

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

- All dimensions are in millimetres.
- Ventilation to be 1.20 m² per room (min).
- New habitable rooms to have background ventilation of at least 800mm² i.e. trickle vent or air brick.
- New stud partitions to be constructed of 100 x 50 timber, infill with rockwool mineral wool quilt, 2 x 12mm sheets of plasterboard and skim. Partitions to be constructed off doubled up floor joists bolted together with M12 bolts at 500 centres.
- New windows to be double glazed and achieve a 'U' value of 1.6w/m²K i.e. 10mm spacer @ 191mm centres. Max 42 degree pitch, min 200mm clear headroom height. Min 900mm finished floor level to handrail/stair nosing. Max 100mm centre balustrading. Min 50mm tread to winder box. Consult manufacturer to visit site to confirm the above.
- Provide code 4 lead flashing and soakers to dormer at junction of main roof.
- Plumbing: Waste pipe sizes: Sink - 38mm diameter, Bath - 38mm diameter, Wash hand basin - 38mm diameter. All with 15mm deep seal traps. All plumbing to be to BS 5572-1978.
- 75% light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens.
- All electrical works to be designed and installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and Building Regulation Part P (electrical safety) by a competent person with a self certifying scheme authorised by the Secretary of State (BRE BS/IEC/SA/NAPIT, or NICEIC).
- Thermostatic rad valves to be provided to the extension of existing heating, extend existing hot and cold water supplies to new works with thermostatic mixing valves.

Rear Gable = 10 cubic meters
Dormers = 36.1 cubic meters
Total = 46.1 cubic meters

A	Jan 2020	Rev'd application
	Date	Revisions

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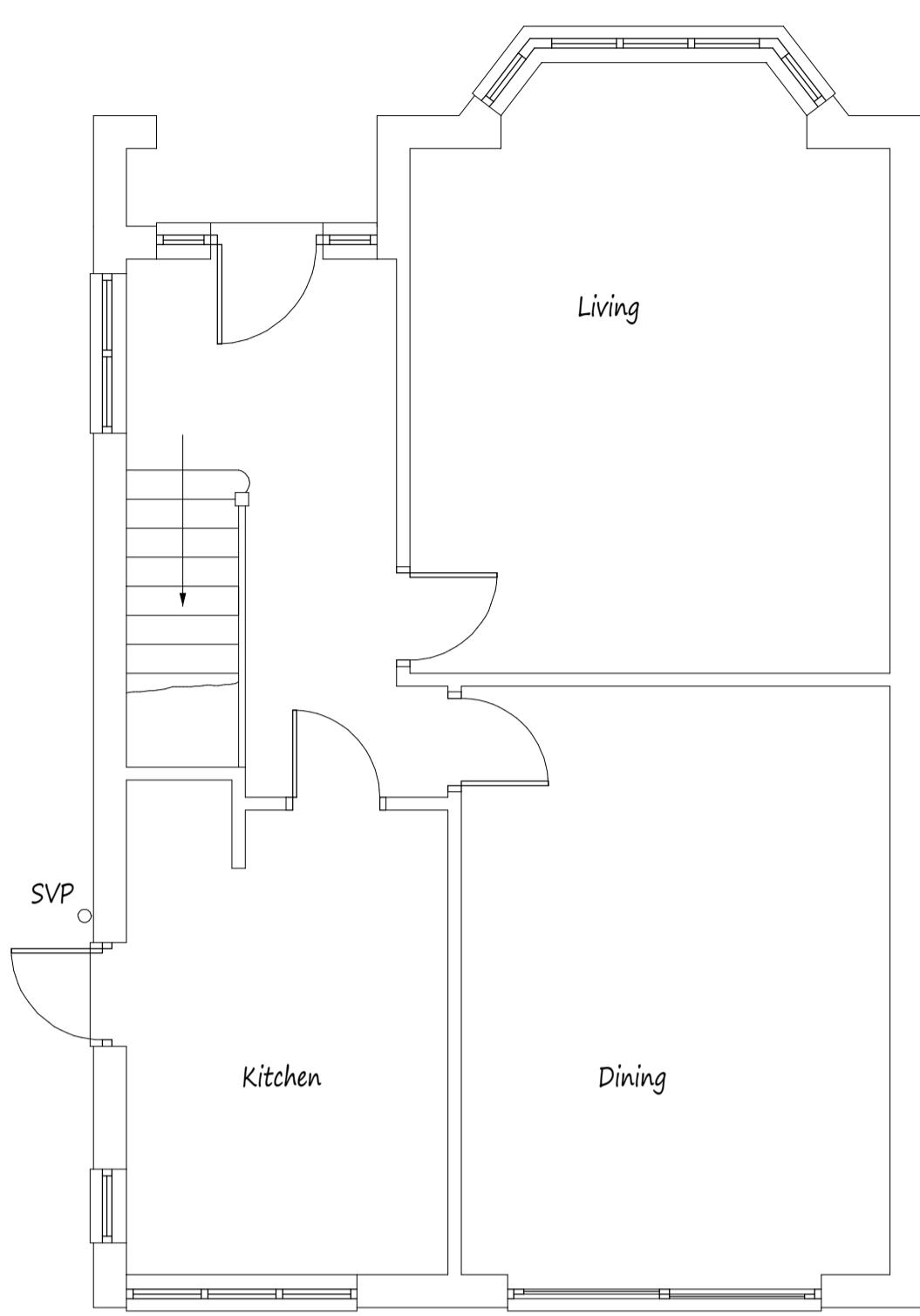
Drawing Title
Proposed Loft Conversion.

