

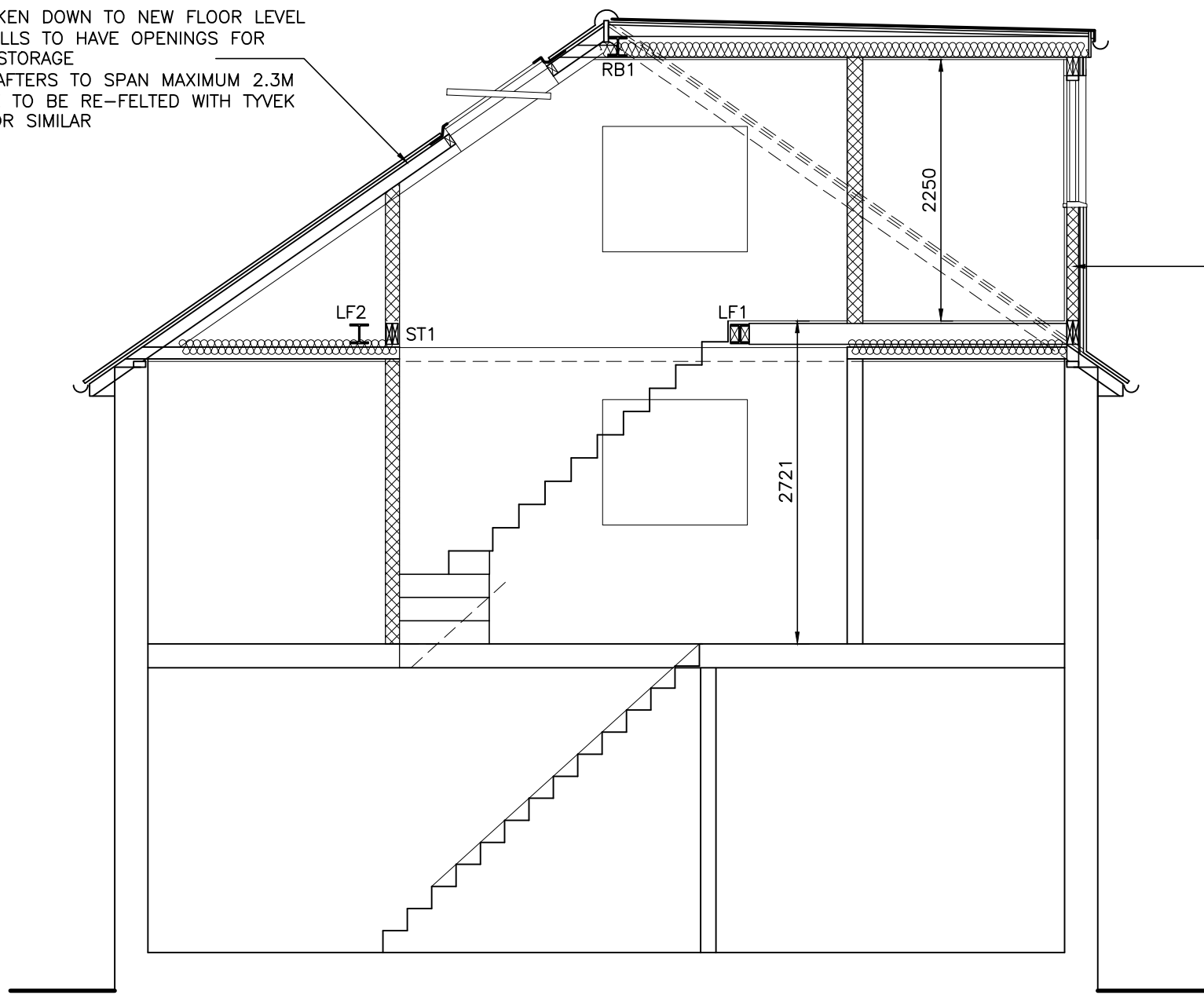


EXISTING REAR ELEVATION



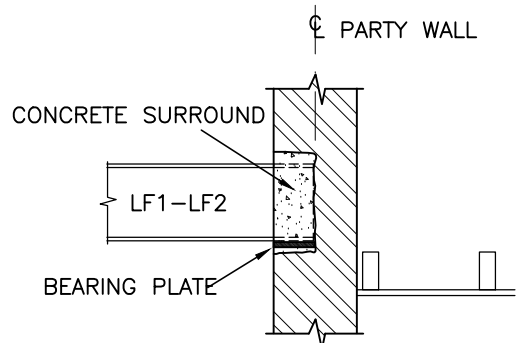
PROPOSED REAR ELEVATION

CELOTEX DOUBLE-R GA4000 INSULATION TO BE USED 50mm BETWEEN+70mm UNDER RAFTERS WITH MIN. 50mm VOID ABOVE FOR VENTILATION. PLASTERBOARD FIXED TO RAFTERS VIA 50x25mm BATTENS TO PROVIDE ADDITIONAL AIR SPACE UNDER INSULATION. CELOTEX TO BE TAKEN DOWN TO NEW