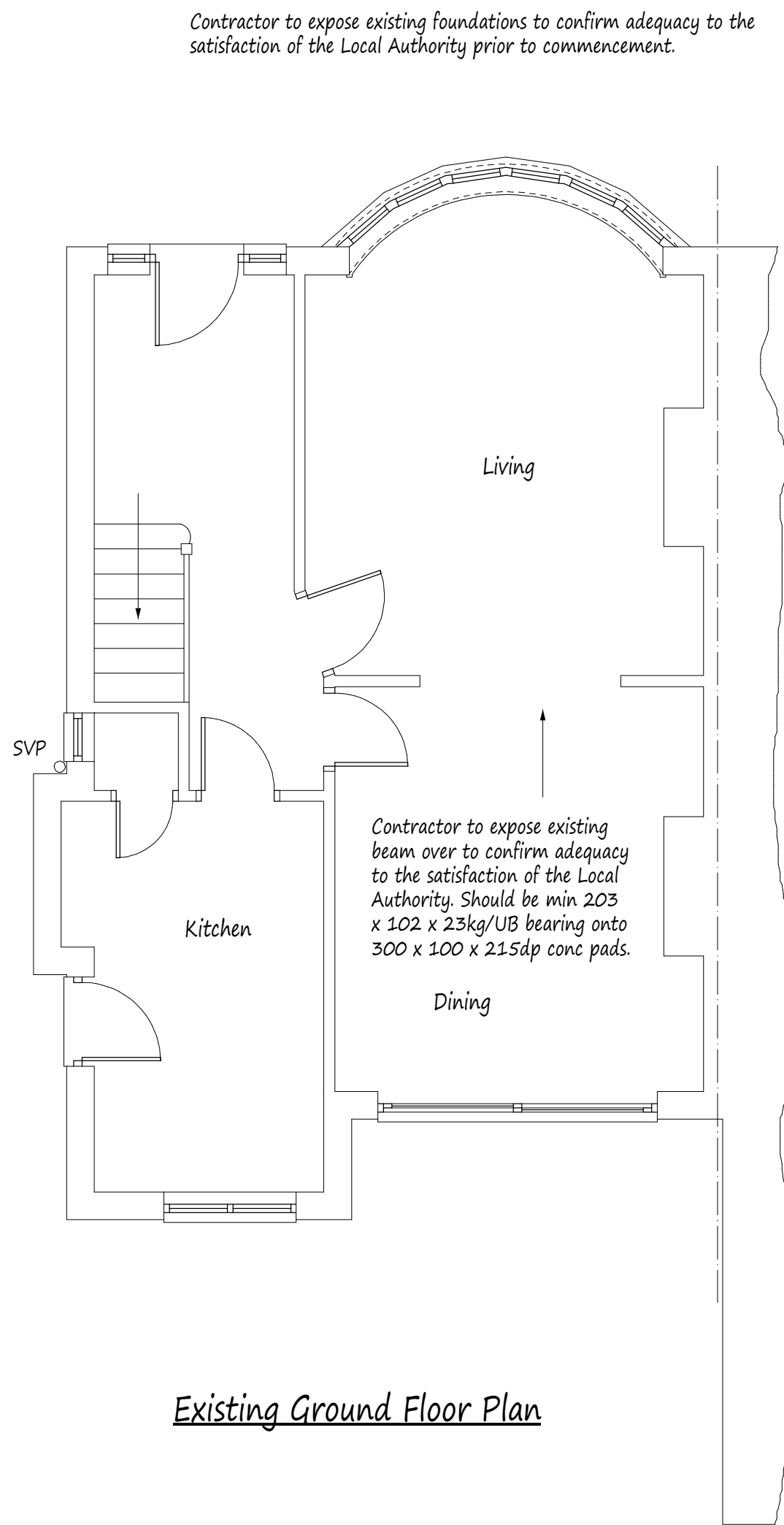
