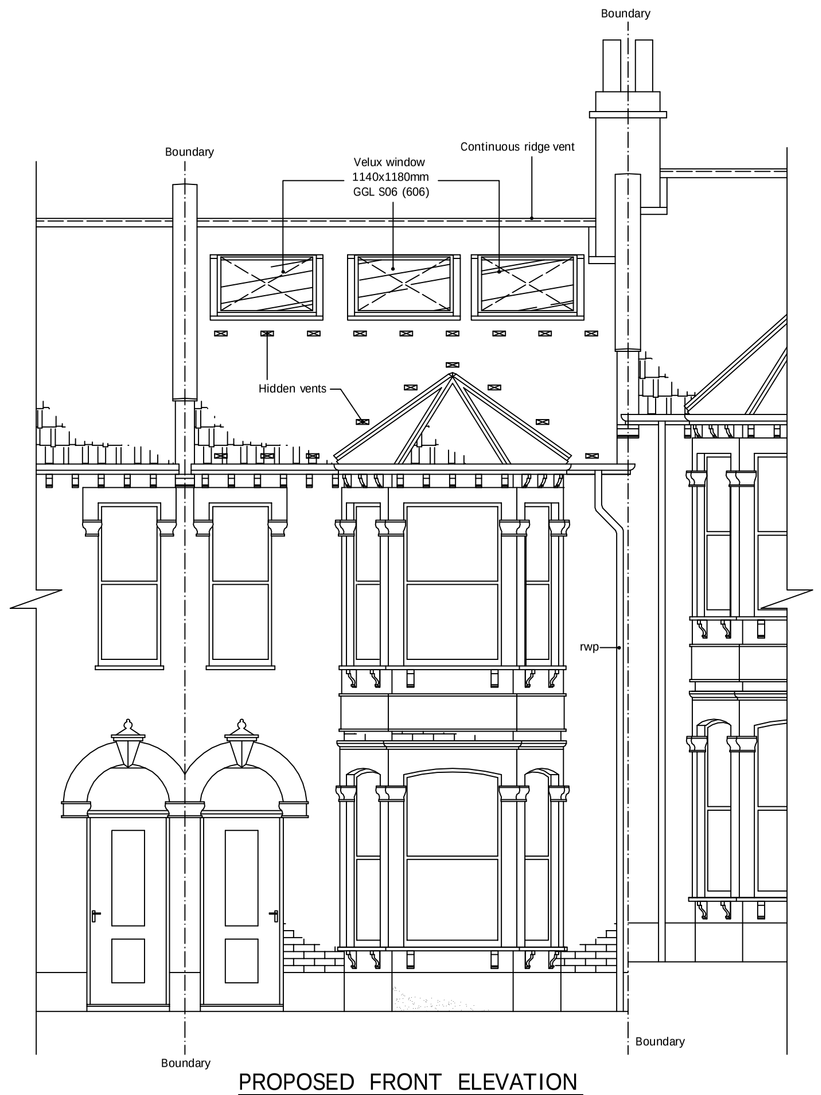
