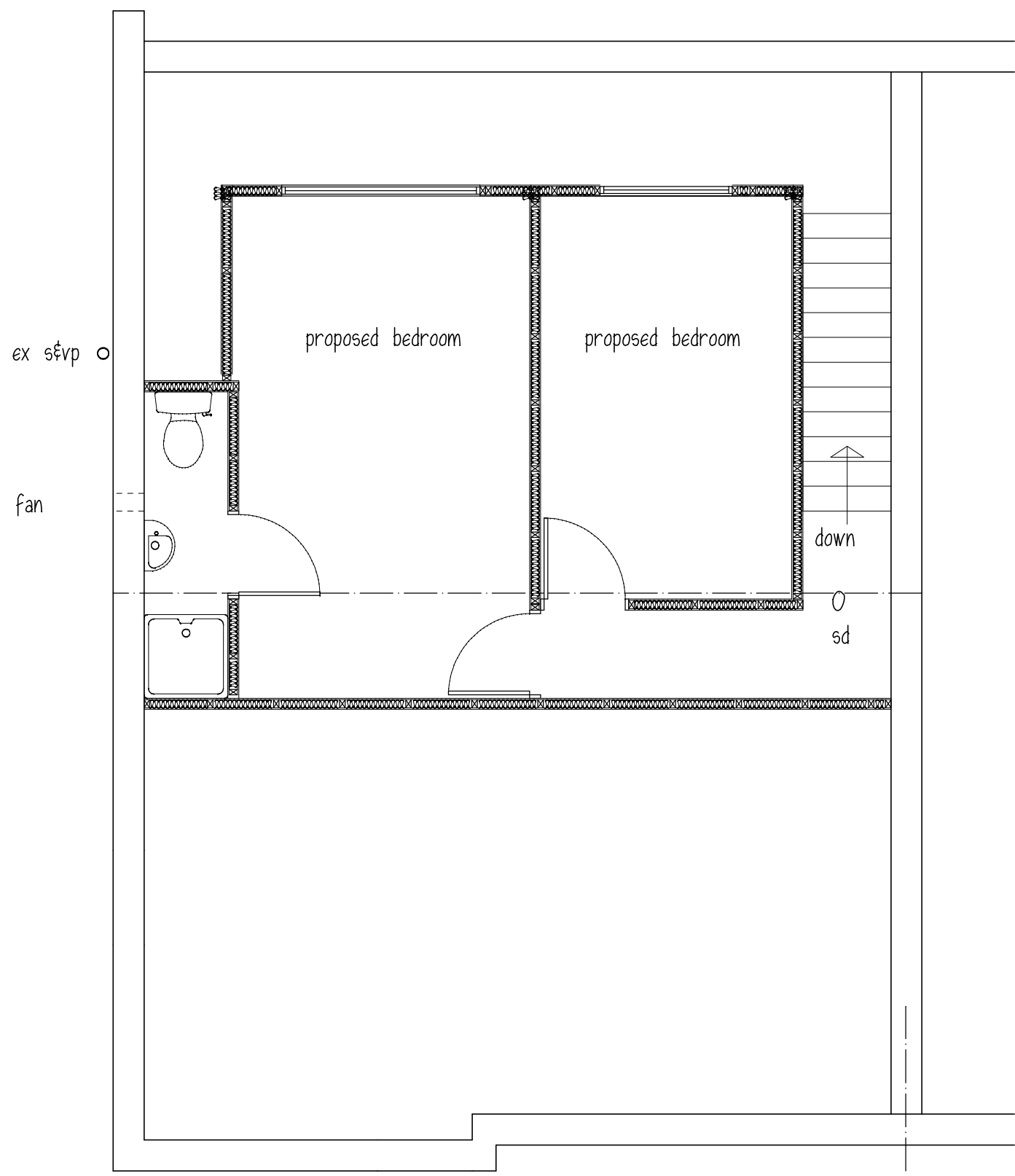
