGS TO B5 5446 POSITIONED IN ACCORDANCE WITH APPROVED DOCUMENT B1 1.10 - 1.12

STANDARD ELECTRICAL SPECIFICATION

GROUND FLOOR
SMOKE ALARM

FIRST FLOOR
TWO WAY LIGHT SWITCH AND SMOKE ALARM

HALL
2 WAY LIGHT SWITCH, SMOKE ALARM AND 1 CHROME DOWNLIGHTER.

BATHROOM
EXTERNAL SINGLE SWITCH, 3 DOWNLIGHTERS, 1 EXTRACTOR FAN (WITH ISOLATOR SWITCH)

NOTES:

ANY GLAZING IN THE STAIR ENCLOSURE TO BE REPLACED WITH 6MM WIRED GLASS.

EXISTING LINTELS TO BE EXPOSED IN ORDER TO CONFIRM THEIR SUITABILITY WITH NEW LOADINGS. NEW JOISTS ARE TO BE PACKED AT THEIR BEARINGS AND SPACE BETWEEN IS TO BE PACKED WITH MINERAL WOOL.

18MM T&G CHIPBOARD LAID OVER EXISTING CEILING JOISTS WITH 16MM LATH AND PLASTER IN SOUND CONDITION PROVIDING HALF HOUR F.R. TO FLOOR AND EAVES VOIDS (B.R.E DIGEST 208).

DENSITY OF NEW FLOORING TO BE 15KG PER METER 22MM CHIPBOARD MINIMUM IS TO BE SCREWED TO FLOOR JOISTS AS TO MINIMISE SQUEEK.

AT LEAST ONE LOW ENERGY LIGHT FITTING TO BE PROVIDED. TRV'S TO BE FITTED TO ALL RADIATORS.

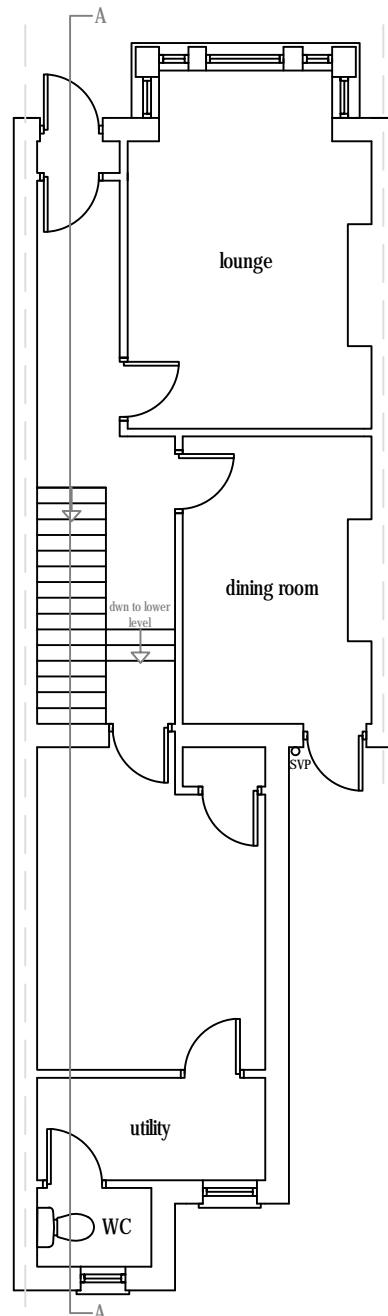
100MM ROCKWALL TO BE PLACED IN SPUD WALL AROUND STAIRCASE ENCLOSURE TO PROVIDE SOUND INSULATION.