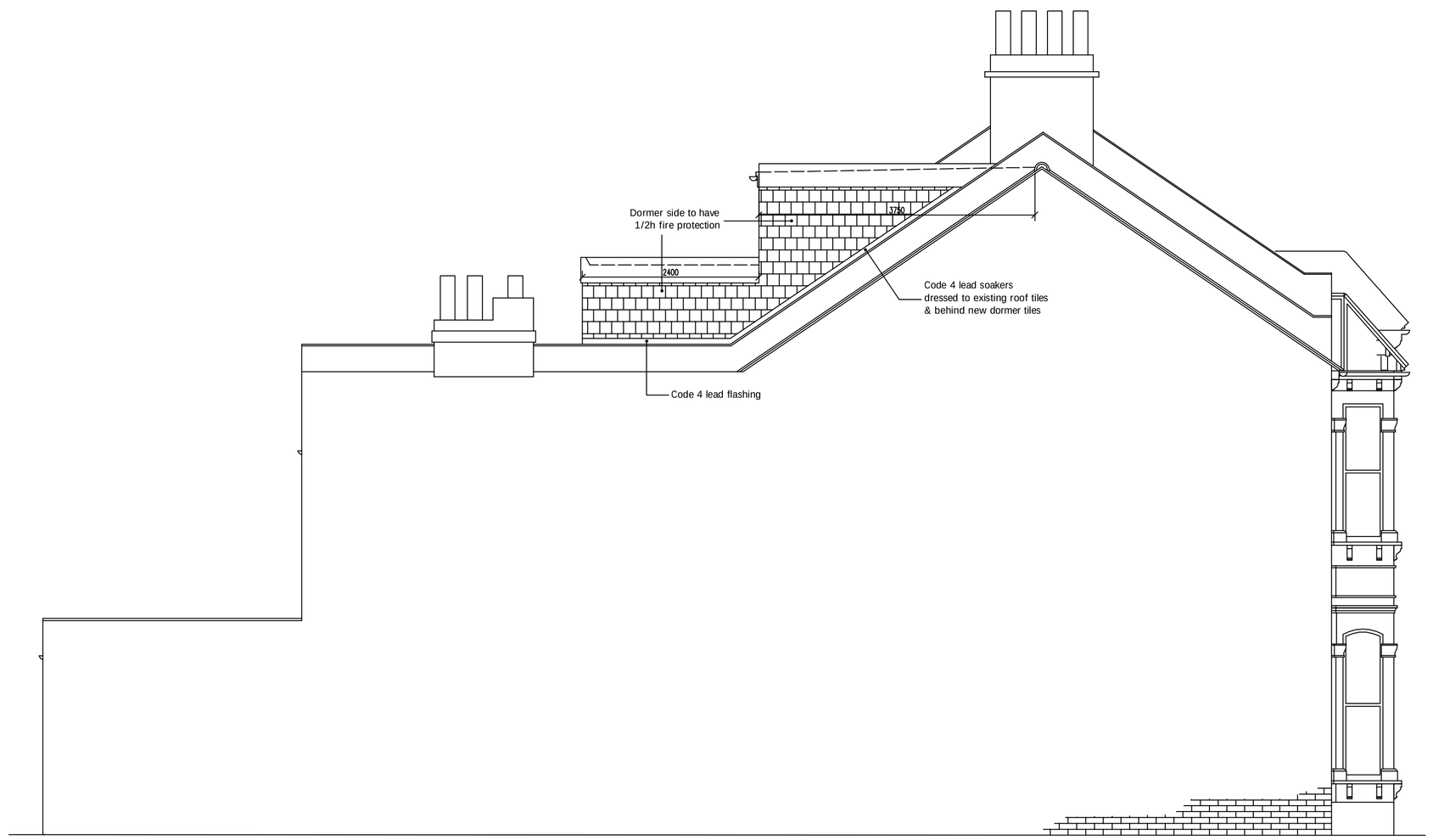


