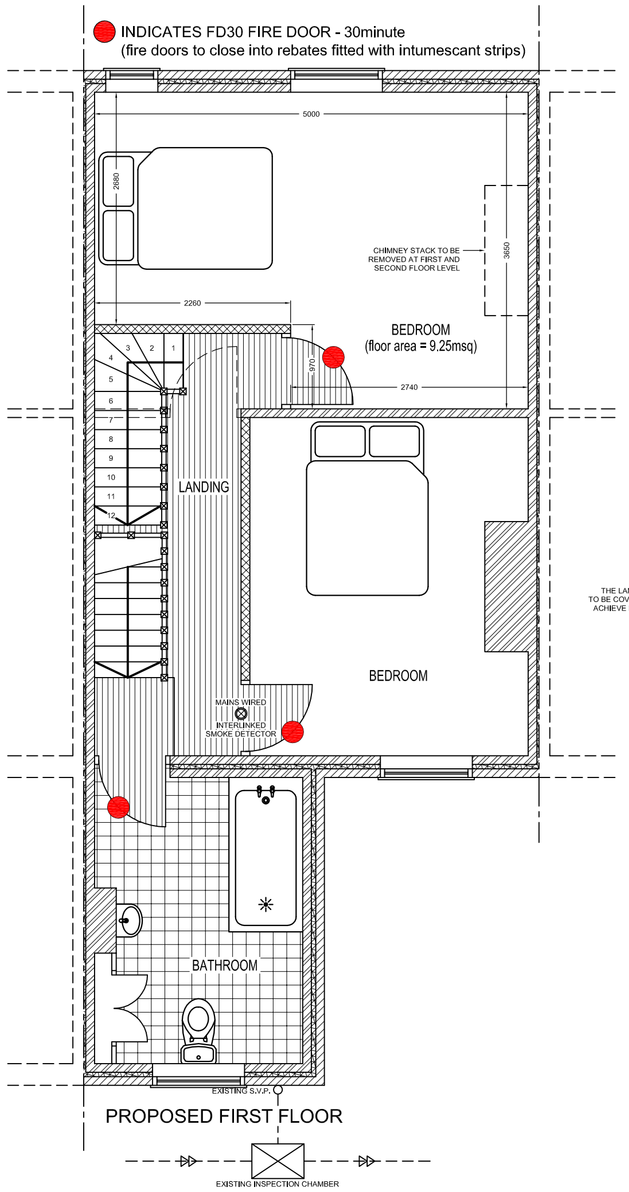
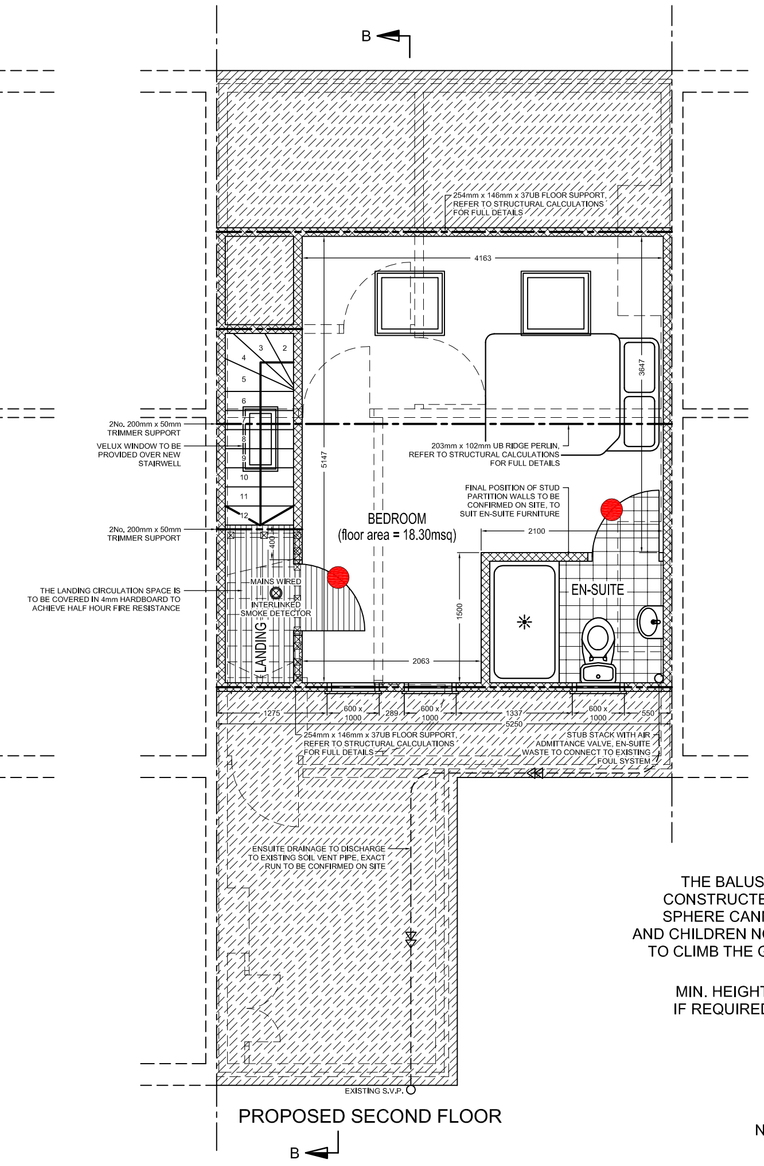
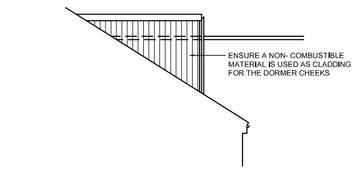


