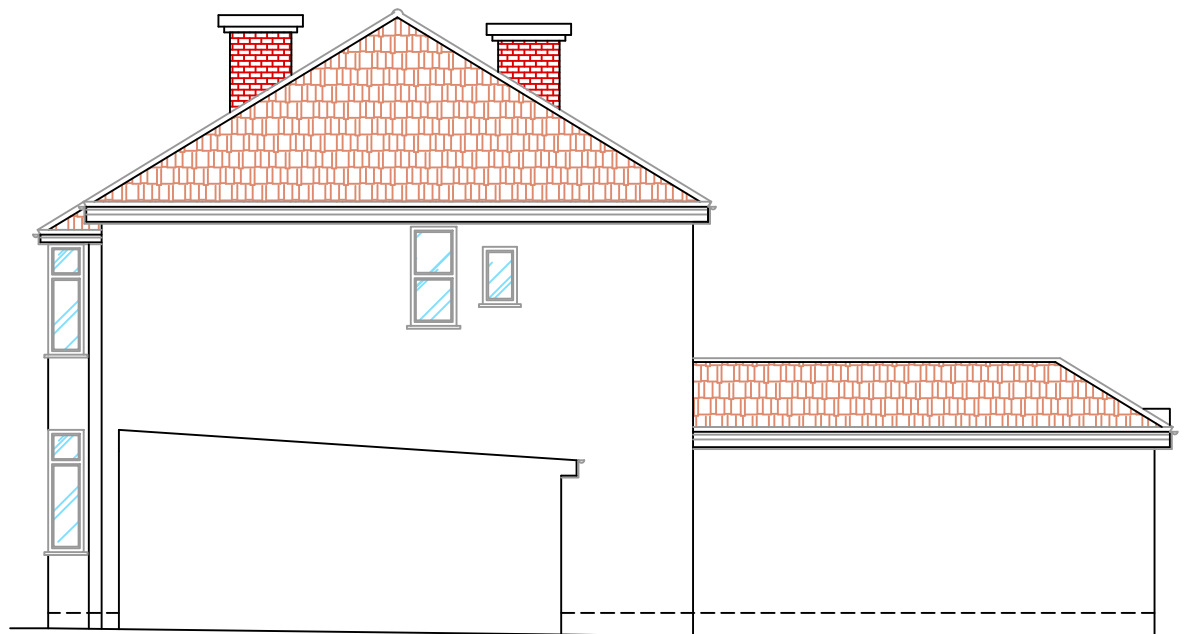




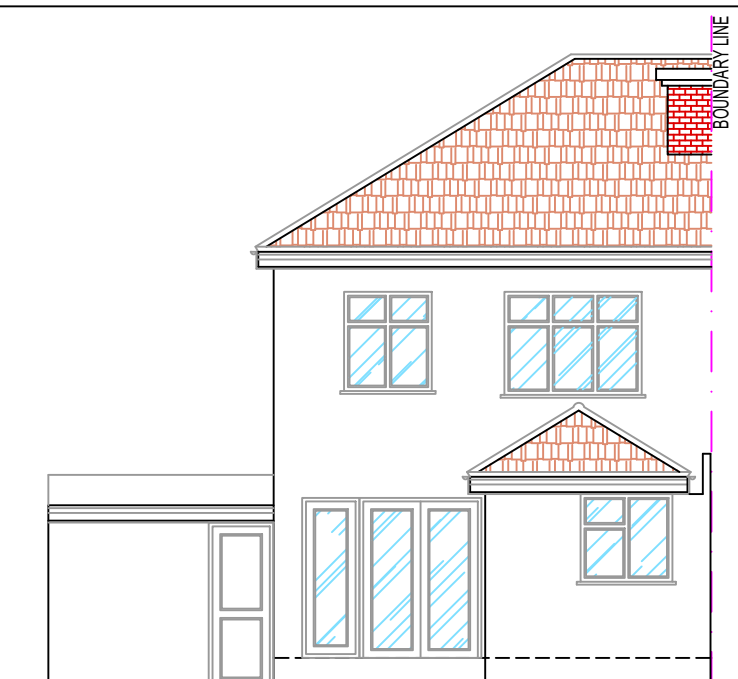
EXISTING FRONT ELEVATION

SCALE 1:100@A1



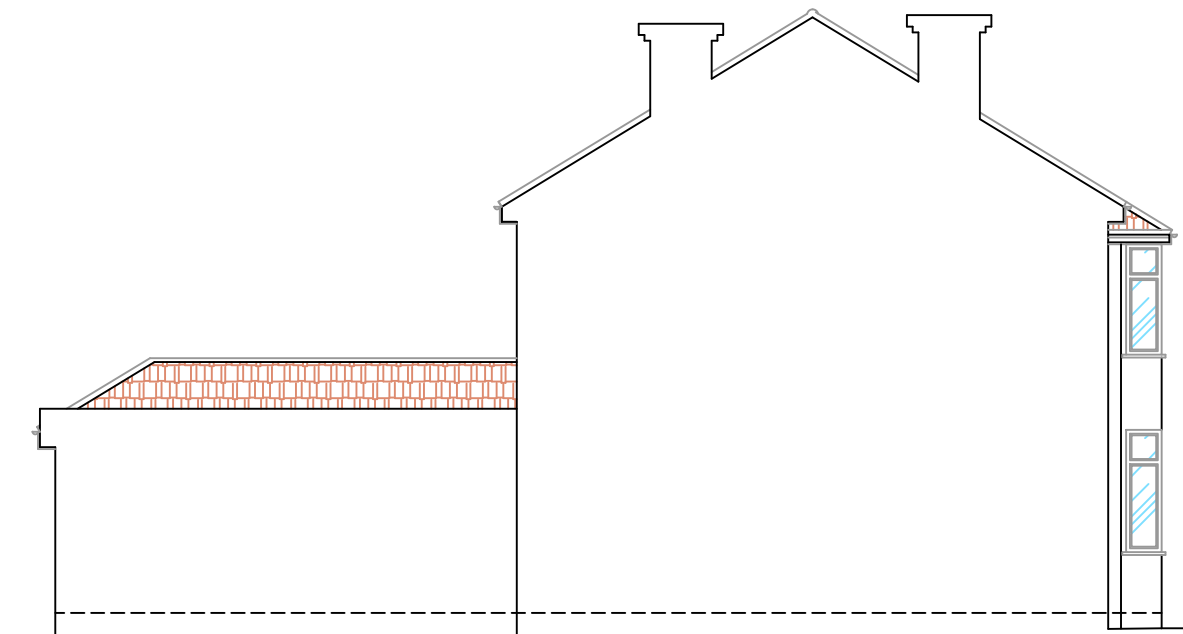
EXISTING SIDE ELEVATION

SCALE 1:100@A1



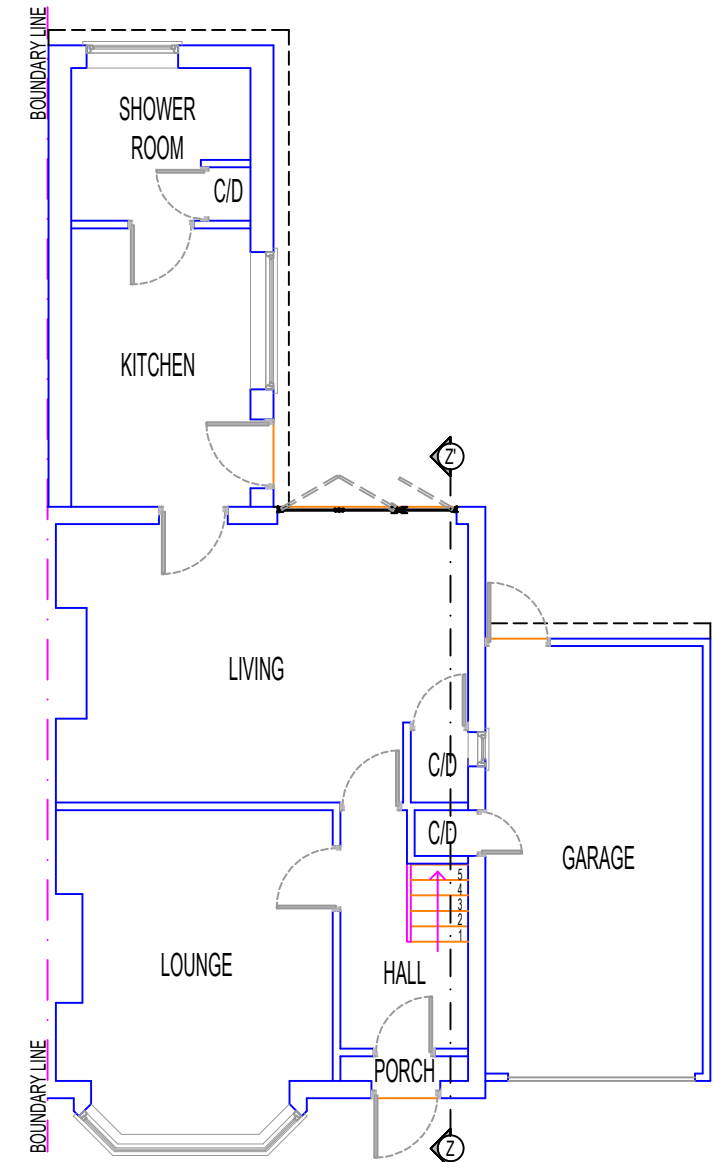
EXISTING REAR ELEVATION

SCALE 1:100@A1



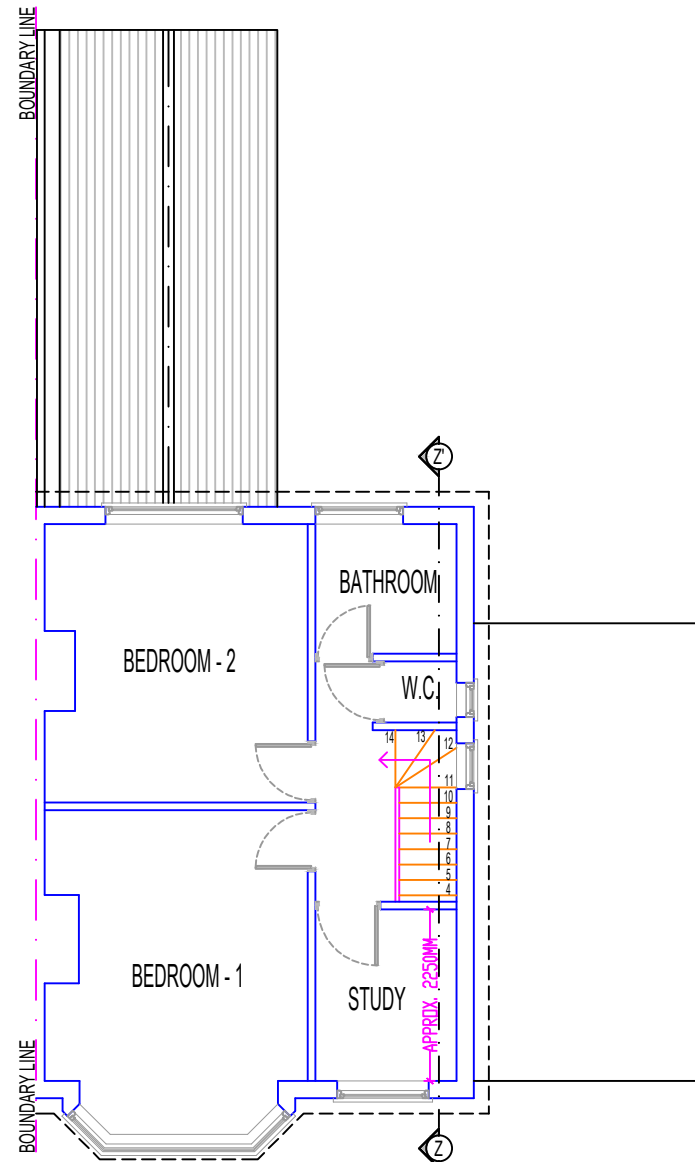
EXISTING SIDE ELEVATION - 2

SCALE 1:100@A1



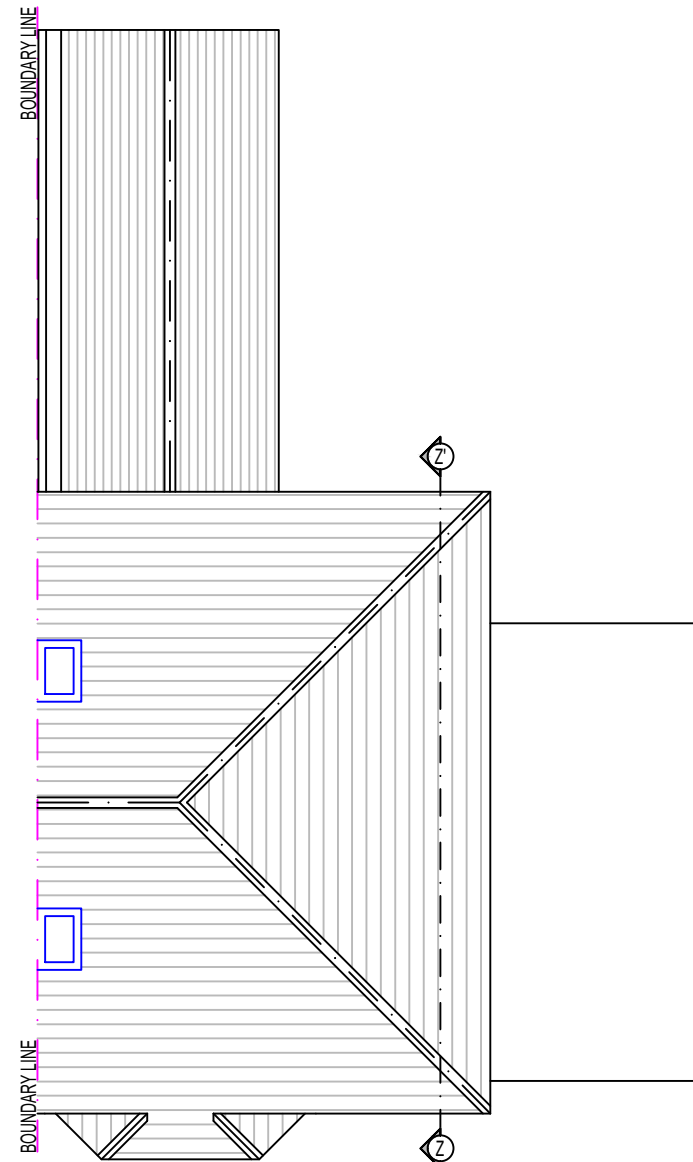
EXISTING GROUND FLOOR PLAN

SCALE 1:100@A1



