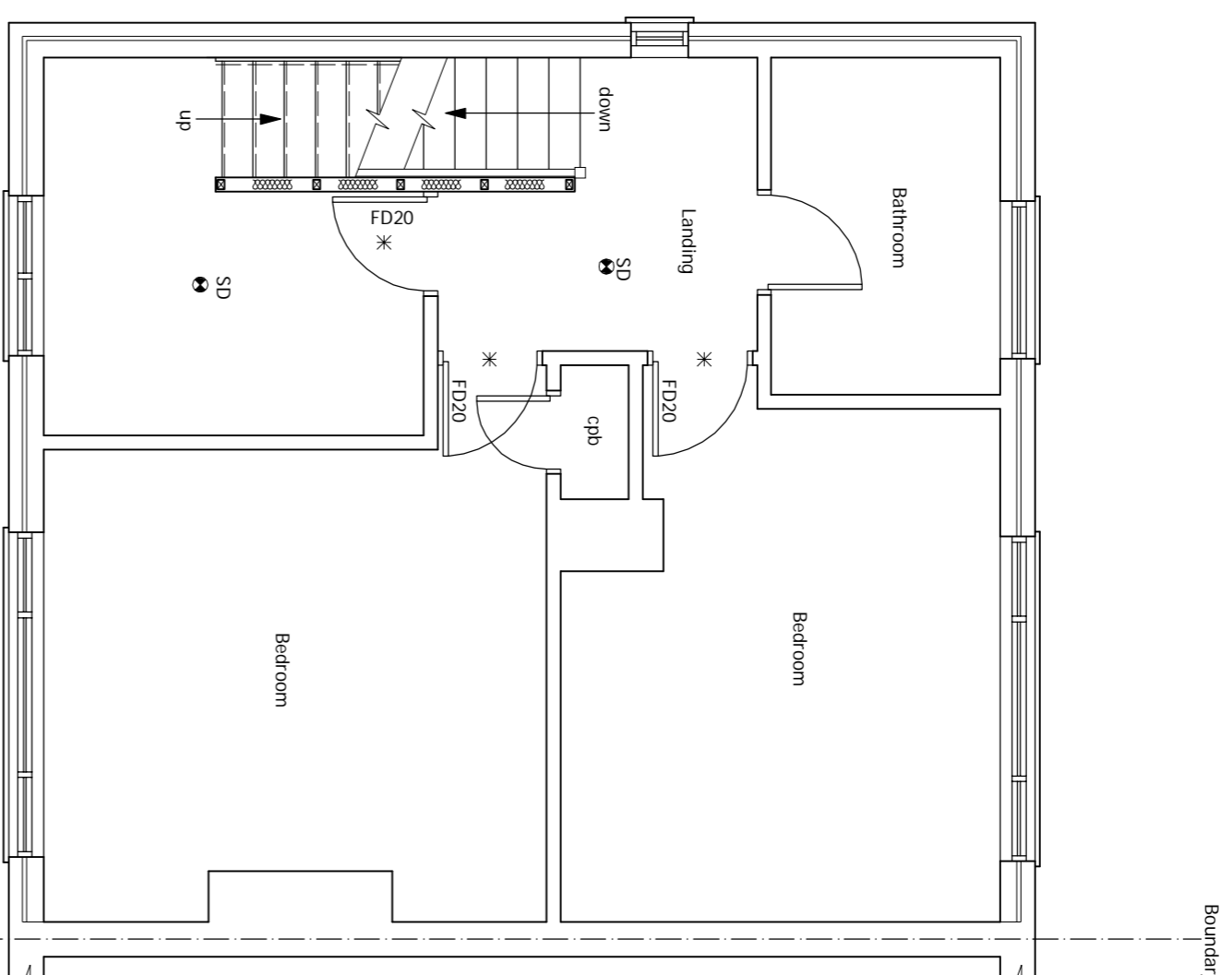
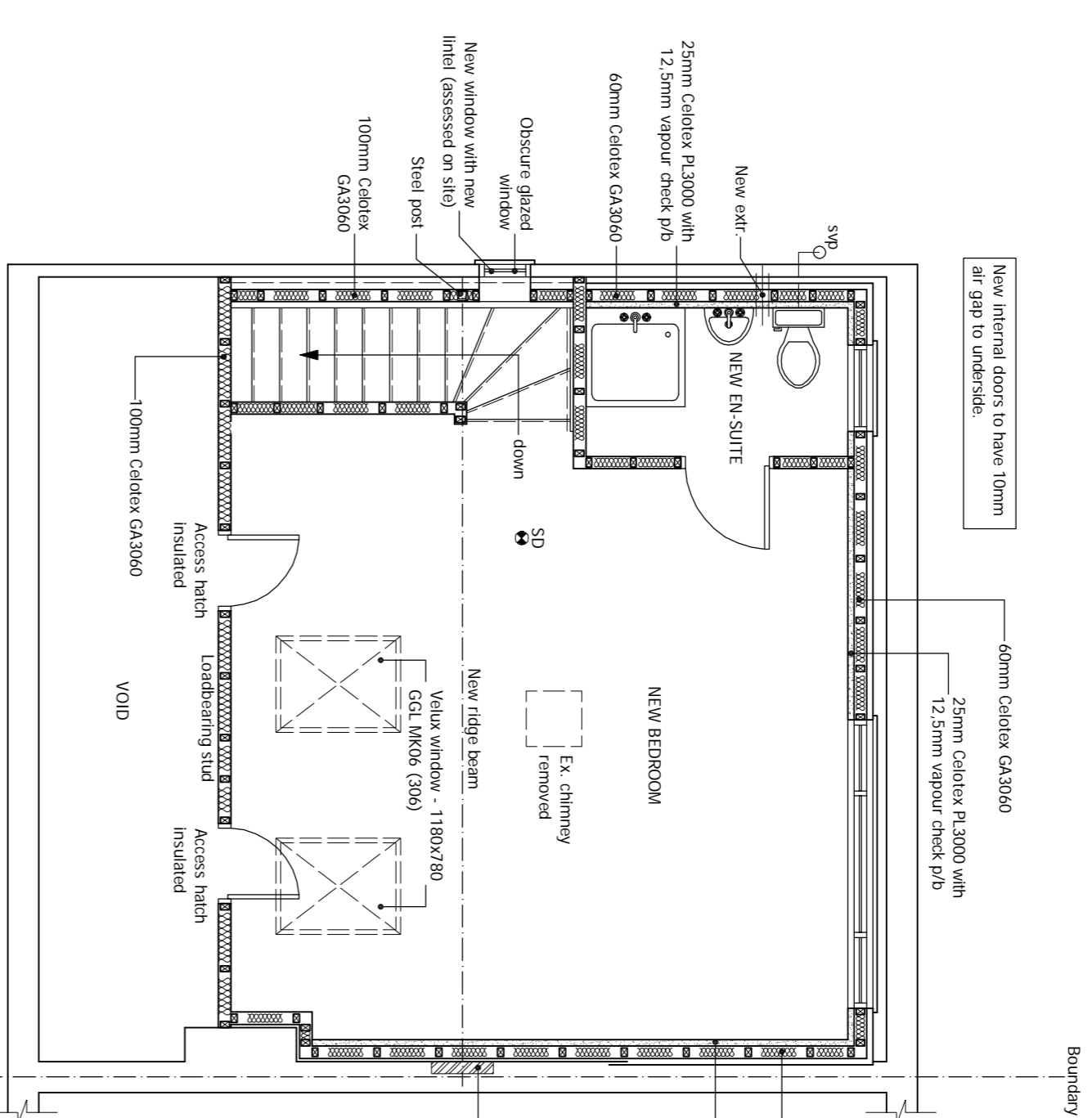


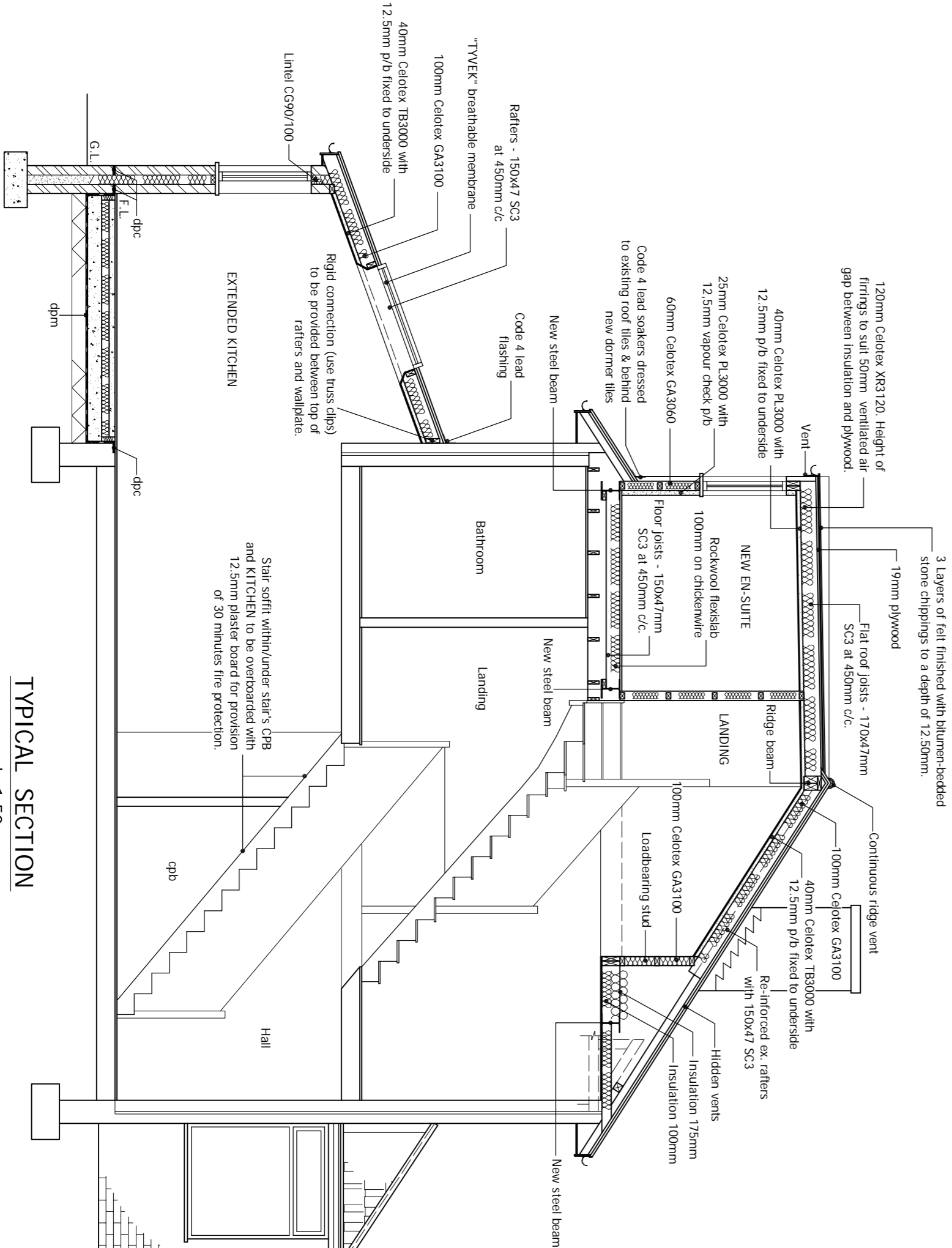
PROPOSED GROUND FLOOR PLAN  
Scale 1:50



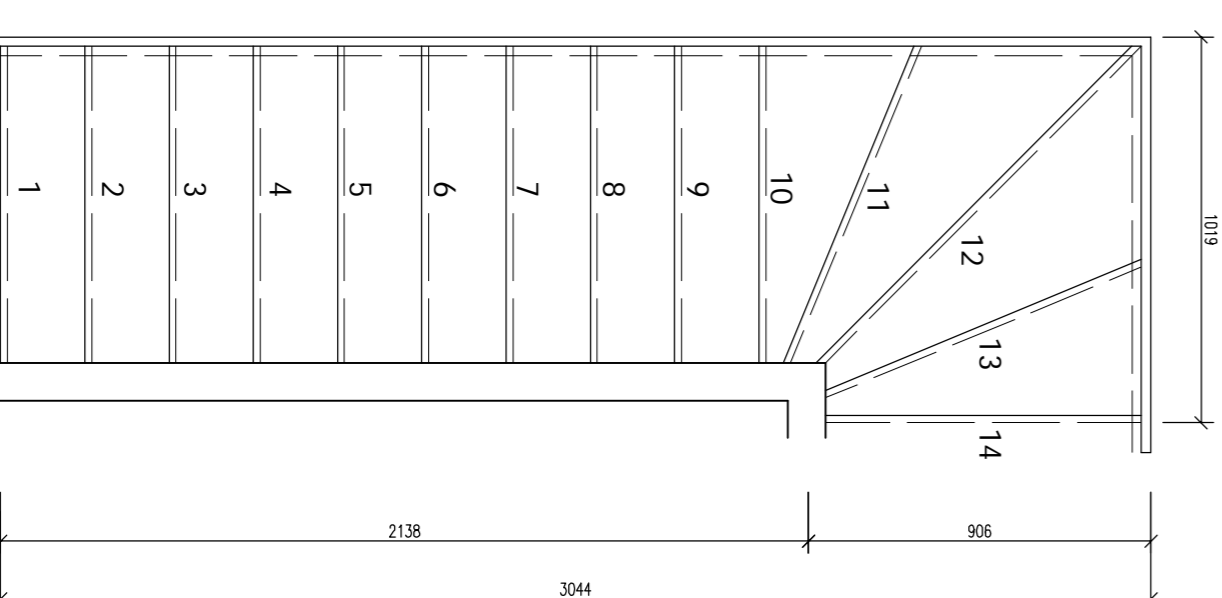
PROPOSED FIRST FLOOR PLAN  
Scale 1:50



PROPOSED ATTIC FLOOR PLAN  
Scale 1:50



TYPICAL SECTION  
Scale 1:30



STAIR DETAIL  
Scale 1:20

Scale	1:50	1:100
AS shown	1	2
As Drawn	3	4
L.R.	5	6
	7	8
	9	10
	11	12
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	99	100

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Loft Conversion with Dormer Window to Rear and Single Storey Rear Extension.

Mr & Mrs. N. Pearte  
137 Lunley Avenue  
South Shields  
Tyne And Wear  
NE34 7DU

For Drawings Tel: 0800 7836790  
E-mail: drawnplans@aol.com

All to give a U-value of 0.18. All valleys to be lined with code 4 lead work on treated softwood valley boards. Where new roof shut new or existing brickwork provide for code 4 lead flashing stepped where required with patent cavity trays fitted over where required. Horizontal and vertical straps for lateral support as described above positioned at intervals not exceeding 1.8m. (New velux windows see per plan. All Velux windows see AA tried 1200mm wide for installation for new windows with double trimmers top and bottom. Double rafters either side of velux windows.)

**3. LATERAL RESTRAINT TO FLOOR AND ROOF:** All floors and roofs to be anchored by Bar or Cantic metal anchors (30 x 3 mild steel). Straps to be secured to timber and walls min. 1000mm long at max. 1200mm c/c (1800mm c/c in single storey construction).

**4. NEW ATTIC FLOOR:** 23mm TRG Flooring grade chipboard (V313 grade water resistant to new shower room) to timber floor joists as per drawings and S.E. calculations, set to web of new steel beams. Joints to be staggered and secured to timber and walls min. 1000mm long at max. 1200mm c/c (1800mm c/c in single storey construction). Perls for nail spacing finished below all new stud partitions. Perls for nail spacing batten/beam spanning. Provide for Chickensaw mesh laid over the existing ceiling joist with 100mm Rockwool Flexibats for half hour fire protection to the existing ceiling set between at 450mm c/c carried to eaves work where it is to be overlaid with 175mm Rockwool quilt insulation. To give a total thickness to unheated voids of 275mm and all to give a U-value of 0.16 or better.

**5. SOLID FLOOR SLAB:** 65mm concrete screed, on vapour barrier on 80mm G43080 Celotex insulation with a 25mm upstand of insulation provided on perimeter edges of floors, on 100mm concrete to wall DPC. Sand blinding and min. 150mm clean compacted hardcore. All to give U-value of 0.22.

**6. LINTELS & STEELWORKS:** Unless otherwise stated lintels to be Cantic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete positions are to be provided (sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. New main beam to be as per drawings, all beams to be supported by steel beams (see plan) at each end. Half hour fire protection to be provided for steel beams.

**7. DAMP PROOF COURSES:** Horizontal and vertical DPC's will comply with BS743 (grey polymer) and be incorporated:

- into 150mm slope around all lead bearing walls, lapped with floor damp proof membrane.
- Vertically, stepped to all external openings.
- Horizontally, stepped to all external openings.

**8. DRAINAGE:** The existing drainage system is a single line combi system. UPVC fittings to BS 514, BS 5255. Binks, sink units, showers - 42mm dia. wyes and 20mm traps, WC pans - 100mm dia. Bath Shower exceeds 2.5m and 1.50m traps to be fitted. Site operation of all types of hot water systems are required to prevent scalding, so the temperature does not exceed 48 degree celcius through taps or 100 degree celcius where held in storage, (i.e. by use of temperature relief valves). Reasonable provisions must be made by the installations of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. Below ground drainage to comprise UPVC pipes to BS 5343. The selected fill should be free from stones larger than 40mm clay exceeding 100mm, timber, vegetable matter or frozen material. Where rigid pipes of less than 150mm dia. have less than 300mm cover, or rigid pipes of 150mm or more have less than 600mm of cover the pipes should be encased in 150mm concrete. Where flexible pipes are not under a road or have less than 600mm cover they should be encased in 150mm concrete. Where drainage runs within 1.0m of any foundation and the trench should be backfilled to the ground level with concrete. Any pipe penetrating through a structure below ground level should have a lintel above opening (or use of rockers pipes) and a settlement gap of 50mm concrete or similar flexible material should be inserted to provide protection to the drain. Pipe to be either rocker type or hole around fitted with compressible material. All gravity drainage should have a min. fall requirement of 1:80 to provide self cleaning velocities. All gullies will be back filled trapped gullies with rubber leading unless otherwise stated. All gullies to be 400mm dia. and 1000mm high. Where water are available on site connections must be provided.

**9. TIMBER PARTITIONS:** 100x47mm vertical softwood studs at 600mm c/c secured to 100x47mm head and sole plates. Noggins at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isovoil APR 1209 sound insulation to partition voids at bedrooms and around bedrooms to comply with E2. All timber to be treated with preservative and underlaid with 12.5mm plasterboard fixed across face of studs, all to give a U-value of 0.28 or better.

**10. FIRE PRECAUTIONS:** All doors to statutory habitable rooms are to be FD20 doors with 25x38mm rebates and provided with either with intumescent strip or 35x25mm doorstops glued and screwed at 200mm c/c (existing to be replaced with new).