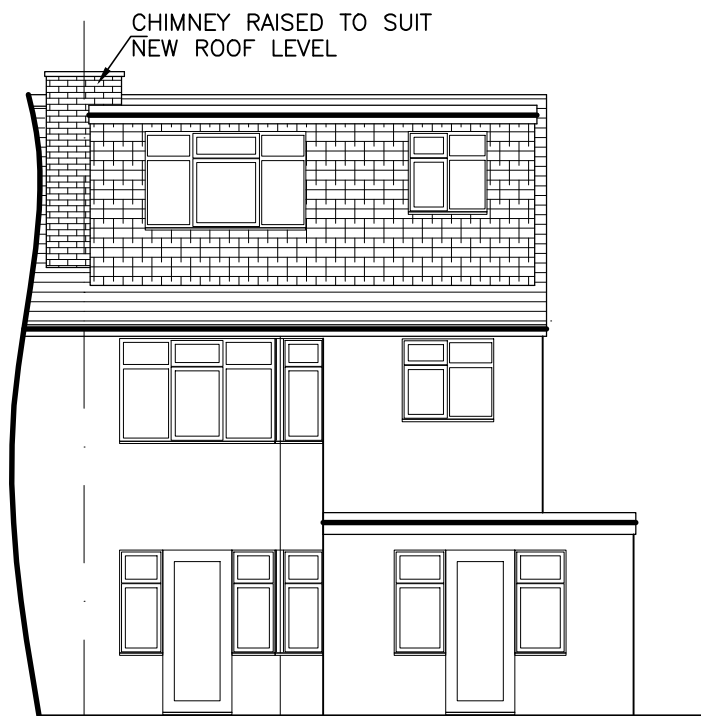
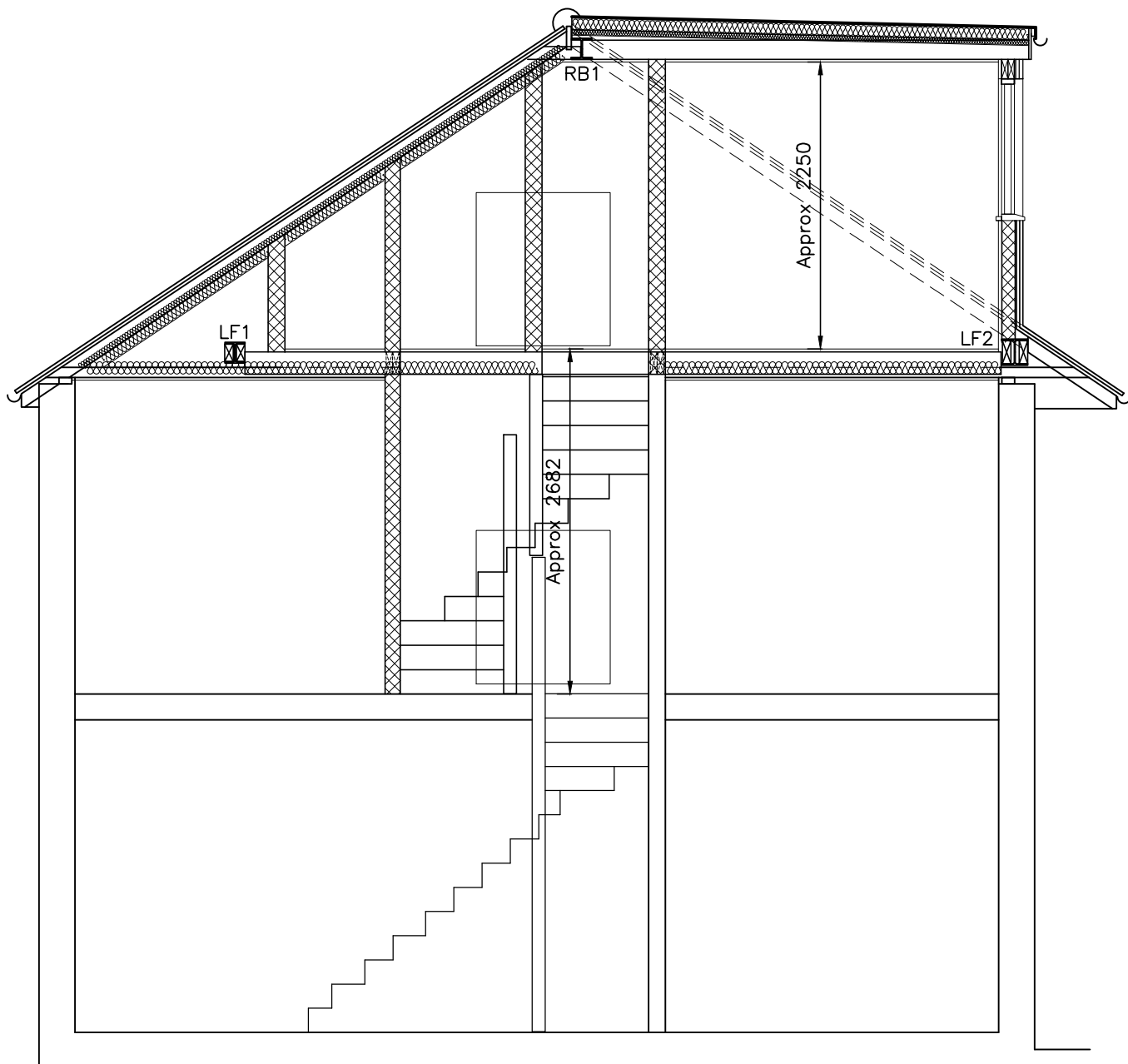




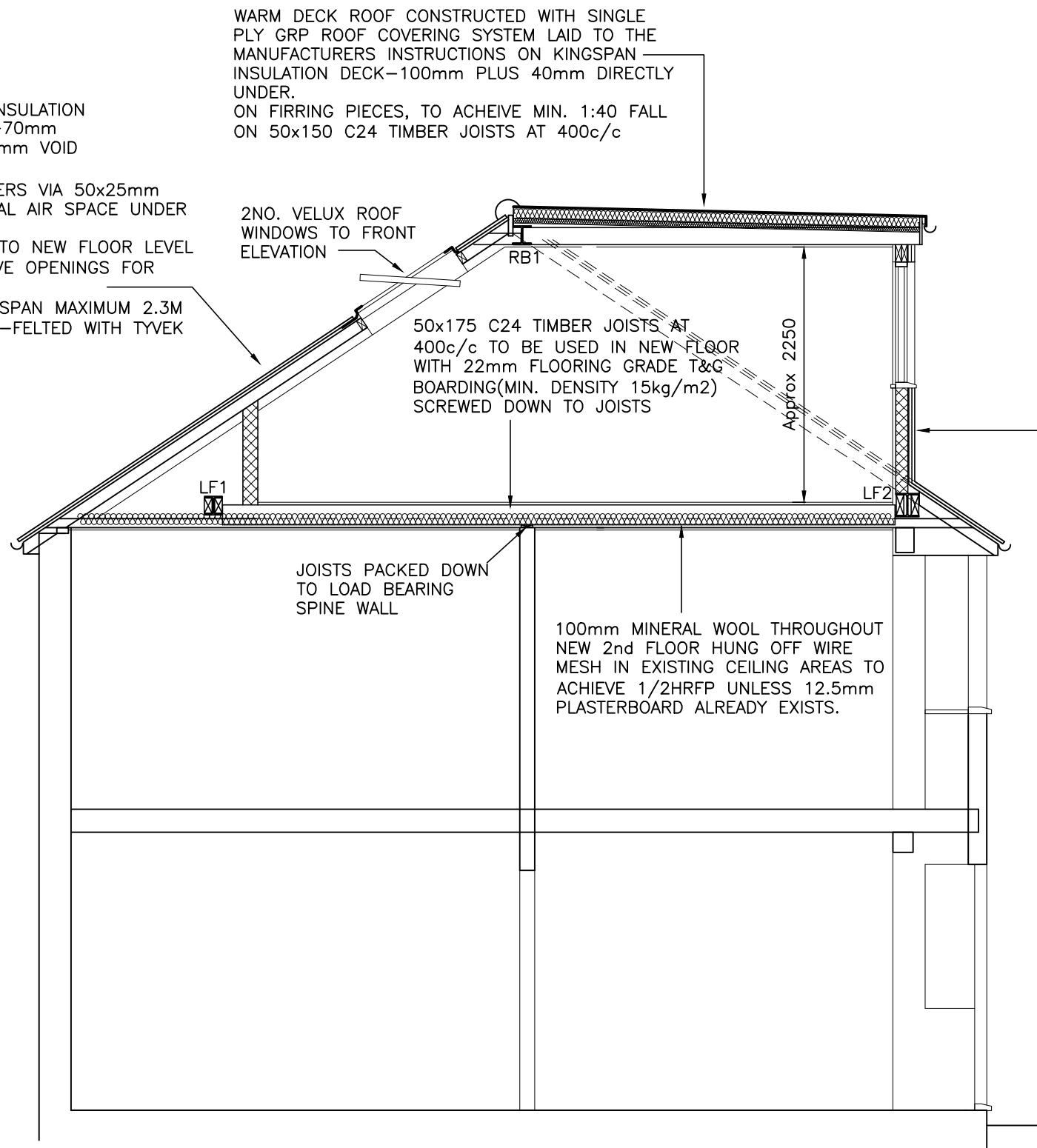