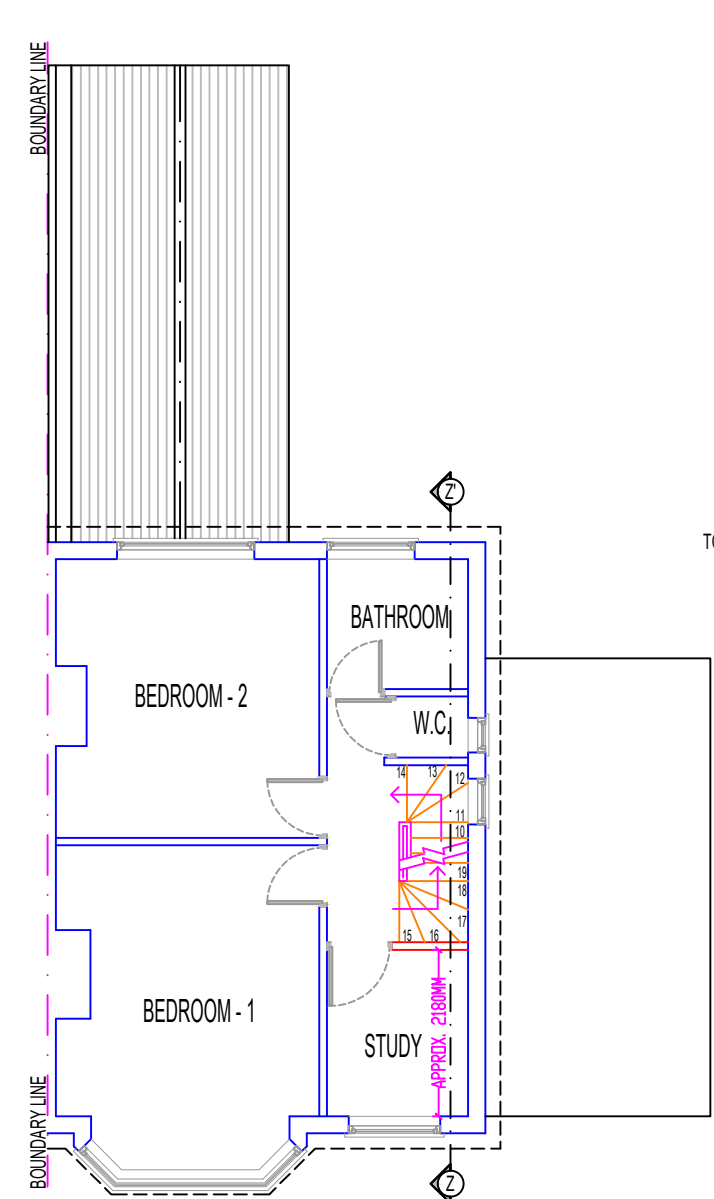
EXISTING FIRST FLOOR PLAN

SCALE 1:100@A1



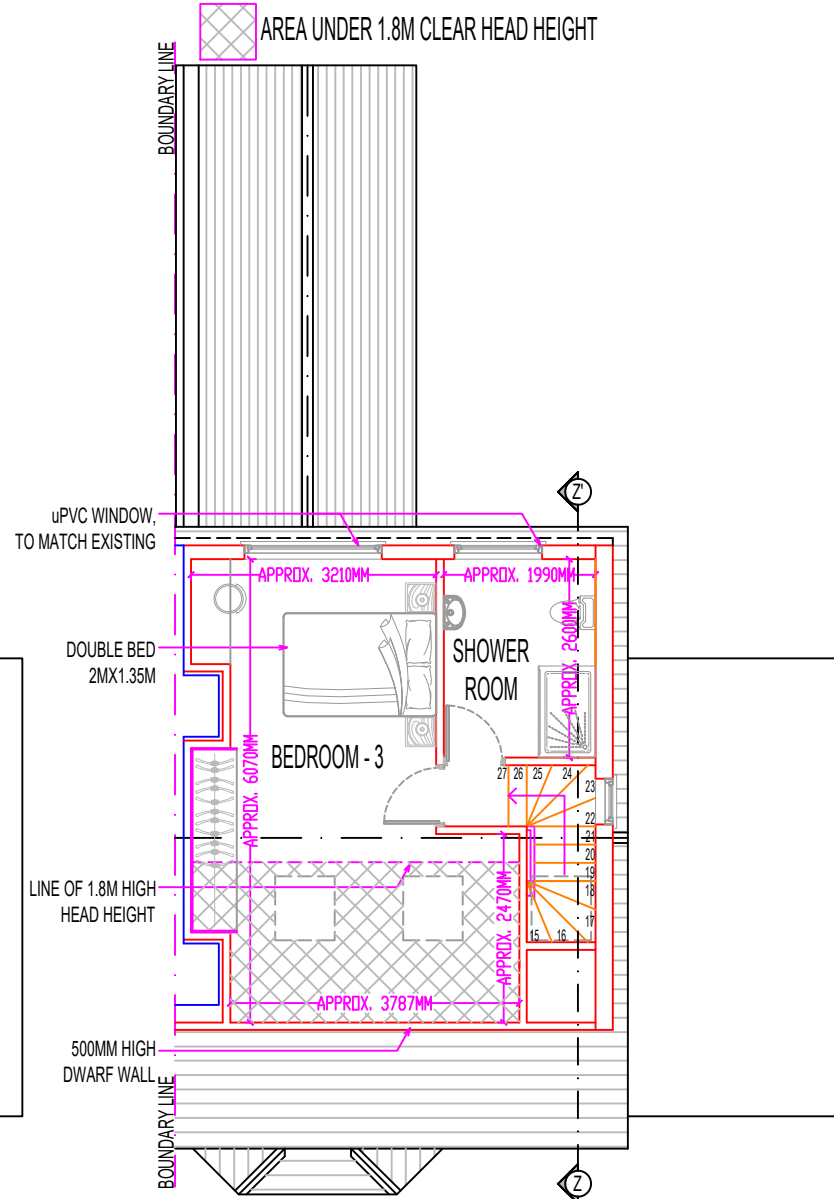
EXISTING ROOF PLAN

SCALE 1:100@A1



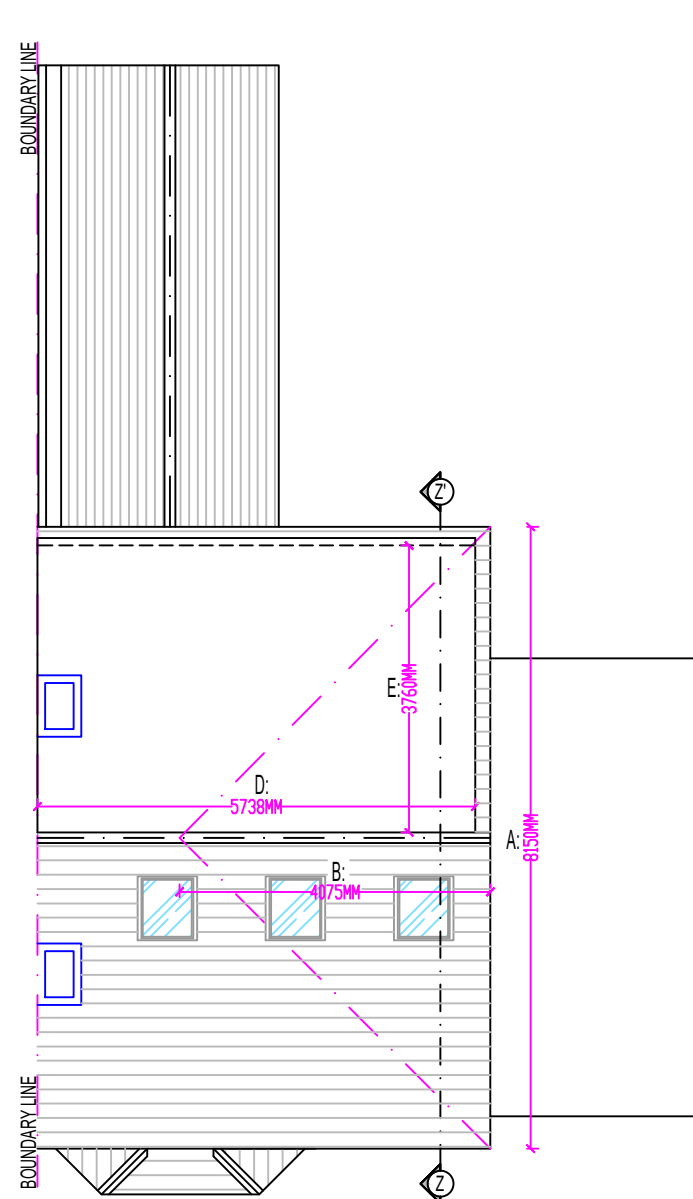
PROPOSED FIRST FLOOR PLAN

SCALE 1:100@A1



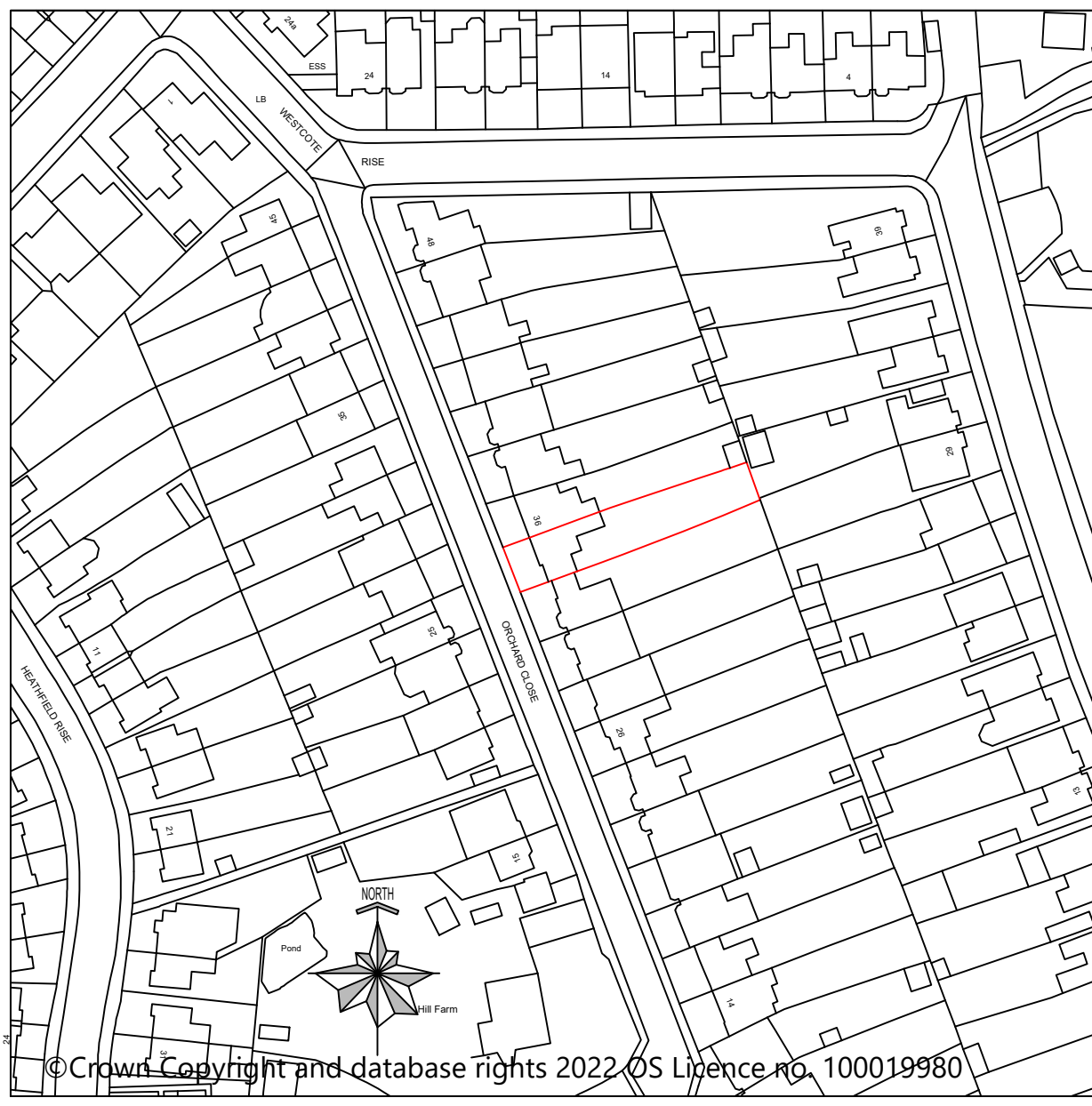
PROPOSED LOFT FLOOR PLAN

SCALE 1:100@A1



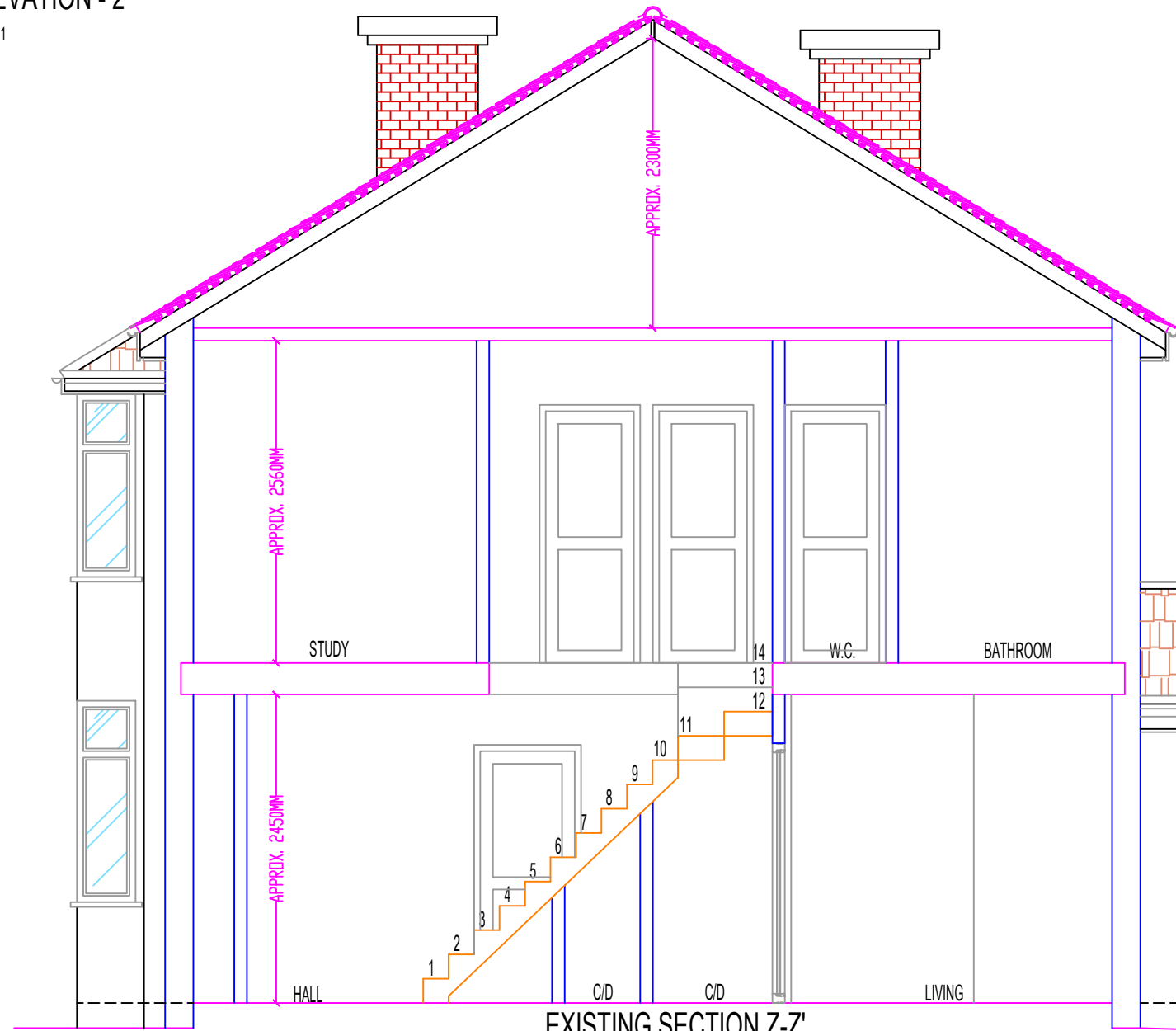
PROPOSED ROOF PLAN

SCALE 1:100@A1



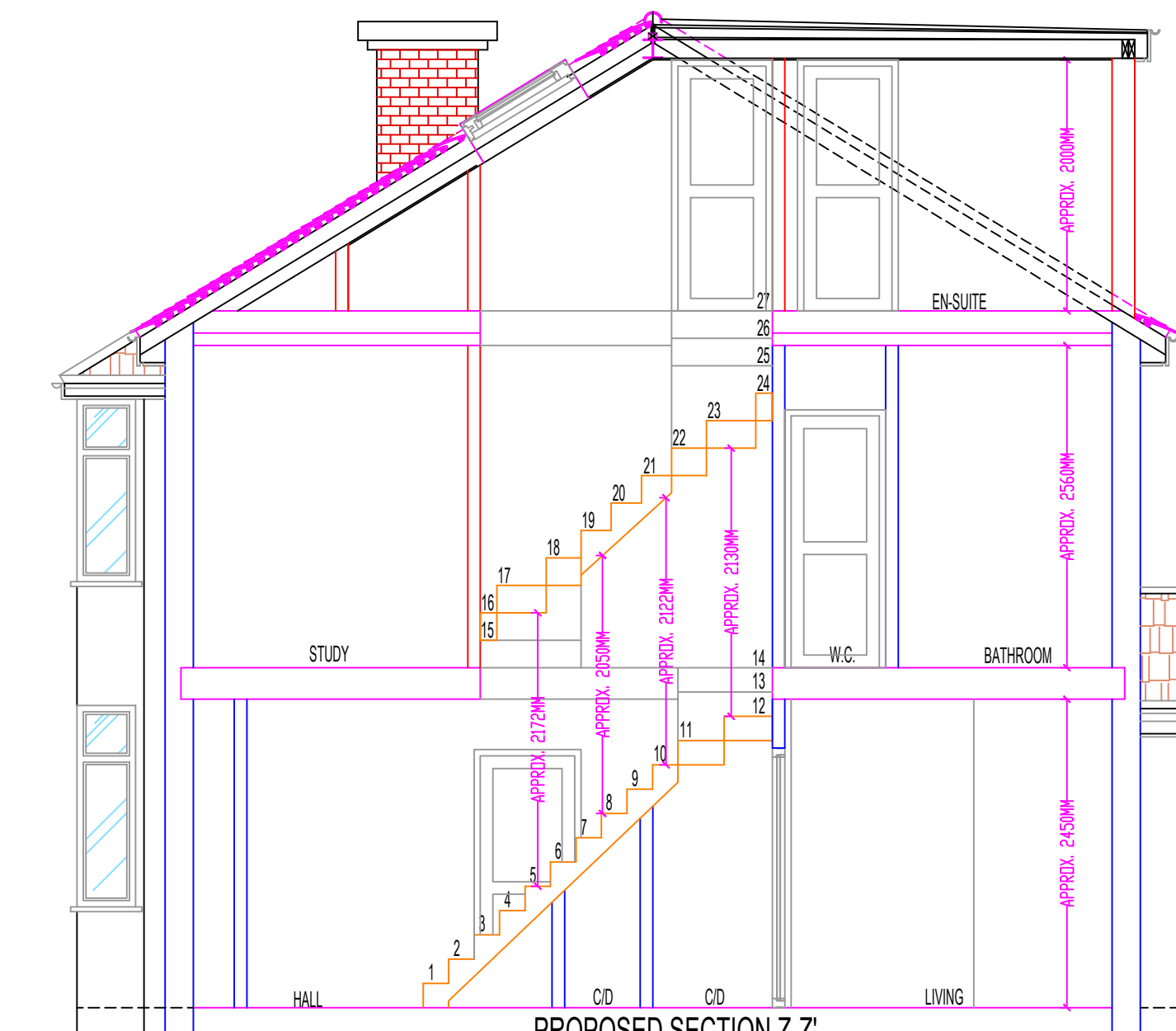
LOCATION PLAN

SCALE 1:1250@A1



