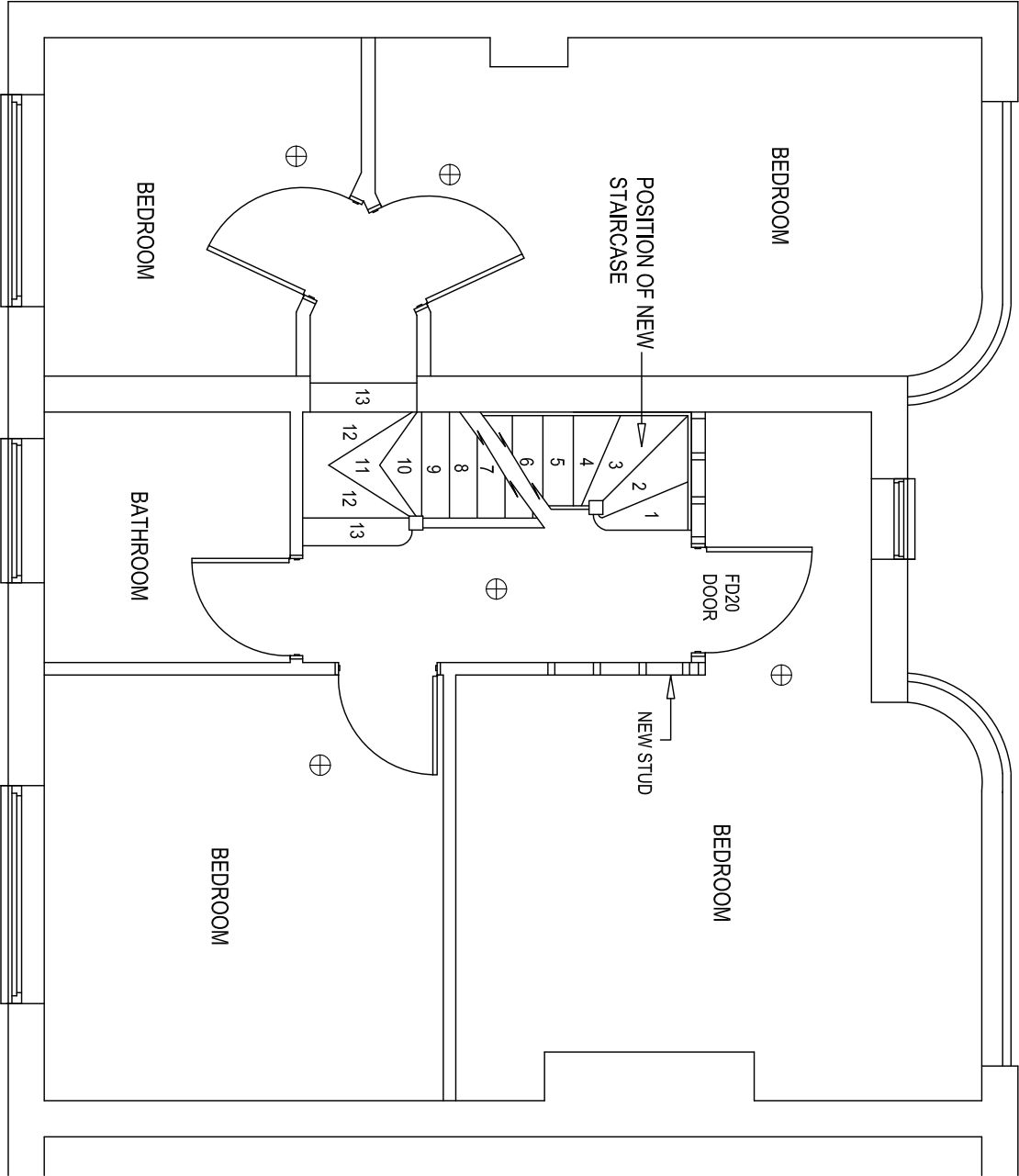
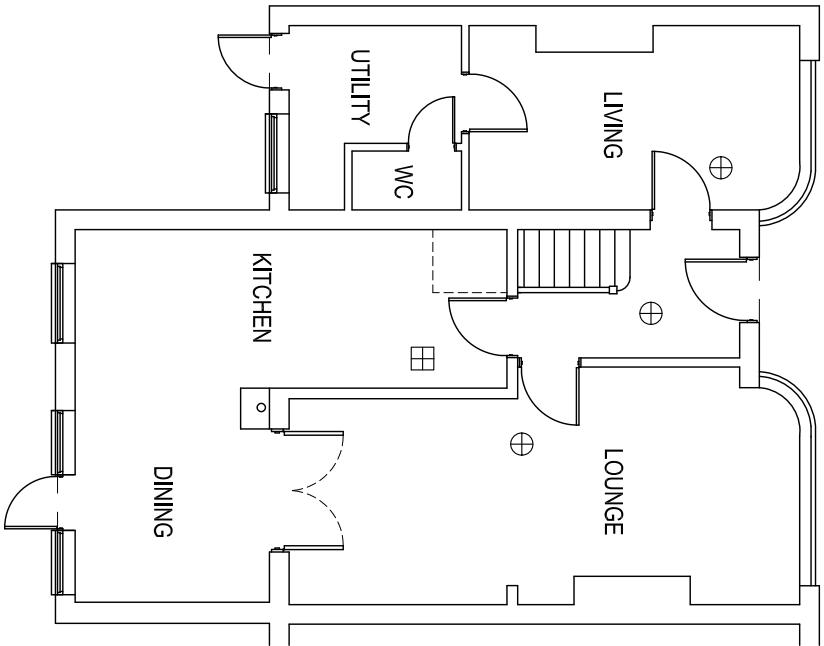