Scale
1:50. 100

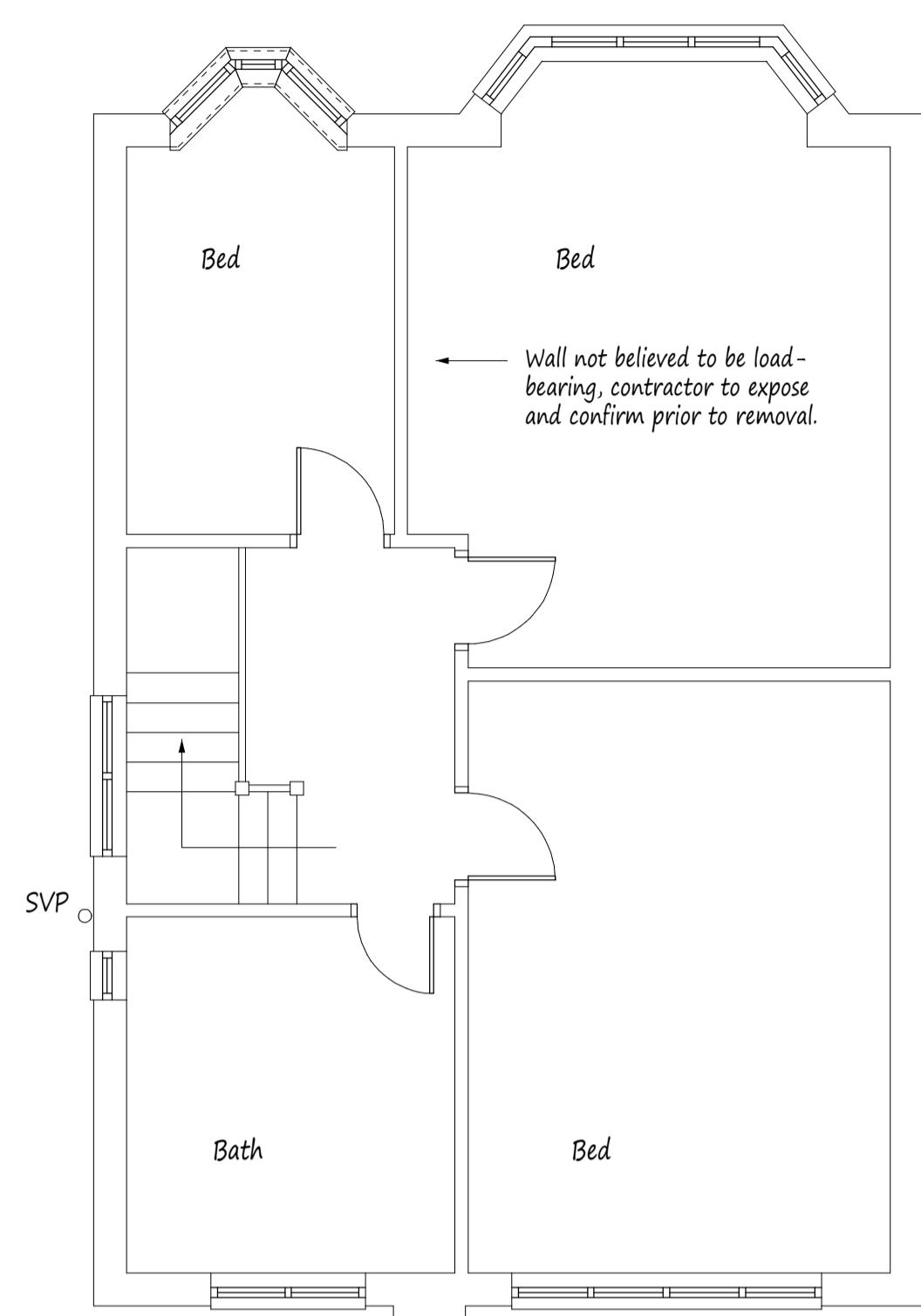
Date
November 2019

Drawn by
MDP

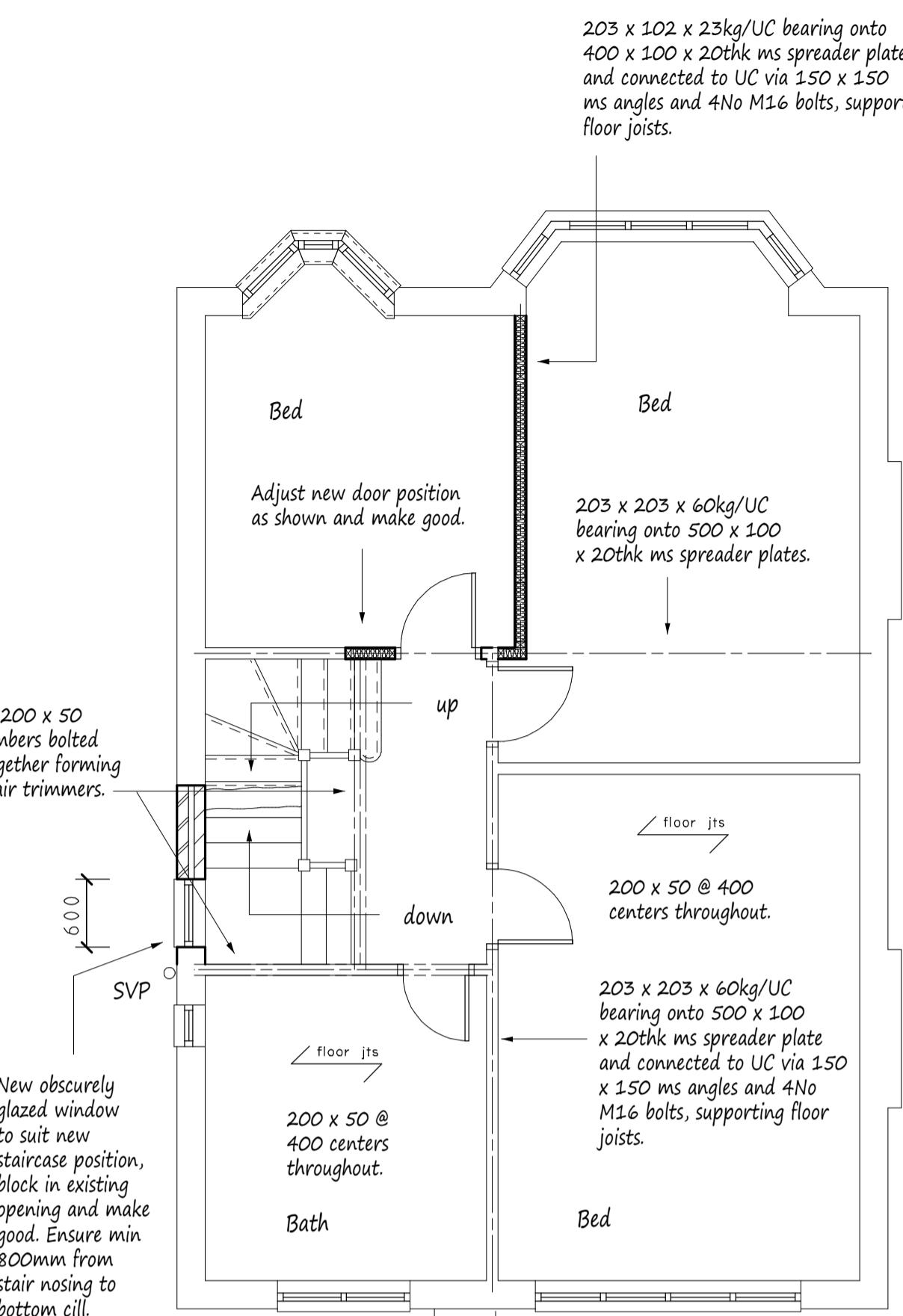