Notes And Legends

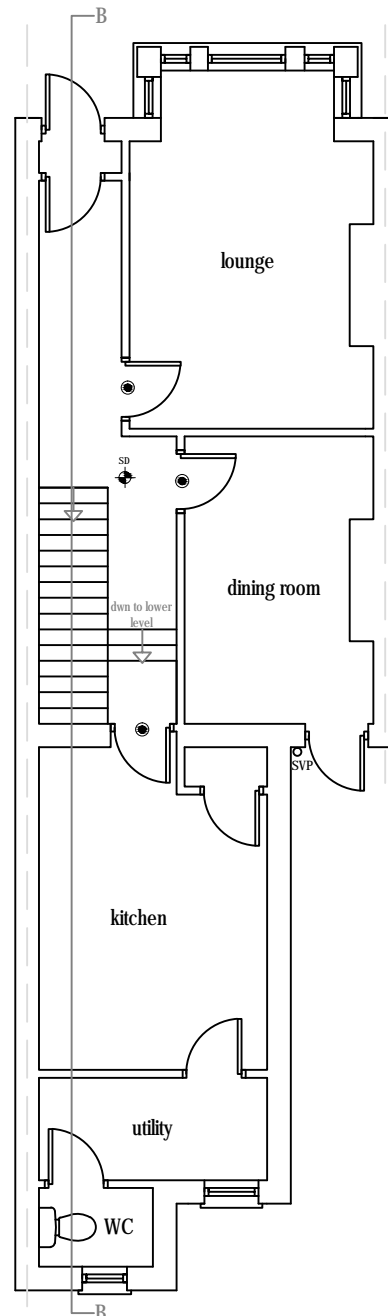
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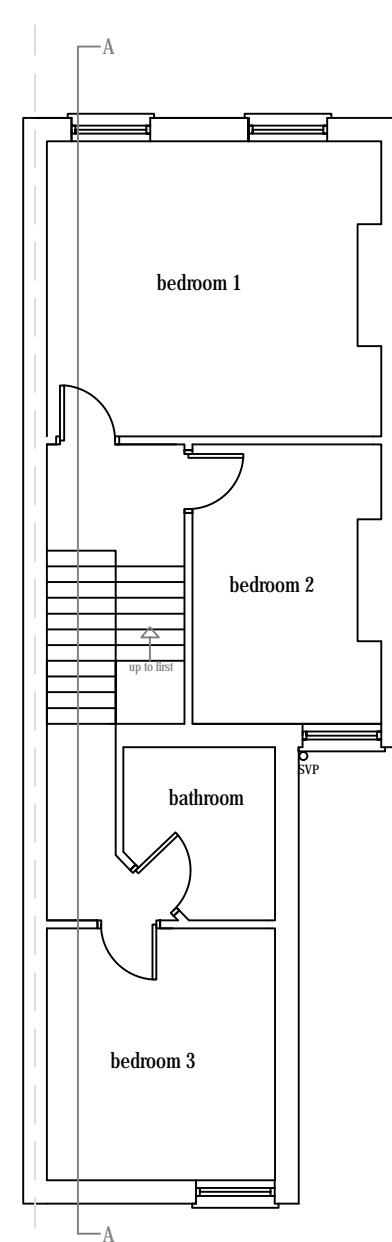
Total Additional Roof Space = 35.2m³