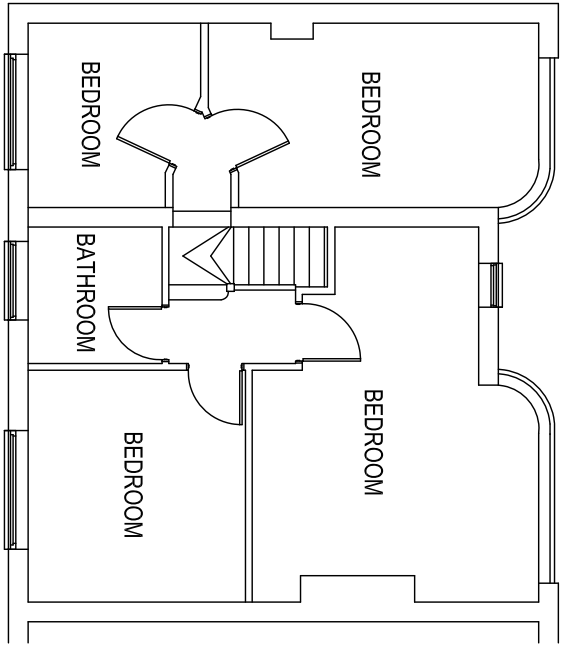
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. NO STRUCTURAL CHANGES TO BE MADE WITHOUT AUTHORITY.



PROPOSED FIRST FLOOR (1:50)



EXISTING GROUND FLOOR (1:100)



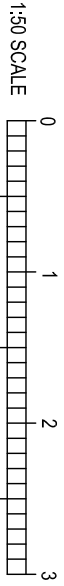
EXISTING FIRST FLOOR (1:100)

FIRE PRECAUTIONS:
SELF CONTAINED MAINS OPERATED INTERLINKED SMOKE ALARMS (BS5446) AND FITTED WITH BATTERY BACKUP TO BE PROVIDED TO ALL HABITABLE ROOMS, LANDINGS AND HALL CEILINGS SHOWN THUS  AND HEAT DETECTOR TO KITCHEN SHOWN THUS  HABITABLE ROOMS IN THE NEW STOREY TO HAVE AN ESCAPE WINDOW 0.33m² CLEAR OPENING AND AT LEAST 450mm WIDE OR HIGH (450x750). NO GLAZED DOORS ALLOWED, ANY DOORS FOUND UNSUITABLE TO BE REPLACED WITH NEW FD20 DOORS.