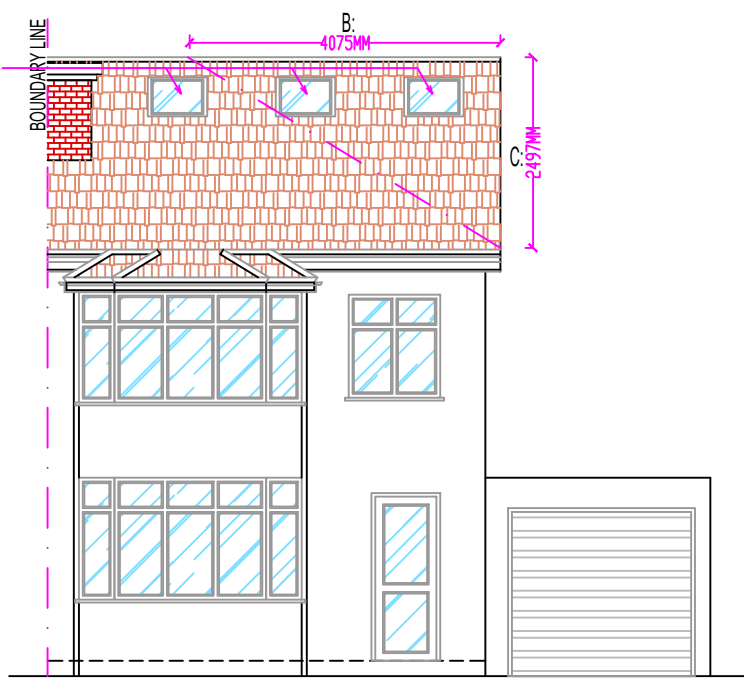
EXISTING SECTION Z-Z

SCALE 1:50@A1



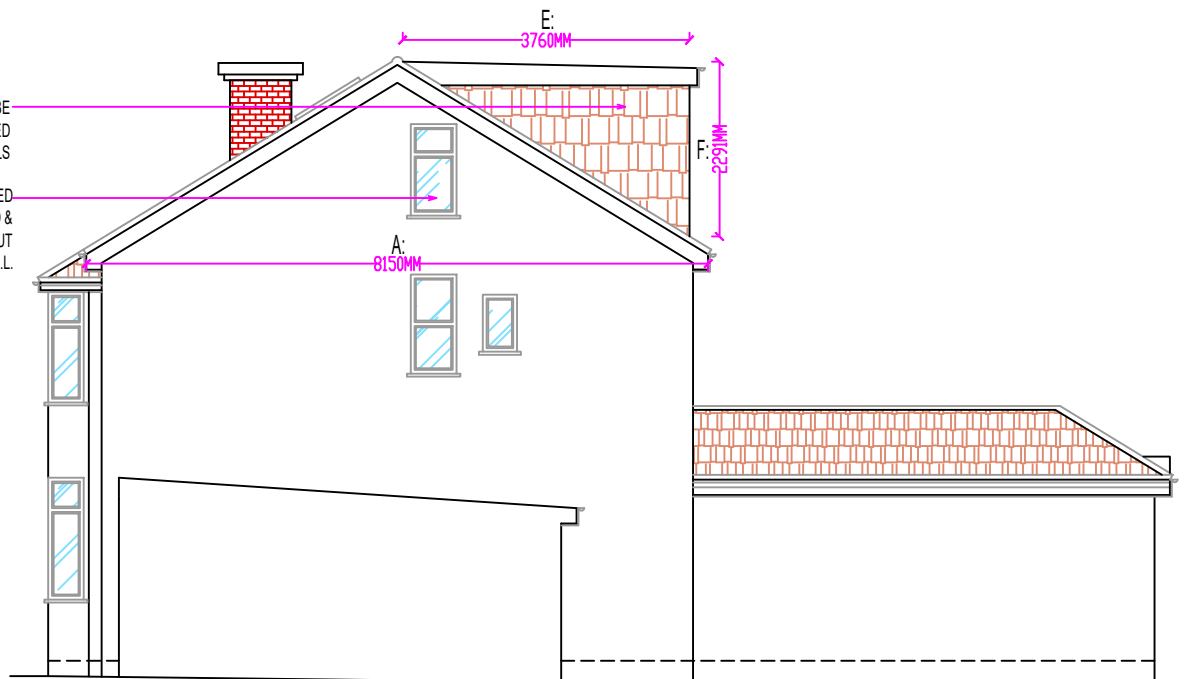
PROPOSED SECTION Z-Z

SCALE 1:50@A1



PROPOSED FRONT ELEVATION

SCALE 1:100@A1



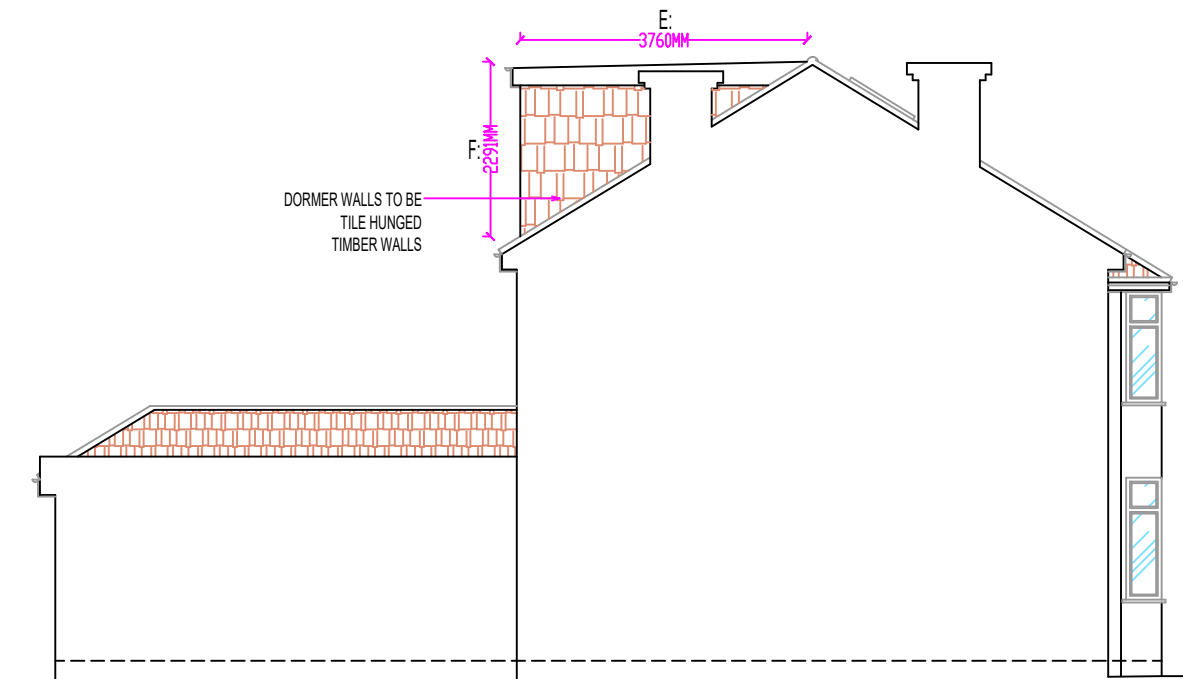
PROPOSED SIDE ELEVATION

SCALE 1:100@A1



PROPOSED REAR ELEVATION

SCALE 1:100@A1

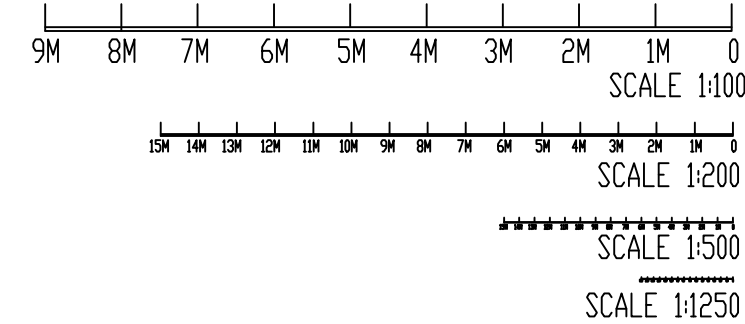


PROPOSED SIDE ELEVATION - 2

SCALE 1:100@A1

- NOTE:
- All new proposed materials to match existing.