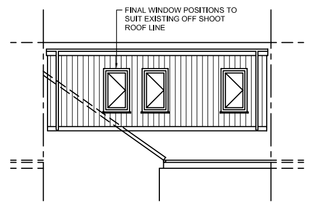
PROPOSED FIRST FLOOR



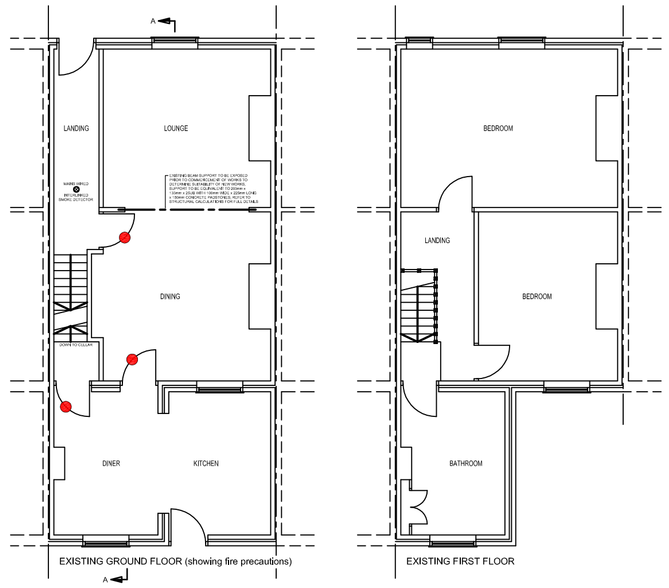
PROPOSED SECOND FLOOR



SIDE ELEVATION ON DORMER



REAR ELEVATION ON DORMER



EXISTING GROUND FLOOR (showing fire precautions)

EXISTING FIRST FLOOR

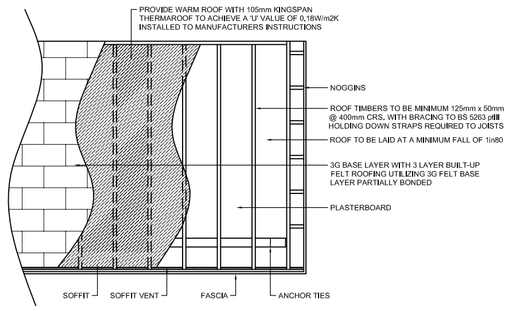
EXISTING WALLS

NEW BRICK WALLS

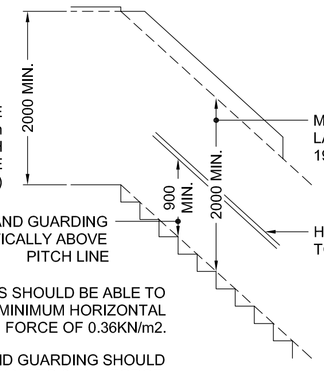
NEW BLOCK WALLS

NEW STUD PARTITION WALLS

EXISTING WALLS TO BE REMOVED



FLAT ROOF CONSTRUCTION DETAILS (TYPICAL DETAIL)