FLOOR LEVEL TO ALLOW STUD WALLS TO HAVE OPENINGS FOR ACCESS TO EAVES STORAGE. EXISTING 100x50 RAFTERS TO SPAN MAXIMUM 2.3M. FRONT ROOF SLOPE TO BE RE-FELTED WITH TYVEK BREATHABLE FELT OR SIMILAR.

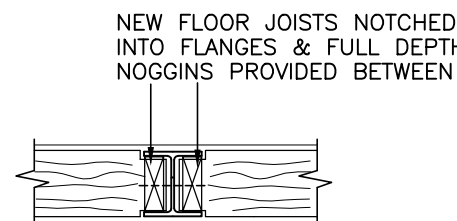


SECTION A - A

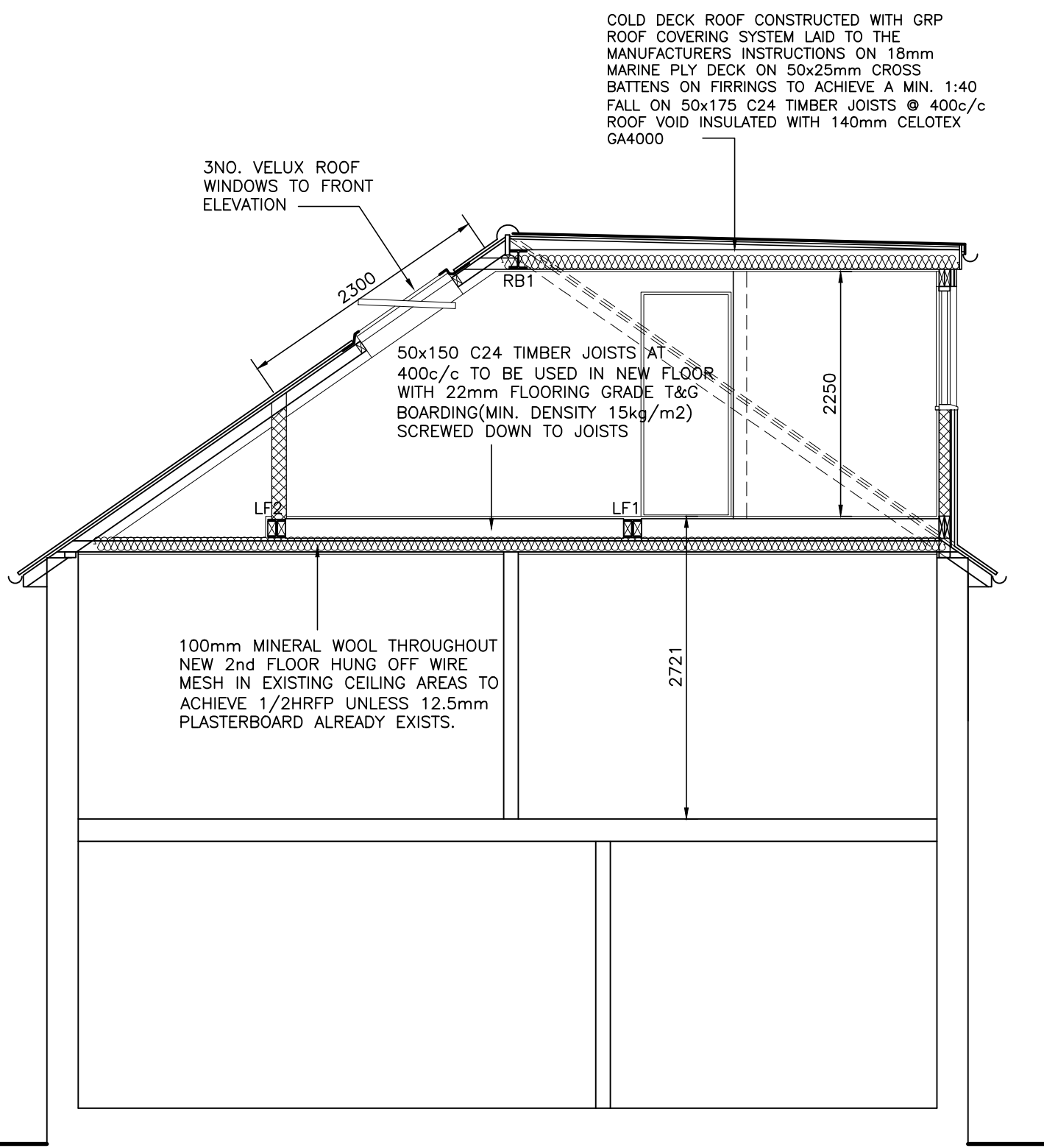
DORMER WALL AND CHEEKS: VERTICAL HUNG TILES TO MATCH EXISTING ON TANALISED BATTENS ON 'TYVEK' OR SIMILAR BREATHER MEMBRANE ON 10mm SHEATHING PLY ON 100x50 TIMBER STUDS @ 400c/c. DORMER WALLS & CHEEKS TO BE INSULATED WITH 100mm KINGSPAN TW55 OR SIMILAR. BETWEEN STUDS WITH 22mm GYPROC THERMALINE INTERNAL LINING. DORMER CHEEK ALONG BOUNDARIES TO HAVE FIRE LINE BOARD TO OUTER SURFACE TO ACHIEVE 1HRFP. 12.5mm FOIL BACKED PLASTERBOARD TO BE USED TO INTERNALLY LINE THE DORMER CHEEKS & WALL.



