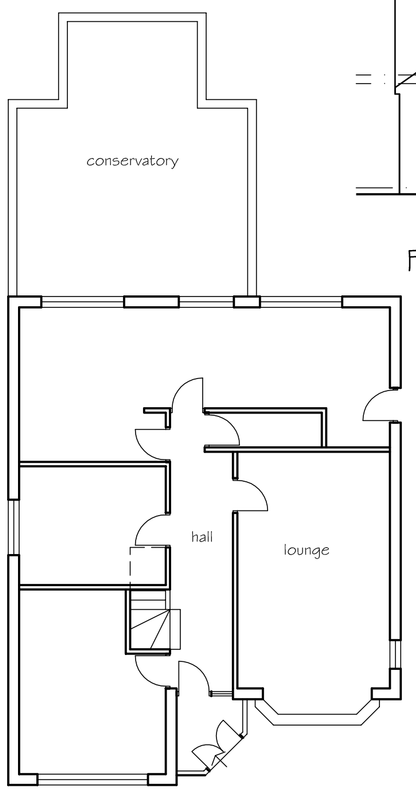
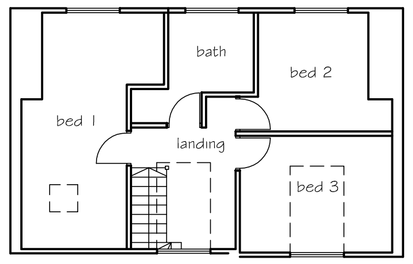
Reference drawings | Legend | Notes

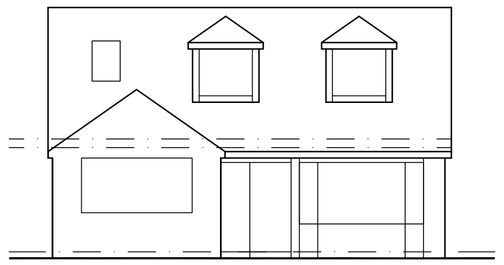
EXISTING



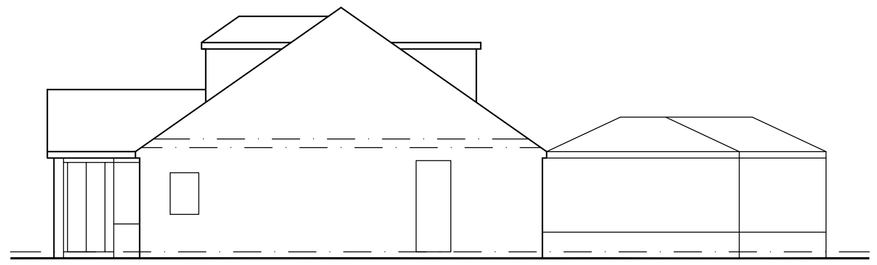
GROUND FLOOR PLAN



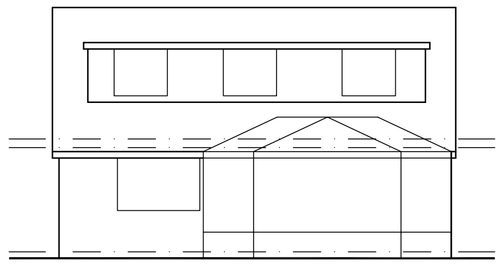
FIRST FLOOR PLAN



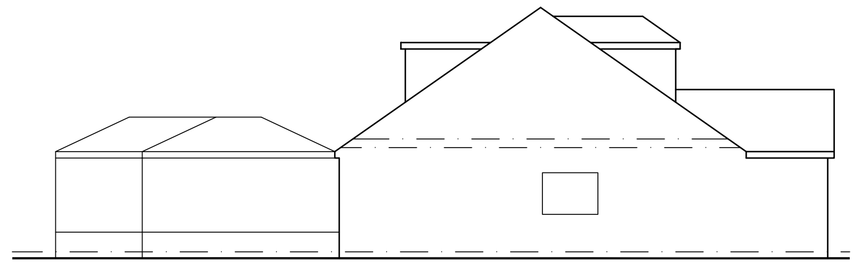
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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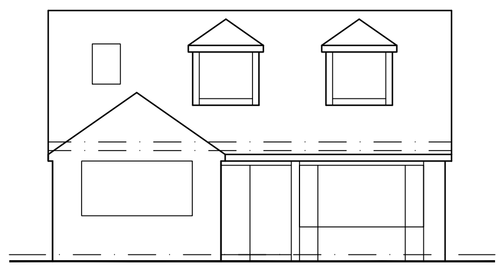