 - Velux windows not to protrude more than 50mm from the plane of the roof.
 - Proposed dormer flat roof not to exceed existing ridge at any point.
 - New uPVC windows to match existing.
 - Existing Lintel / beam over existing openings to be confirmed, prior to commencement of any work.

VOLUME CALCULATIONS:
VOLUME OF PROPOSED HIP TO GABLE : $1/6 \times 8.150(A) \times 4.075(B) \times 2.467(C) = 13.82M^3$
VOLUME OF PROPOSED REAR DORMER : $1/2 \times 5.738(D) \times 3.760(E) \times 2.291(F) = 24.71M^3$
TOTAL PROPOSED VOLUME : $13.82M^3 + 24.71M^3 = 38.53M^3$



- NOTES:
1. THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION.
 2. PRIOR TO COMMENCEMENT OF WORK, DRAWINGS TO BE SIGNED OFF BY BUILDING CONTROL INSPECTOR.
 2. PARTY WALL (ETC) ACT 1997 TO BE AGREED WITH ADJOINING NEIGHBORS PRIOR TO CONSTRUCTION.
 3. ALL MEASUREMENTS TO BE CHECKED ON SITE & NOT BE SCALED FROM THIS DRAWING.
 4. ALL WORKS TO MEET LOCAL AUTHORITY'S SET STANDARDS.

Comments