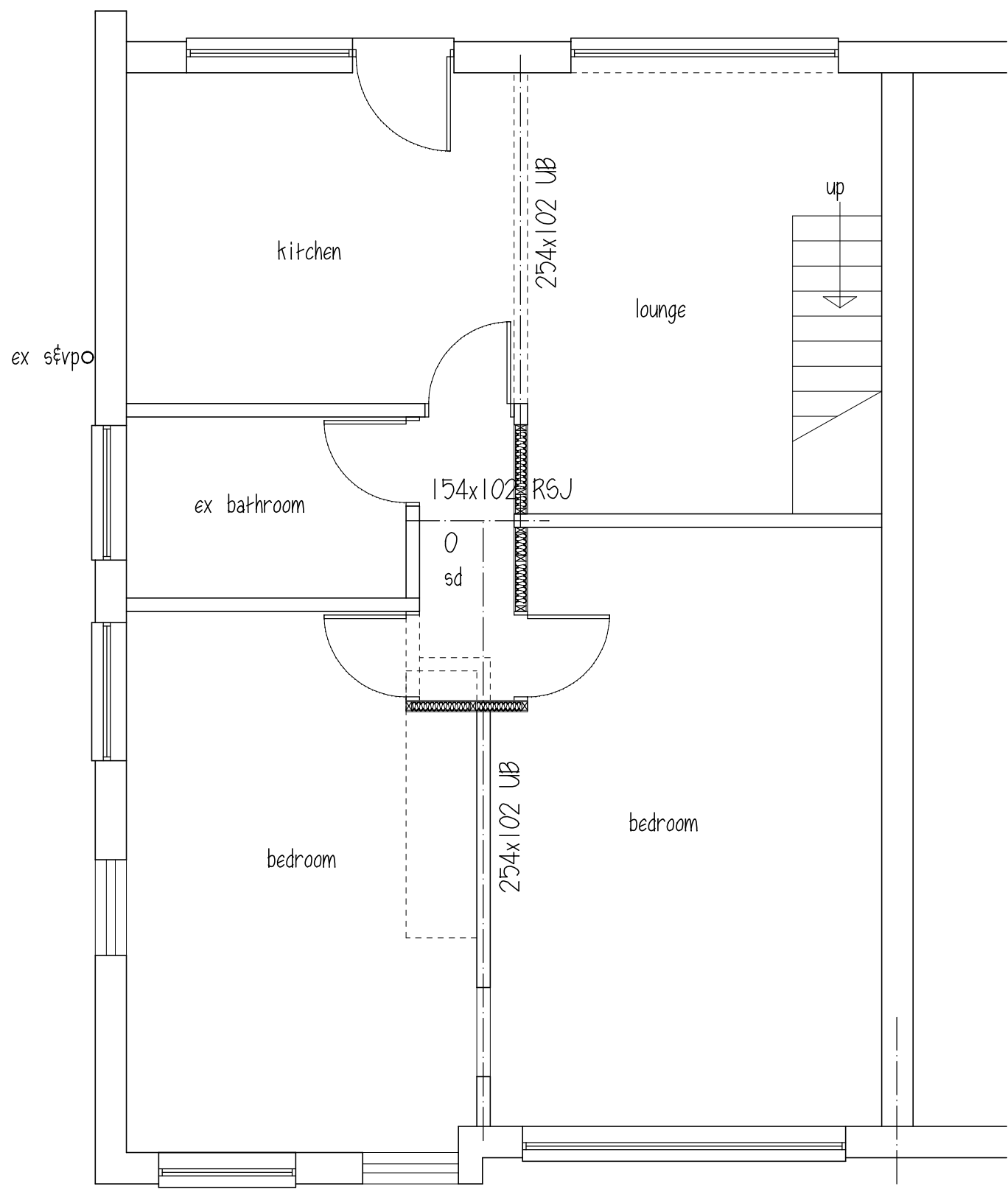