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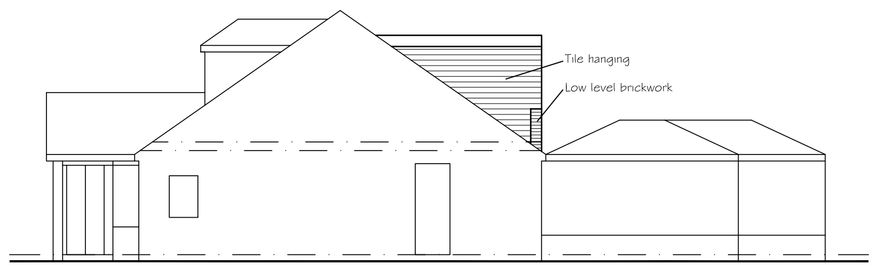
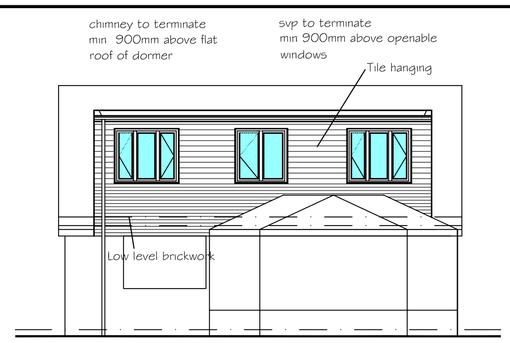
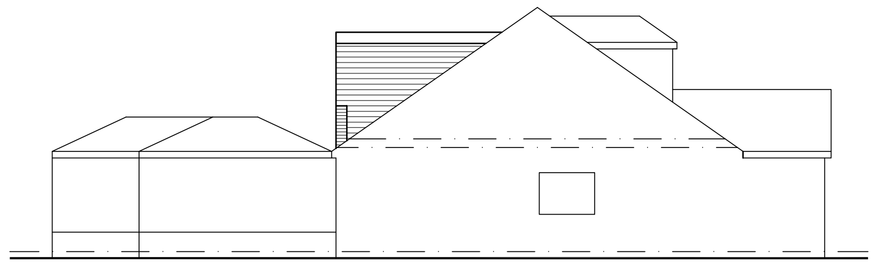


SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

PROPOSED

Electrical Installation

All new cable runs to be concealed, no surface wiring is to be used.
Switches, sockets and other electrical equipment controls are to be positioned at a height usable by all i.e between a height of 450mm & 1200mm above finished floor level in accordance with Approved Document M.All work to comply with the latest edition of the IEE Code. Contractor to allow for extending existing circuits as necessary.

Energy efficient bulbs & fittings to be provided in areas indicated thus (E) one number light fitting installed which will only take lamps having a luminous efficiency grater than 40 lumens per circuit-watt.

All electrical works to be carried out to meet the requirement of Part P of the Building Regulations by a person competent to do so.
Prior to completion the Local Authority are to be provided with a copy of either:-
An electrical installation certificate issued under a competent person scheme or
An electrical installation certificates as defined in BS 7671 signed by a person competent to do so.

STEEL AND TIMBER BEAMS

New steel beams inserted together with padstones etc to to carry existing /new construction all to Structural Calculations.
Steel beams cased with 2no layers of 12.5mm plasterboard and skim to give 30mins fire resistance

ROOM VENTILATION (new extension only)

Bedroom extension to be vented via 225x 225mm air bricks to give permanent background ventilation or via trickle vents in window heads or via patent vents fixed in glazing head to give ventilation of 8000mm2.