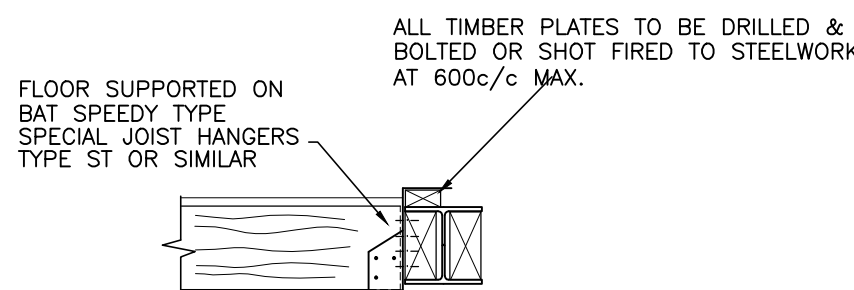
TYPICAL SECTION OF BEAM INSERTION INTO PARTY WALL (1:20)



TYPICAL DETAIL AT INTERMEDIATE FLOOR BEAM (1:20)



SECTION B - B

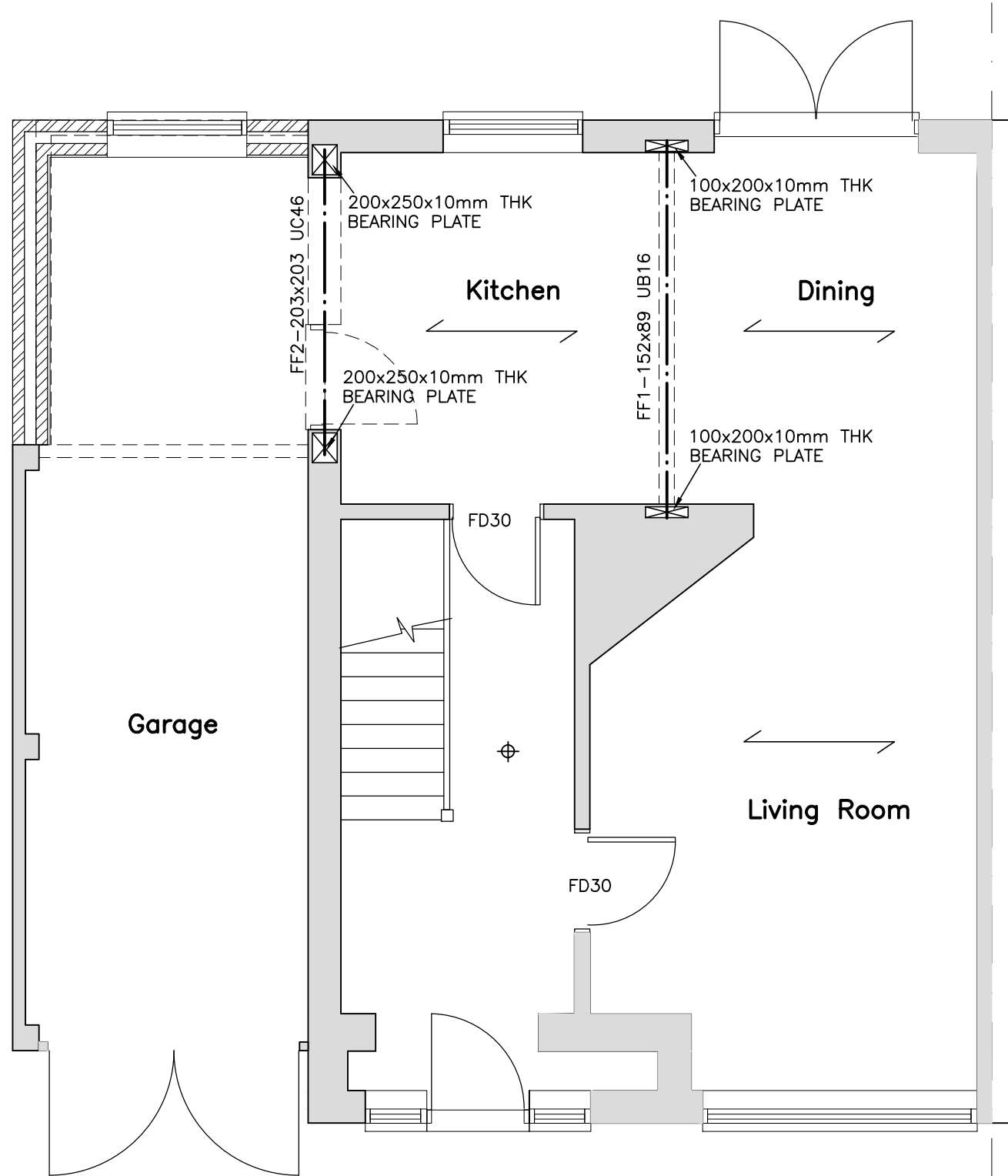


TYPICAL DETAIL AT FLOOR BEAM (1:20)