STAIR & LANDING
overall width of stairs & landing to be 800mm, with max. riser of 200mm & min. going 225mm, handrail 900mm high with balustrading, no openings to pass a 100mmØ sphere headroom on pitch line 2m. new stairs to be fixed to ex. wall, new stairs to be u/d with 2 layers p/b & skim & side to have 75x50sw studding with p/b & skim both sides to give 1/2hr fr.

existing walls & party walls to be insulated with 42.5mm Rockwool Rockliner on dabs to achieve 0.3 U value,integrity of chimney to be maintained

FLAT ROOF CONSTRUCTION
new roof covering to be proprietary neoprene roof covering installed to manufacturers spec on 110mm Kingspan Thermarof TR26 LPC/FM on vapour control layer on18mm wbp ply on50x150sw roof joists @ 450mm c/cs with 12.5mm p/b & skim ceiling. 200x25sw fascia board 100mm dia. pvc guttering discharging into 65mm dia. pvc rwp.

0 denotes smoke detectors to be interlinked on sd separate fused circuit, to BS 5446 part 1 All sockets & switches to be between 450mm & 1200mm high existing heating system, i.e. gas boiler with rads, to be extended into extension, rad to have t.r.v. fitted, pipework in unheated areas to be insulated. work to be carried out by Gas Safe installer with certificate on completion. existing doors at ground & first floor, into habitable rooms are solid doors,g.f. to be 1/2hr fr.

GLOPING ROOF
existing sloping roof to be insulated with100mm K7 Kingspan insulation boards, laid between rafters, rafters battened out with 75x50 sw battens screw fixed to ex. & 37.5mm Kooltherm under rafters, with 12.5mm foilbacked p/b & skim, min. 50mm air gap between insulation & roof tiles, cross ventilation to be maintained with ridge vent tiles full length, 25mm proprietary eaves vents fitted to eaves. continuous ridge vent tile

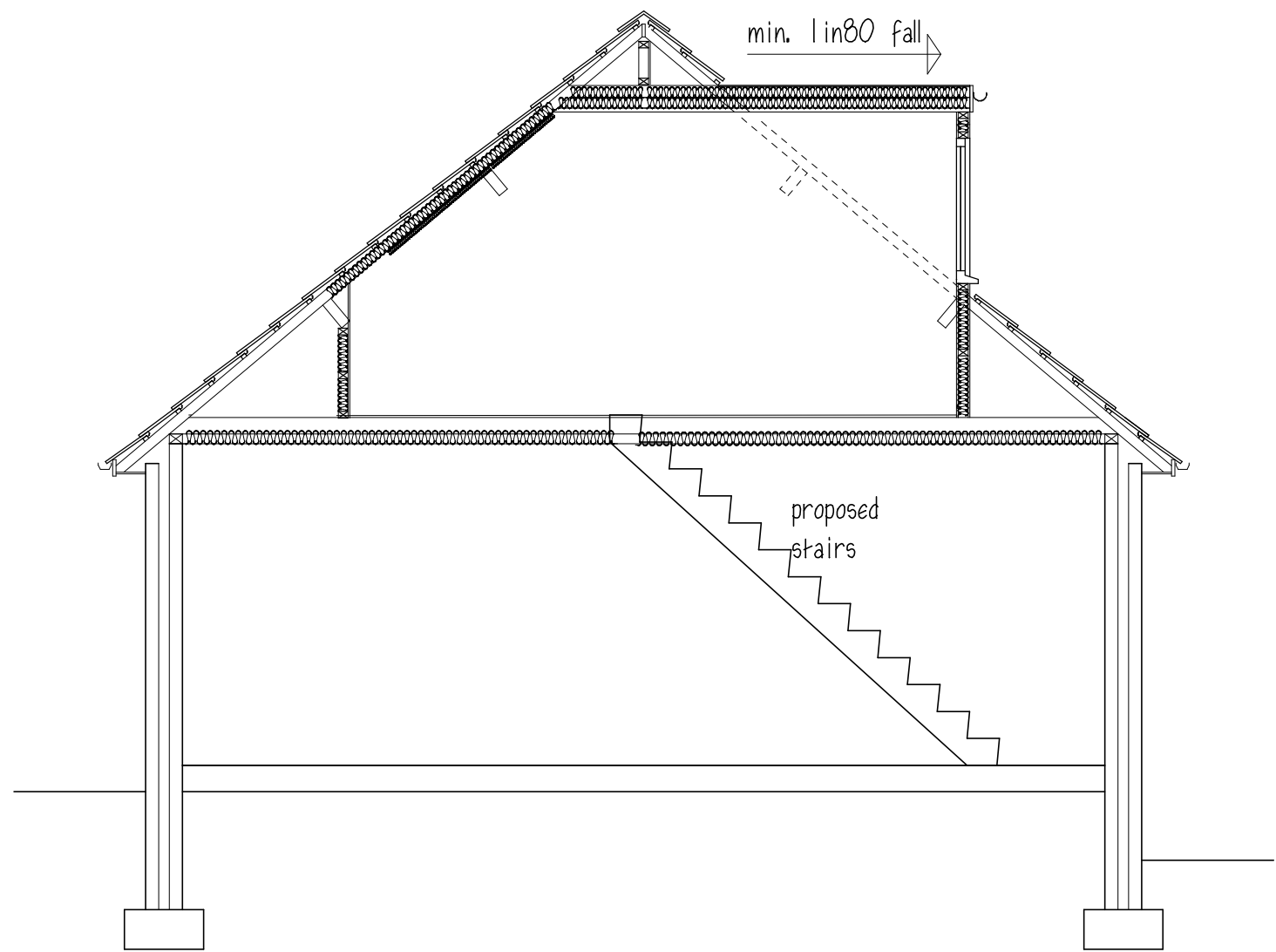
EXISTING ROOF
existing roof to be insulated with70mm K7 Kingspan insulation boards, laid between new 38x150sw rafters fixed & spiked to existing 75x50 rafters £37.5 K18 board under rafters, with 12.5mm foilbacked p/b & skim,on 50x50sw battens on existing rafters to allow min. 50mm air gap between insulation & roof tiles, cross ventilation to be maintained with ridge vent tiles full length, 25mm proprietary eaves vents fitted to ex. eaves. rafters to be doubled up either side of rooflights and opening to be trimmed