THE BALUSTRADES SHOULD BE CONSTRUCTED SO THAT A 100mm SPHERE CANNOT PASS THROUGH AND CHILDREN NOT READILY BE ABLE TO CLIMB THE GUARDING (ie vertical)

MIN. HEIGHT OF HANDRAILING AND GUARDING IF REQUIRED - MEASURED VERTICALLY ABOVE PITCH LINE

MIN HEADROOM ABOVE STAIRWAY AND LANDING (WHERE HEADROOM IS TIGHT, 1900mm WILL SUFFICE, 1800mm TO SIDE.

HANDRAILING NOT ESSENTIAL TO BOTTOM TWO STEPS

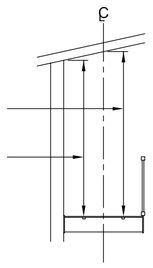
NOTE: STAIRS SHOULD BE ABLE TO WITHSTAND A MINIMUM HORIZONTAL FORCE OF 0.36KN/m2.

NOTE: HANDRAILS AND GUARDING SHOULD BE RESISTANT TO 0.74kn FORCE.

NOTE:
THE MINIMUM GOING TO STAIRCASE SHOULD BE 220mm WITH A MAXIMUM RISE OF 220mm BUT OVERALL NOT MORE THAN 42°. MINIMUM MEASUREMENT OF 50mm ON NARROW END OF TAPERED TREADS

THE GOING TO THE TAPERED TREADS MEASURED CENTRALLY ARE 200mm

TYPICAL STAIR REQUIREMENT'S (TO COMPLY WITH A.D. K)



MIN. 1900mm AT CENTER OF STAIRS

MIN. 1800mm AT SIDE OF STAIRS

DIMENSIONS SHOWN ARE ACCEPTABLE WHERE 2.00m HEADROOM IS DIFFICULT TO ACHIEVE IN LOFT CONVERSIONS

REDUCED HEADROOM DETAIL OVER STAIRS

NOTES:

INTERNAL STUD WALL CONSTRUCTION
PROVIDE INTERNAL 100mm x 50mm SW BATTENS FOR STUD WALL CONSTRUCTION WITH THE USE OF HEAD AND SOLE PLATES. PROVIDE 100mm INSULATION BETWEEN PARTITION FRAMEWORK TO ALLOW FOR NOISE INSULATION. PROVIDE TWO LAYERS OF 13mm PLASTERBOARD AND SKIM TO EXPOSED SURFACES. FLOOR JOISTS TO BE DOUBLED UP UNDER PROPOSED STUD WALL POSITION. STUD WALLS ON PARTY WALLS TO BE INSULATED AGAINST SOUND WITH 100mm INSULATION WOOL.

STUD WALL BETWEEN BEDROOM AND VOID
PROVIDE MINIMUM 55mm THICK KINGSPAN KOOLTHERM K12 FRAMING BOARD TO ACHIEVE A MINIMUM 'U'VALUE OF 0280W/m2k.

GABLE END
PARTY WALL AND GABLE END TO BE INSULATED TO ACHIEVE A 'U' VALUE OF 0.28W/msqK.