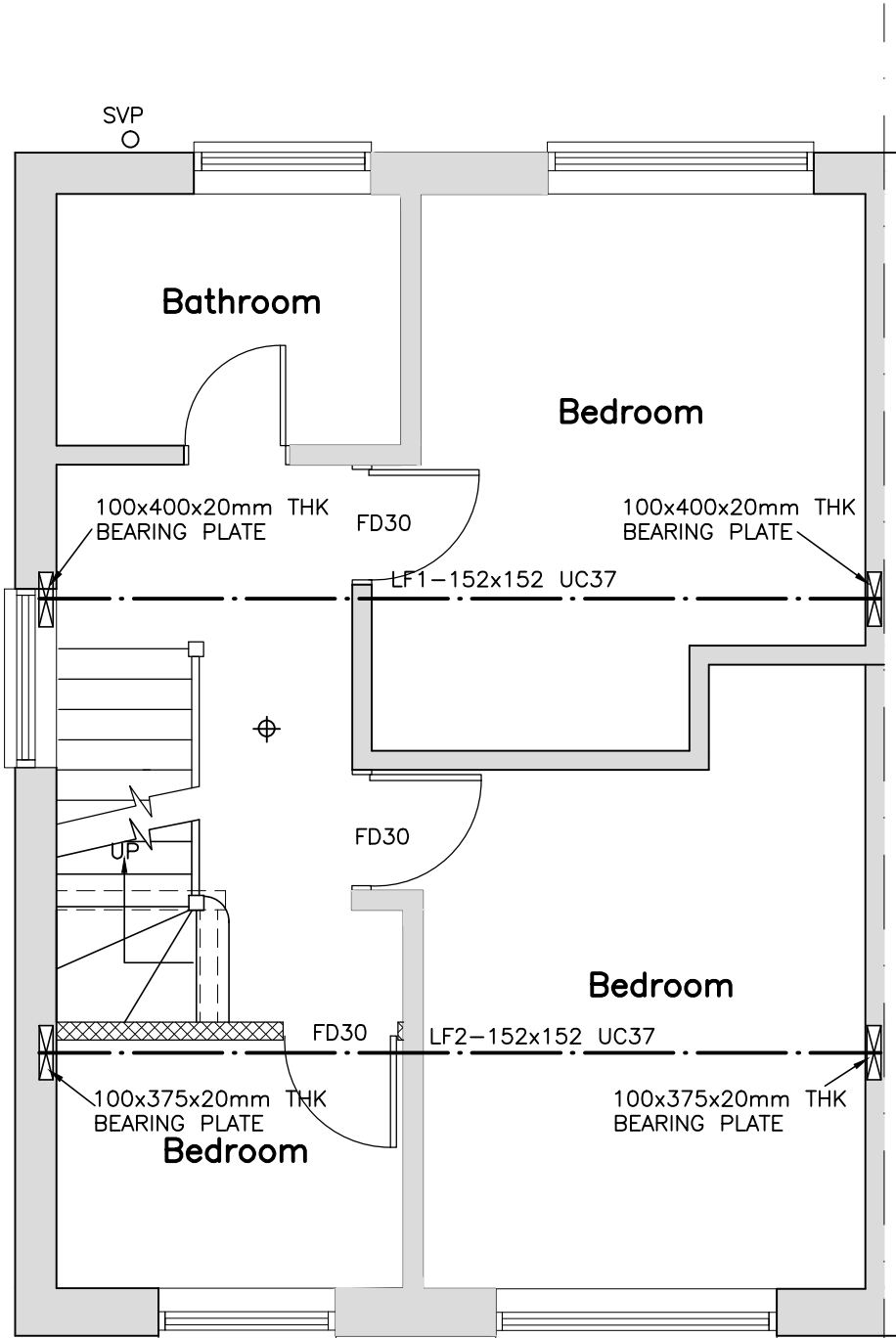
GENERAL NOTES

1. ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS & CODES OF PRACTICE
2. WORKS DESIGNED IN ACCORDANCE WITH PERMITTED DEVELOPMENT RIGHTS AND BUILDING OWNER IS TO ENSURE THEIR PROPERTY HAS THESE RIGHTS. IF REQUIRED, BUILDING OWNER SHOULD REQUEST FOR A LAWFUL DEVELOPMENT CERTIFICATE APPLICATION TO BE MADE TO RELEVANT COUNCIL.
3. BEAM ENCASEMENTS:- NEW STEEL BEAMS SUPPORTING 2nd FLOOR CONSTRUCTION TO BE PROTECTED TO ACHIEVE A MINIMUM 1/2hr FIRE RESISTANCE.
4. VENTILATION DETAILS:- NEW DOUBLE GLAZED WINDOWS TO HAVE MIN. OPENABLE AREA OF 1/20th OF THE FLOOR SPACE & INCORPORATE MIN. 8000mm² TRICKLE VENTS. NEW SHOWER ROOM TO HAVE A MECHANICAL VENT WITH MIN. 3 AIR CHANGES PER HOUR & OPERATED VIA THE LIGHT SWITCH WITH A 15 MINUTE OVER RUN DUCTED THROUGH TO THE EXTERNAL AIR.
5. PLUMBING:- WC TO HAVE REAR OR SIDE OUTLETS WITH EITHER 'P' OR 'S' TRAPS CONNECTED TO EXTG. 100mm SOIL STACK. BATH OR/ & SHOWER TO HAVE 40mm DIA. UPVC WASTES & W/H BASIN TO HAVE 40mm DIA. ALL WASTES TO HAVE 75mm DS TRAPS. RODDING ACCESS TO BE PROVIDED AT EVERY CHANGE IN DIRECTION. ALL WORK TO BE IN ACCORDANCE WITH BS5572 & CP301. THERMOSTATIC VALVES REQUIRED TO ALL NEW RADIATORS & BATH/SHOWER MIXER UNIT.
6. WINDOWS:- ALL WINDOWS TO BE DOUBLE GLAZED. REAR WINDOW TO NEW BEDROOM TO HAVE AN UNOBSTRUCTED OPENING THAT IS AT LEAST 750x550mm WIDE.
7. ⬢ DENOTES SMOKE DETECTOR. ALL DETECTORS ARE TO BE INTERLINKED & FITTED NO NEARER THAN 300mm FROM ANY LIGHT FITTINGS. TO ALSO BE INTERCONNECTED TO THE MAINS SUPPLY WITH A BATTERY BACK UP ALLOWING A MIN. OF 72hrs MAINS FAILURE.
8. STAIRCASE:- EQUAL RISERS IN APPROX 2721mm. GOINGS TO SUIT.- MINIMUM 220mm. MAX. ANGLE 42° MAINTAIN MIN 2.0M. CLEAR HEADROOM ABOVE PITCH LINE BETWEEN NEW & EXISTING FLIGHTS. HANDRAIL TO BE PROVIDED MIN.900mm ABOVE PITCH LINE BALUSTRADES TO BE MAX. 100mm CENTRES. ANY TAPERED TREADS TO HAVE MIN. 50mm GOING. SAME ANGLE OF TAPER AND TYPICAL GOING WIDTH AT CENTRE OF FLIGHT.