Drg No.
4316/01A



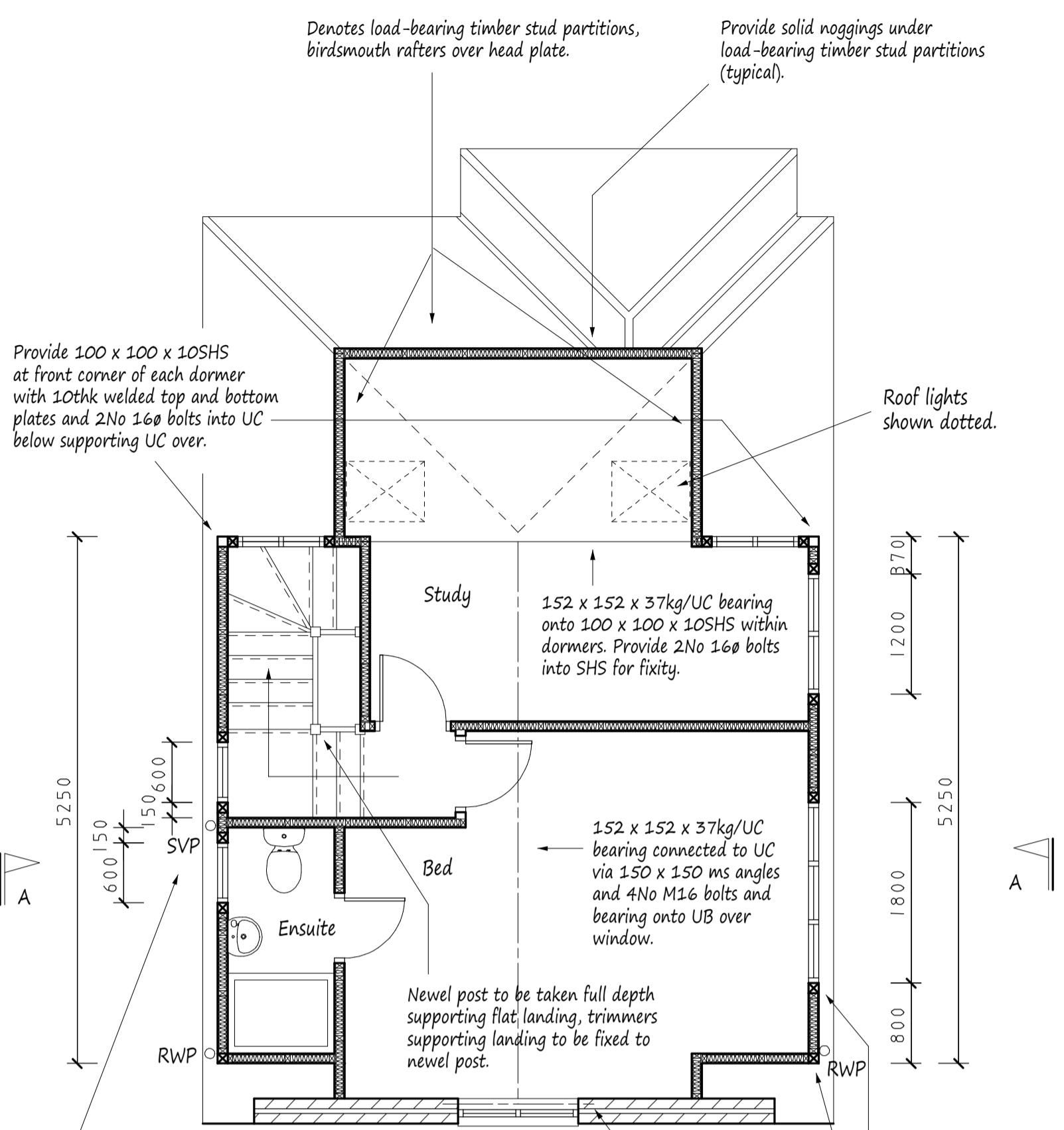
Existing Ground Floor Plan



