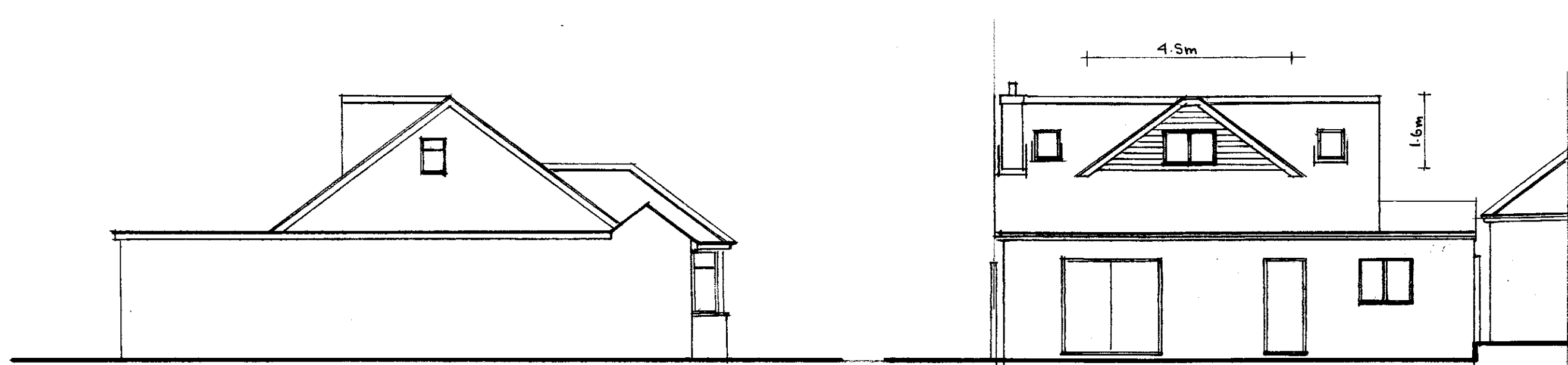
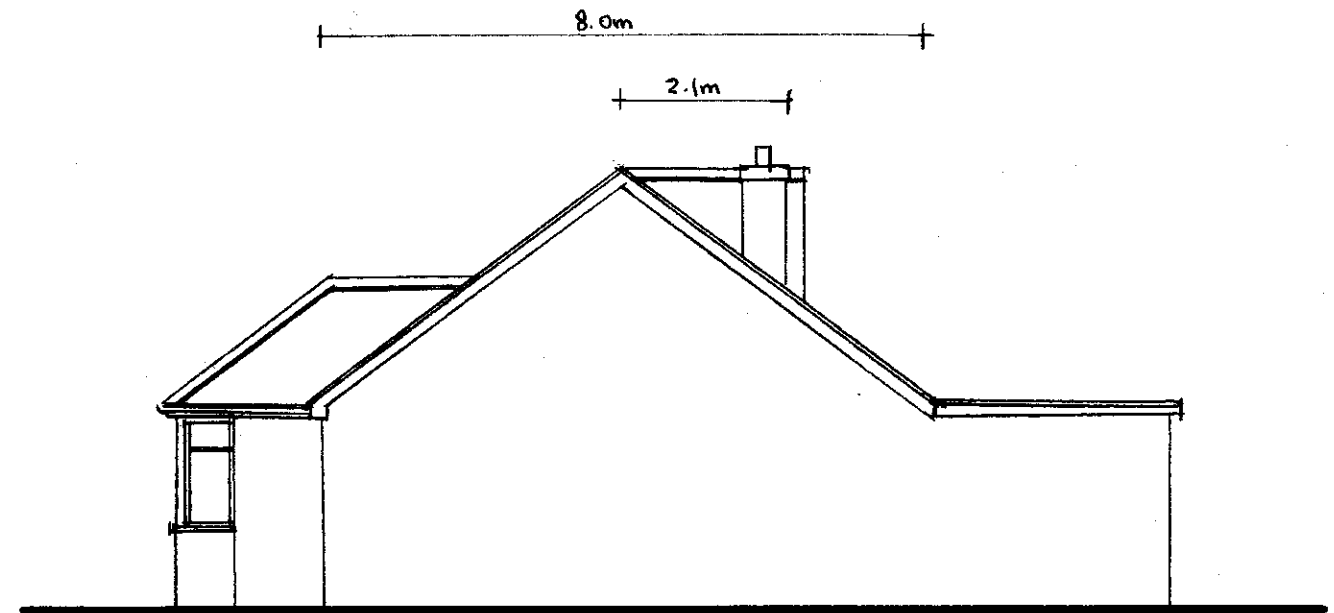