9. BUILDER TO CHECK ALL DIMENSIONS BEFORE COMMENCEMENT. DRAWING NOT TO BE SCALED
10. ALL BOUNDARY WORK TO HAVE ADJOINING OWNERS PERMISSION.
11. ALL NEW GLAZING IN PVC OR WOOD FRAMES TO HAVE A MAXIMUM 'U' VALUE OF 1.6W/m²K--ACHIEVED BY SEALED DOUBLE GLAZED UNITS WITH LOW 'E' (SOFT COATED) INNER PANES & 16mm AIR GAP BETWEEN PANES. GLAZING IN METAL FRAMES TO HAVE A MAXIMUM 'U' VALUE OF 1.6W/m²K--ACHIEVED BY SEALED DOUBLE GLAZED UNITS WITH LOW 'E' (SOFT COATED) INNER PANES & 16mm ARGON FILLED AIR GAP BETWEEN PANES THE FRAMES TO HAVE AN 8mm THERMAL BREAK. SAFETY GLASS (KITE MARKED) IN ALL GLAZING PROVIDED BETWEEN FINISHED FLOOR LEVEL & 800mm ABOVE.
12. ALL INTERNAL PARTITIONS TO BE 0/ALL 100mm THICK WITH 75x50 STUDS AT 400c/c FULLY INSULATED WITH ROCKWOOL & 12.5mm PLASTERBOARD + SKIM
13. ALL ELECTRICAL WORK MUST MEET THE REQUIREMENTS OF APPROVED DOCUMENT 'P' & DESIGNED & INSTALLED OR INSPECTED & TESTED BY A QUALIFIED ELECTRICIAN WHOM IS REGISTERED WITH A GOVERNMENT AUTHORISED SELF CERTIFICATION SCHEME OR A SEPARATE BUILDING NOTICE FOR THIS WORK IS TO BE SUBMITTED
14. ANY GLAZING WITHIN DOORS TO BE A MINIMUM OF HALF HOUR FIRE RESISTANT
15. PARTY WALL TO BE INSULATED WITH 65mm CELOTEX TUFF-R GA3000 FIXED DIRECTLY TO WALLS VIA 25x50 BATTENS @ 600c/c & LINED WITH 12.5mm WALL BOARD
16. CODE 4 LEAD SOAKERS TO BE USED TO WEATHER THE JUNCTION BETWEEN THE DORMER CHEEKS & THE PITCHED ROOF. ALSO PROVIDE CODE 4 LEAD AT JUNCTION OF PITCHED ROOF & DORMER FLAT ROOF ENSURING A MINIMUM 150mm LAP UNDER 1ST TILE COURSE.
17. PROVIDE A MINIMUM OF 3 IN 4 ENERGY EFFICIENT LIGHT FITTINGS THAT CAN TAKE A LAMP WITH A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

