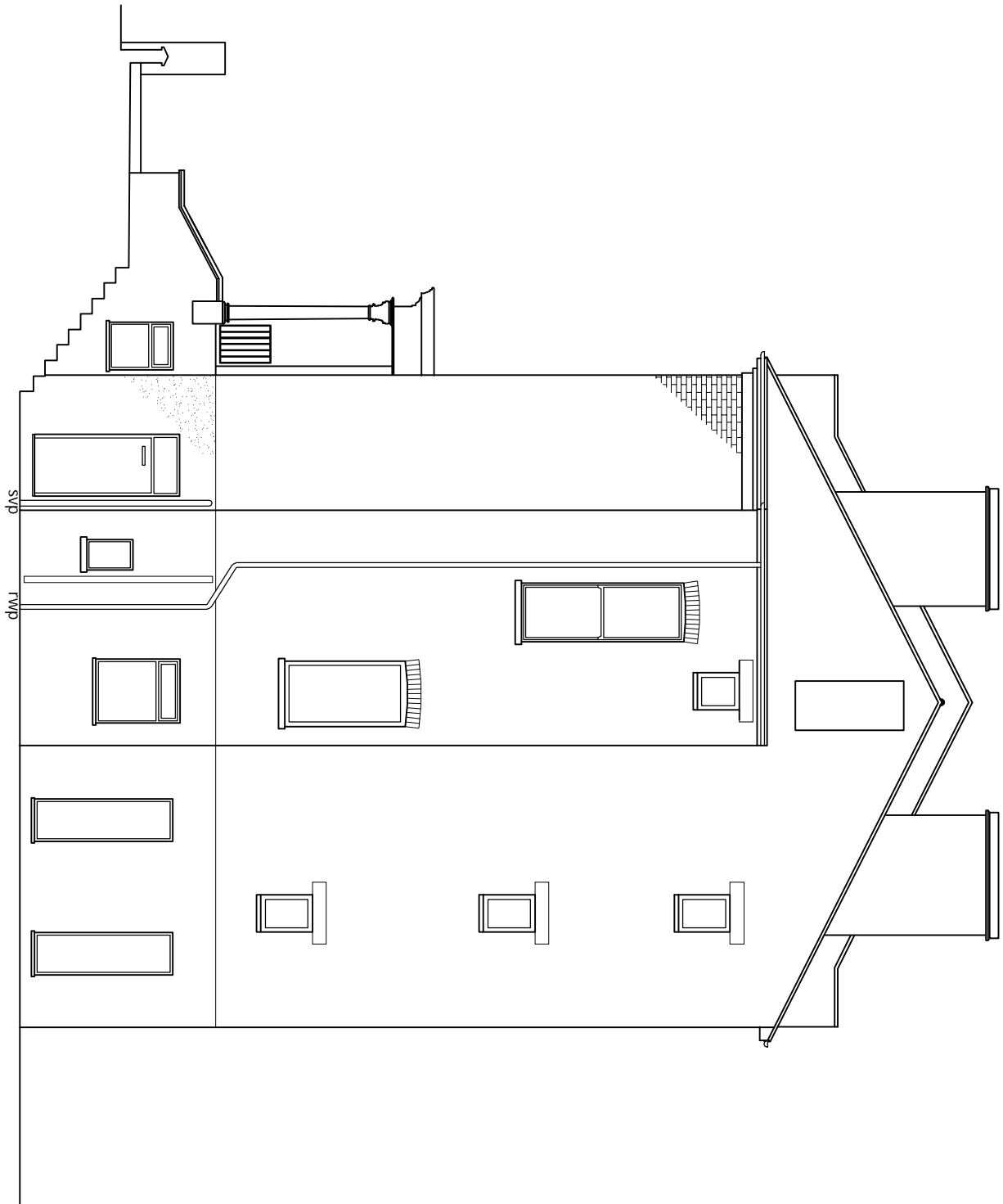
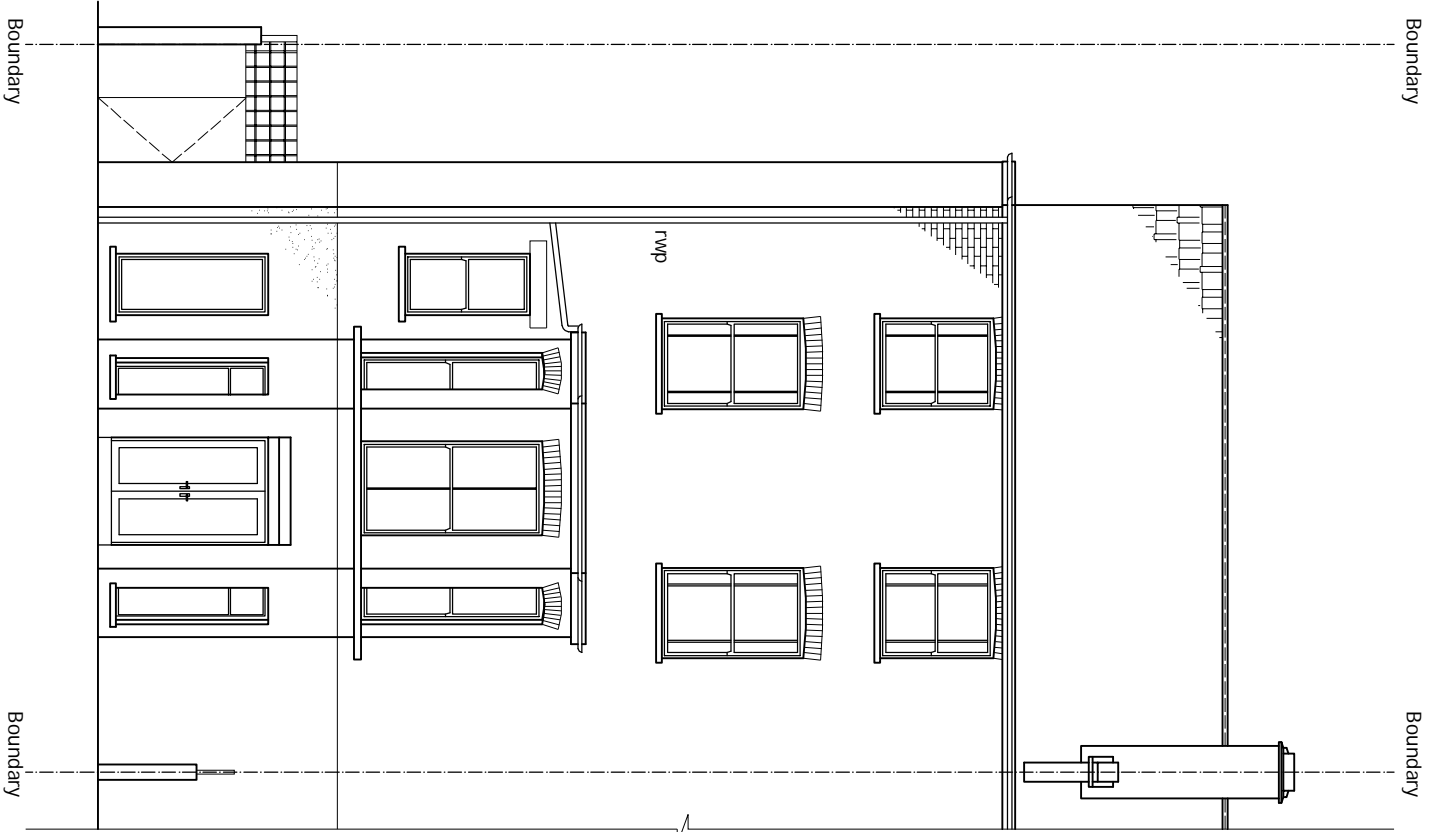