EXISTING REAR ELEVATION



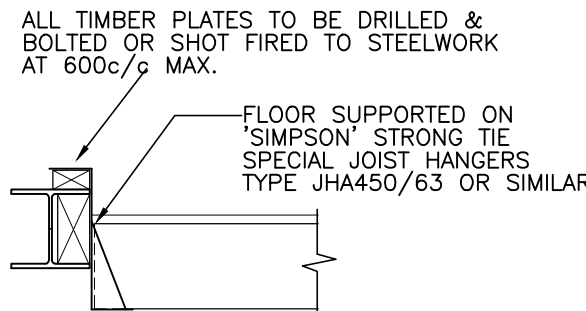
PROPOSED REAR ELEVATION



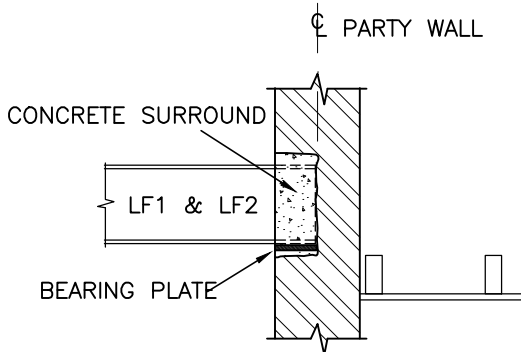
SECTION A – A