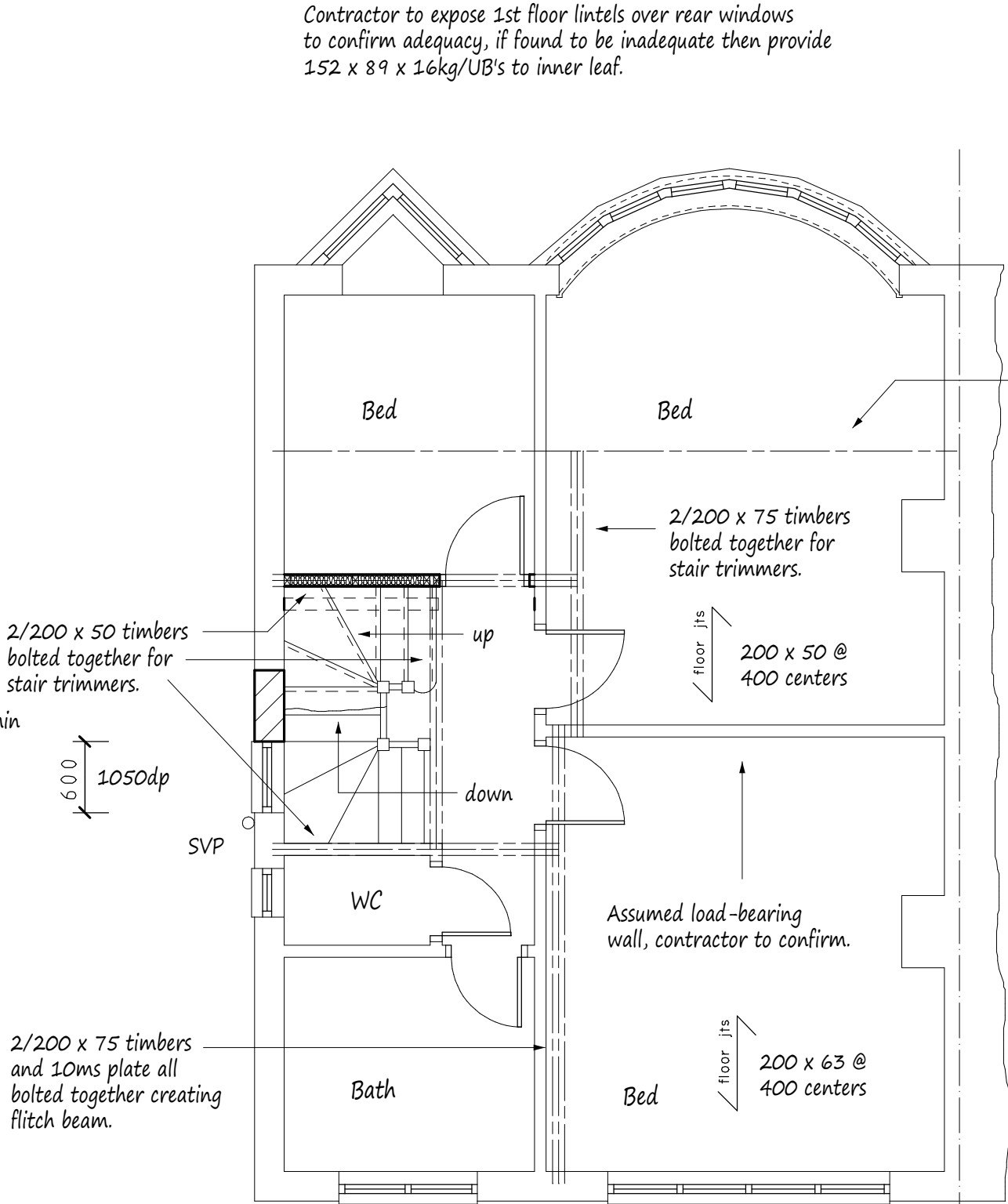