HEATING

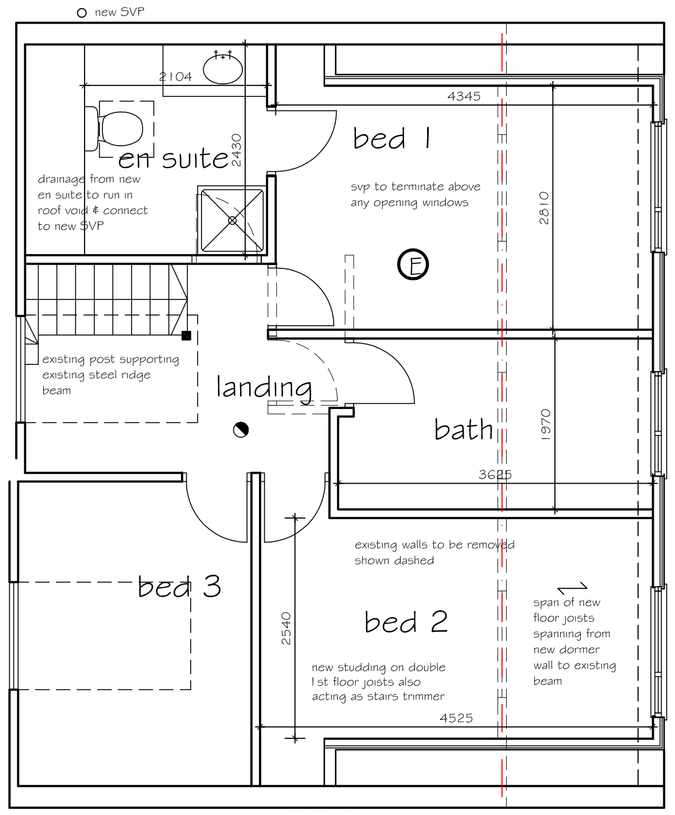
Existing gas fired central heating/hot water system adiators extended - existing controlls to be reused.

EN-SUITE

to be vented using Silvent Maylair extractor fan or similar. Fan to be switched on + off via light switch with min over run of 15mins to provide 3no air changes per hour - min capacity 15 litres per second 54 cu m/hour. Fan ducted to external air via 100mm upvc duct.
Internal rooms to have a min 10mm gap to bottom of door.

SMOKE ALARM

Automatic smoke alarms, to BS 5446 part 1, connected to mains supply with battery back up. Smoke alarms to be interconnected and installed to BS5839 part 6 2004 - category LD3
Electrician to supply commission certificate on completion



FIRST FLOOR PLAN

drainage from new bathroom to run in roof void & connect to existing SVP

LIMITING AIR LEAKAGE

The cavity wall insulation must be taken down below damp course level, finishing at the same level as the underside of the floor slab insulation.
The cavity wall insulation and roof insulation must meet at the top of the wall (this detail must allow for ventilation to be maintained to roof if appropriate)
Cavity wall insulation must be carried up to the full extent of gable walls.
Floor joists etc. must be set on joist hangers (and not built into the wall)
A 25mm upstand of insulation must be provided around the perimeter of floors, including where the floor slab touches outside wall (usually at door thresholds)
All cavity closers must be insulated

IMPORTANT NOTE

If you intend to carry out work which involves:
work on an existing wall shared with another property
building on the boundary with a neighbouring property
excavation work near a neighbouring building
you must find out whether that work falls within the scope of the party wall act 1996
the above are only common examples of work in order to be clear on whether your planned work does comes within the Act you may wish to seek professional advise from a surveyor or competent building contractor
it is important that you serve the necessary Statutory Notice on your neighbour / neighbours as defined by the act as adjoining owners
you will need to give them the appropriate period of notice (which may be two months or in certain circumstances one month) before with their agreement you commence the building work
the above should be carried out by the building contractor before work commences

any combustible elements of structure will be at least 200mm from the inside surface of flue or fireplace
OR 40mm from the outer surface of a masonry chimney

INTERNAL STUDDING

Stud partitions to be constructed in either of the two following methods.