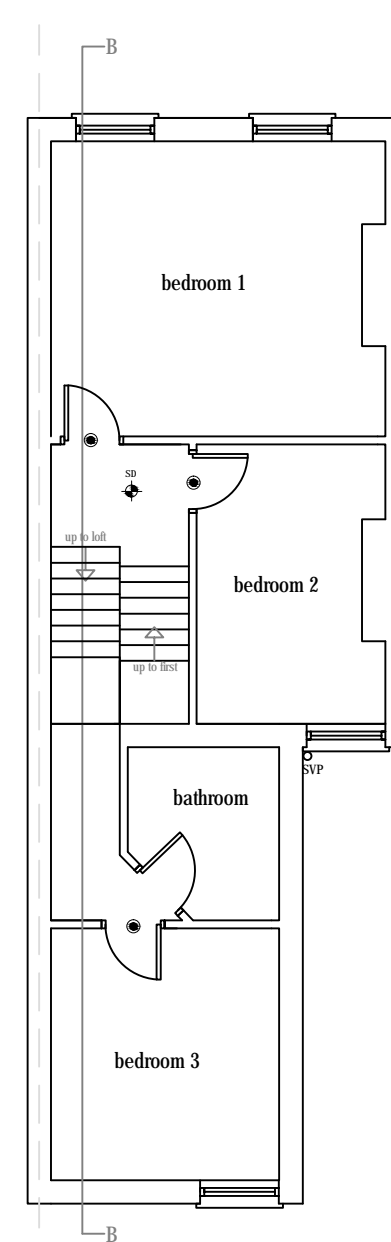
Existing Ground Floor Plan



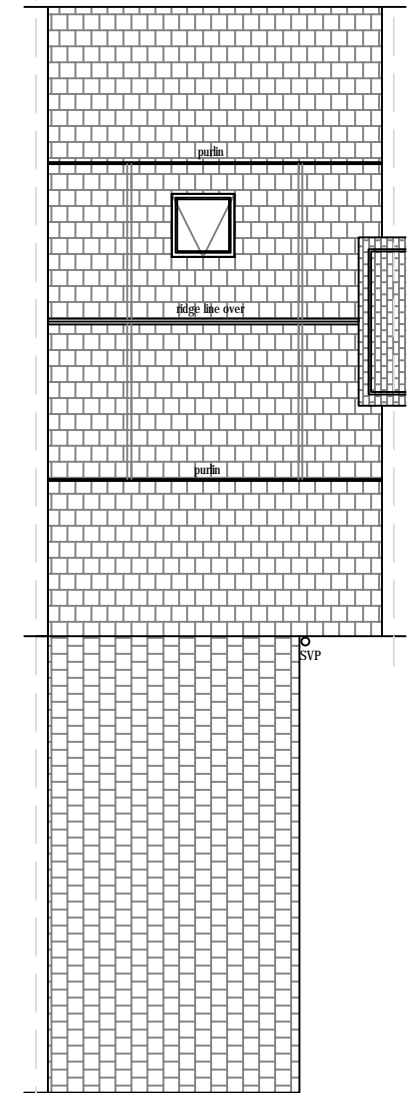
Proposed Ground Floor Plan



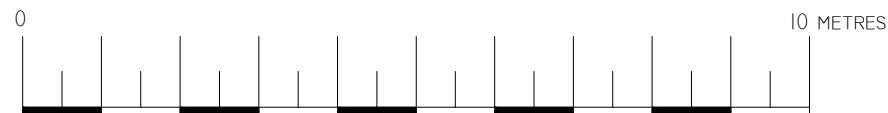
Existing First Floor Plan



Proposed First Floor Plan



Existing Roof/Ceiling Plan



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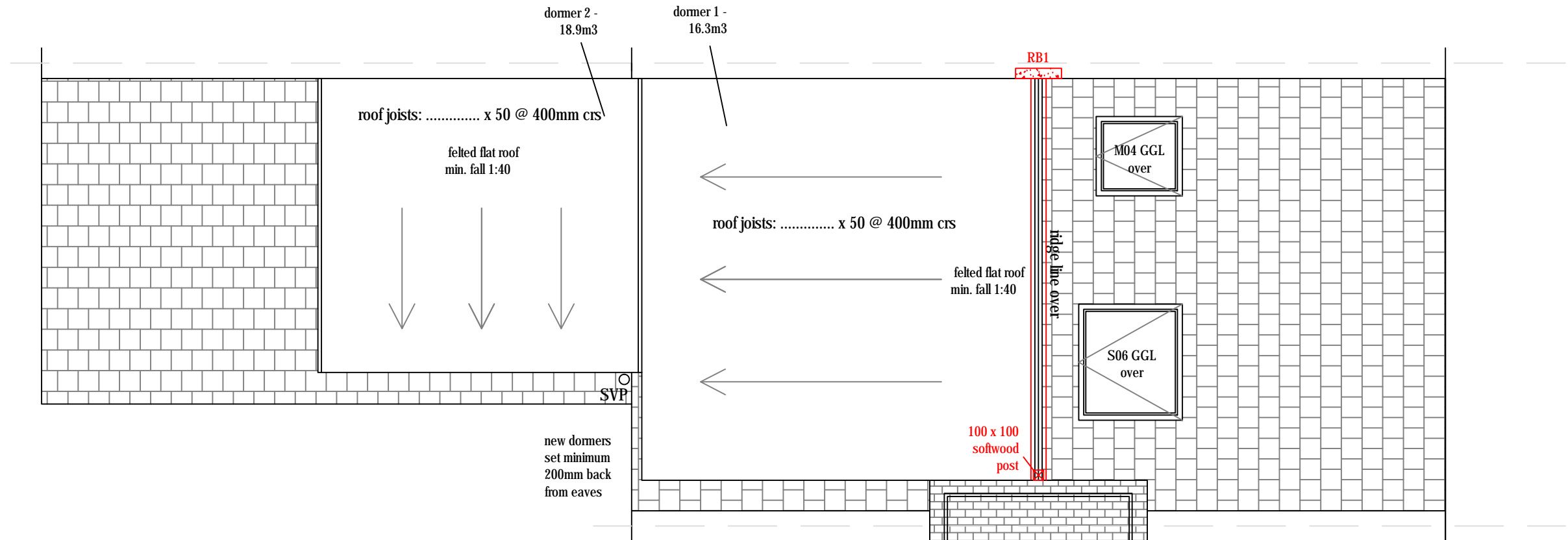
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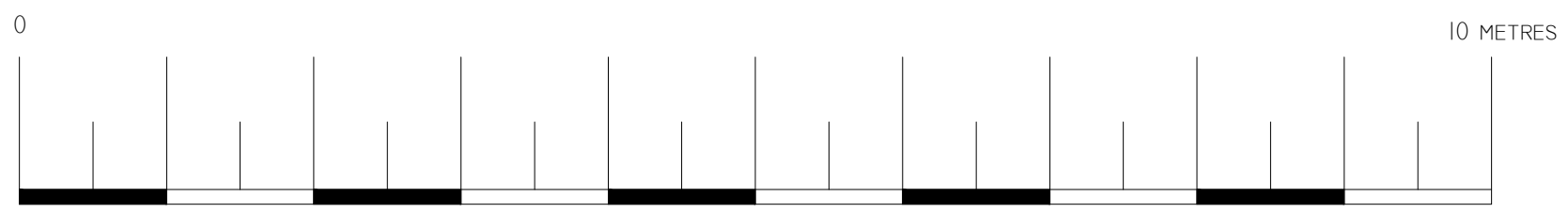
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Proposed Roof Plan