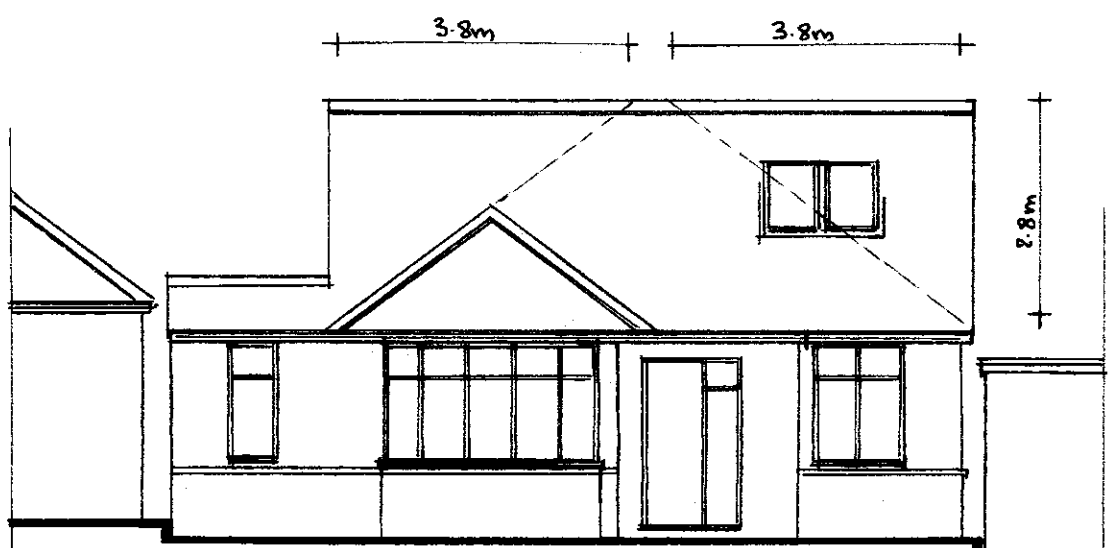


SIDE VIEW TO NO.45

REAR VIEW



SIDE VIEW TO NO.49



FRONT VIEW

SCHEDULE OF EXTERNAL MATERIALS & FINISHES

External wall to new gable ends- Rendering to match existing
Windows and doors - White powder coated aluminium to match existing; window to side gable fixed and obscure glazed
Roofs - Grp membrane to dormer flat roof; plain tiling to pitched roofs to match existing
Dormer wall - Plain tile hanging to match main roof covering.
Rooflights - Velux Ght roof windows with max. 70mm projection above roof plane.

ROOF EXTENSIONS VOLUME CALCULATIONS

Hip to gable extensions 8.0m wide x 2.8m high x 3.8m deep = 14.18 x 2 = 28.36 cu.m.
Rear dormer extension 4.5m wide x 1.6m high x 2.2m deep = 7.92cu.m.
Existing roof extension 1.8m wide x 0.7m high x 2.1m deep = 1.32cu.m.
Total volume of roof extensions = 37.60 cu.m.

GENERAL

All dimensions, levels and detail of existing structure indicated on the drawings to be checked on site by the main contractor before commencing the work and any variance noted to be reported to HOME PLANS.
Main contractor to be fully responsible for maintaining the stability of the existing structure during the work and any damage caused as the result of inadequate precautions taken to be fully made good at his expense.
Main contractor to be fully responsible for maintaining the weathertightness of the existing structure during the work and any damage caused as the result of inadequate precautions taken to be fully made good at his expense.
Main contractor to be responsible for notifying the Local Authority of the start of the work and for arranging required stage inspections to be carried out. Client to be advised of any additional works requested by the building inspector.
All new internal and external materials and finishes to be selected to match existing unless otherwise specified or required by client.
All new structural timber to be Grade C24 unless otherwise stated. All new timber to be pressure treated with preservative.
New structural steelwork at attic floor and roof levels to be cut, drilled and fully primed before delivery to site. Beams in new floor to be finished with 2 coats intumescent paint system by Quelfire or similar or fully encased in 25mm plasterboard to provide 1/2 hr fire protection.