DWAF STRUCTURAL STUD WALL CONSTRUCTION
stud walls to be 100x50 sw studding with 100x50sw uprights @ 400mm c/cs with 100x50sw sole & head plates, 100mm insulation quilt laid between, with 12.5mm p/b & skim one side & 12.5mm ply one side with noggins@ every sheet joint

WALL CONSTRUCTION
stud walls to be 100x50 sw studding with 100x50sw uprights @ 450mm c/cs with 100x50sw sole & head plates, 100mm insulation quilt laid between, with 12.5mm p/b & skim both sides. dwarf walls to be insulated with 100mm kingspan thermapitch tp10

DORMER FRONT & SIDES
UPVC cladding on 38x25 sw battens on untearable breathable membrane on 18mm ply,on 100x50 sw studding, with 100mm Kingspan between, 32mm Kooltherm over studding with vapour check,p/b & skim, 2 No 100x50 sw posts @ corners, Code 4 lead soakers & flashings @ junction with roof & rafters to be doubled up under dormer cheeks,dormer eaves to have 25mm continous ventilation, covered with flyproof mesh,dormer cheek to be lined with 10mm Superlux both sides on party wall side.

FIRST FLOOR
18mm t & g flooring grade 2/3 chipboard on 50x250sw C24 floor joists @450mm c/cs, new joists to be laid along side & spiked to existing ceiling joists, with solid strutting mid-span, joists doubled up & trimmed around stairs, 100mm insulation quilt 10kg/m laid between joists.



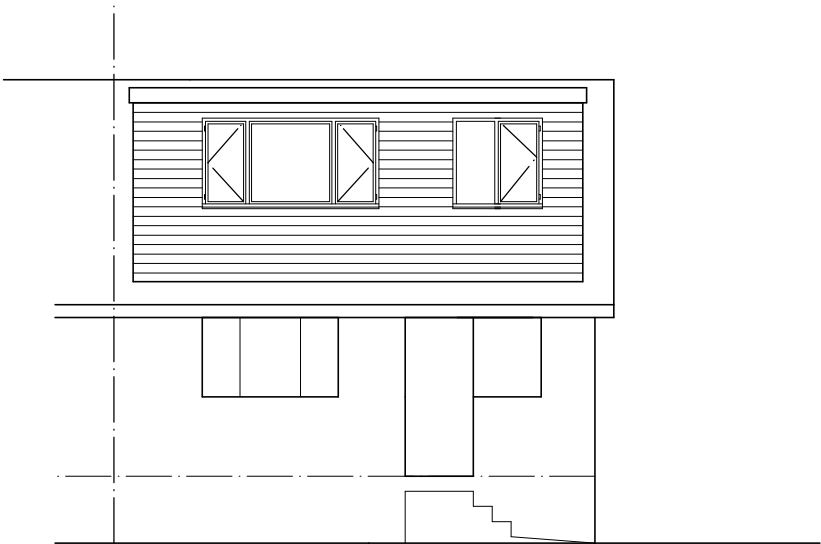
ELECTRICAL
all domestic and other relevant electrical work required to meet the B Regs Part P to be designed, installed and tested by a qualified electrician registered with an DCLG reconised competent person "self certification" scheme. Upon completion of the works the council will be provided with a copy of an appropriate BS7671 Electrical Installation Certification issued by a person competent to do so.