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DRAWING TITLE:
PROPOSED ROOF PLAN

REVISION:











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NOTES AND LEGEND

-  DOORS TO BE FD 30 FIRE DOOR SET IN FIRE RESISTANT FRAME FITTED WITH PERKO DOOR CLOSER OR SIMILAR. DOOR STOPS TO BE 24 X 30 MINIMUM AND CLUED AND SCREWED.
-  SELF CONTAINED MAINS OPERATED INTERLINKED SMOKE ALARMS TO BE FITTED TO ALL LANDING CEILINGS TO BS 5446.
-  SWITCHES TWIN 13A SOCKET (WHITE)
-  SINGLE GANG LIGHT SWITCH
-  DOWNLIGHT FITTING (CHROME FINISH)
-  BULK HEAD LIGHT
-  EXTRACTOR FAN
-  COMPACT FLOURESCENT LIGHTING
-  FUSED SPUR
-  ISOLATOR SWITCH

FLOOR:
 22MM T&G CHIPBOARD FLOORING ON (SEE PLANS) SOFTWOOD JOISTS FIXED TO BEAMS USING GALVANISED JOIST HANGERS. JOISTS AND BEAMS TO BE 25MM CLEAR OF EXISTING CEILING CONSTRUCTION AND 50MM CLEAR OF CHIMNEY FLUES. DOUBLE FLOOR JOISTS UNDER ALL PARTITIONS. ALL MULTIPLE BEAMS TO BE BOLTED AT 600CENTS USING M12 BOLTS. ALL STRUCTURAL STEELWORK TO BE ENCASED IN 2 LAYERS 12.5MM PLASTERBOARD WIRED AT 150CENTS. WINDOWS/VENTILATION:

ALL WINDOWS TO BE DOUBLE GLAZED TO CONFORM TO BS 7950 - 1997 AND BS6206 1981 IN CRITICAL LOCATIONS. HABITABLE ROOMS TO HAVE A TRICKLE VENT PROVIDING 8000MM² VENTILATION. NEW SHOWER/BATHROOM AREA TO HAVE A TRICKLE VENT PROVIDING 4000MM² VENTILATION, (IF FIRRED TO A WINDOW) AND A MECHANICAL VENTILATOR TO ACHIEVE 15L/S EXTRATION. PROPRIETY EQUAL TO 25MM CONTINUOUS AT EAVES AND 5MM CONTINUOUS AT RIDGE LEVEL. ACHIEVING 2.0 W/M²K U-VALUE.

ROOF WINDOWS:
 ALL ROOF WINDOWS TO BE DOUBLE GLAZED AND FITTED TO MANUFACTURERS INSTRUCTIONS, TRIMMED BOTH SIDES WITH DOUBLED UP RAFTERS PROVIDING TOP AND BOTTOM TRIMMERS. ESCAPE ROOFLIGHT 500 X 800 CLEAR WHEN OPEN, SET 1700MM MAX FROM EAVES WITH CILL HEIGHT OF 600-1100MM FROM FINISHED FLOOR LEVEL. U-VALUE 1.8W/M²K