Contractor to allow for exposing existing foundation to existing external and internal walls and beams under increased loading for inspection as directed by Structural Engineer prior to commencement of the works to the attic level. Any new underpinning work, if required to be carried out fully in accordance with Structural Engineer's design and detail.
All steel and timber beams and bearings to be in accordance with Structural Engineers approved design calculation sheets. No beams to project more than 100mm into external walls.
Contractor to allow for stripping and taking off existing hip ends to main roof and removing all rafters back to line of ridge board
Existing wall plate to side walls to be removed to allow erection of new gable wall. Provide temporary support to existing ridge board and remaining part of front roof slope until new structure is in place.
Subject to client's requirements, contractor to allow for erection of temporary roof over area of new work to provide protection to existing building during the works. Roof to remain in place until new roof is watertight.
All demolition work to be carefully carried out and all unwanted material to be cleared from site as soon as is practical.

STAIRS

New stair to attic to be purpose made in softwood to Magnet & Southern or similar standard specification.
Stair to be 850mm overall width and located above existing to main landing.
Stair to be max. 42 degree pitch with 14no. of equal risers of 200mm and 220mm goings.
Floor to floor dimension of 2800mm subject to site check. Winders to be min 50mm at newel posts.
Stair to have min. 2.0m headroom measured vertically above pitch line and to provide same to existing stairs.
Provide handrail to flights and landings, 900mm high above pitch line with balusters to clients selection at max. 100mm spacing.
Under side of stair lined with 12.7mm plasterboard and skim finished.

PARTITIONS

New partitions to stairwell, attic bedroom and bathroom to be of 100mm studwork with 100 x 50 studs at 400 c/c with 100 x 50 sole & head plate & noggins at mid height. Studding trimmed to form door openings with 2 No. 100 x 50 timber lintels over.
Construct new load bearing stud partition under existing roof slope to front with 100 x 50 studs at 400 c/c with 100 x 50 sole plate fixed to top of floor joists. Rafters notched and fixed to 100 x 50 head plate.
Studding trimmed to form 900mm wide x 700 high access door to eaves storage area.

INTERNAL DOORS

New doors to attic level landing to be to clients' selection, hung on 19mm softwood linings. Door to new attic bedrooms and bathroom to be 1/2 hr. fire rated with 'Perko' door closer and intumescent strip with 25mm sq. planted stops, glued and screwed to linings.
All existing doors opening onto hall and landing to be replaced with half hour fire rated doors to existing frames, subject to inspection and fitted with 25mm stops.