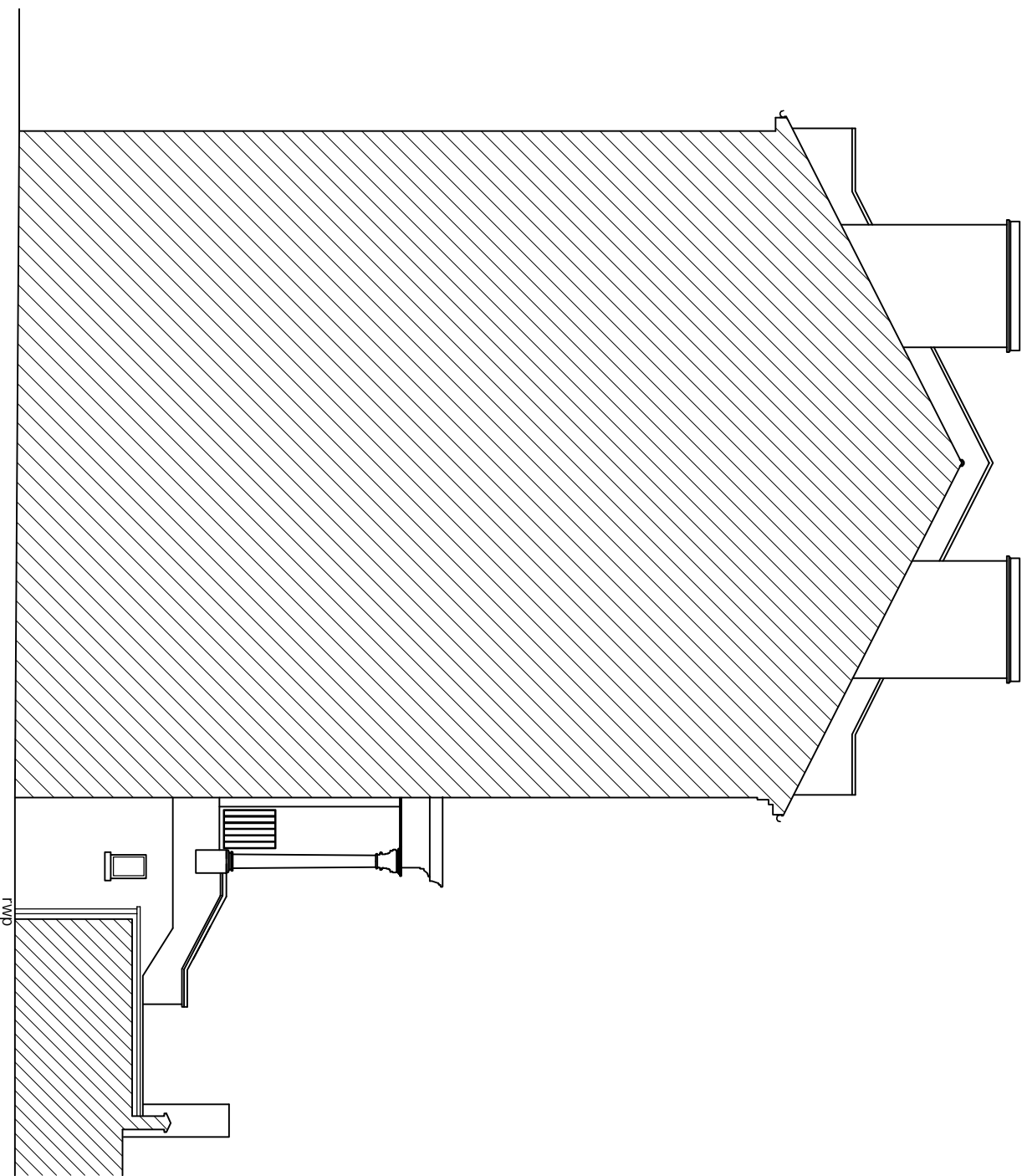
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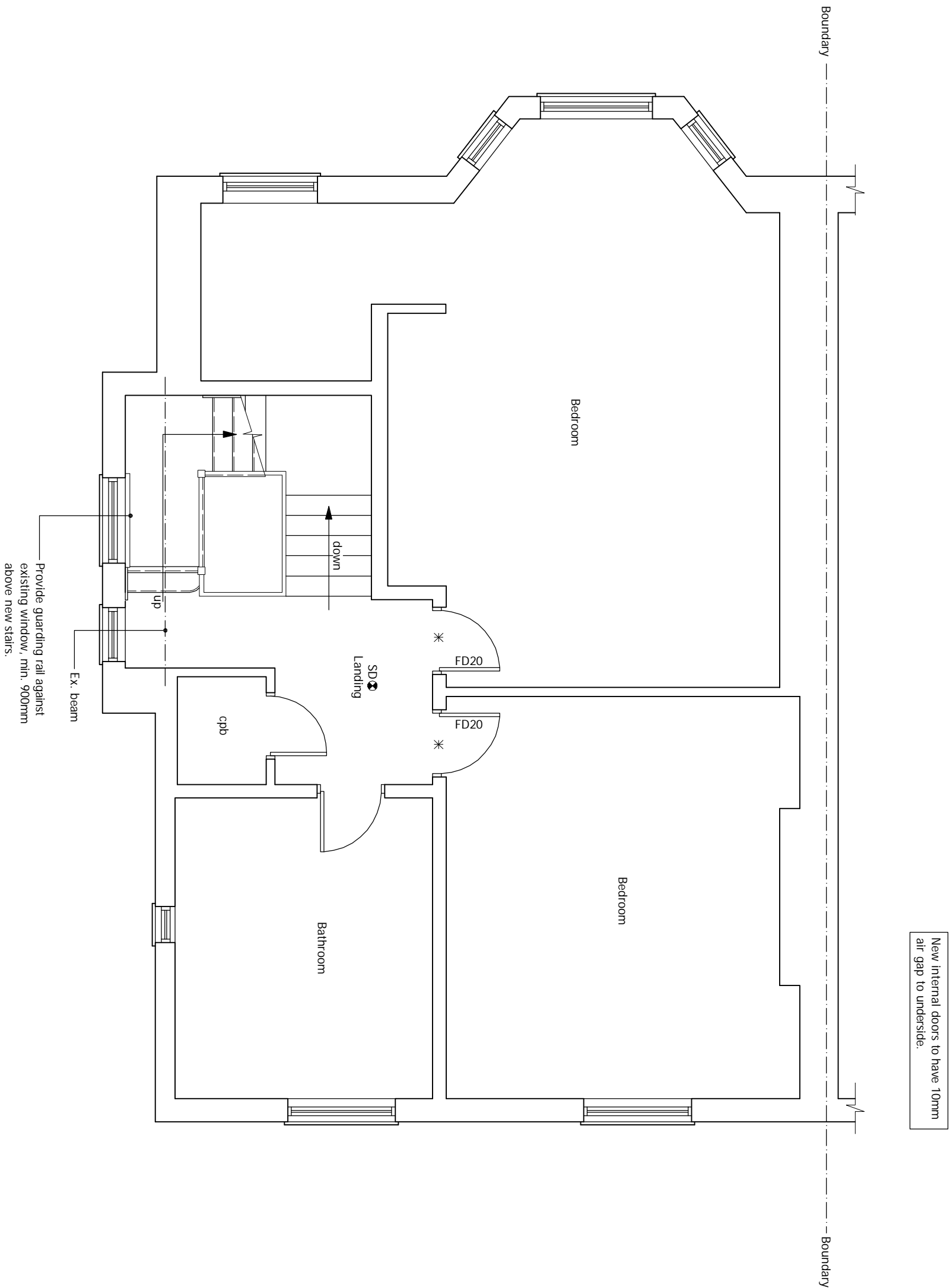
