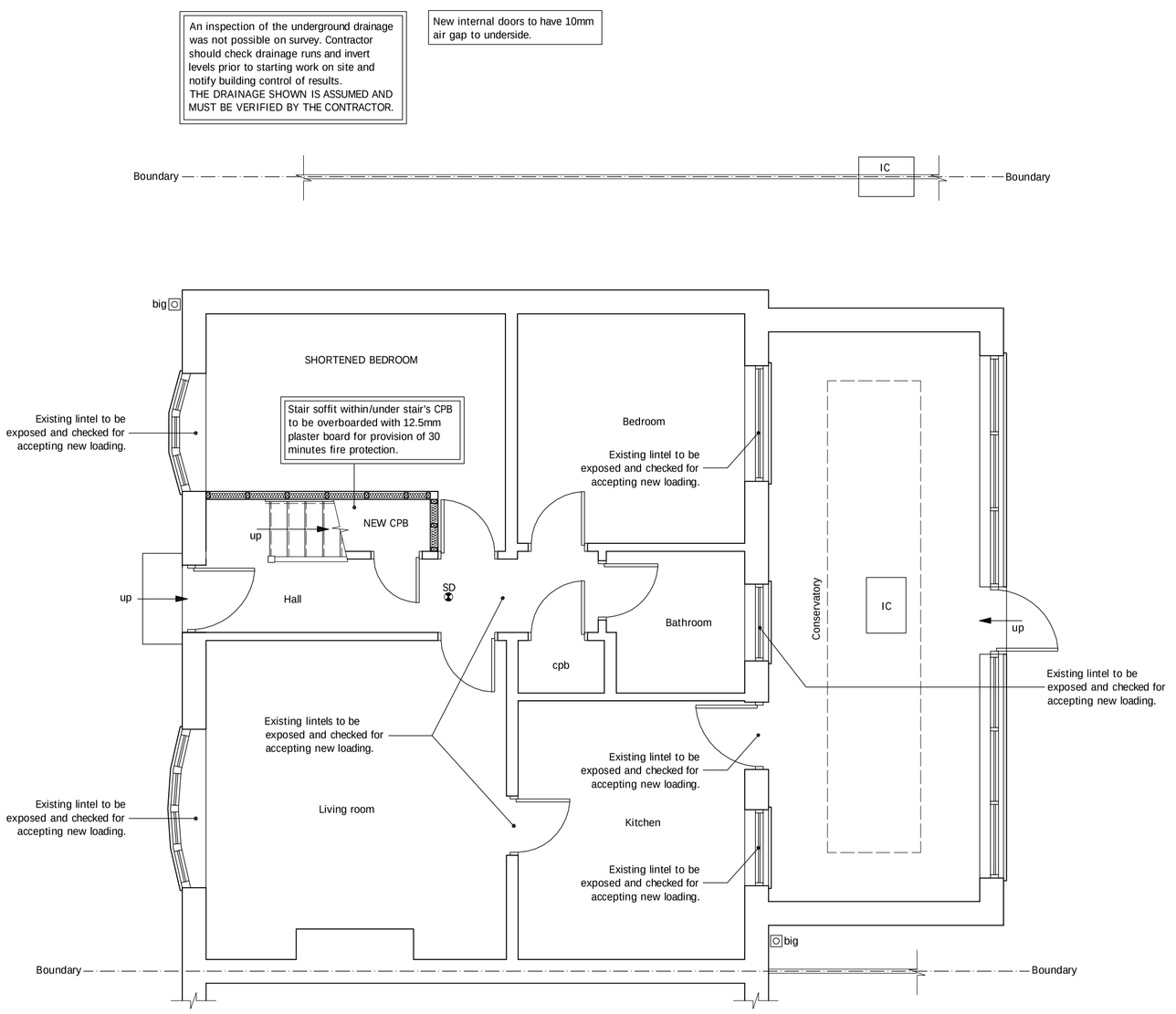