The General contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.

Do not scale from this drawing. Use figure dimension only.

All furniture shown in drawings is for illustration purposes only.

Existing foundations, lintels and wall to be exposed if required by Building Control for assessment and upgrading if found inadequate.

Fire Precautions:
All doors marked with FD30 to be to current British Standards.
All new fire doors to be fitted with 3x4" steel butt hinges or 3x30min fire rated hinges, with appropriate CE and BS EN stamps on each hinge if using brass or chrome.

Self contained mains operated interlinked smoke alarms (BS 5446) and fitted with battery backup to be provided to all landings and hall ceiling shown as (SD).

Staircases:
Actual size of riser & tread for the proposed staircase, to be confirmed on site prior to installation by staircase specialist to avoid any issues with headroom/pitch.

PRELIMINARY DESIGN
PLEASE PRINT, SIGN AND DATE TO APPROVE DRAWINGS FOR CLIENT/S.

SIGNATURE.....
PRINT NAME.....
DATE.....

REVISIONS:	
DATE	DESCRIPTION
07-01-22	AMENDMENTS
11-01-22	ADDITION OF LOCATION PLAN
02-03-22	AMENDMENTS

30 High Street
Hansfield
UB8 6BU
Phone : 01753 825660
Fax : 01895 811051
info@assetsofts.com

PROJECT DESCRIPTION:
PROPOSAL FOR LOFT CONVERSION WITH REAR DORMER

PROJECT DETAILS:
MR.JAMES JOYCE
34 ORCHARD CLOSE
RUISLIP
HA4 7LS

DRAWING NO.: 34OC/15122021/REV-C
DATE: 15 DECEMBER 2021
SCALE: 1:50, 1:100 & 1:1250 @A1
DRAWN BY: TS CHECKED BY: