EXISTING

EXISTING DRAINAGE TO BE VERIFIED ON SITE WITH REDUNDANT RUNS TO BE REMOVED

KITCHEN

THIS WALL TO BE TAKEN DOWN

REMOVE RENDER FROM THIS WALL OR PLAD & SKIM OVER TREATED BATTENS

LIVING

BATH

BED

REMOVE WINDOWS - INCE OPENING IS DOWN TO FLOOR LEVEL - MAKE GOOD

REMOVE

CUPB

W.C.

HALL

BED

ACCESS TO LOFT

GROUND FLOOR

ATTIC FLOOR.

K.P. TRUSSES WITH W'S CEILING CHORDS & MONOR RAFTERS AND STRUTS)

NORMAL BOWSTRING RAFTERS @ 400 CTS

PURLIN

TAKE OUT ALL PARTITION WALLS AND FLOORING IN WAY OF NEW WORKS

PURLIN

RIDGE

K.P. TO REMOVE

K.P. TO REMAIN

PURLIN

PURLIN

DOORS TO CLIENTS APPROVAL

FOR DETAILS OF EXTENSION SEE DRG 02/CA/01

SWING

DINING

KITCHEN

H.D

MK.06

MK.06

MK.06

GLAZED DOORS

GLAZED DOORS TO CLIENTS APPROVAL

LOUNGE

PARTITION WALL TO EX DOOR OPENING

S.D.

UP

LANDING

KITCHEN/BATHROOM FITTINGS AND LAYOUT TO CLIENTS APPROVAL

BATHROOM

BUILD UP THIS WALL IN 'IN SITU'

BED

BED

B

A

LEAVE THIS AREA AS IS FOR STORAGE USE ONLY

MK.06

MK.06

BED

SHOWER AREA & W.C. AND BASIN

LAYOUT ETC TO BE DISCUSSED ON SITE WITH CLIENT.

EN SUITE AREA

WARDROBES

S.D.

INSULATED ACCESS DOOR TO STORAGE

RUN SP FROM EN SUITE TO DRAIN INTO EX BATHROOM

PROPOSED

EXISTING SECTION

SECTION B-B

COLLAR TIES TO EACH RAFTER COUPLE TO ACT AS CEILING JOISTS

JOISTS TO BE 100X50 SW @ 400 CTS

BEAM B-B

BEAM A-A

BUILD UP EXISTING WALL TO CARRY NEW FLOOR JOISTS

SECTION A-A

SEE A/C DETAIL ON DRG 02/CA/01

DOUBLE UP RAFTERS TO EACH SIDE OF VELUX WINDOWS

225X63 C16 PURLIN ON 100X100 SW STUDS BUILT INTO PARTITION WALLS BOTH SIDES

EXISTING CEILING INSULATION TO REMAIN

MINIMUM 2.3m H.R.

TYPICAL - EXISTING REMAINING PURLINS ON 100X100 SW COLUMNS SET ON/IN LOADBEARING WALL AND STEELWORK

50X50 SW STUDS TO EACH RAFTER

EXISTING RAFTERS

JOISTS @ 400 CTS

DOUBLE UP FLOOR JOISTS UNDER PARTITIONS ETC

- The Works as drawn require the approval of the **Local Authority Building Control** department. Works should not commence until such approval is in place.
- **Methods/materials shown are indicative only, others may be used subject to their fitness for purpose and approval by the Client and Building Inspector**
- **Do not scale** from this drawing for Construction purposes.
- **Builder is to check all dimensions**, pitch angles etc – designated or not - prior to pricing, buying or building.
- All works adjacent to, on or over a common boundary to have the written approval of the adjoining owner(s)
- All references to Building Regulations, Codes of Practice, British Standards etc., refer to latest editions and amendments
- All documents, drawings and calculations are to be read together
- All dimensions in millimetres unless stated otherwise

Construction notes

See generic detail on drawing 1 – 02/CA/01

Floor Construction – Min 19thk T&G flooring to client's choice over 175X47 c24 sw joists at 400cts -use moisture resistant boards in damp areas -double up in shower area. Rockwool Flexi-slabs on chicken wire draped between joists

Roof Construction – 175x50 sw rafters spiked to existing from load bearing stud to ridge – 100thk Kingspan Kooltherm K7 insulation friction fit between rafters' flush with soffit - 50thk K7 underlining – vapour barrier - 12.5thk plbd and skim

Load bearing stud wall – see detail on drg 01

Straps – see drawing 01 – straps at eaves level to secure wallplate, struts, beams, floor joists

Beams – Universal beams as calcs. Minimum 100mm bearing each end (see calcs) on nominal 150thk conc. padstones and rendered 1/2hr firc resistant with 12.5thk plbd and skim over sw framing

Staircase – solid timber cut string – 16R at 194mm giving nominal fl to fl of 3100mm – 225mm going (minimum 50mm at winders) -width 8000mm, handrail to open side 900mm above pitch line – handrail to landing 1100mm high – any banister spindles to be maximum 100mm apart. Maintain minimum 2.0m headroom below roof

Roof windows – Velux - size as drawing c/w all necessary fixings, flashings etc to suit the roof tile – any blinds, electrical operation etc to clients' approval

For all other details see Drawing 2 -02/CA/02

DRAWING 2 – LOFT CONVERSION

PROPOSAL FOR A FLAT ROOFED REAR EXTENSION, LOFT CONVERSION AND DRIVE WITH NEW HIGHWAY CROSSING AT 2 CLEASIDE AVENUE, SOUTH SHIELDS, NE34 8DQ

Drg No 02/CA/02	Scales 1:100, 1:50	Date 07/01/2023