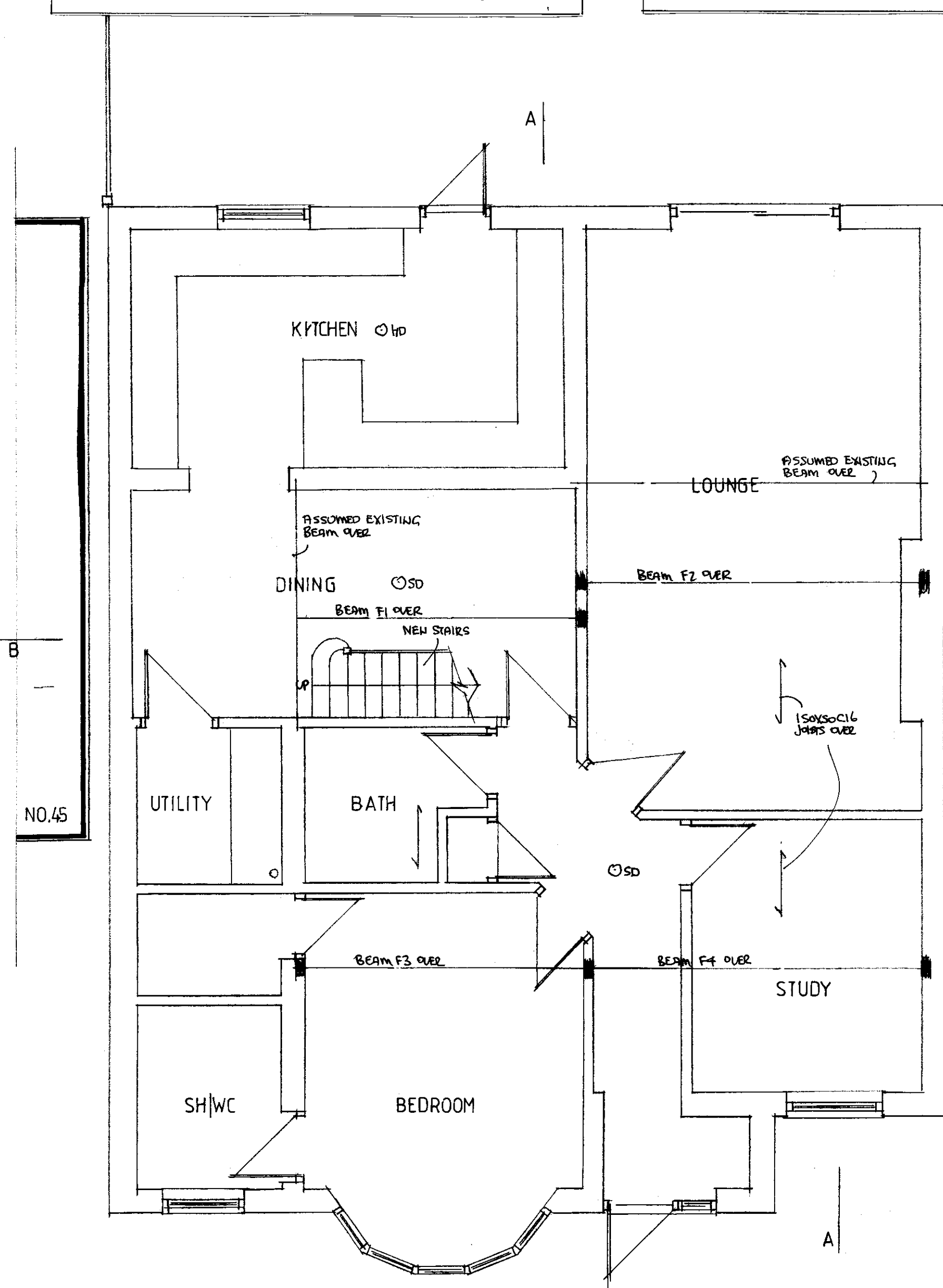
Fix 12.5mm skirting boards and 52mm architraves in mdf or softwood, all to client's selection.