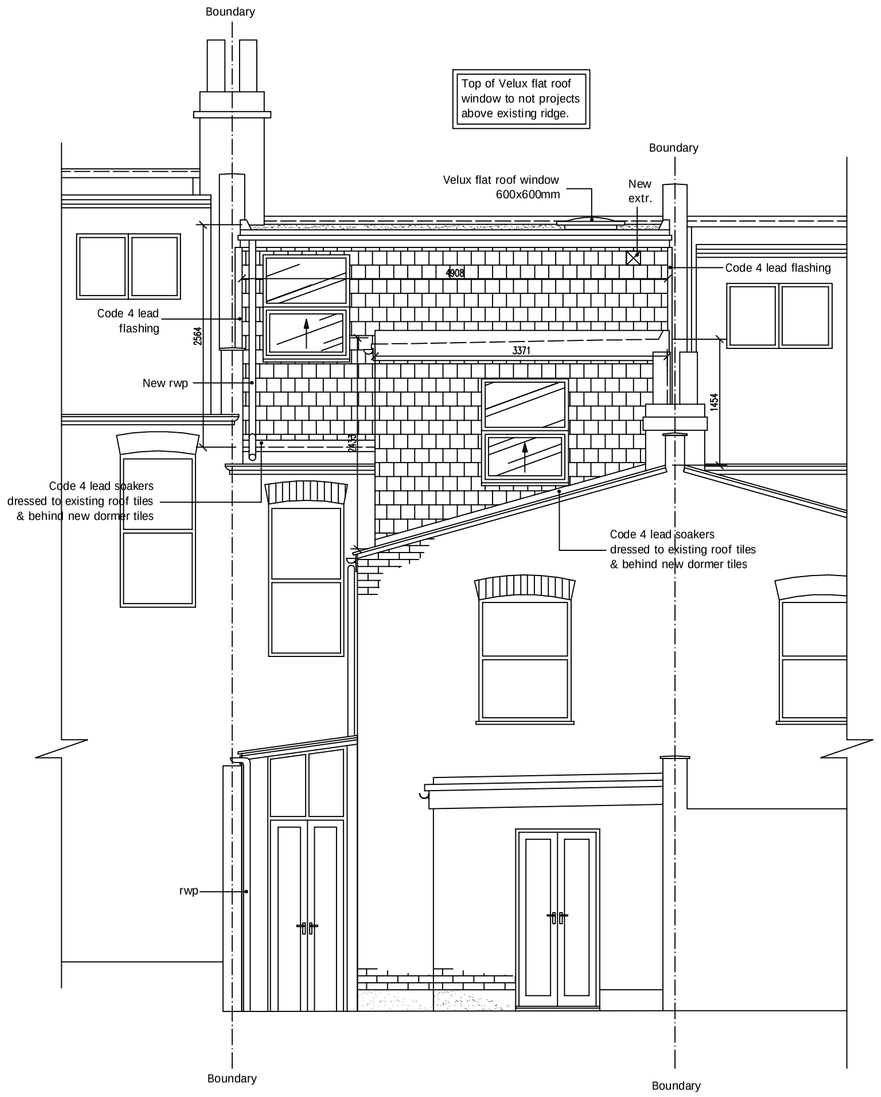
PROPOSED FRONT ELEVATION

scale 1:50



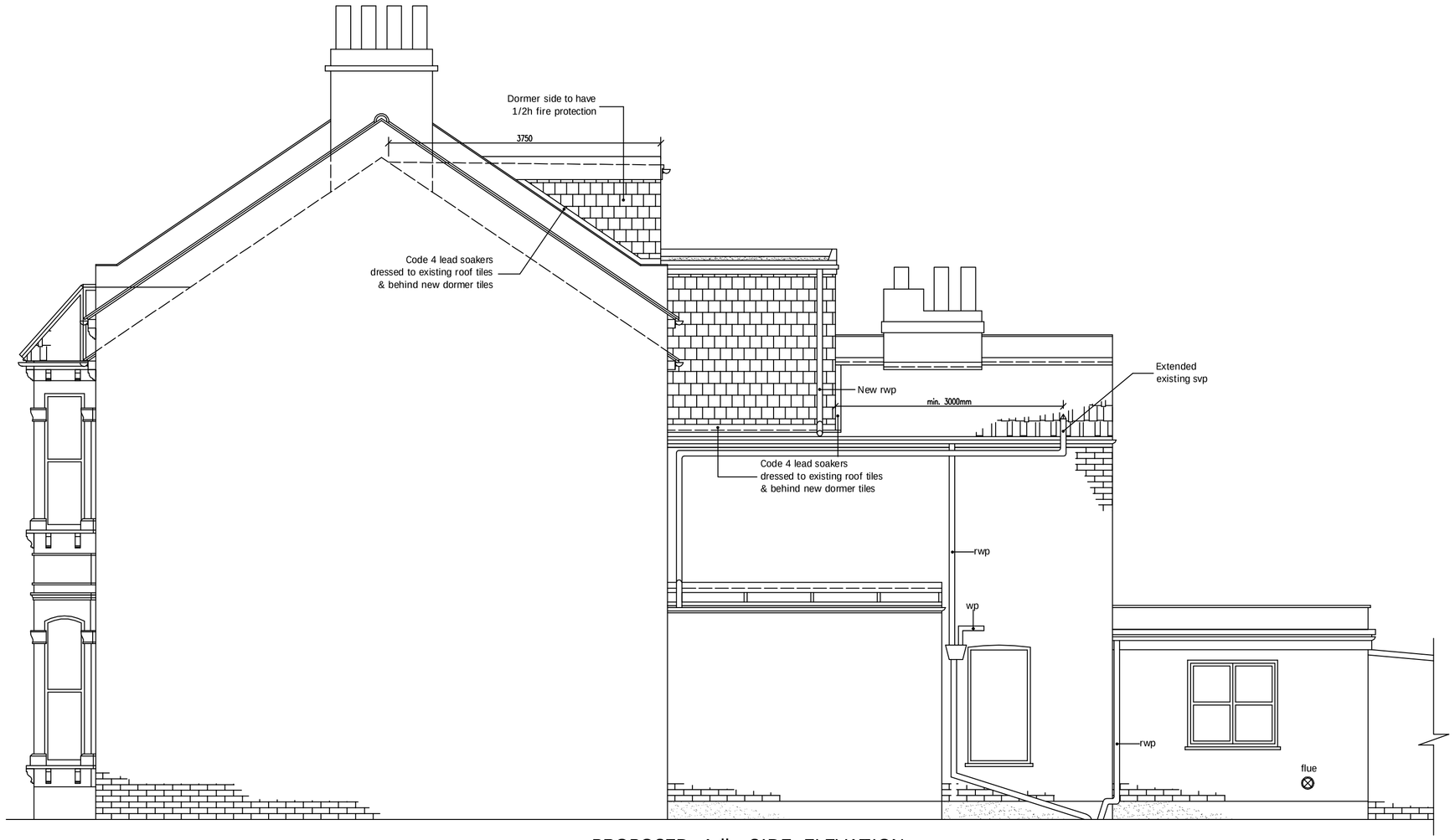
PROPOSED SIDE ELEVATION

scale 1:50



PROPOSED REAR ELEVATION

scale 1:50



PROPOSED Adj. SIDE ELEVATION

scale 1:50

2. LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bat or Catnic metal anchors (30 x 5 mild steel). Straps to be secured to timber and walls min. 1000mm long at max. 1200mm c/c (1800m c/c in single storey construction).

3. NEW ATTIC FLOOR:- 22mm T&G flooring grade chipboard (V313 grade water resistant to new shower room) to 195x47mm SC3 at 450mm c/c (170x47mm SC3 at 450mm c/c) set to web of new steel beams. Trimmers to floor and for stair opening to be as per floor plan. Floor joists doubled below all new stud partitions. Provide for mid span herringbone strutting. Provide for Chickenwire mesh laid over the existing ceiling joist with 100mm Rockwool flexislab (for half hour fire protection to the existing ceiling) set between at 450mm c/c carried to eaves voids where it is to be overlaid with 175mm Rockwool quilt insulation. To give a total thicknes to unheated voids of 275mm and all to give a U-value of 0.16 or better.

4. LINTELS & STEELWORK:- Unless otherwise stated lintels to be Catnic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones 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 bearer beams to be as per drawings, all beams to be supported via steel bearer plates each end. Half hour fire protection to be provided for steel beams.

5. DAMP PROOF COURSES:- Horizontal and vertical DPC's will comply with BS743 (pitch polymer) and be incorporated:
(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.
(b) Vertically built into jambs of all external openings.
(c) Horizontally stepped to all external openings.