LINTELS
LINTELS TO BE CATNIC OR SIMILAR APPROVED. TO HAVE A MINIMUM END BEARING OF 150mm. TRAY DPC OVER ALL EXTERNAL LINTELS. EXPOSED FACES TO BE UNDERDRAWN WITH 12.5mm PLASTERBOARD AND SKIM. TYPE CG 70/100 OR SIMILAR INSULATED GALVANIZED STEEL LINTEL ABOVE DOOR AND WINDOWS UPTO 3900mm SPAN. INTERNAL DOORS AND SINGLE WALL SUPPORT TO BE SPANNED WITH CN5x UPTO 2700mm AND CN 6 2700-4800m. CATNIC BOX LINTEL SUPPORTING EACH LEAF.

BATHROOM PIPE SIZES
38mmØ SEAL TRAPS WITH 32Ø WASTE PIPES IN ACCORDANCE WITH BS3380. REFER TO PLAN FOR POSITION OF S.V.P. UTILITY; MECHANICAL VENTILATOR DUCTED TO OUTSIDE AIR TO PROVIDE 30lts. BATHROOMS/EN-SUITES: MECHANICAL VENTILATOR DUCTED TO OUTSIDE AIR TO PROVIDE 15ls (WITH 15min. OVERRUN WHEN NO NATURAL VENTILATION. BACKGROUND VENTILATION 4000mm/2. TOILET TO HAVE MECHANICAL VENTILATION CONNECTED TO THE LIGHT SWITCH, DUCTED DIRECT TO THE EXTERNAL AIR TO GIVE THREE CHANGES PER HOUR WITH A FIFTEEN MINUTE OVERRUN. ANY DOORS TO WINDOWLESS ROOMS TO HAVE 10mm CONTINUOUS AIR GAP BELOW DOOR. VENTILATION TO EQUAL 30ltS.

EXISTING SOIL STACK
FOR CLARIFICATION THE EXISTING S.V.P. DOES NOT TERMINATE WITH 3M AND 900mm BELOW ANY OPENING LIGHTS.

ROOM VENTILATION/EXTRACTOR UNITS
EN-SUITE TO HAVE MECHANICAL VENTILATION CONNECTED TO THE LIGHT SWITCH, DUCTED DIRECT TO THE EXTERNAL AIR TO GIVE THREE CHANGES PER HOUR WITH A FIFTEEN MINUTE OVERRUN.

CENTRAL HEATING
PROPOSED SYSTEM TO BE AGREED WITH THE APPLICANT. THE SYSTEM IS TO BE DESIGNED BY A QUALIFIED SUPPLIER. SYSTEM TO BE CHECKED PRIOR TO INSTALLATION FOR ADEQUACY OF THE EXISTING SYSTEM, ALL PIPES AND PIPEWORK ROUTING AND POSITIONING TO BE ALLOWED FLEXIBILITY IN THE CONSTRUCTION OF THE PROPOSALS.
EXTENDED CENTRAL HEATING SYSTEM TO BE IN ACCORDANCE OF PART L OF THE BUILDING REGULATIONS.
REASONABLE PROVISION SHOULD BE TAKEN TO INSULATE THE PIPEWORK.

ELECTRICAL
WHERE CONTROLLED ELECTRICAL WORKS ARE TO BE CARRIED OUT IT SHALL BE DONE BY AN ELECTRICIAN/INSTALLER WHO IS REGISTERED WITH A COMPETENT PERSON'S SCHEME, OR AN ELECTRICIAN REGISTERED WITH A RECOGNIZED TRADE BODY SUCH AS NICEIC AND ON COMPETITION ISSUE A DESIGN, INSTALLATION AND TEST CERTIFICATE UNDER BS7671.

INTERNAL LIGHTING
75% OF NEW ROOMS ARE REQUIRED TO BE FITTED WITH HIGH EFFICIENCY LIGHTING. REASONABLE PROVISION SHOULD BE MADE FOR DWELLING OCCUPIERS TO OBTAIN THE BENEFIT OF EFFICIENT LIGHTING. PROVIDE FOR THE PURPOSES OF ONE ROOM A NEW FIXED LIGHT THAT ONLY TAKES LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAT 45 LUMENS PER CIRCUIT WATT, LAMPS WHICH MEET THE STANDARD INCLUDE FLUORESCENT TUBES AND COMPACT FLUORESCENT LAMPS (NOT GLASS TUNGSTEN LAMPS WITH BAYONET CAP OR EDISON SCREW BASES).