HEATING & PLUMBING

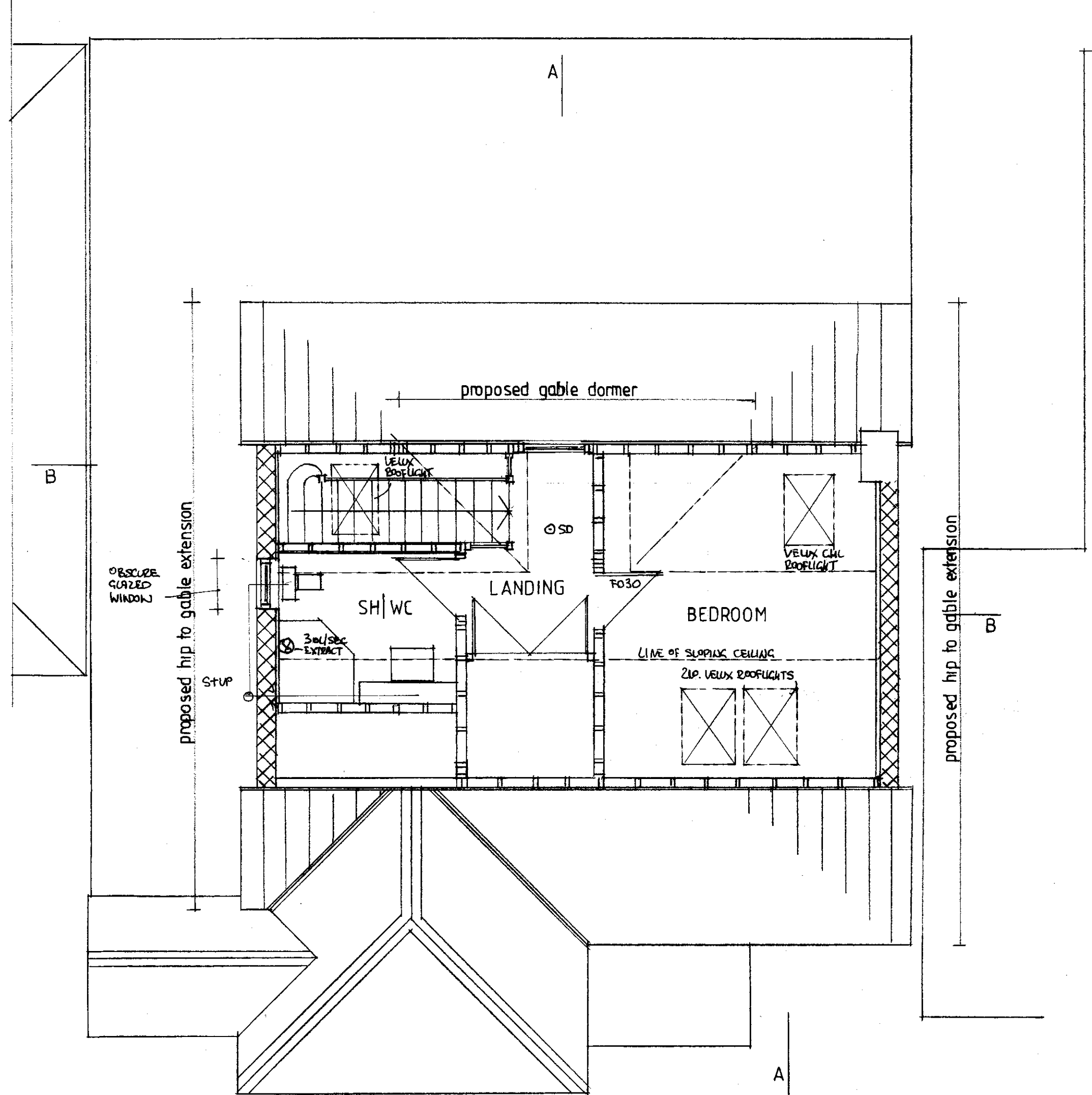
Contractor to allow for altering and extending existing heating and plumbing systems to provide clients requirements for new attic rooms. Detail to be agreed with contractor before commencing the work.
All service installations to be carried out by specialist sub-contractors.
Provide 38mm dia. UPVC waste to shower and basin with 75mm deep seal traps to each fitting and 100mm dia. waste to wc and connect to extended soil stack on flank wall as located on plan. Wastes to have access points at all bends and stop ends.
Wastes above floor to be encased in ducts with access provided as necessary.
Existing soil stack to side wall extended externally to serve new shower room and fixed to raised gable wall and dormer cheek. Stack to terminate 0.8m above head level of bathroom window with guard cage to top.
New bathroom fittings to be provided with wholesome hot and cold water supplies.

ELECTRICAL SERVICES

All wiring and electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS 7672:2001 (2004) the 18th. Edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.
The competent person is to send a self-certification Certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the Certificate and a BS 7672:2001(2004) Electrical Installation Test Certificate and forward copies to the Local Authority.
New light fittings to be of low Energy type.
Provide a 30L/sec high level wall extract fan to the new shower room at attic level. Outlet to discharge through the dormer cheek.
Contractor to allow for installing a mains operated smoke detector at ground, first and attic floor level. Units to be ceiling mounted in hall and landings and interconnected and independently wired at fuseboard. All units to be provided with battery back up.



GROUND FLOOR PLAN

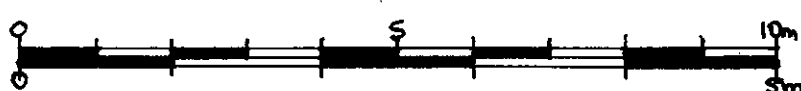


ATTIC LEVEL PLAN

FD30 Denotes half hour fire rated door and frame. Door fitted with 3 steel butt hinges. Existing doors to be replaced with fire rated doors fitted in existing frames and hung as above.

sd Denotes ceiling mounted smoke detector fitted with battery back up.

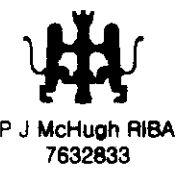
hd Denotes ceiling mounted heat detector fitted with battery back up. Unit to be mains operated, inter-connected and independently wired at fuseboard.



homeplans

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CLIENT: MR & MRS AURORA

PROJECT: 47 WOODFORD CRESCENT
PINNER

TITLE: DETAIL PROPOSAL - LOFT CONVERSION
FLOOR PLANS & ELEVATIONS

DRG NO:
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DATE:
MAY 2019

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