6. DRAINAGE:- The existing drainage system comprises a single line combi system. There are no alterations to the below ground drainage system. Extend existing svp to terminate at min. 900mm above any opening and finished with wire cage at top. Provide for boss type connectors to deep seal traps for sink and bath wastes. Rodding access provided to attic. New rainwater goods to match existing.

7. 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 Isowool APR 1200 sound insulation to partition voids at bathrooms and around bedrooms to comply with E2 requirements for sound deading. Floor joists to be doubled up when running parallel with and under timber partitions. Stud to front eaves to be 100x47mm at 450mm c/c to provide support to rafters. Provide 100mm Celotex GA3000 set between studs with 12.5mm plasterboard fixed across face of studs, all to give a U-value of 0.28 or better.

\pt48.75;**8. FIRE PRECAUTIONS:-** All doors to stairway serving 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). All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. 18mm fireline board to underside of new staircase to skim finish. 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. Any glazing to the stairway enclosure to be replaced with fire-resisting (un-insulated) glazing retained by a suitable glazing system and beads compatible with the type of glass.

\pt75;**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.

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Project:
Loft Conversion with
Dormer Window to Rear.

For:
Mr. Mahesh Varia
59 Solent Road
Camden
London
NW6 1TY

Scale:	Dwg. no:	Ref. no:
1:50	Sheet 2 of 4	A00
Drawn by: I.M.	Date Drawn: May-2012	

For Drawings Tel: 0800 7836790

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