Existing First Floor Plan

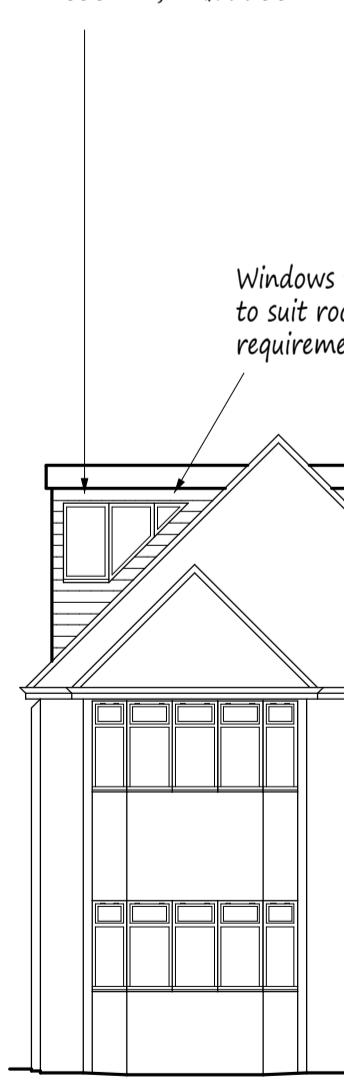


Proposed First Floor Plan

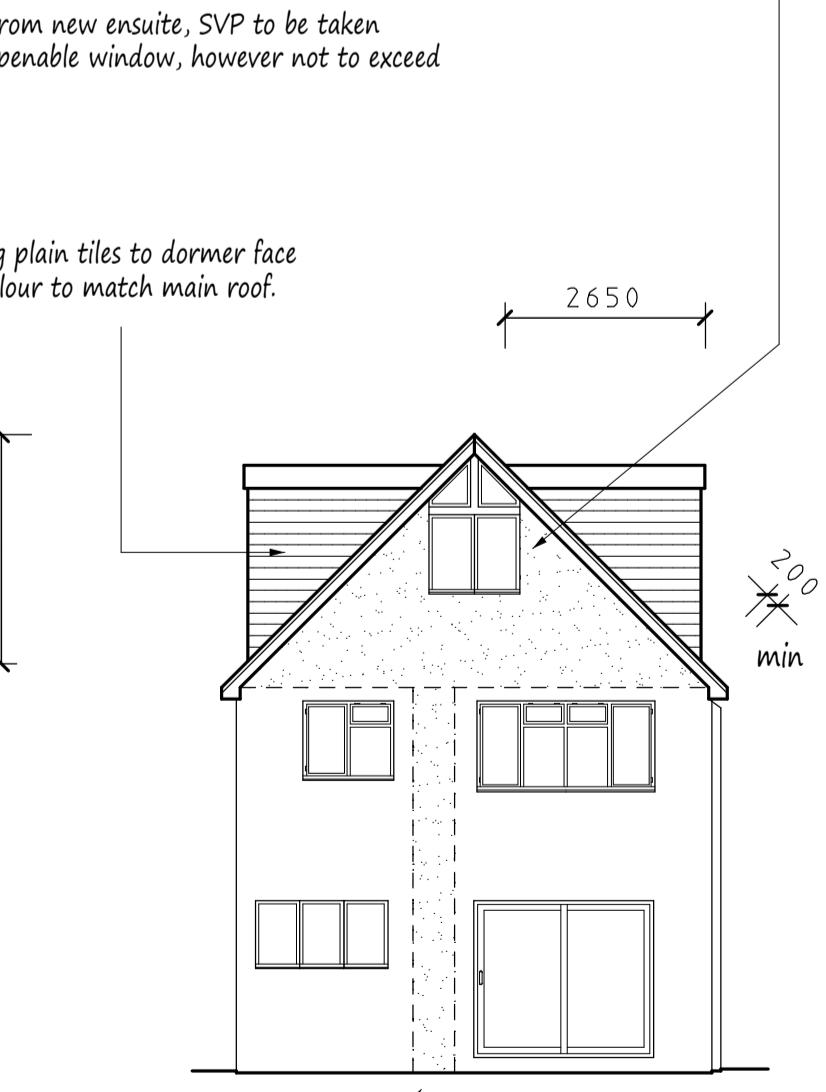