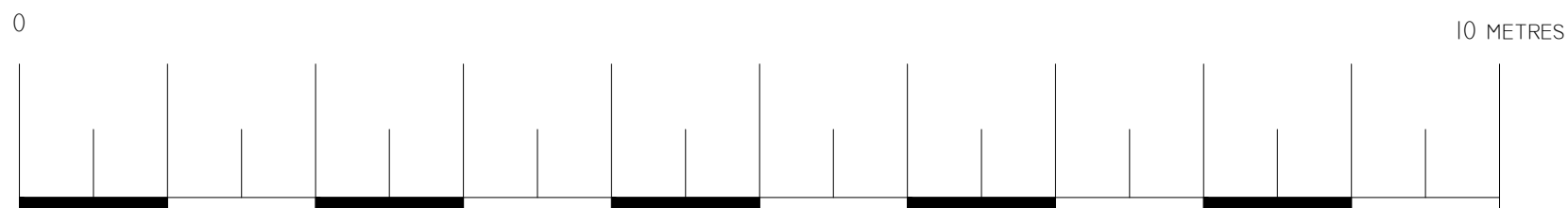
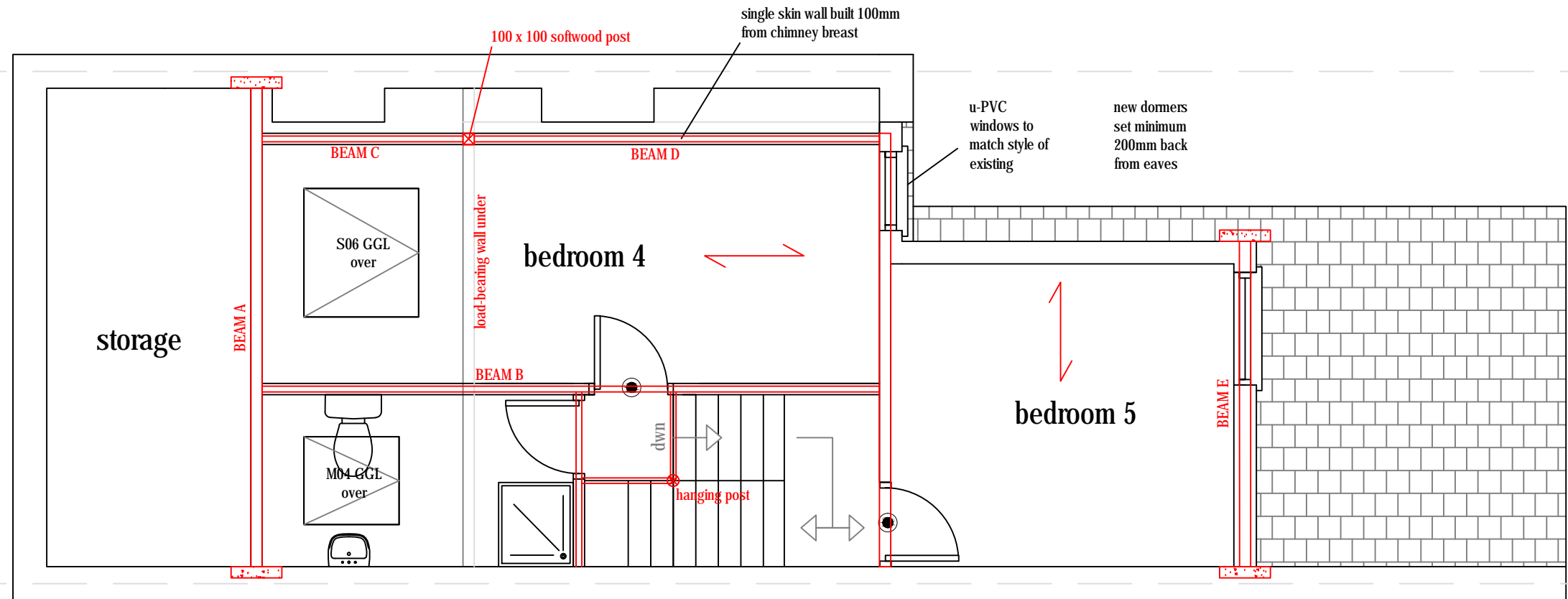
ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671 (IEE WIRING REGULATIONS 16TH EDITION) AND UNDERTAKEN BY NIC/EIC OR ECA CONTRACTOR. ALSO WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLETION PASSED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF WORKS.