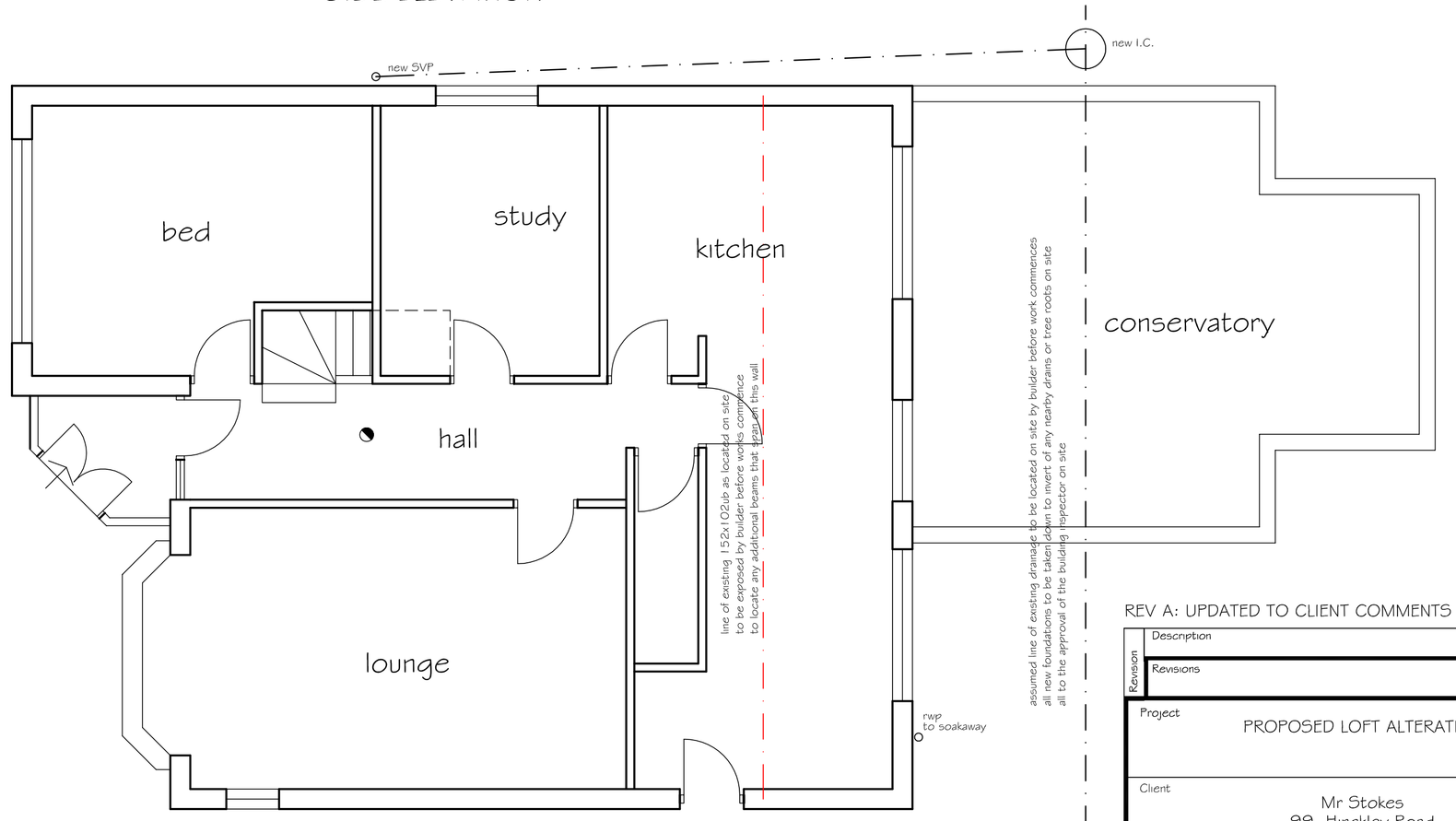
Internal Wall Type A
2No layers of 12.5mm Gyproc wall board TEN(with each sheet having a miniumium mass per unit area of 10kg/m2) fixed each side of studs at 150mm crs with 40mm 2.65 galv nails to 100x50 sw treated studs at 450mm crs for 900mm boards + 600mm crs for 1200mm boards.
All joints to be well sealed.
100x50mm noggins to be fixed to support ends of boards and 900mm crs vertically between studs.

Internal wall type B
1No layers of 12.5mm Gyproc wall board TEN(with a miniumium mass per unit area of 10kg/m2) fixed each side of studs at 150mm crs with 40mm 2.65 galv nails to 100x50 sw treated studs at 450mm crs for 900mm boards + 600mm crs for 1200mm boards.
With a absorbent layer of Isowool Acoustic Patition roll(with minimium thickness of 25mm, density of 10kg/m3) which may be wire reinforced, suspended with the wall cavity.
All joints to be well sealed.
100x50mm noggins to be fixed to support ends of boards and 900mm crs vertically between studs.

Studs walls to be skimmed with 5mm Thistle board finish.

Gyroc Moisture Resistant board to be used in bathroom areas.

Fill all gaps around internal walls to avoid air paths between rooms.



GROUND FLOOR PLAN

NEW SOAKAWAYS:

1000 x 1000 square 2000 deep with 100mm honeycomb bond perimeter walls built off 300mm wide strip footings.
Chamber to be wrapped in a Geotex fabric and surrounded with min 300mm of peagravel.
subject to percolation test on site new soakaways to be located min 5m away from any building on the site including neighbours building in a location to be agreed with building inspector on site

REV A: UPDATED TO CLIENT COMMENTS 11.8.11

Revision	Description	Drawn	Date	Checked
	Revisions			

Project: PROPOSED LOFT ALTERATIONS

Client: Mr Stokes
99, Hinckley Road
Stoke Golding CV13 6ED

Drawn | Date: july 2011

Scale: 1:50 & 1:100 (when plotted at A1 format)

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