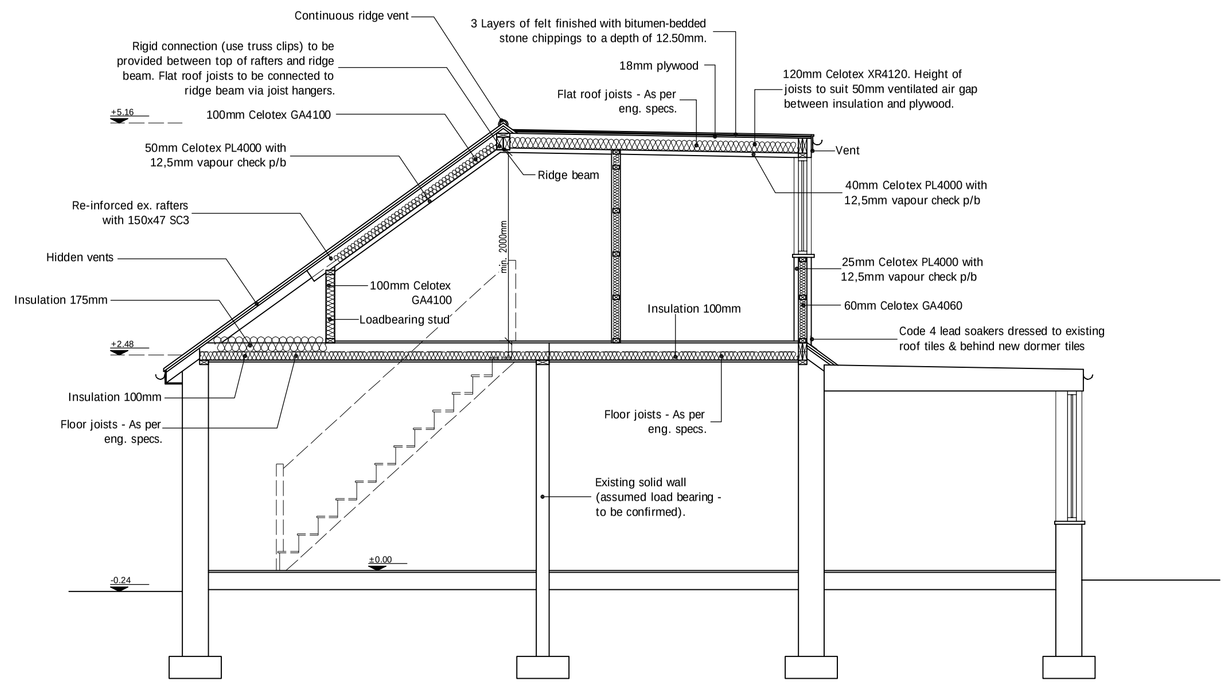