EXISTING SIDE ELEVATION
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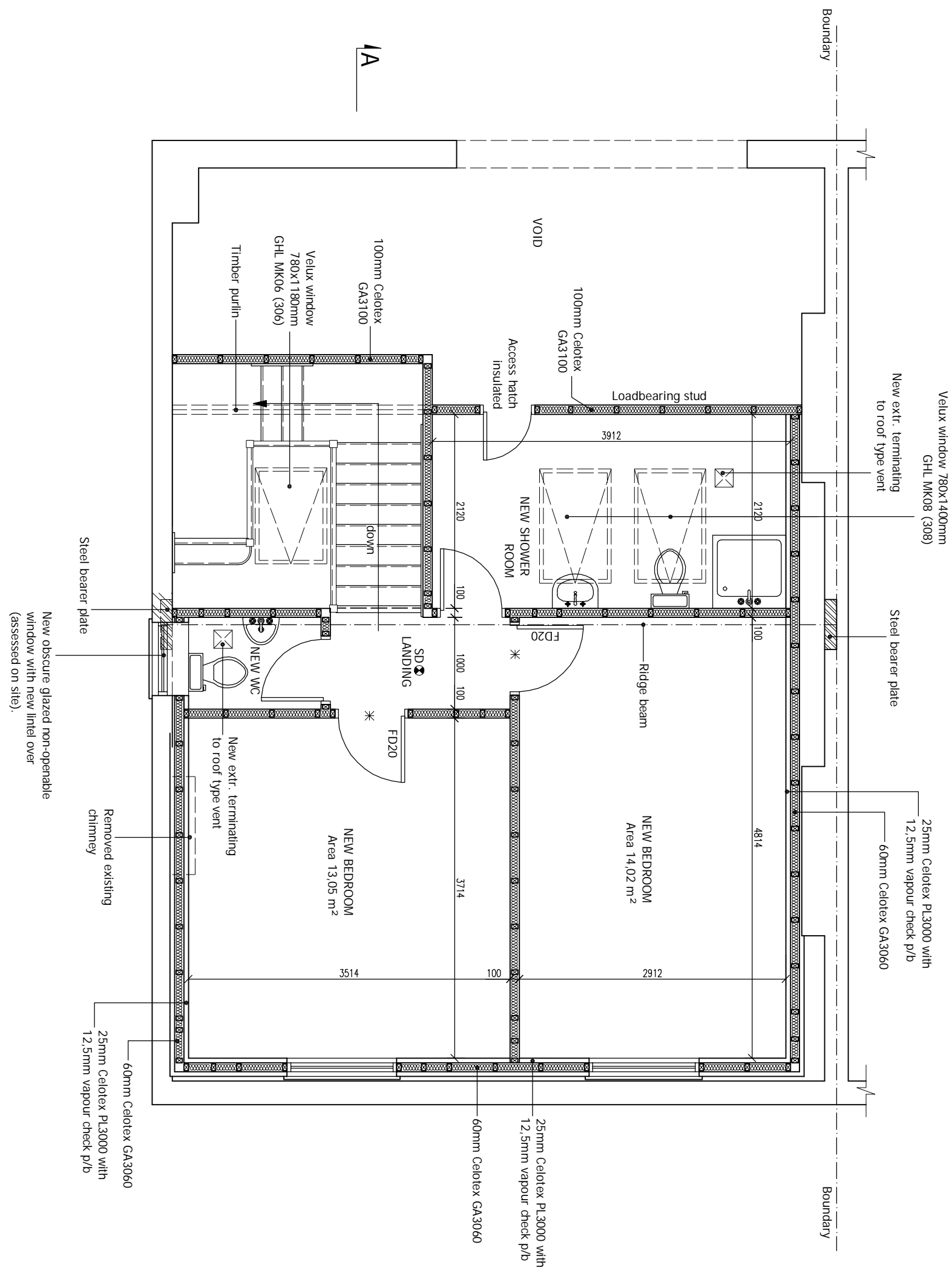
EXISTING REAR ELEVATION
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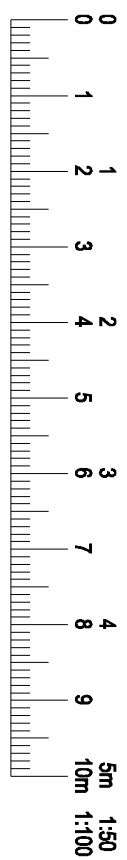
EXISTING Adj. SIDE ELEVATION
Scale 1:100