Schedule of Beams	
BEAM	SIZE

SPREADERS OF 450 X 100 X 25 SHALL BE USED WHERE SHOWN

FLOOR JOISTS IN MAIN LOFT SHALL BE X 50 @ 400MM CRS

FLOOR JOISTS IN REAR LOFT SHALL BE X 50 @ 400MM CRS



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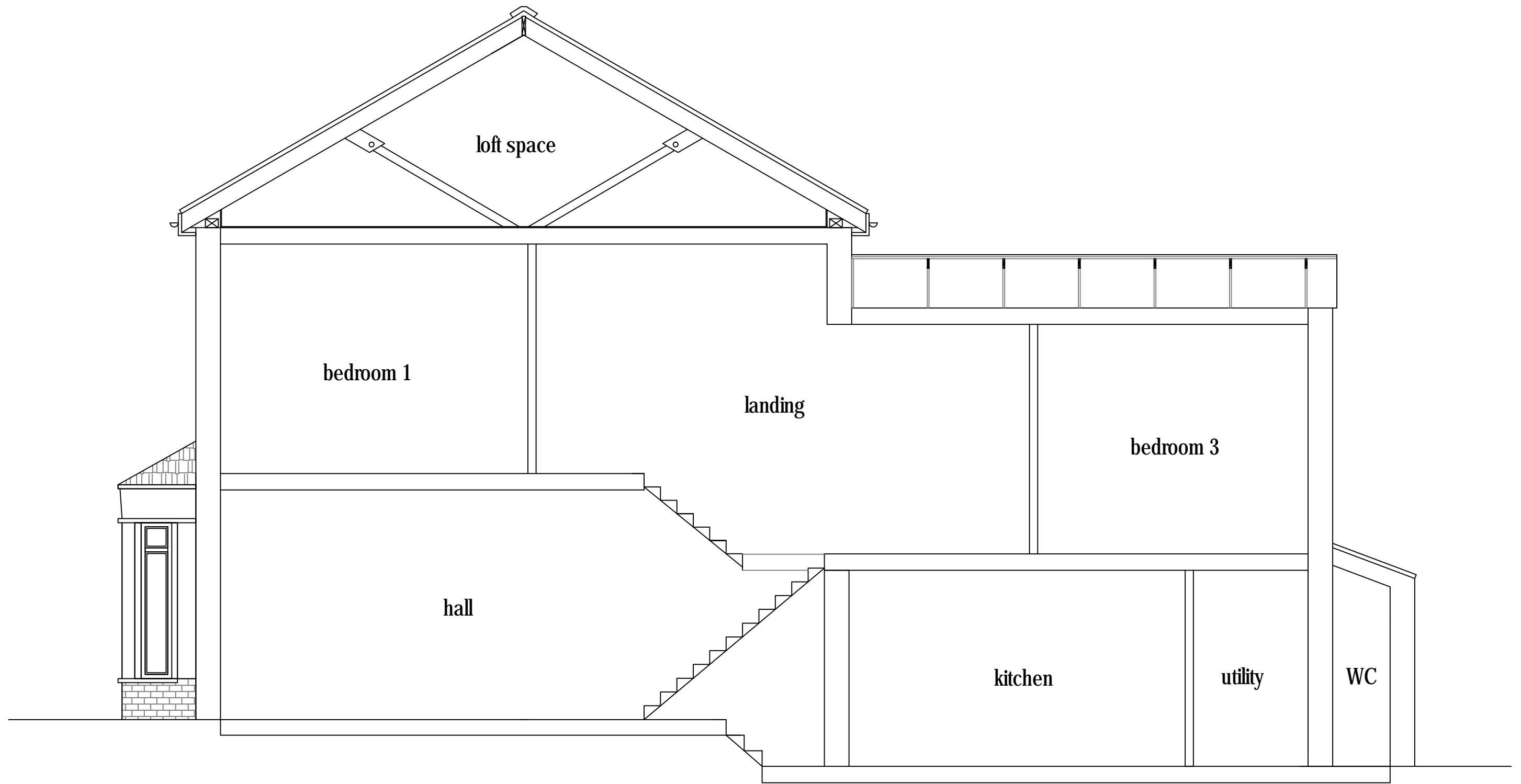
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REVISION:

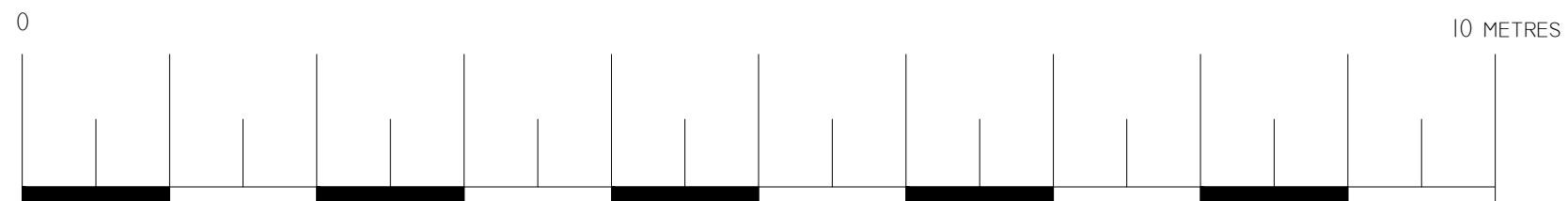
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Existing Section A-A



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5MM CONTINUOUS RIDGE VENTS

50MM MIN AIR GAP BETWEEN TOP OF INSULATION AND UNDERSIDE OF FELT. 25MM 'SUPAQUILT INSULATION' TO BE FIXED TO INTERNAL FACE OF RAFTERS AND FOIL TAPED AT JOINTS. 25MM BATTENS 500 GAUGE POLYTHENE AND 12.5MM PLASTERBOARD AND SKIM ADDED TO INTERNAL FACE TO PROVIDE U-VALUE OF 0.16

EXISTING RAFTERS

FLOOR JOISTS, MINIMUM GAP BETWEEN NEW FLOOR JOISTS AND EXISTING CEILING JOISTS TO BE 17MM.

STUD WALL BOLTED TO THE ORIGINAL RAFTERS USING M12 BOLTS AND 50MM 3MM THICK SQUARE OR ROUND WASHERS

FLOOR BEAMS

DORMER WALLS:

FIBRE SLATE HANGING ON 19X50 BATTENS ON SLATERS FELT GO BS 747 ON 6MM SUPALUX OR SIMILAR ON 12MM PLYWOOD NAILED TO STUDS AT 400MM CTRS. 100MM KINGSPAN K12 INSULATION TO ALL CAVITIES WITH VAPOUR BARRIER AND 12.5MM PLASTERBOARD INTERNALLY. WALLS WITHIN 1000MM OF BOUNDARY TO HAVE 12.5MM PLASTERBOARD INTERNALLY. (PROVIDING HALF HOUR FIRE RESISTANCE)