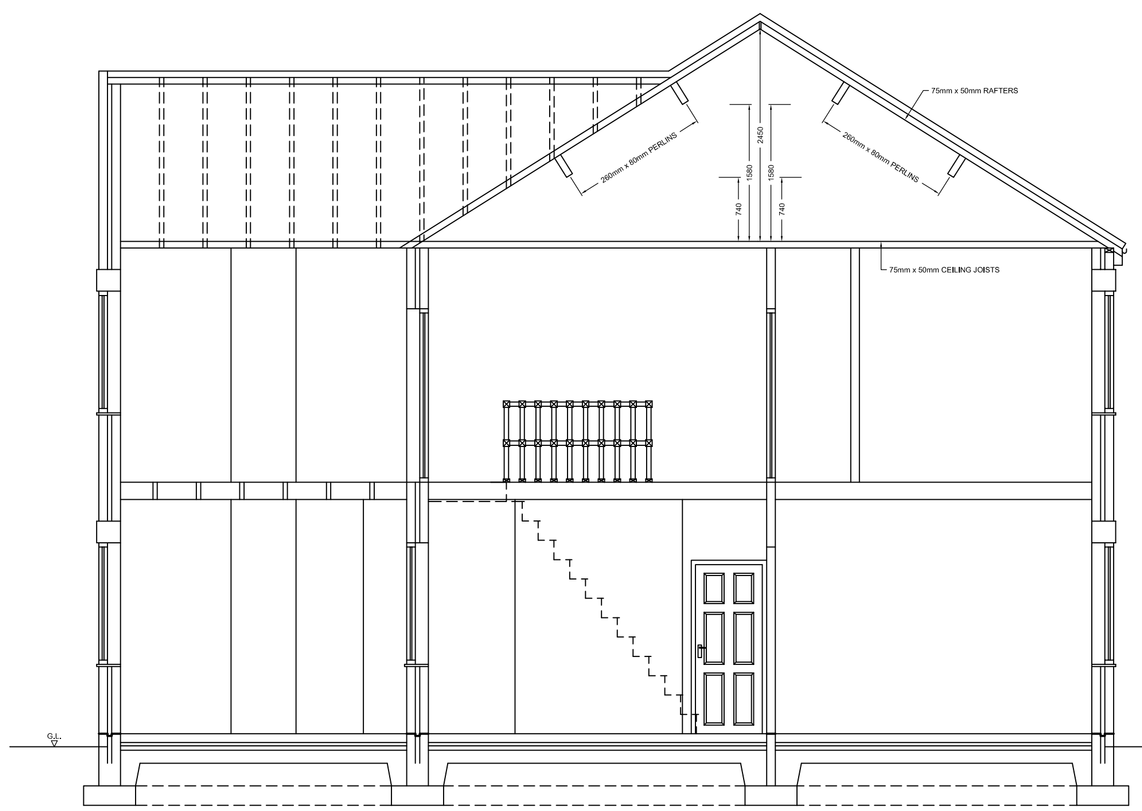
SMOKE DETECTORS
SMOKE DETECTORS TO BE FITTED ON ALL FLOORS IN ACCORDANCE WITH BS 5446 pt.1 AND BE INTERLINKED TO A DETECTOR AT GROUND FLOOR LEVEL.

RADIATORS
THERMOSTATIC RADIATOR VALVES TO BE PROVIDED TO ALL NEW RADIATORS.