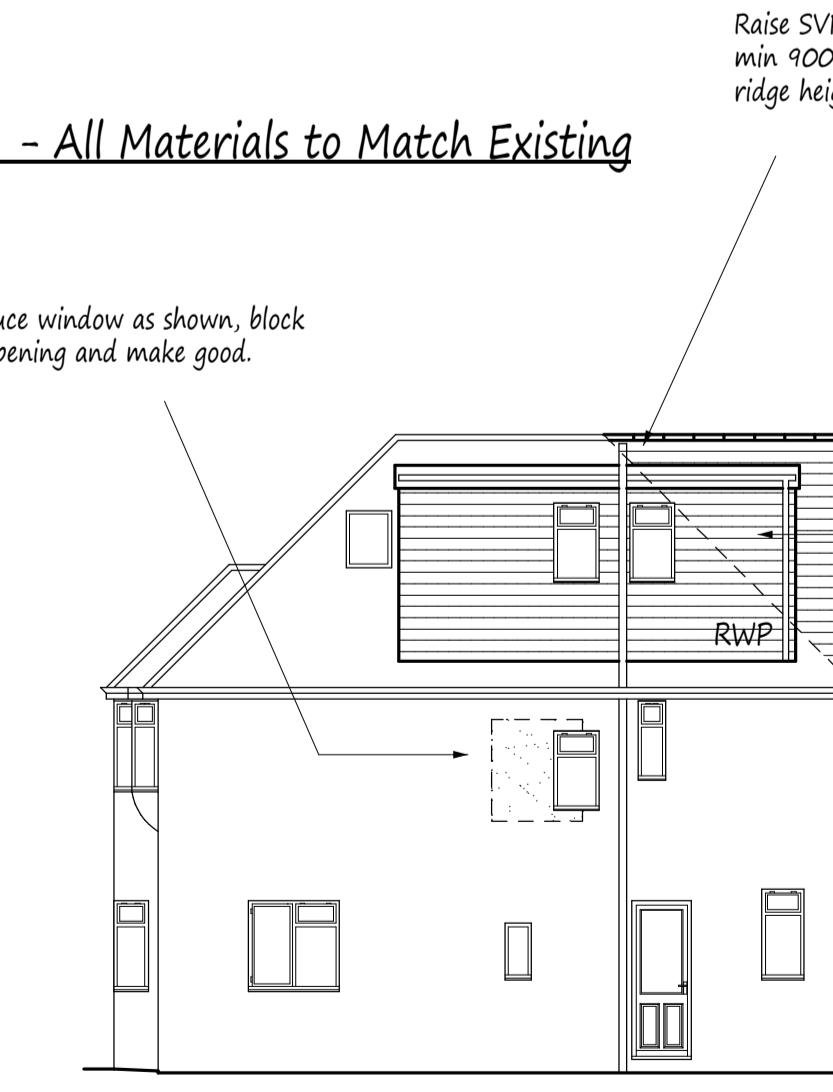


Proposed Rooms in Roof Space

Provide an escape type window with fully openable casement, min 0.33m i.e. 750mm x 450mm with bottom cill min 800mm, max 1100mm above FFL.