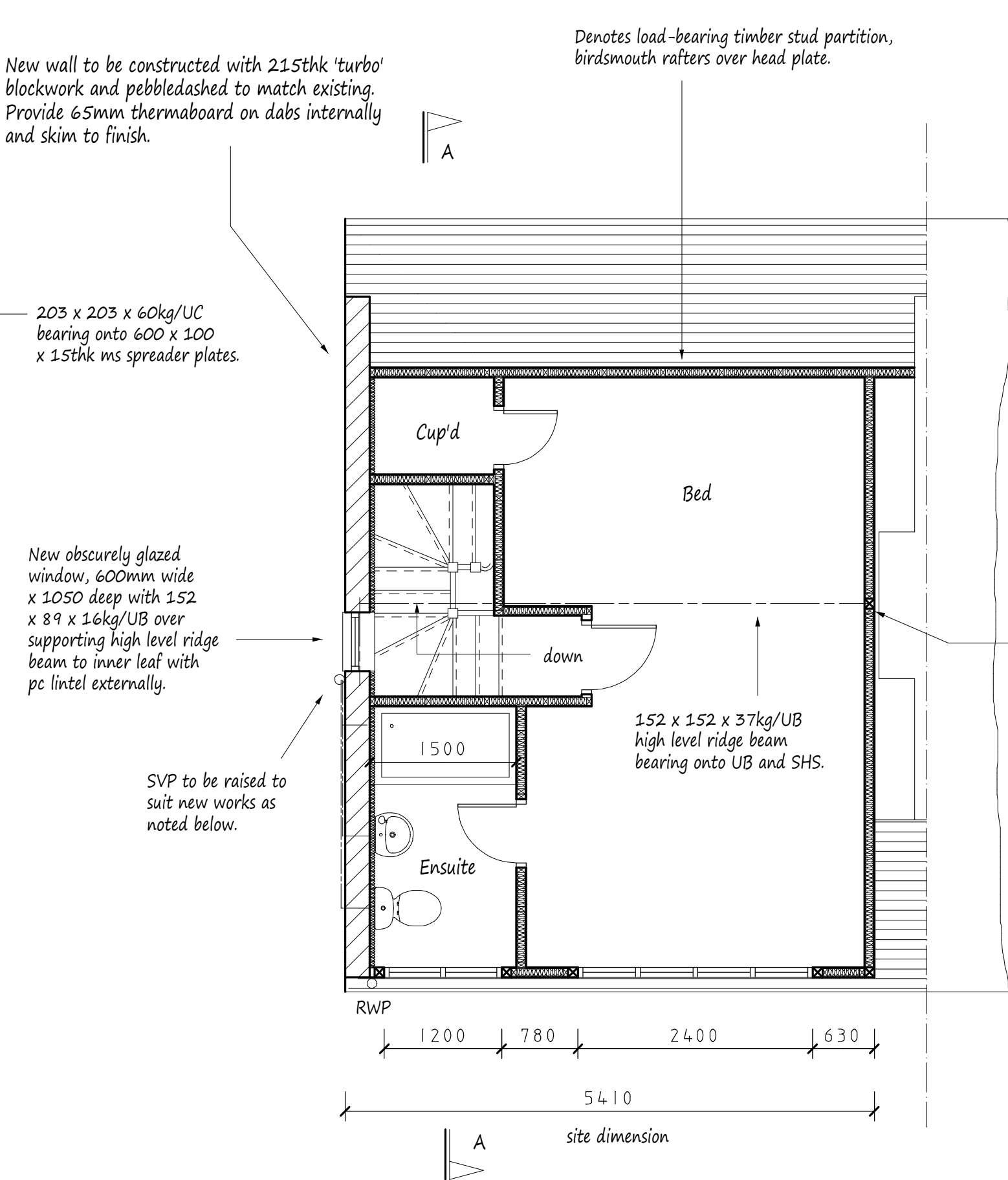