PROJECT:
ROOMS IN ROOF SPACE

CLIENT:
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RUSLIP MANOR
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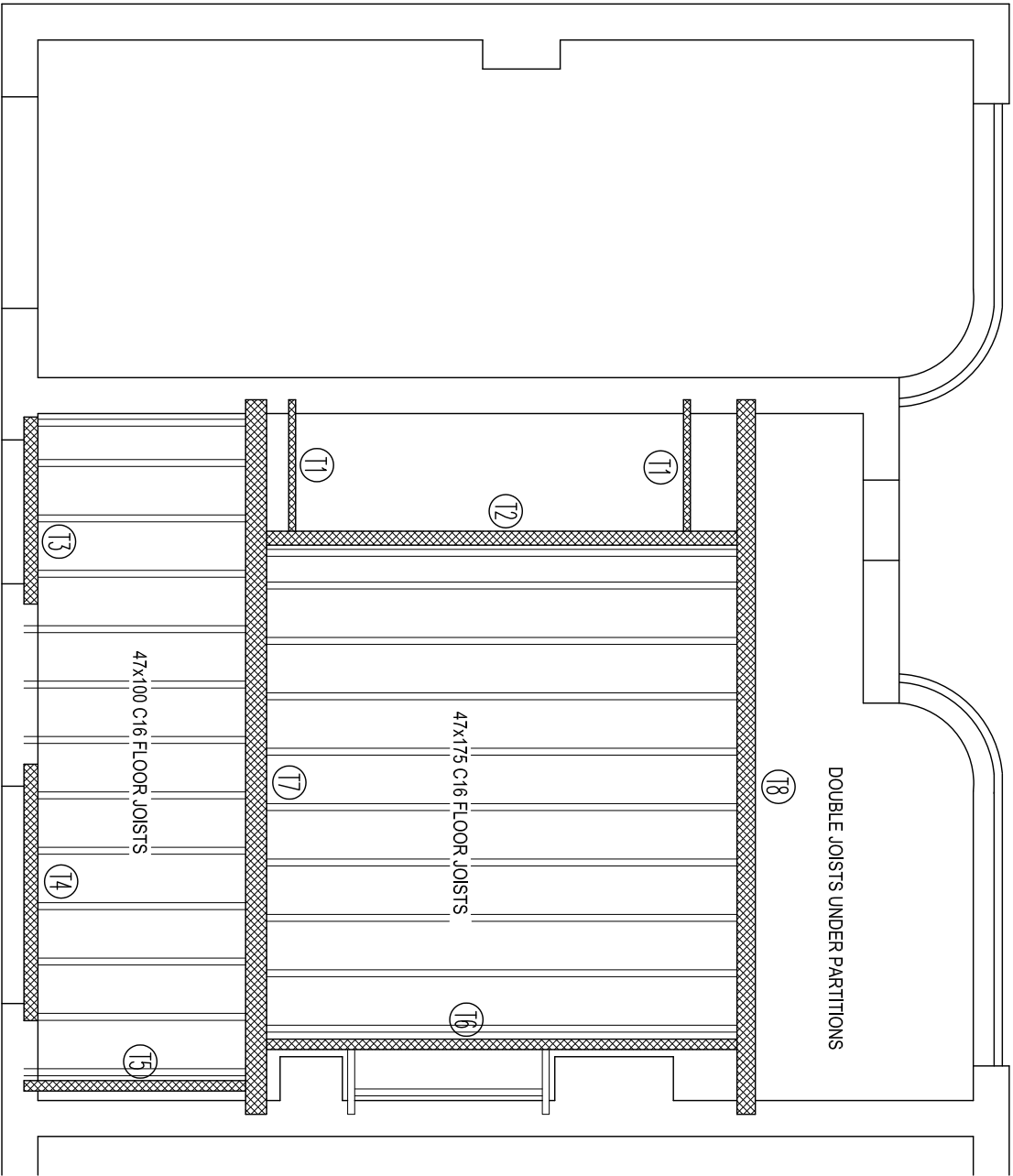
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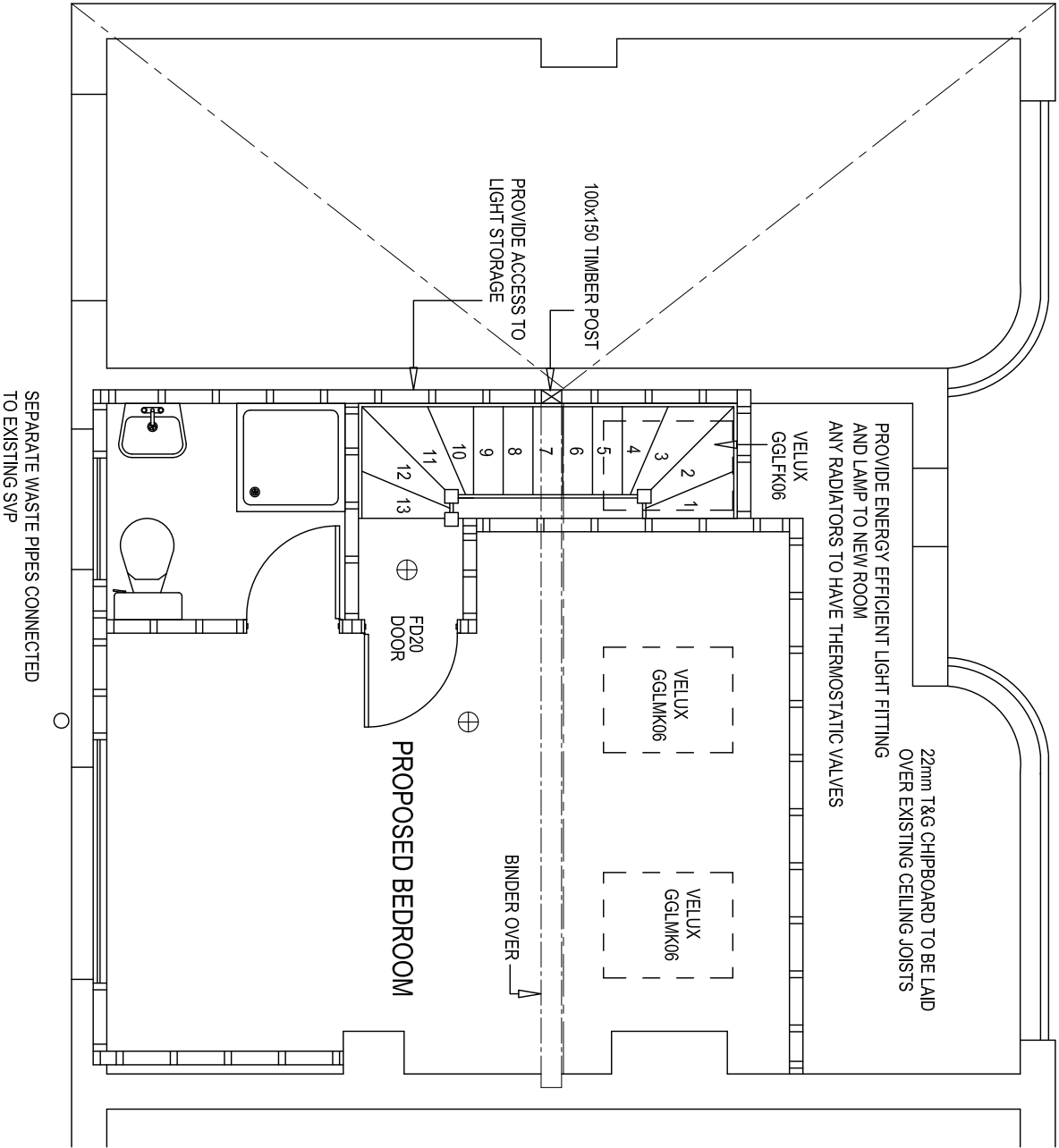
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LOFT FLOOR STRUCTURE PLAN 1:50



PROPOSED LOFT ROOM PLAN 1:50

FLOOR:

22mm T&G CHIPBOARD (V313 TYPE) ON GRADE C16 FLOOR JOISTS AS SHOWN AT 400c/c FIXED TO TRIMMERS & BEAMS USING SIMPSON STRONG-TIE JH4450 HANGERS. JOISTS AND BEAMS TO BE 20mm CLEAR OF EXISTING CEILING CONSTRUCTION AND 40mm CLEAR OF CHIMNEY FLUES. ALL MULTIPLE MEMBER TIMBER BEAMS TO BE BOLTED AT 800 STAGGERED CENTRES USING M12 BOLTS. ALL STRUCTURAL STEEL WORK TO BE ENCASED IN TWO LAYERS OF 12.5mm PLASTERBOARD (JOINTS STAGGERED) AND WIRED AT 150mm c/c.