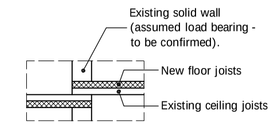

PROPOSED GROUND FLOOR PLAN

scale 1:50



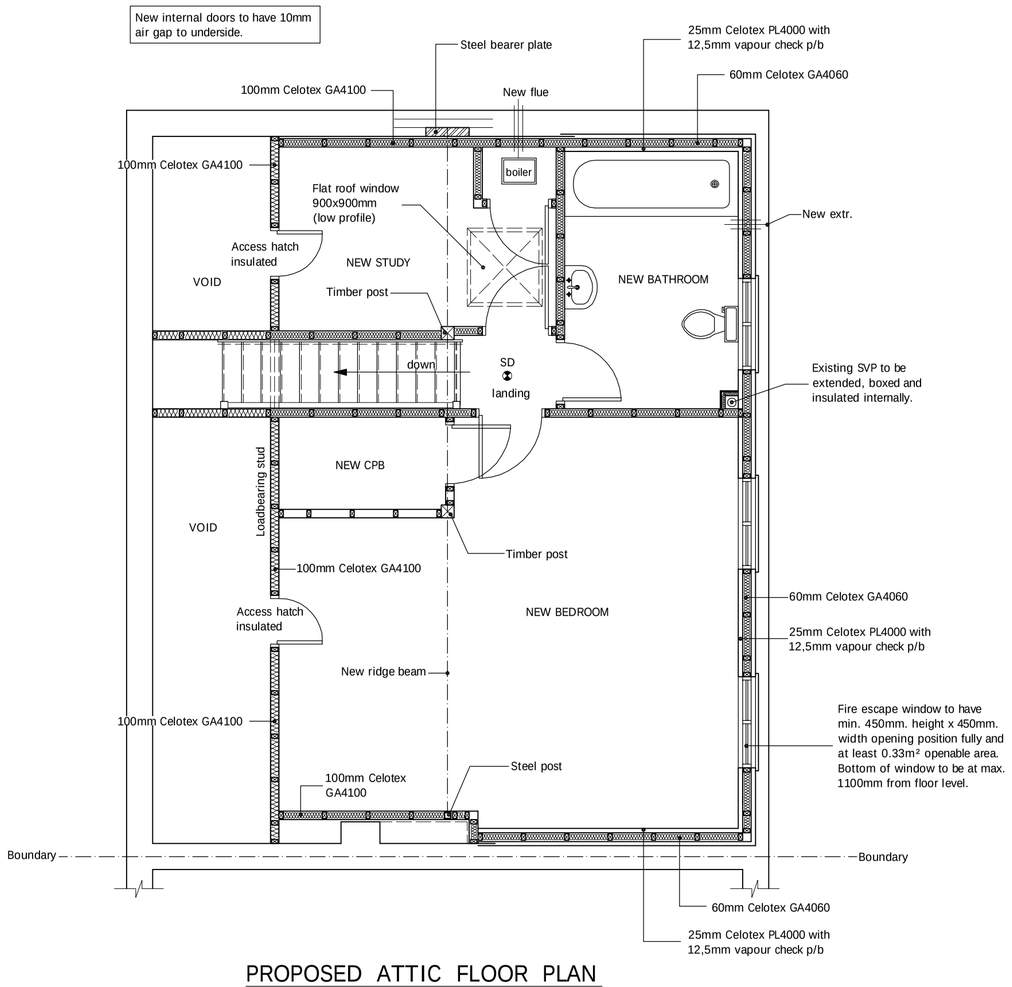

PROPOSED SECTION

scale 1:50



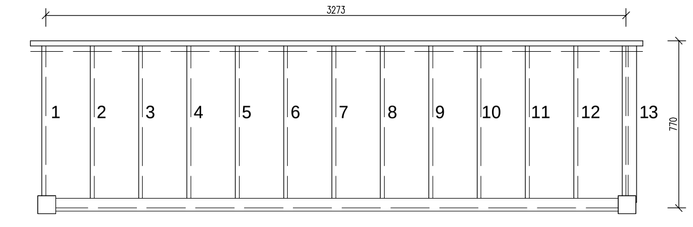

NEW FLOOR JOISTS SUPPORTED ON EXISTING SOLID SPINE WALL

(NOT TO SCALE)