Existing Ground Floor Plan

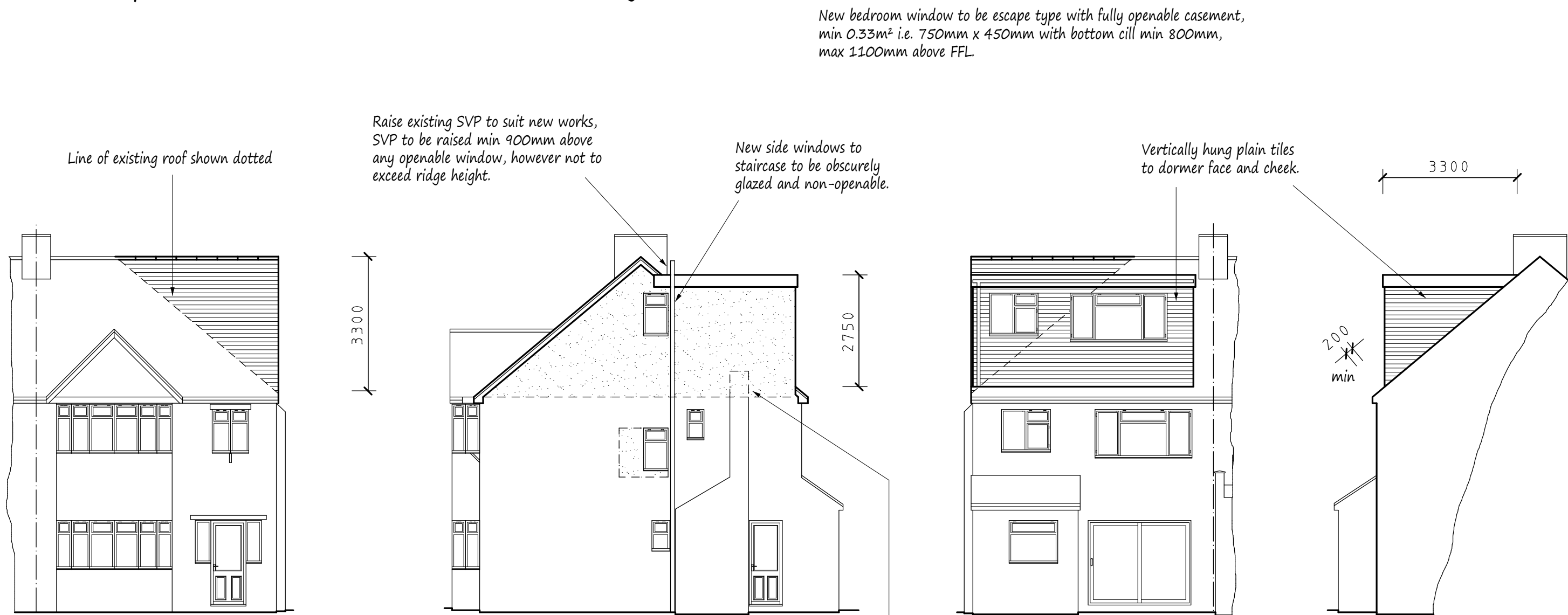


Existing First Floor Plan
(showing proposed alterations)