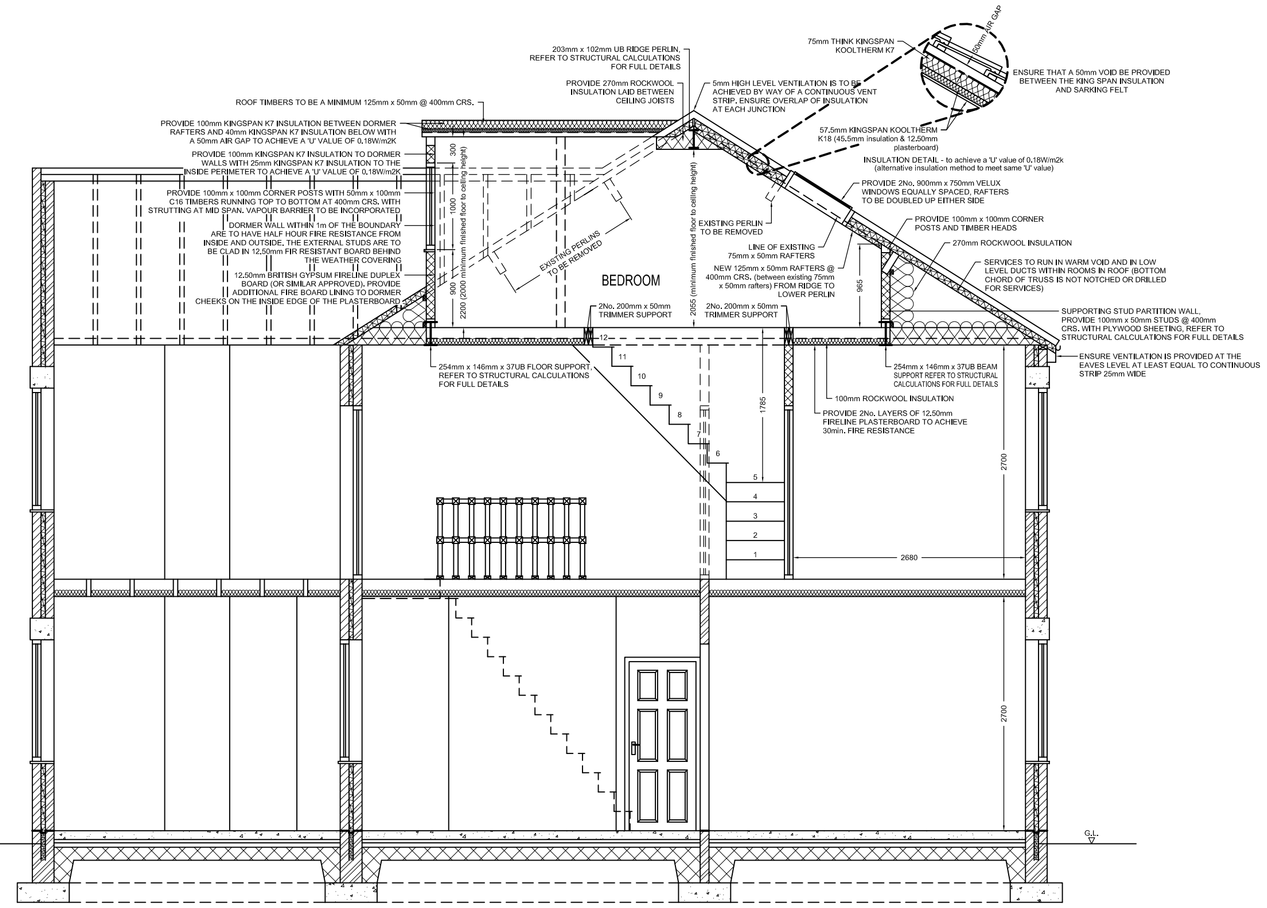
EXISTING CEILINGS
EXISTING CEILINGS ARE TO BE CHECKED FOR FIRE RESISTANCE CONSTRUCTION AND UPGRADED IF AND WHERE REQUIRED, PROVIDE 2No. LAYERS OF 12.50mm PLASTERBOARD.

LEAD FLASHING
PROVIDE CODE 4 LEAD FLASHINGS SOAKERS APRONS UPSTANDS AT ALL ABUTMENTS.

NOTE
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR ANY FABRICATIONS.



EXISTING SECTION A-A



PROPOSED SECTION B-B

REV.	MODIFICATIONS	DATE
-	-	-

A.T.
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e-mail: alan@atdesignanddraughting.com
www.atdesignanddraughting.com

for

Client -
Scheme -
-
Title -

-	Drawn	-
	Designed	-
	Client Approval	-

Drawing No.	Sheet No.	Status
-	-	-