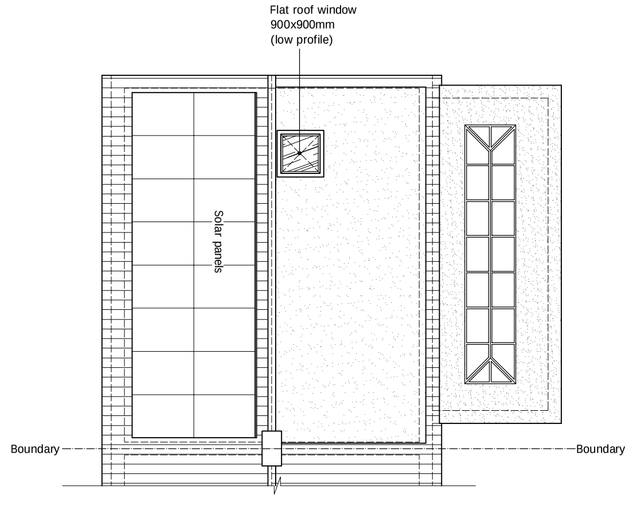

PROPOSED ATTIC FLOOR PLAN

scale 1:50



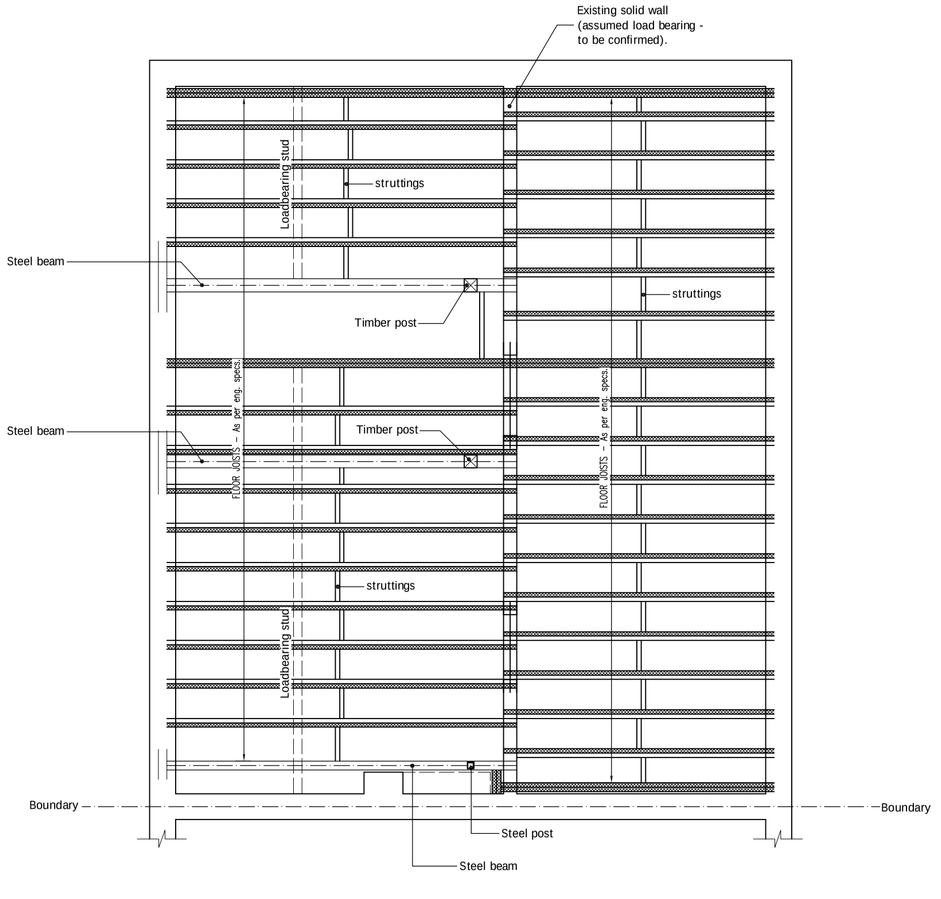

STAIR DETAIL

scale 1:20




PROPOSED ROOF PLAN

scale 1:100




STEEL WORK AND JOISTS LAYOUT

scale 1:50

Floor joists to be doubled up when running parallel with and under timber partitions. Stud to front eaves to be 100x50mm at 400mm c/c to provide support to re-inforced rafters. Provide 100mm Celotex GA4000 set between studs with 12.5mm plasterboard fixed across face of studs, all to give a U-value of 0.28 or better.

**8. FIRE PRECAUTIONS:-** Mains operated, self contained and inter linked smoke alarms must be provided at each landing level. The smoke alarms must conform to BS 5446: Part 1. All units to have recharchable batteries in case of mains power loss.

