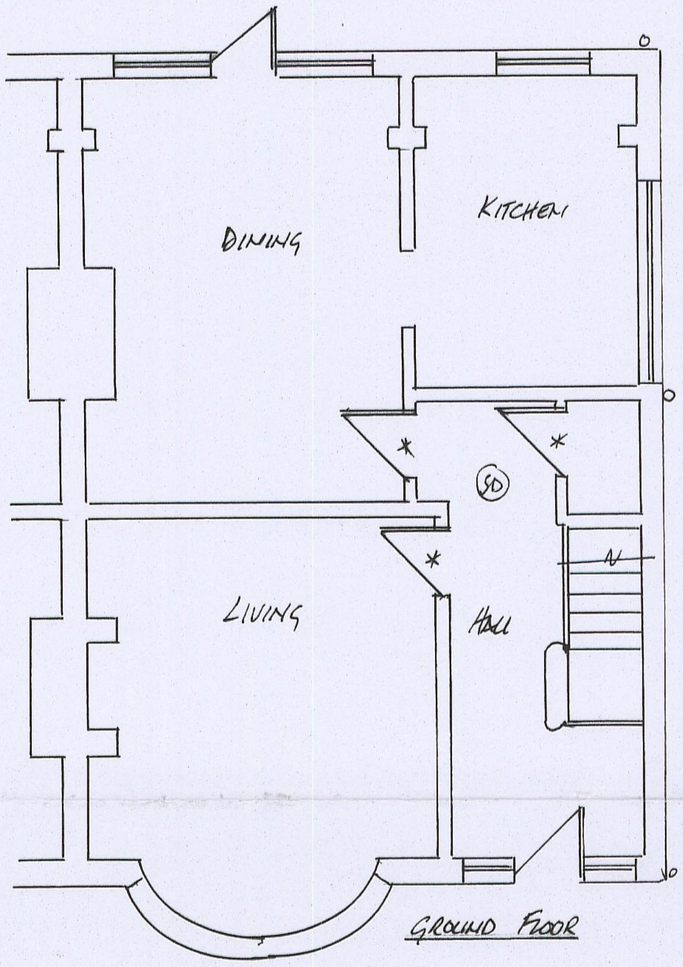
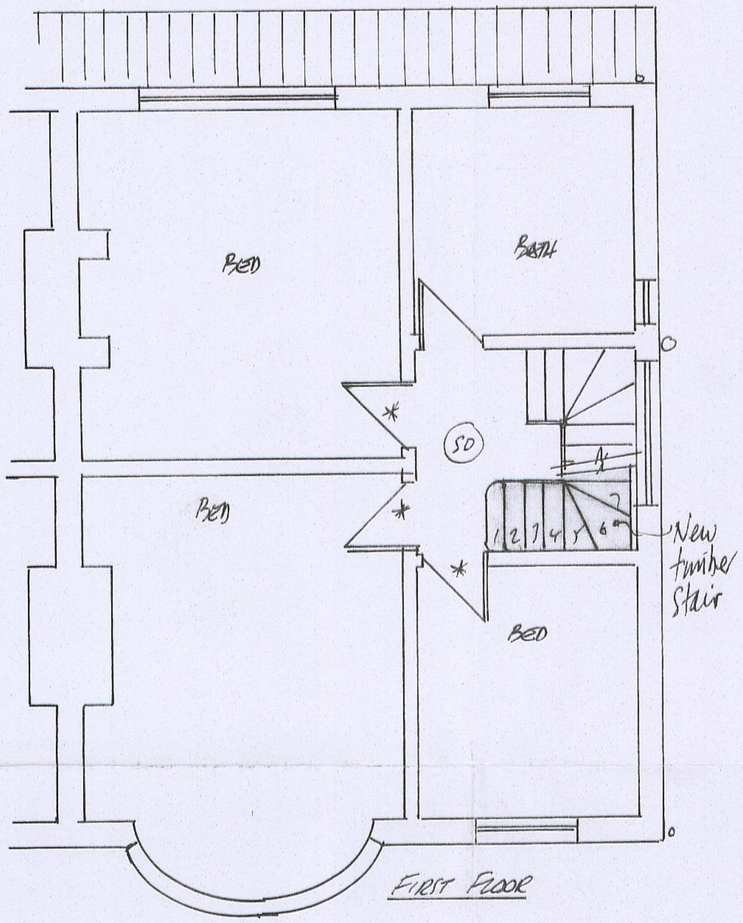
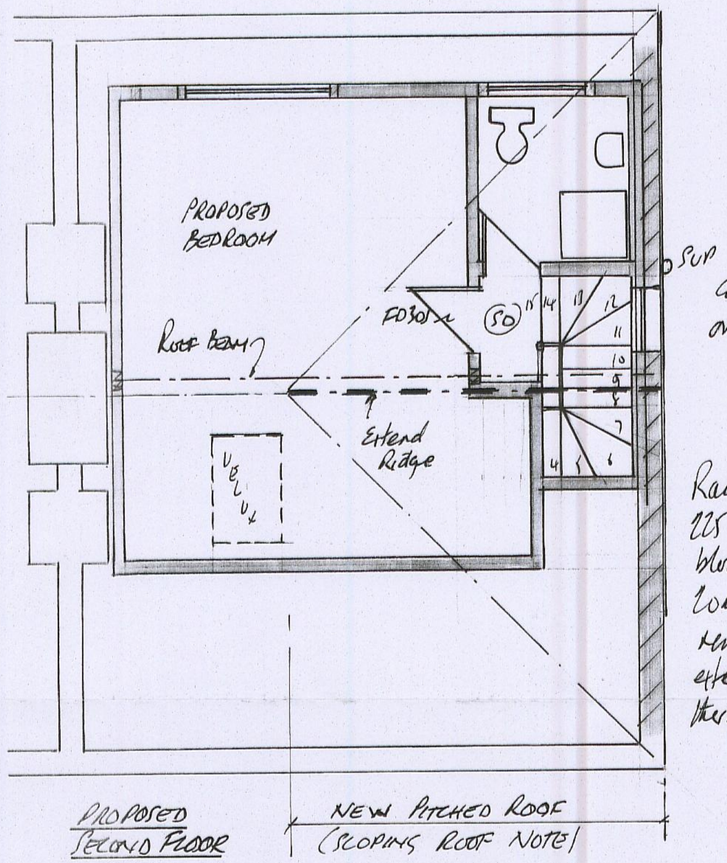


GROUND FLOOR



FIRST FLOOR



catnic to suit over window.

Raise flank wall in 225 mm solid Celcon blocks with 2 coat 20mm waterproof render to BS 5262 external and 65 mm thermaboard internal

PROPOSED SECOND FLOOR

NEW PITCHED ROOF (SLOPING ROOF NOTE)

Smoke alarms/ detectors: (Noted SD on floor plans) To BS 5446 Part 1. Provide at least one smoke alarm per floor in circulation areas. To be located in ceiling at least 300mm from any wall or light-fitting. Central position preferred but not over stairs or heaters, within 7 meters (measured horizontally) of doors to kitchen and living rooms (where fire is likely to start) and within 3 metres of bedroom doors (for alarm to be effective when occupants are asleep). All smoke alarms to be interconnected and permanently wired to a separate fused circuit at the distribution board with battery back-up.

Door noted FD30S ½ hour fire resisting to BS 476: Part 22 with 'perko' closer and min. 25mm rebate x 38mm stop glued and screwed @225mm c/c. All existing doors to habitable rooms within stairwell to be changed to FD30S. *

Ventilation: Ventilate bedroom and bath to the exterior with openable windows at least equal to 1/20 of floor area. Provide at least one window incorporating trickle ventilator min. 10000mm², (15.5in²) in area, min. 8mm wide, to bedroom, 4000mm² to bath/shower rooms.

Glazing: New external doors and windows to be low-E double-glazed with min. 16mm gap argon filled gap between panes. 'U' value 1.6W/m²K.

WC/bathroom windows to be obscure glazed. Glazing to doors and windows within 300mm of door and within 1500mm of floor, elsewhere glazing to windows within 800mm of floor to be laminated or toughened glass to BS 6206:1981.

Mechanical ventilation (ducted to external air) to WC to be wired to light switch with a 20 minute overrun and to effect 3 no. air changes per hour to bath to be rated at least 30 litres/sec.

Heating: Builder to examine existing boiler and pumps prior to commencement of works and advise on suitability for retention. Provide pumped supplies to loft sanitary fittings. Provide thermostatic rad. Valves to new radiators. Any works to boilers (new or existing) to be carried out by registered installer and final test certificate provided prior to commissioning. Adaptations to existing central heating system and pipe runs to be agreed with client before installation. All tanks and pipes passing through unheated spaces to be insulated.

Chimneys to terminate min. 1 metre above adjacent dormer roof. Code 4 lead flashings and soakers at junctions with chimney.

Wastes: TO BS 5572. rodding eyes at all bends and changes in direction, 40mm upvc. Bath/shower waste, 32mm h/basin waste, 75mm traps (any combined wastes and extended runs to by min. 50mm dia. with anti-syphon traps) to connect above centre line of WC connection or min. 200mm below, to existing 100mm SVP extended to terminate min. 900mm above adjacent windows with terminal balloon.

Electrical works New electrical works are to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by an electrician competent to do so. For the purposes of the building regulations, a competent electrician is one who is registered with a recognised trade body such as NICEIC, ECA or NAPIT. A copy of the appropriate BS7671 electrical design, installation and test certificate is to be provided to Building Control before a complete certificate can be issued. Agree locations of sockets etc prior to commencement.

SLOPING ROOF

Tiles to match existing and to suit pitch on treated battens at a size and gauge to meet the tile specification all laid on Tyvec Supro or similar breather underlay with a maximum drape of 10mm on treated rafters 100 x 5 @400crs C16 or better timber. Lay 70mm Celotex GA 4000 between rafters (leaving a min. gap of 15mm between insulationand underside of the underlay) and then fit a further 50mm Celotex GA4000 across the underside of the rafters finished at ceiling level with 12.5mm foil-backed Gyproc wallboard with taped joints and plater skim giving a min 'U' vallueof 0.18W/M²K. No ventilation at eaves. Code 4 lead flashing as notes elsewhere.

Velux Rooflights - standard size and fully openable with doubled-up rafters all around. Double glazed with min 16mm Argon-filled gap between panes to BS6266and AA fire rated (inner leaf toughened K glass, outer leaf Optiwhite) to give a min 'U' Value of 1.6 W/M²K

1 2 3 4 5

SCALE AT 1.50

Scale bar on A2 drawing size

PROJECT: LOFT CONVERSION		
LOCATION: 24 CONNAUGHT GDNS N103CB		
DRAWING TITLE: PROPOSED PLANS		
SCALES: 1:50	DRG No: 1509/03	REV.
CLIENT: R. DHARAMPAL	DATE: MARCH 2015	

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