PROPOSED SECOND FLOOR PLAN
Scale 1:50



PROPOSED ATTIC FLOOR PLAN
Scale 1:50



7. TIMBER PARTITIONS:- 100x47mm vertical softwood studs at 600mm c/c secured to 100x47mm head and sole plates. Noggin at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool AFR 1200 sound insulation to partition voids at bedrooms and around bedrooms to comply with Part E. Provide 100mm Celotex GA3000 set between studs with 12.7mm plasterboard fixed across face of studs, all to give a U-value of 0.28 or better.

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 1). All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. 18mm fireline board to underside of new skirting to skim finish. Mains operated, self contained and inter-linked smoke alarms must be provided at each landing level. The smoke alarm must conform to BS 5446-1 Part 1. All doors to have a minimum 20 minute fire rating. Fire doors must be fitted with fire-resisting glazing to be replaced with fire-resisting (un-insulated) glazing retained by a suitable glazing system and beads compatible with the type of glass.

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 tough laminated safety low E coating to achieve U-value of 1.4 or better. All new doors to have a minimum 20 minute fire rating. Fire doors must be fitted with fire-resisting glazing to be replaced with fire-resisting (un-insulated) glazing retained by a suitable glazing system and beads compatible with the type of glass.

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:

- 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.).
- 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, self-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 Approved Document B Volume 1.

Fixed fitting taking only 1amps having a luminous efficacy 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 and switches of automatically or fittings taking not less than 100mm extension from wall.

11. GAS INSTALLATION & HEATING:- The proposed gas installation shall be installed and maintained 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 compliance with F1 (2).

- 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
- Bathroom (with or without WC):
 - Rapid ventilation - opening window
 - Background ventilation - 2500 mm²
- Sanitary accommodation (separate from bathroom):
 - Rapid ventilation - opening window
 - Background ventilation - 2500 mm²

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.

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Project: Loft Conversion with Dormer Window to Rear.

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Scale	Dwg. no.	Rev. no.
As shown	Sheet 2 of 5	A00
Drawn by:	Date Drawn:	
L.R.	26-January-2018	
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E-mail :- drawnplansco@aol.com		