Proposed Rooms in Roof Space

Proposed Elevations - All Materials to Match Existing

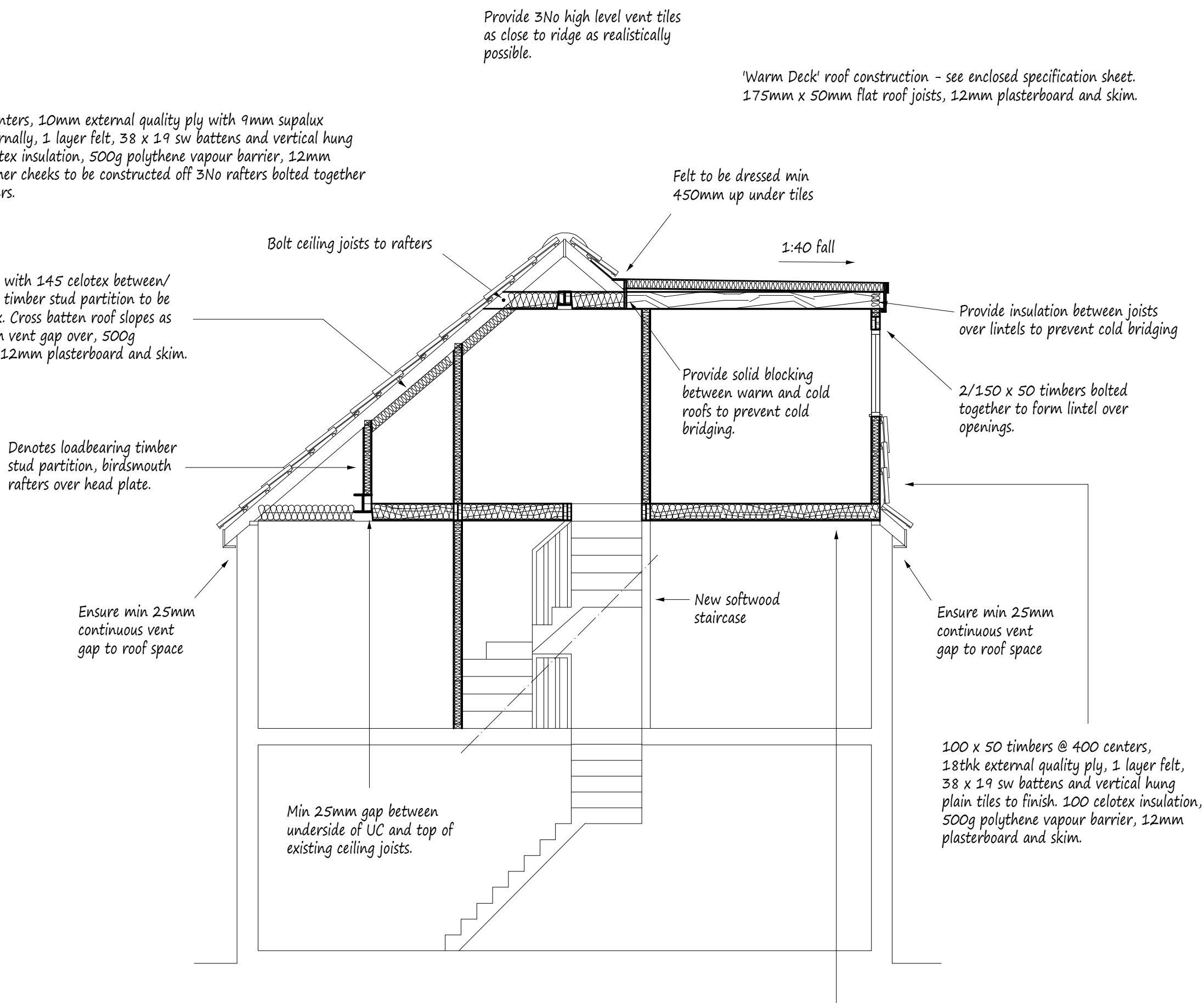


Front Elevation

Side Elevation

Rear Elevation

Side Elevation



Section A-A

New structural floor with 21thk T & G boarding over, infill with rockwool mineral wool quilt supported on chicken wire stapled to joists. Ensure min 12mm gap between underside of new joists and existing ceiling.

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

- All dimensions are in millimetres.
- Ventilation to be 1/20 of floor area (min)
- Lintels to have minimum of 150mm end bearings.
- New habitable rooms to have background ventilation of at least 8000mm² i.e. trickle vent or air brick.
- New stud partitions to be constructed of 100 x 50 timbers @ 400 centres with horizontal noggin. 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. 16mm spacer with low E glass to inner pane.
- Staircase: 13 No of Equal Risers @ 212mm 12 No of Equal Treads @ 235mm Max 42 degree pitch, min 2000mm clear headroom height. Min 900mm finished floor level to handrail/stair nosing. Max 100mm centres balustrading. Min 50mm tread to windor box. Staircase 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 - 32mm diameter. All with 75mm 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/circuit watt.
- 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 certification scheme authorised by the secretary of state. (BEE, BS1 ELECSA, 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.

Gable = 16.6 cubic meters
Dormer = 24.5 cubic meters

Total = 41.1 cubic meters

A	Date	Revisions

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Client
Mr Mogilko

Job Title

34 Fairfield Avenue
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Drawing Title

Proposed Loft Conversion

Scale
1:50 100

Date April 2017	Drawn by MDP
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Drg No.
3894/01