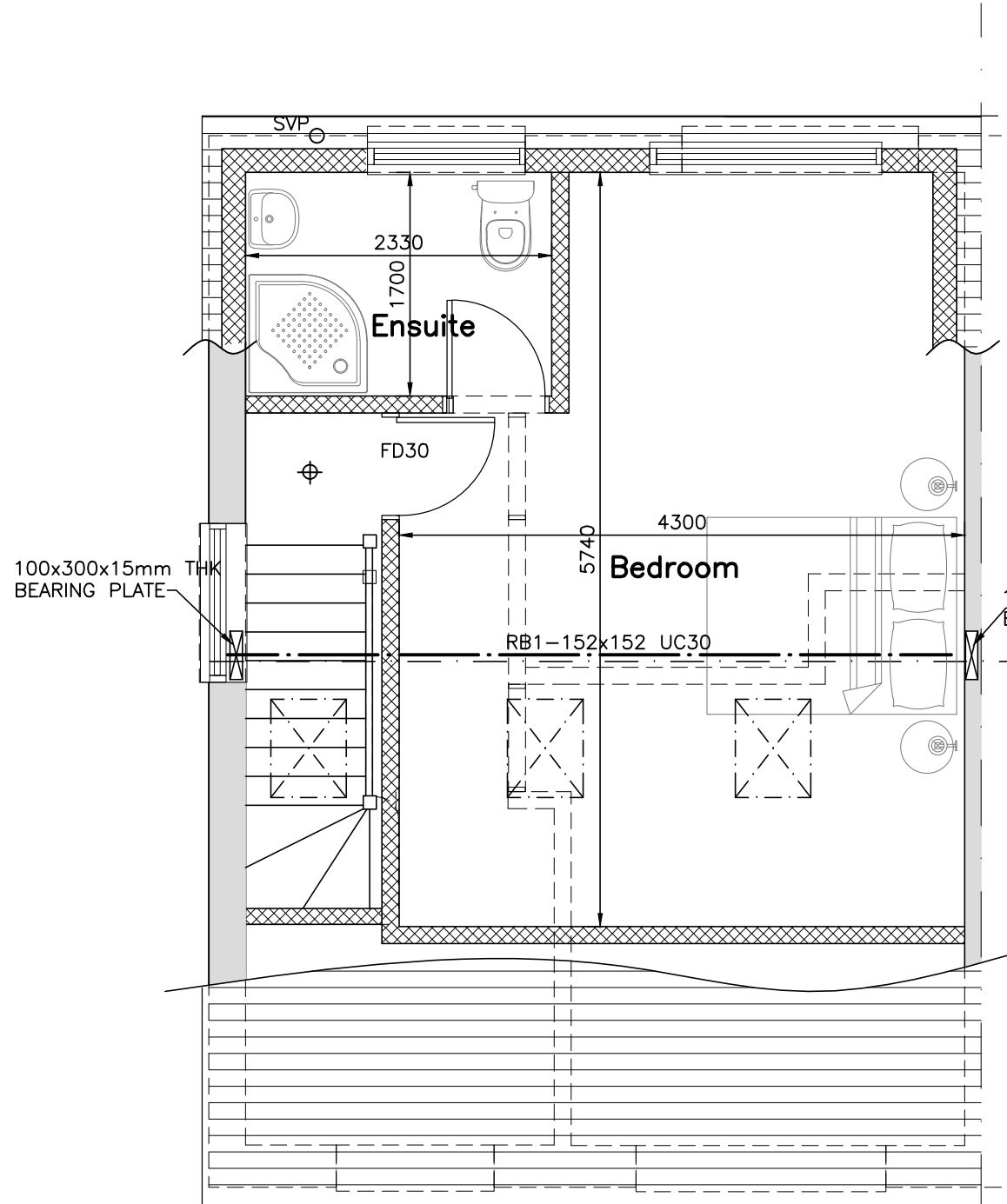
LAND/PROPERTY OWNER IS TO SERVE NOTICE TO ADJOINING LAND/PROPERTY OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF 'PARTY WALL ETC' ACT 1996 PRIOR TO ANY WORK ON THE PARTY WALL/BOUNDARY