DORMER ROOF:

12MM SPAR CHIPPINGS BITUMEN BEDDED ON 3 LAYERS OF ROOFING FELT TO BS 747 (TOP LAYER HT 180) HOT BEDDED AND LAID TO BS 8217: 1994 ON 18MM EXTERIOR GRADE PLYWOOD ON 116MM TR31 KINGSPAN THERMAROOF ON TAPERD FIRRINGS, (1:4.0 FALL) ON SOFT WOOD JOISTS (C16) @ CTRS SHOWN ON SECTION. INSULATION AS SHOWN ON SECTION, POLYTHENE VAPOUR BARRIER TO WARM SIDE OF INSULATION AND 12.5MM PLASTERBOARD INTERNALLY. UPVC FASCIA ALL AROUND WITH 100MM GUTTER SET TO FALL TO 65MM DOWNPIPE. TO ACHIEVE 0.20W/M2K U-VALUE.

WALLS/SLOPE:

50X100 STUDS @ 400 CTRS FIXED TO 50X100 HEAD AND SOLE PLATES. CAVITIES FILLED WITH CELLOTEX GA2060 INSULATION WITH 12.5MM PLASTERBOARD AND SKIM FINISH. ROOF SLOPES TO HAVE 25MM SUPAQUILT INSULATION TO INTERNAL FACE OF RAFTERS. RAFTERS TO MAINTAIN 50MM AIR GAP ABOVE INSULATION. POLYTHENE VAPOUR BARRIER TO WARM SIDE OF INSULATION WITH 12.5MM PLASTERBOARD AND SKIM INTERNALLY. INTERNAL WALLS 50X75MM STUDS @ 400MM CTRS FIXED TO 50X75MM HEAD AND SOLE PLATES WITH 9.5MM PLASTERBOARD AND SKIM FINISH. STAIRCASE ENCLOSURE 12.5MM PLASTERBOARD AND SKIM BOTH SIDES TO PROVIDE HALF HOUR FIRE RESISTANCE. TO ACHIEVE 0.20W/M2K U VALUE

CODE 4 LEAD FLASHINGS ARE TO BE FITTED WHERE ANY NEW ABUTS AN EXISTING WALL.

ALL NEW RAINWATER GUTTERING AND DOWNPIPES TO CONNECT TO EXISTING.

LIGHTING

PROVIDE AT LEAST 1 No. LIGHT FITTINGS THAT HOUSE LAMPS HAVING LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. EG COMPACT FLOURESCENT LIGHTING.

ELECTRICAL INSTALLATION:

ALL NEW ELECTRICAL WORK SHALL BE INSTALLED AND CERTIFIED BY COMPETENT PERSON AS DEFINED BY APPROVED DOCUMENT P AND COMPLETED INSTALLATION CERTIFICATE SHALL BE SUBMITTED TO BUILDING CONTROL ON COMPLETION OF WORK.

FOUL WATER DRAINAGE:

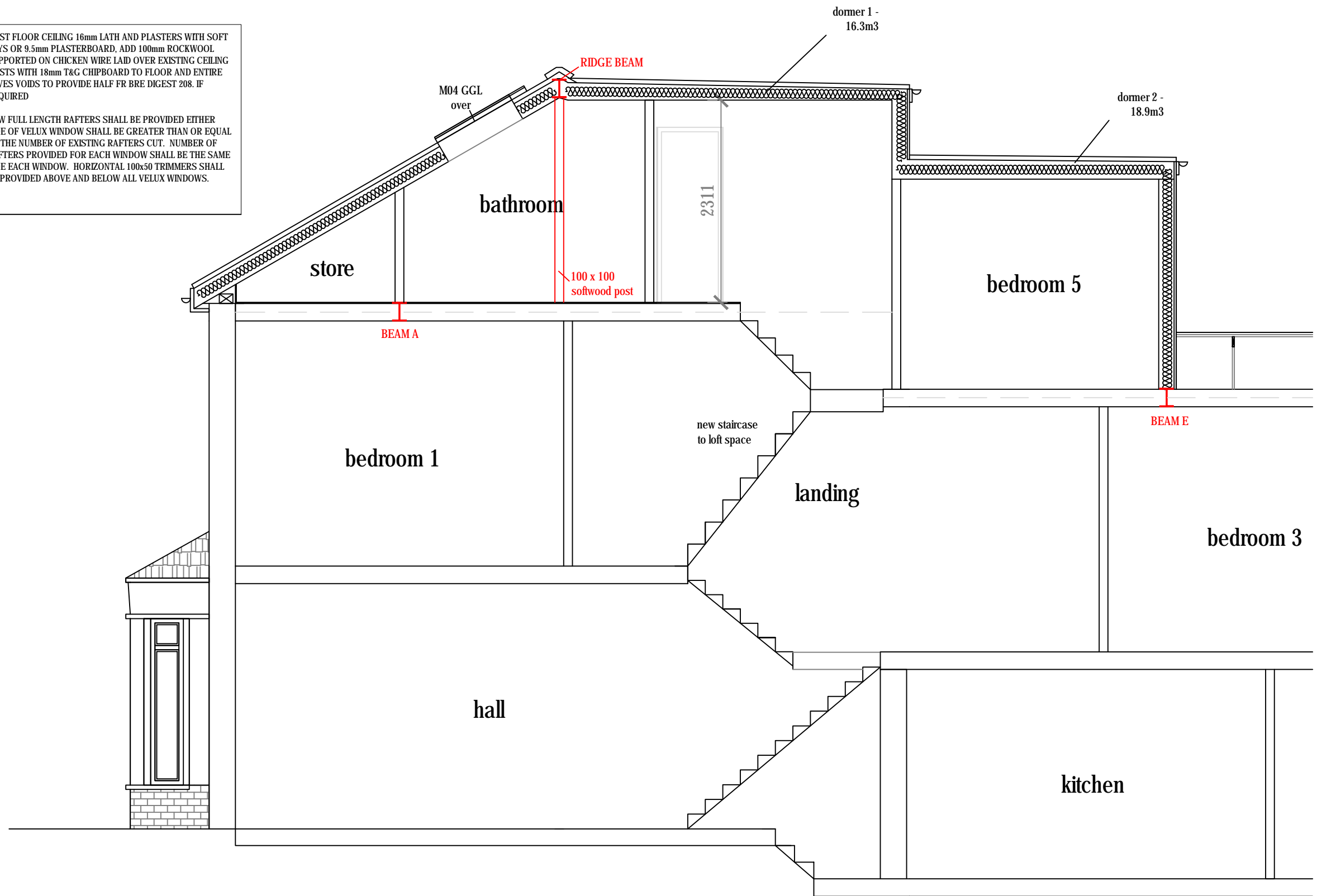
ALL FOUL DRAINAGE TO BE RUN TO EXISTING SEWER IN 102 DIAMETER PVC PIPE. IF TO PRIVATE SYSTEM THEN SUITABLE EA CERTIFICATE TO BE PROVIDED PARTICULARLY IN TERMS OF SUITABILITY/CAPACITY. WHERE PIPES RUN BENEATH WALLS FLEXIBLE COUPLINGS ARE TO BE PROVIDED, EITHER SIDE OF WALL AND REINFORCED CONCRETE LINTELS INSTALLED.

WASTE WATER

TO CONNECT TO EXISTING. TO BE 32MM, 38MM AND 50MM ABS PIPE WORK AND FITTINGS. ALL TRAPS SHALL BE 75MM DEEP SEAL TYPE WITH AIR ADMITTANCE DEVICES OR MAX BRANCH LENGTH OF 1700MM

FIRST FLOOR CEILING 16mm LATH AND PLASTERS WITH SOFT KEYS OR 9.5mm PLASTERBOARD, ADD 100mm ROCKWOOL SUPPORTED ON CHICKEN WIRE LAID OVER EXISTING CEILING JOISTS WITH 18mm T&G CHIPBOARD TO FLOOR AND ENTIRE EAVES VOIDS TO PROVIDE HALF FR BRE DIGEST 208. IF REQUIRED

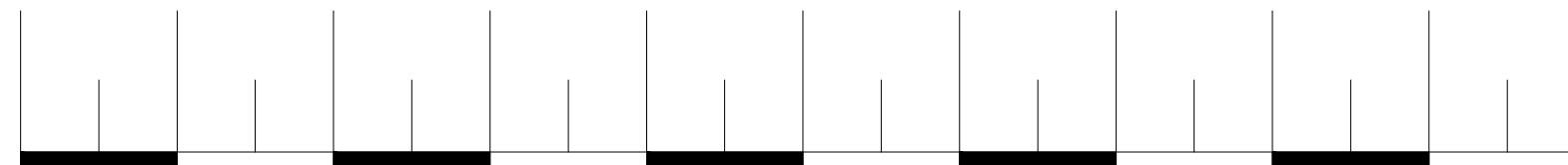
NEW FULL LENGTH RAFTERS SHALL BE PROVIDED EITHER SIDE OF VELUX WINDOW SHALL BE GREATER THAN OR EQUAL TO THE NUMBER OF EXISTING RAFTERS CUT. NUMBER OF RAFTERS PROVIDED FOR EACH WINDOW SHALL BE THE SAME SIDE EACH WINDOW. HORIZONTAL 100x50 TRIMMERS SHALL BE PROVIDED ABOVE AND BELOW ALL VELUX WINDOWS.



Proposed Section B-B

0

10 METRES



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