SECTION B – B

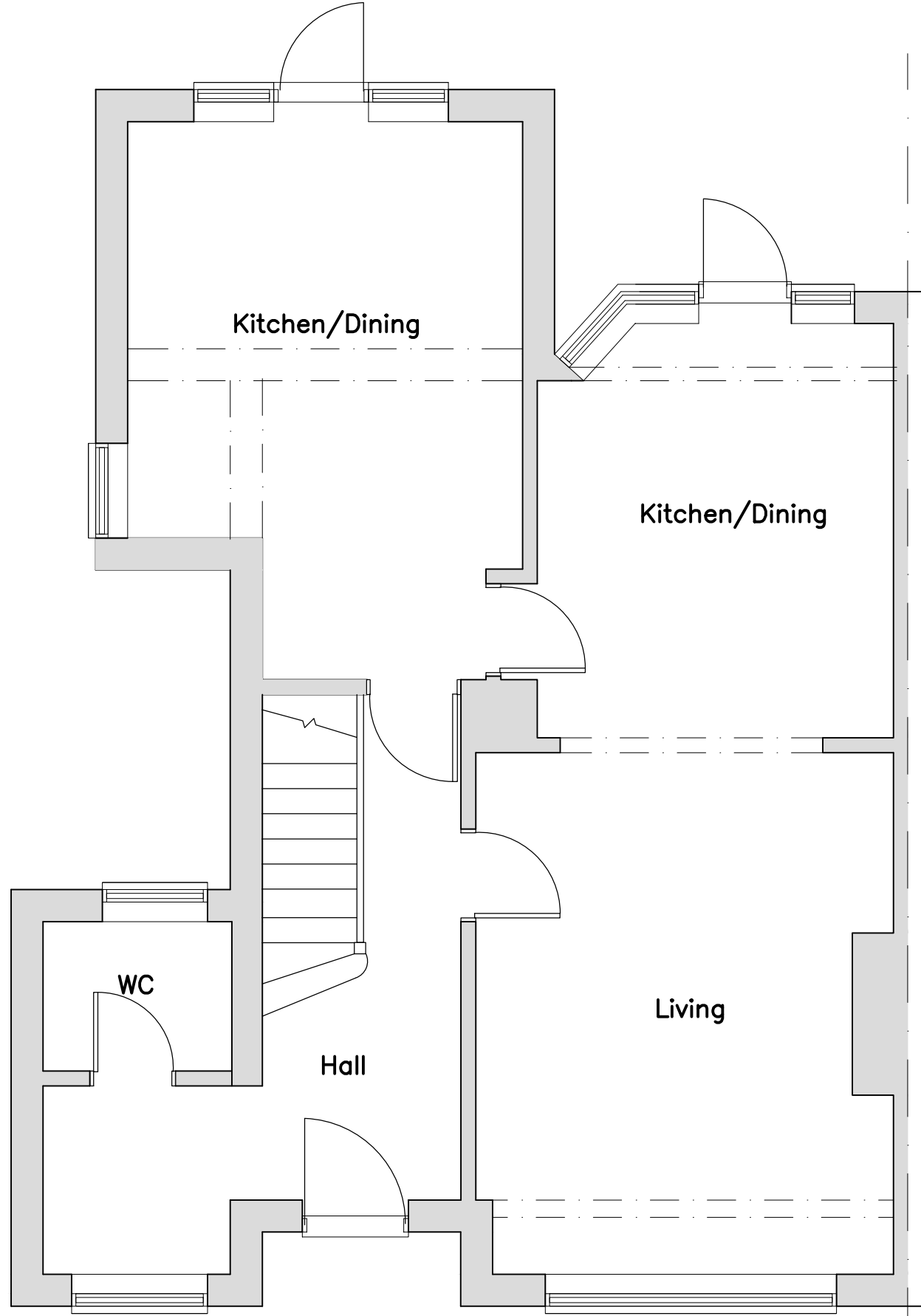


TYPICAL DETAIL AT FLOOR BEAM

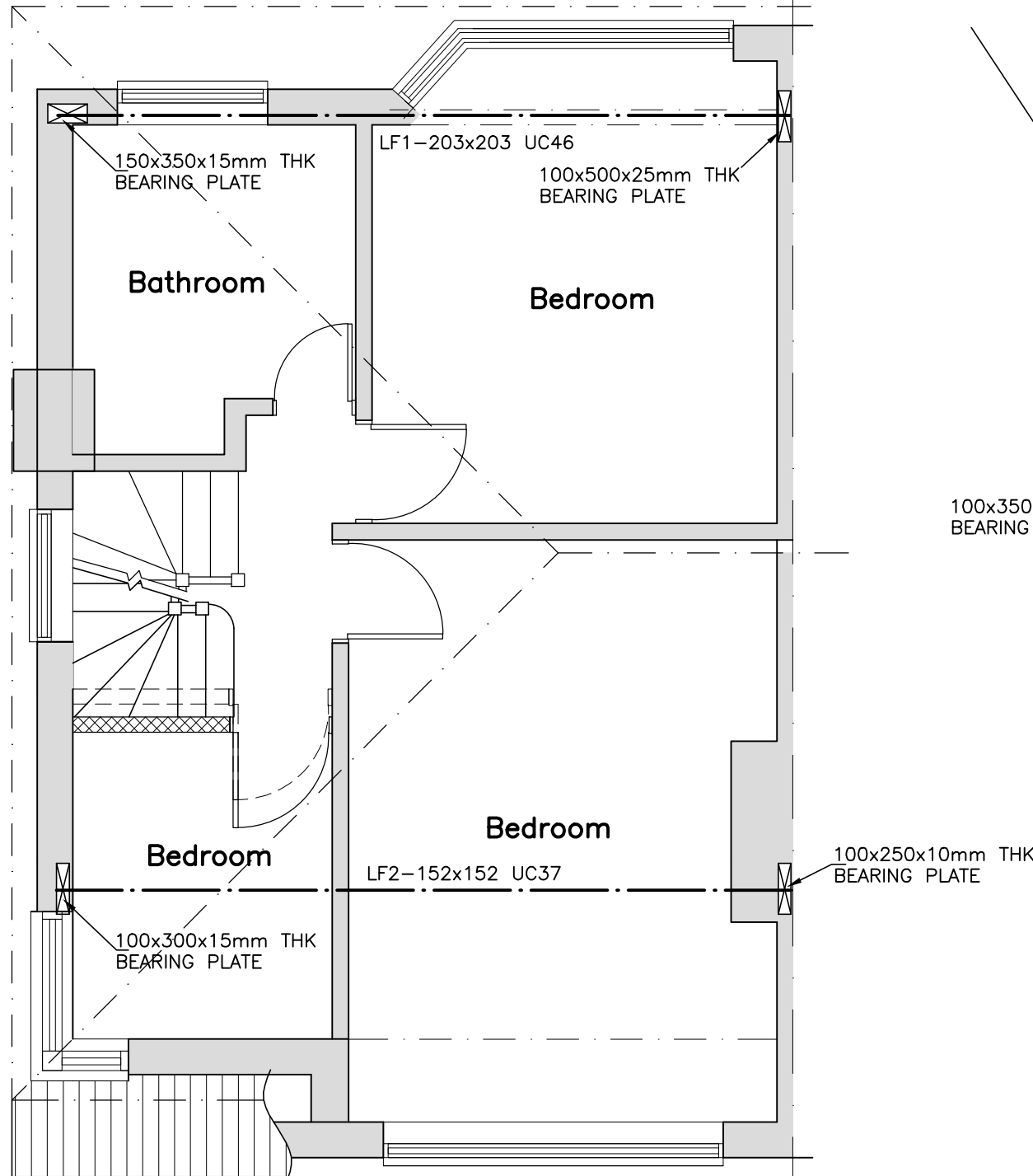