Proposed Elevations - All Materials to Match Existing



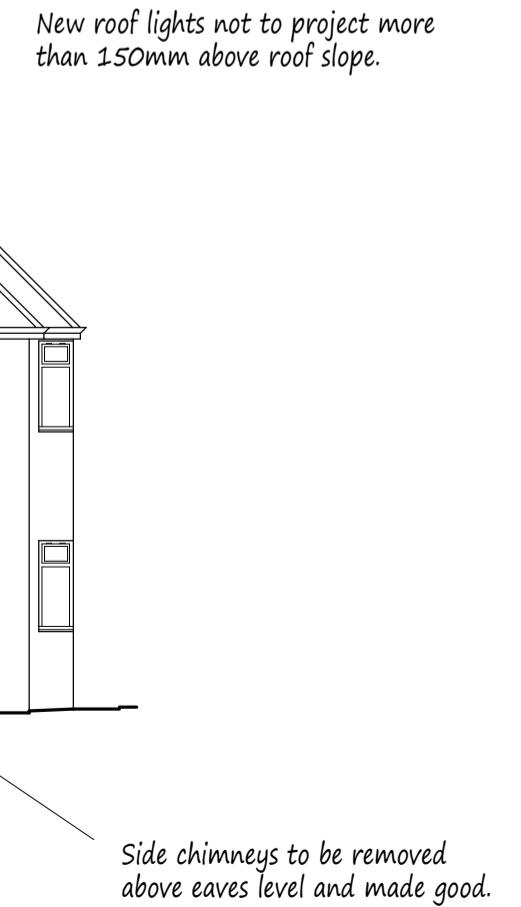
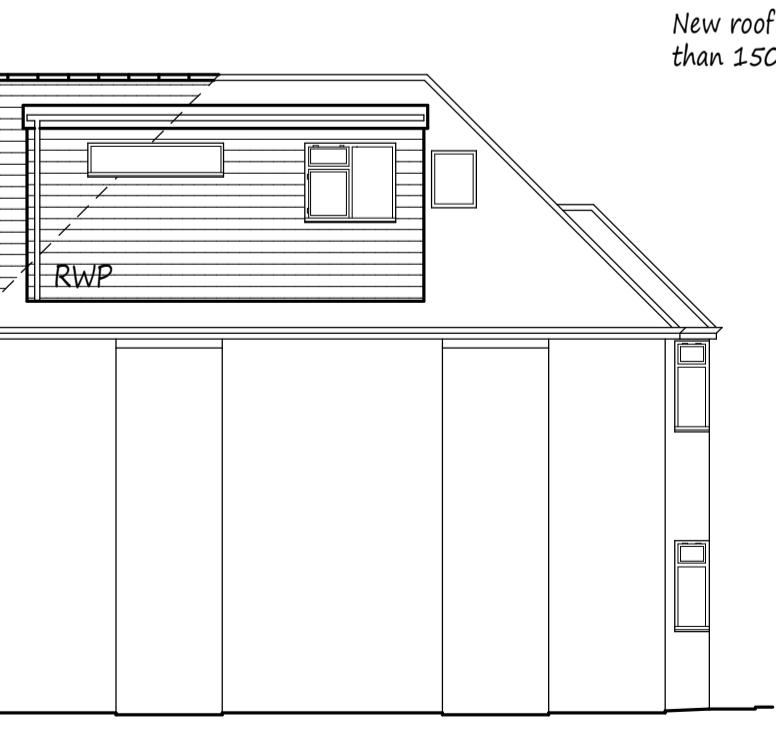
Front Elevation

Side Elevation

Rear Elevation

Provide escape type window with fully openable casement, min 0.33m i.e. 750mm x 450mm with bottom cill min 800mm, max 1100mm above FFL.

New side windows to be obscurely glazed and non-openable up to 1.7m above FFL. Roof lights to side elevations to be obscurely glazed and non-openable.



New roof lights not to project more than 150mm above roof slope.

All doors off staircase enclosure at ground, 1st and 2nd floors to be half hour fire resistant onto 25 x 50 glued and screwed stops. All walls enclosing staircase to be half hour fire resistant and all doors to have 300 fire hinges. Underlying areas of staircase to be half hour fire protected.

Provide mains operated inter-connected smoke alarms to circulating areas at ground, 1st and 2nd floor ceiling levels, all with battery back up. Provide heat detector to kitchen linked with smoke alarms.

Steel beams to be encased in 2x12mm sheets of plasterboard and skim or use fire resistant paint to achieve necessary fire protection.

New ensuite to have mechanical ventilation to open air, min 30l/s.

New roof lights to be A-A fire rated and installed to manufacturers requirements. Double up and bolt together rafters each side of roof light with M12 bolts @ 500 centers.

Surface water to be taken back to existing outlets.

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Proposed Loft Conversion.