PROPOSED STAIRCASE:

ESTIMATED FLOOR-TO-FLOOR = 2765. WIDTH= 700 AT 42° PITCH GIVES 14 EQUAL RISERS OF 197mm AND EQUAL STRAIGHT TREAD GOING OF 220mm. CONSECUTIVE TAPERED TREADS TO HAVE EQUAL GOING AND AT LEAST THE GOING OF THE STRAIGHT TREADS. MINIMUM GOING OF TAPERED TREADS TO BE 50mm. HANDRAIL PROVIDED TO RISK SIDE OF STAIRCASE SET 900mm ABOVE PITCH LINE WITH VERTICAL SPINDLES SET AT 99mm SPACINGS. BALUSTRADE SET AS HANDRAIL. 2 mins MINIMUM VERTICAL HEADROOM

ELECTRICAL WORKS:

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. A BS 7671 ELECTRICAL INSTALLATION CERTIFICATE IS TO BE ISSUED RELATING TO THE WORKS BY A COMPETENT PERSON.

VELEX WINDOWS:

ALL WINDOWS TO BE DOUBLE GLAZED WITH LOW E GLASS (4:16:4 MIN) AND FITTED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS. TRIMMED BOTH SIDES WITH DOUBLE RAFTERS WITH TRIMMERS ABOVE AND BELOW.

PLUMBING:

SHOWER AND BASIN WASTE PIPES TO BE 40mm DIAMETER. RUNS OVER 4 METRES TO BE 50mm DIAMETER ALL CONNECTED SEPARATELY VIA 75mm DEEP SEAL TRAPS TO EXISTING S.V.P. OR NEW 110mm COMMON BRANCH PIPE (1:40 FALL). CLEANING ACCESS TO BE PROVIDED AT CHANGE OF PIPE DIRECTION. CONNECTIONS TO S.V.P. TO BE AT LEAST 200mm FROM W.C. BRANCH. EXISTING VENT PIPE WITHIN 3 METRES OF OPENABLE WINDOWS TO EXTENDED 900mm ABOVE OPENINGS AND PROVIDED WITH VENTILATING COVER.

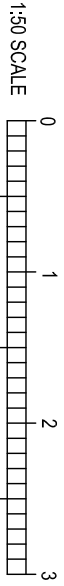
WINDOWS & VENTILATION:

ALL NEW WINDOWS TO BE DOUBLE GLAZED (4:16:4 MINIMUM) USING LOW E GLAZING. MIN U VALUE 1.6. (WER C OR BETTER) WITH SILL HEIGHT SET 800mm MINIMUM ABOVE FLOOR LEVEL. HABITABLE ROOMS TO BE PROVIDED WITH RAPID VENTILATION 1/20th OF ROOM AREA AND 8000mm2 BACKGROUND VENTILATION. SHOWER TO HAVE BACKGROUND VENTILATION OF 4000mm2 AND FITTED WITH A MECHANICAL EXTRACTOR TO ACHIEVE 30 US EXTRACTION. EXISTING ROOF TO BE PROVIDED WITH PROPRIETARY VENTILATORS TO ACHIEVE THE EQUIVALENT CONTINUOUS VENTILATION OF 25mm (EAVES) AND 5mm (RIDGE)

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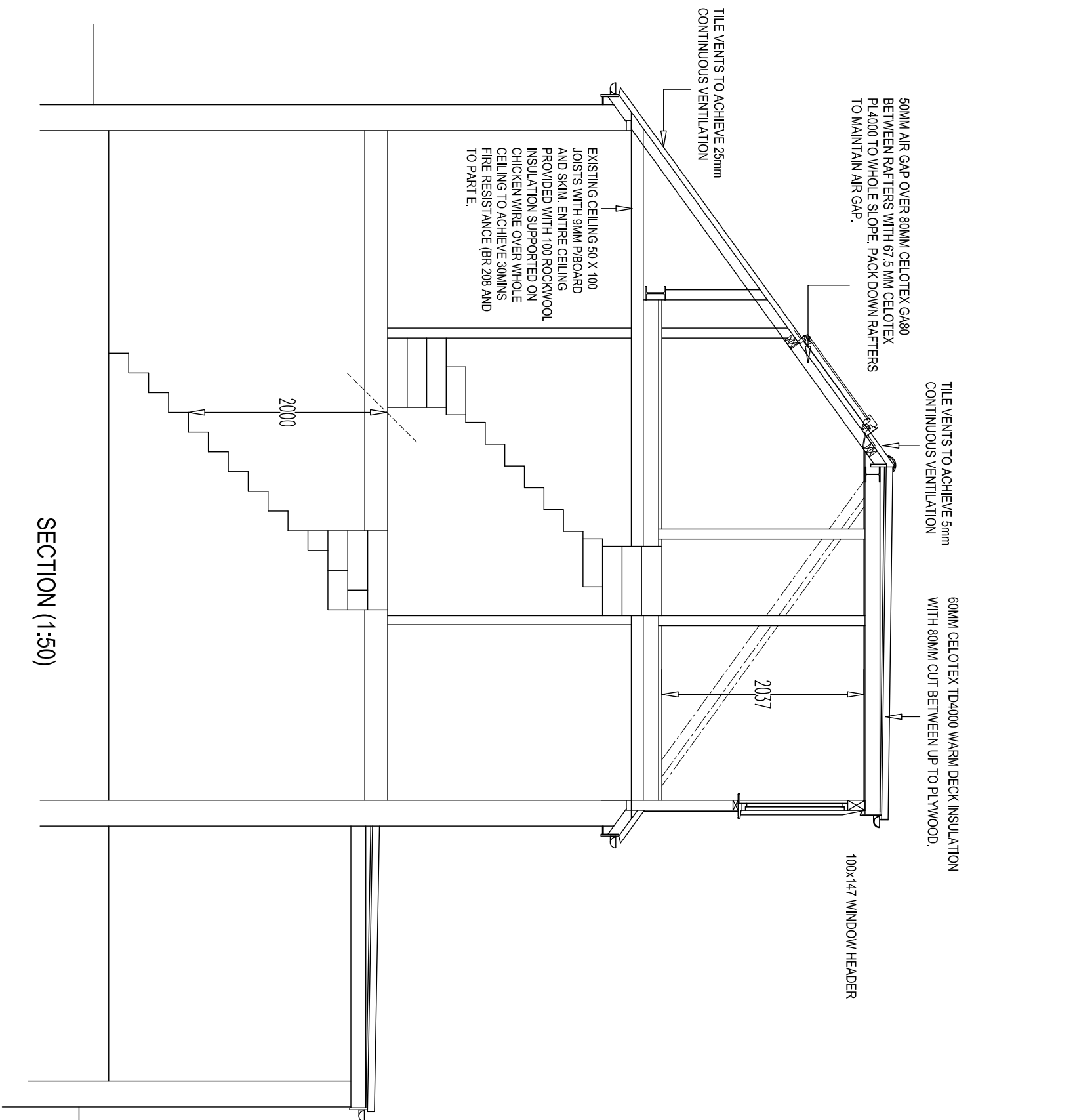
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1:50 1:100 @ A3

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DORMER WALLS (TILE HUNG)

VERTICAL TILES ON 19x38" TREATED TILE BATTEN ON TYPE 1F FELT (BSJ/47) ON 9.5" EXTERIOR PLYWOOD WELL NAILLED TO 47x100 VERTICAL STUDS AT 400c/c. 100MM CELOTEX G4A000 INSULATION TO ALL CAVITIES WITH POLYETHENE VAPOUR BARRIER TO WARM SIDE OF INSULATION. FINISHED INTERNALLY WITH 9.5mm PLASTERBOARD AND SKIN COAT PLASTER. WALLS WITHIN ONE METRE OF BOUNDARY TO HAVE 12.5mm PLASTERBOARD INTERNALLY AND 6mm MASTERBOARD EXTERNALLY (DRY SIDE OF FELT) TO ACHIEVE FULL HALF HOUR FIRE RESISTANCE (30/30)

FLAT ROOF:

GRP ROOFING SYSTEM ON MEMBRANE ON 60MM CELOTEX TD4000 INSULATION ON POLYTHENE VAPOUR BARRIER ON 18MM EXTERIOR PLYWOOD .80MM CELOTEX CLT BETWEEN JOISTS HELD UP TO PLYWOOD .USE TAPERED FIRING WITH 1.40 FALL ON 47 X 147 C16 ROOF JOISTS AT 300 C/C. FINISHED INTERNALLY WITH 9.5mm PLASTERBOARD AND SKIN COAT PLASTER.

STUD WALLS AND ROOF SLOPE:

PERIMETER AND PULIN WALLS TO BE 47x100 VERTICAL STUDS AT 400c/c WITH 100MM CELOTEX GA4000 INSULATION FACED IN 12.5mm PLASTERBOARD AND SKIM.

INTERNAL PARTITIONS TO BE 47x75 VERTICAL STUDS AT 400c/c WITH CROSS NOGINS ON 47x75 PLATES FACED IN 12.5mm PLASTERBOARD AND SKIM. STUD CAVITIES FILLED 100 ROCKWOOL INSULATION TO COMPLY WITH PART E. STAIR ENCLOSURE TO TO HAVE 12.5mm PLASTERBOARD BOTH SIDES TO ACHIEVE HALF HOUR FIRE RESISTANCE.

NEW ROOF SLOPES WITHIN THE CONVERSION TO HAVE 80mm CELOTEX GA80T0 ALL RAFTER CAVITIES WITH BATTENS FIXED TO THE UNDERSIDE OF RAFTERS TO MAINTAIN 50mm AIR GAP ABOVE INSULATION AND 67.5mm CELOTEX PL4000 INSULATION TO WHOLE OF SLOPING AREA (TO ACHIEVE 0.18W/M2K). POLYTHENE VAPOUR BARRIER TO WARM SIDE OF INSULATION WITH 9.5mm PLASTERBOARD AND SKIM INTERNALLY.

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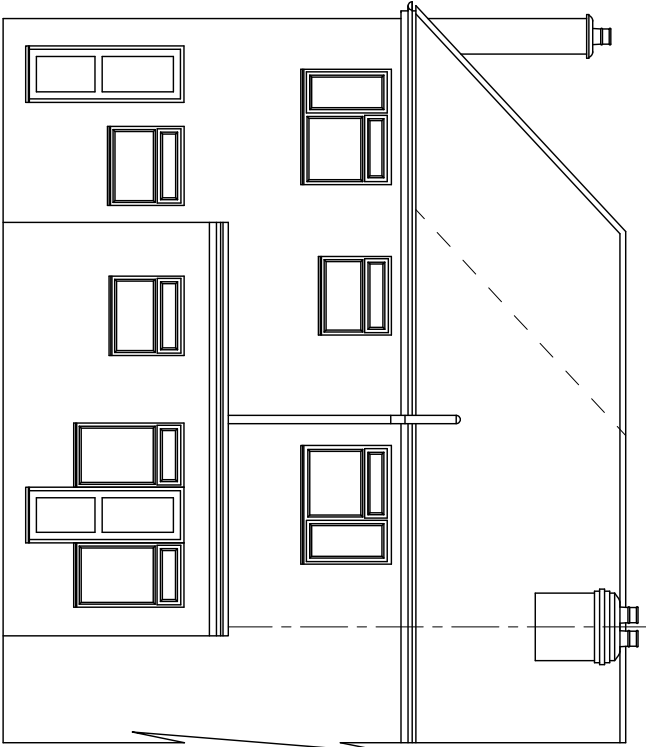
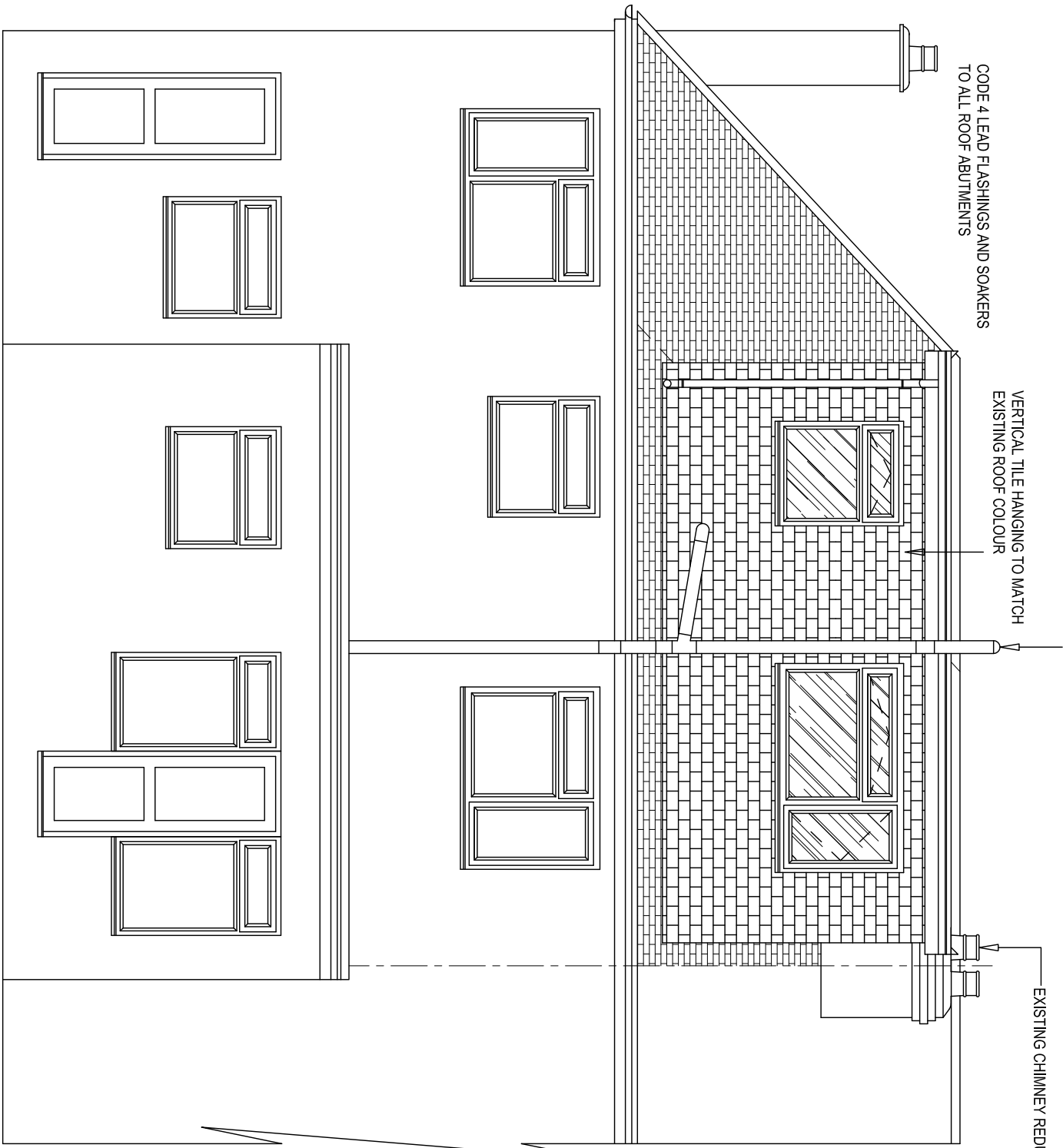
MATERIALS USED IN THE EXTERIOR WORKS TO BE OF A SIMILAR APPEARANCE TO THOSE USED IN THE CONSTRUCTION OF THE EXISTING DWELLING HOUSE.

EXISTING VENT PIPE TO BE EXTENDED 900mm ABOVE WINDOW OPENINGS

EXISTING CHIMNEY REDUNDANT

VERTICAL TILE HANGING TO MATCH EXISTING ROOF COLOUR

CODE 4 LEAD FLASHINGS AND SOAKERS TO ALL ROOF ABUTMENTS



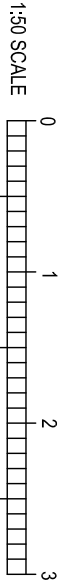
EXISTING REAR ELEVATION 1:100

PROPOSED REAR ELEVATION 1:50

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ROOMS IN ROOF SPACE

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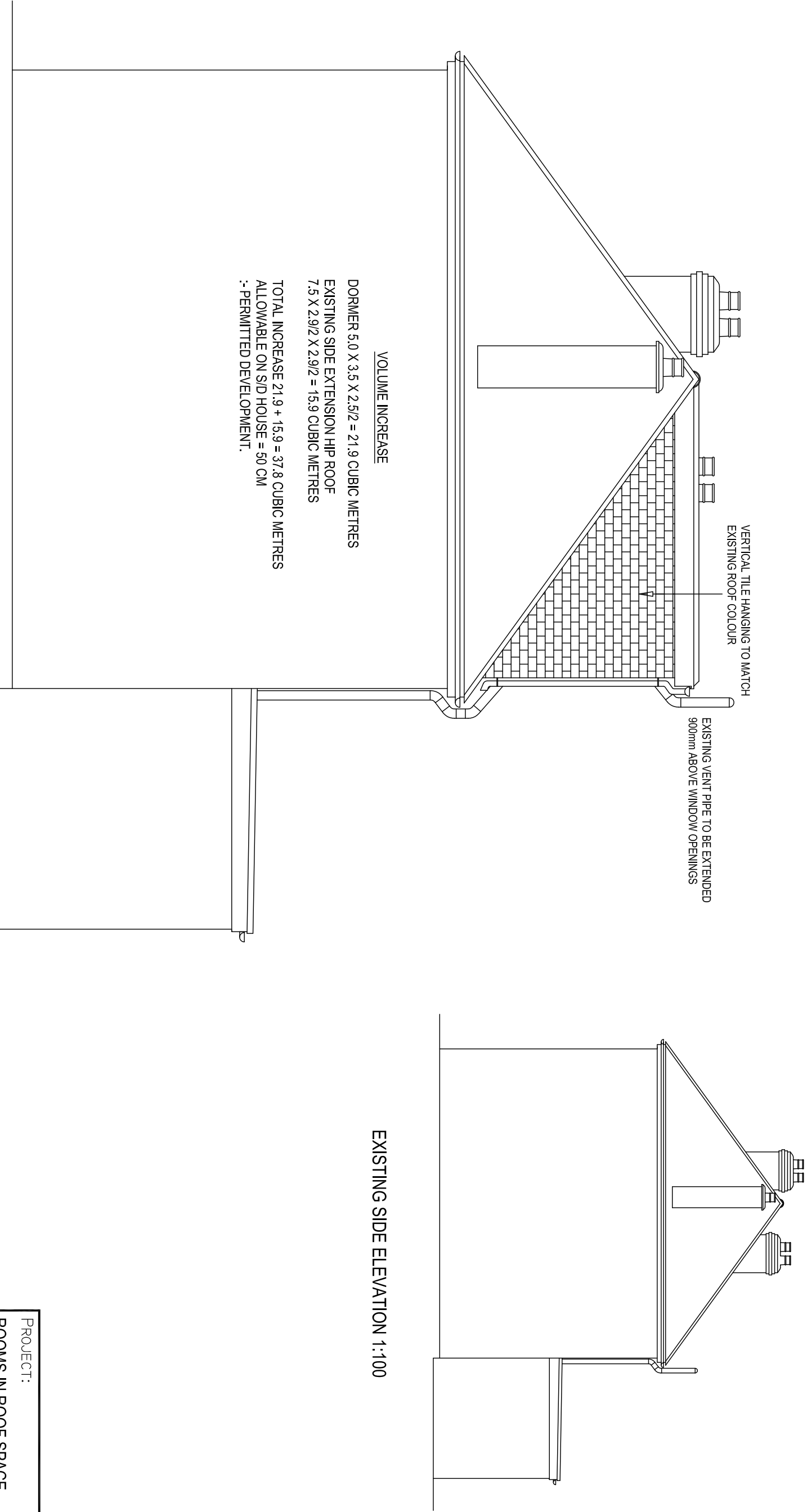
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SCALE
1:50 1:100 @ A3

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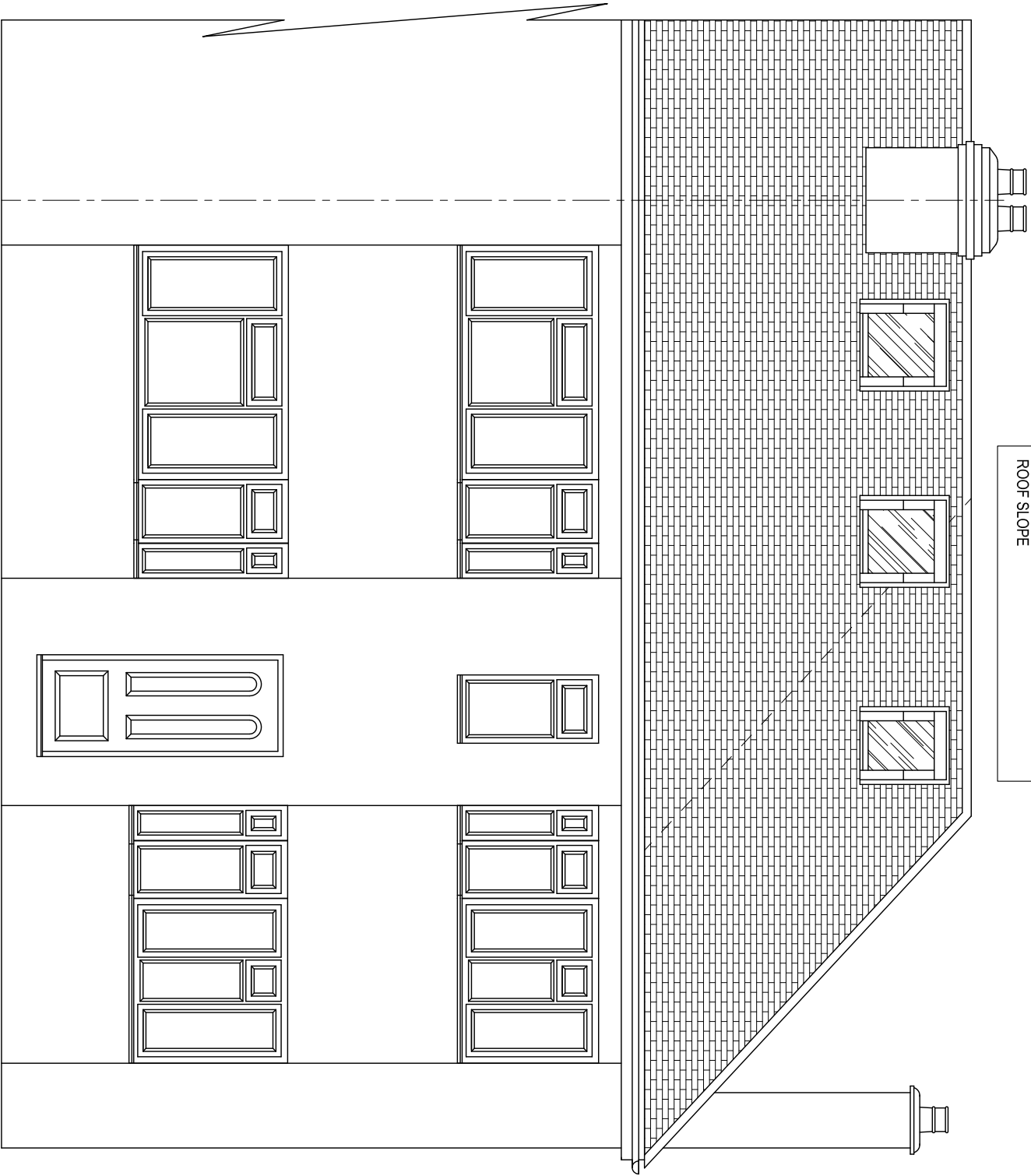


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ROOMS IN ROOF SPACE

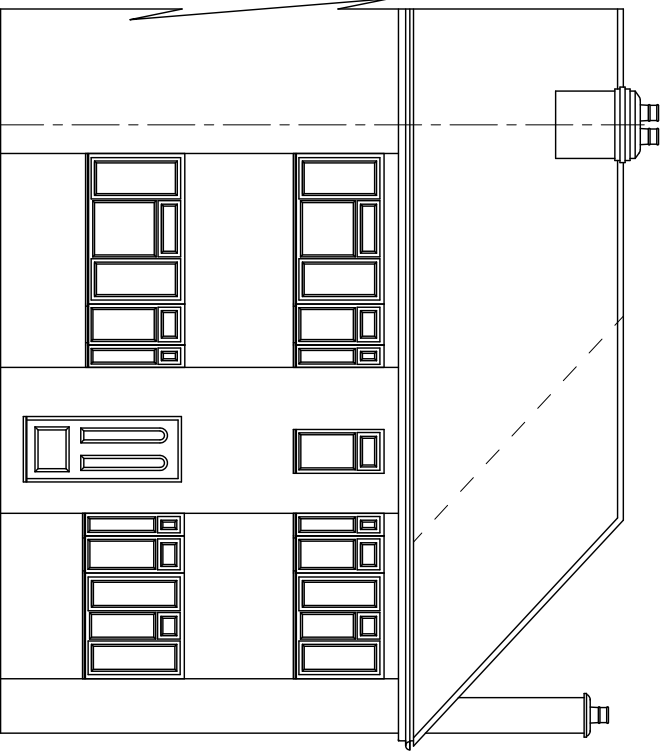
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ROOF LIGHTS DO NOT PROTRUDE MORE THAN
150mm ABOVE THE PLANE OF THE ORIGINAL
ROOF SLOPE



PROPOSED FRONT ELEVATION 1:50

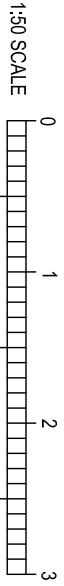


EXISTING FRONT ELEVATION 1:100

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1:50 1:100 @ A3

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