TYPICAL SECTION OF BEAM
INSERTION INTO PARTY WALL
(1:20)

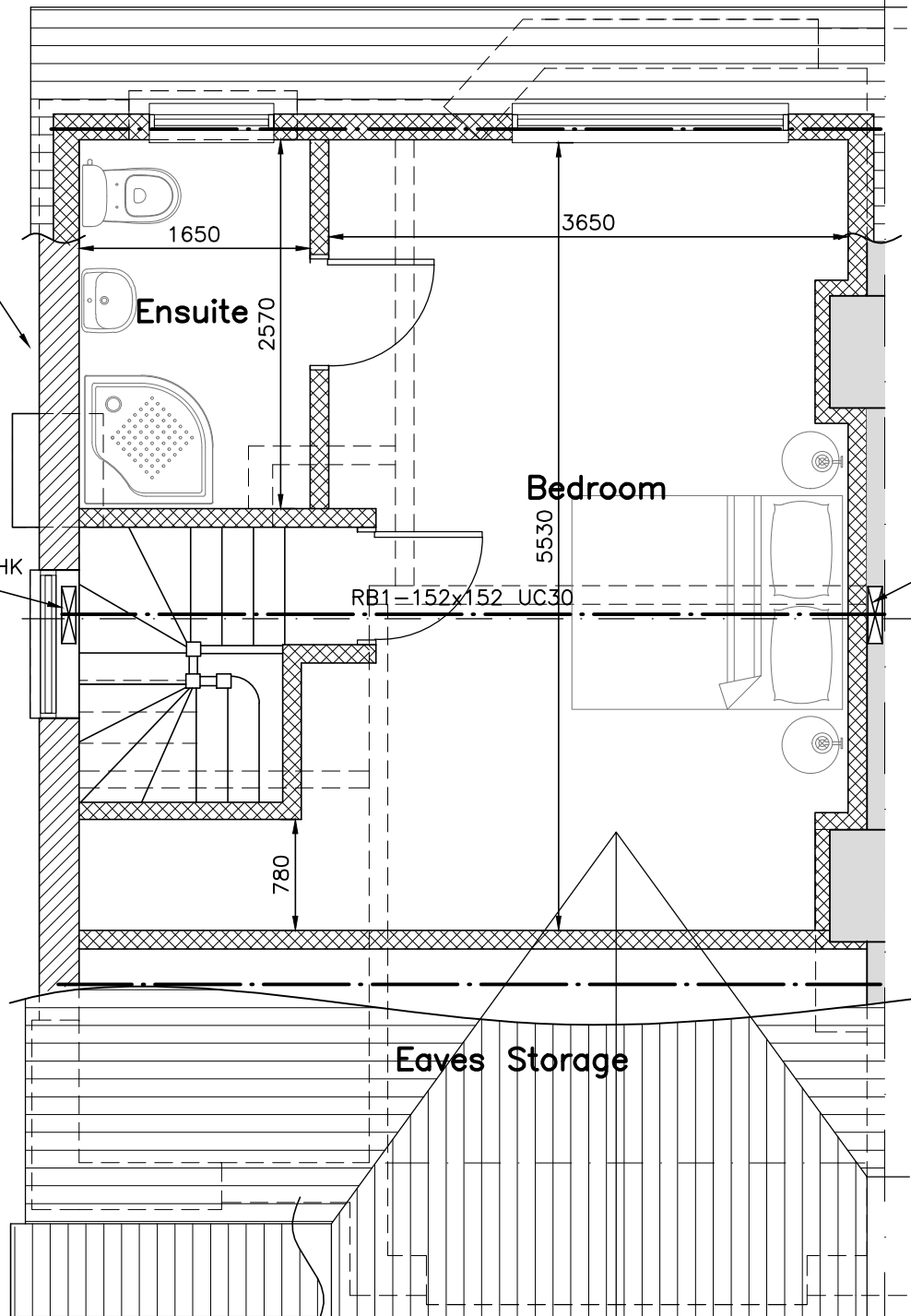
NEW GABLE END TO BE CONSTRUCTED WITH 215mm CELCON SOLAR BLOCKS WITH 20mm RENDER EXTERNALLY & 50mm GYPROC THERMALINE BOARD INTERNALLY
NEW GABLE END TO BE RESTRAINED WITH 30x5 MS GALVANISED STRAPS 1.0M LONG FIXED ACROSS MINIMUM 3No. RAFTERS & FLAT ROOF JOISTS AT MAXIMUM 1.5M/c WITH NOGGINGS PROVIDED UNDER STRAPS.



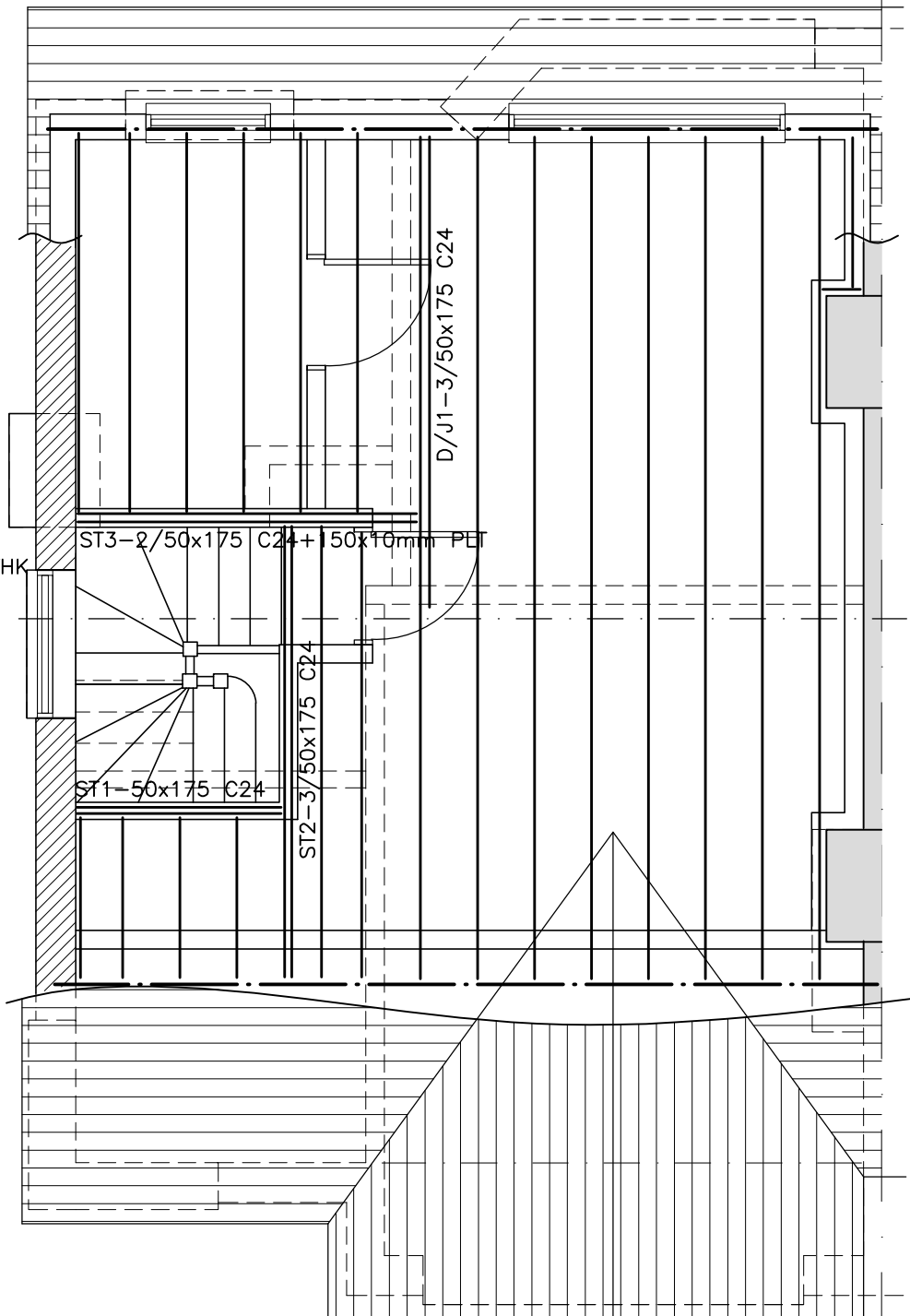
EXISTING GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED SECOND FLOOR JOIST LAYOUT

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 2682mm. 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 O/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.

Rev	Description	Date
Kevin D'Austin Architectural & Structural Services 07577786100 kevin@kdadesigns.co.uk This drawing is property of Mr Kevin D'Austin. The information on this drawing is copyright and is not to be copied or used without prior permission.		
Project	LOFT CONVERSION	
Drawing	CONSTRUCTION DRAWING	
Drawn	Checked	
Scale	Date	
Drw. No.	Rev	