**9. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES:-** New external doors and windows to be UPVC and double glazed. Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Window frames to be double glazed with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level. New or replacement windows double glazed with 16mm air gap or 12mm argon filled gap and a both finished soft low 'E' coating to achieve U-value of 1.60 and to have window energy rate - Band C or better. New external doors to have a U value of 1.80. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (fee Payable). Max. area of windows, doors and roof lights should not exceed 25% of floor area of the extension.

**10. ELECTRICAL INSTALLATION and PART P BUILDING REGULATIONS ELECTRICAL SAFETY:-** Where electrical work is required to comply with Schedule 1 of the Building regulations it will either:

a. Be installed, by electrician who is registered as Part P approved by an authorised body (a completion certificate/certificate of compliance will need to be obtained from their authorised body (NICEIC, ELECSA, NAPIT etc.).

b. Any other electrician will require and Electrical Safety Building Notice application.

The proposed electrical installation, earthing and bonding to be installed to current IEE regulations & to comply with Part P requirements of the Building regulations. Inter-linked, slef-contained smoke alarms shall be provided in the circulation areas of the dwelling. The smoke alarms shall be mains operated in accordance with Section 1 of Appeoved Document B Volume 1. Fixed fitting taking only lamps having a luminous efficiency of 40 lumens per circuit watt shall be used at one per 25 m2 of floor area or three of four or 75% fittings which ever is the greater. Fixed external lighting shall be either lamp capacity not exceeding 150 w per light fitting that switches off automatically or fittings taking only lamps of 40 lumens per circuit watt.

**11. GAS INSTALLATION & HEATING:-** The proposed gas installation shall be designed and installed by GASSAFE registered person and a relevant certificate provided to Building Control pre-completion. Extend existing central heating to new areas to client's instructions. Where new or replacement boilers are installed must be a condensing boiler and must have a SEDBUK rating of Class A or B and the condensate outlet must be taken to the foul drainage system. New radiators fitted with thermostatic type valves with pipework insulated to non heated locations.

**12. NATURAL AND MECHANICAL VENTILATION:-** Prior to completion details of commissioning and testing of mechanical systems for extracts to be deposited with building Control to show complaince with F1 (2).

a) Habitable room:
- Rapid ventilation - 1/20th of floor area - for a hinged or pivot window that opens 30° or more, or for sliding sash windows. 1/10th of floor area - for a hinged or pivot window that opens less than 30°.
- Background ventilation - 8000 mm²

b) Bathroom (with or without WC):
- Rapid ventilation - opening window
- Background ventilation - 2500 mm²
- Extract ventilation fan rates - 15 l/s

The extract fans to rooms like utility, WC and bathroom having no external opening window to be provided with a 15 minute overrun.

Location of mechanical ventilation devices in rooms:

a) Mechanical extract fans should be placed as high as practicable and preferably less than 400mm below the ceiling. Refer to Appendix E Approved Document F for further guidance of installation of fans in dwellings.

**13. STAIRS:-** New softwood staircase min. go 223mm max. rise 200mm width unobstructed 810mm. Handrail 900mm above pitch line measured vertically with stair rails at max 95mm c/c where required. Minimum headroom over pitch 2100mm measured vertically. New staircase as per detail closed tread design. Site measure for new staircase prior to ordering. All to comply with approved Doc.K.

**THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.**

**Other Notes , Alterations.**

All existing foundations, beams and/or lintels accepting additional load, are to be exposed, if necessary, for consideration by the Building Control Surveyor and upgraded if found necessary.


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Project:
Loft Conversion with Dormer Window to Rear.

For:
Michael Hobson
69 Ullswater Gardens
South Shields
Tyne And Wear
NE34 0PS


| Scale: | Dwg. no: | Ref. no |
|---|---|---|
| As shown | Sheet 2 | A0( |
| Drawn by: | Date Drawn: | |
| L.R. | 08-March-2022 | |


For Drawings Tel: 0800 7836790

E-mail :- drawnplansco@aol.com


5m 150
10m 1100