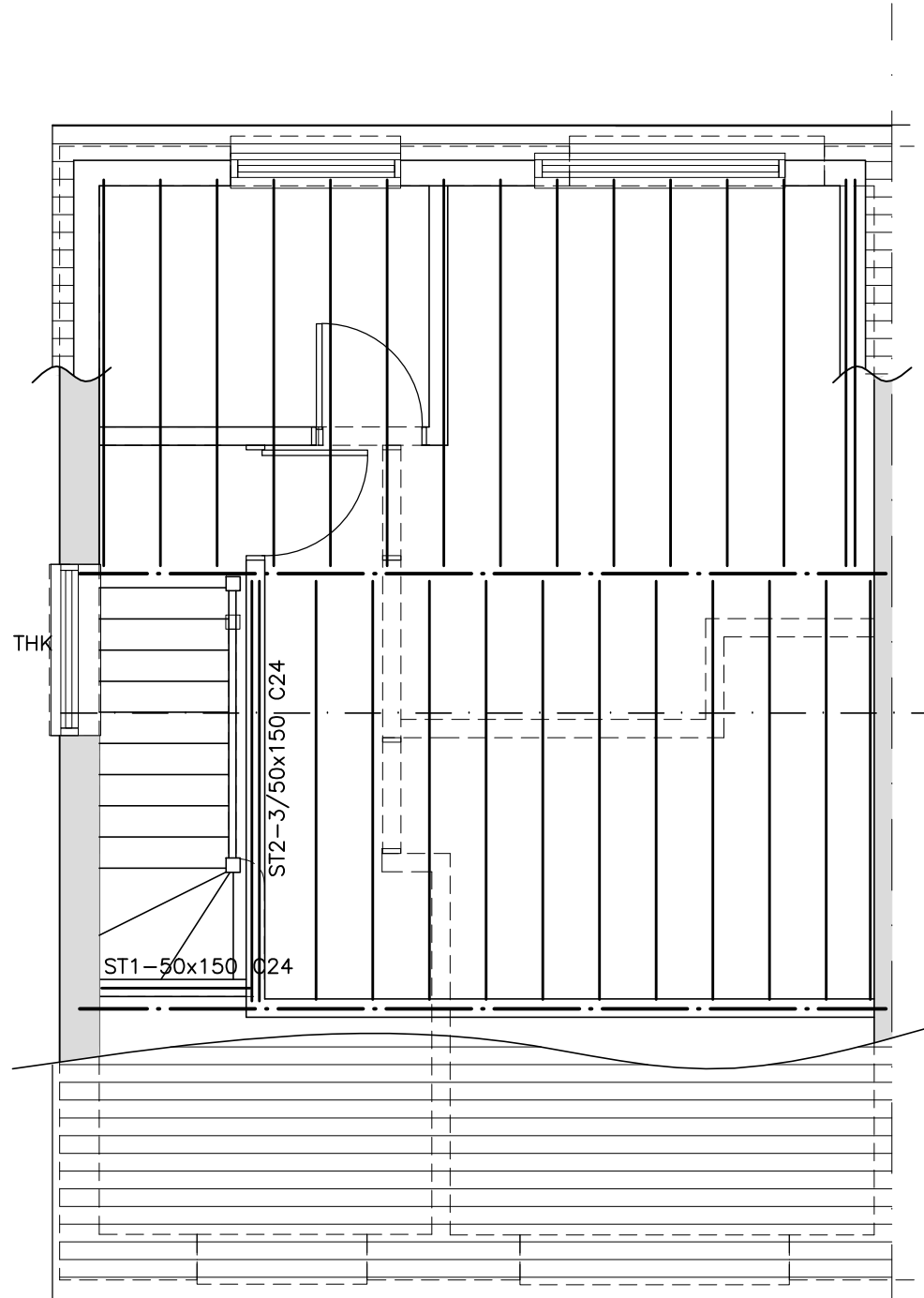
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED SECOND FLOOR JOIST LAYOUT

Rev	Description	Date
Kevin D'Austin Architectural & Structural Services kevin@kddesigns.co.uk This drawing is property of Mr Kevin D'Austin. No reproduction or copyright work is to be copied or used without prior permission.		
Project	LOFT CONVERSION	
Drawing	CONSTRUCTION DRAWING	
Drawn	Checked	
Scale	Date	
Stage	Drg. No.	Rev