All windows to be double glazed with 20mm air gap & Pilkington K low E coating, to give min. 1.60W/m2K U value. & 8000mm sq background ventilation opening lights to equal 1/20th floor area min. escape windows to be 750x450 clear opening thro 90° floor to opening part of window to be between 800mm & 1100mm from floor

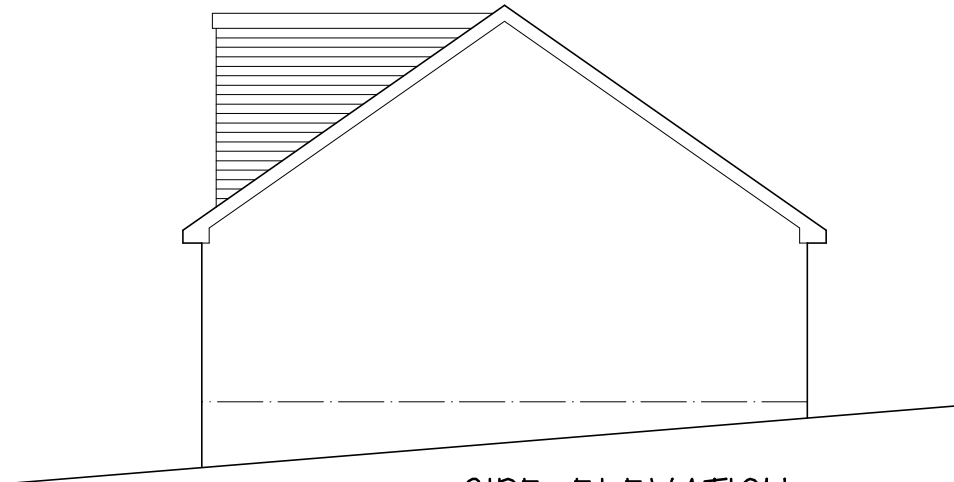
25% of lighting to be low energy light fittings in with sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt socket not capable of accepting screw or bayonet type bulb. all electrical work to be carried out under "Competent Person" scheme for design, installation, testing & certification, to comply with Part P of Building Regs.

All electrical work to be subject to certification under the "Competent Person" scheme for design, installation & testing.

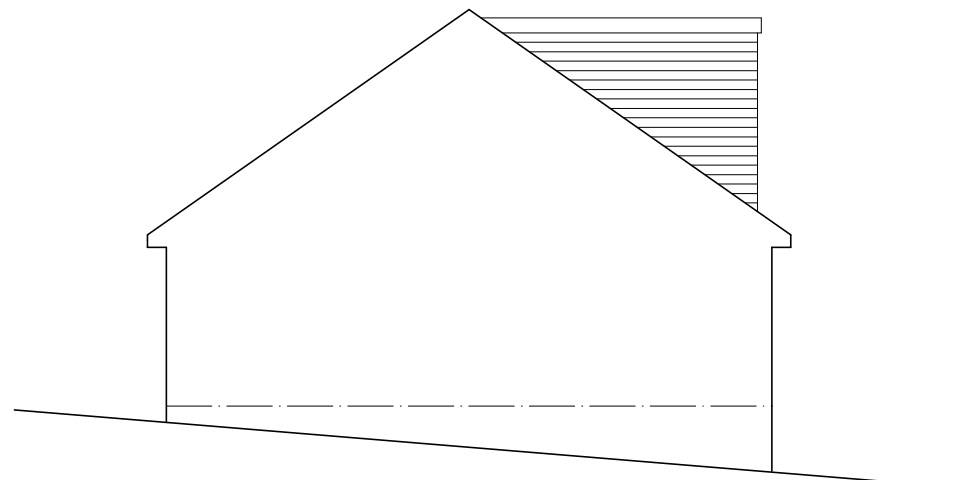
existing beams and lintols to be checked on site for suitability to carry additional loading rafters to be mechanically fixed to steelwork with sw wallplate bolted to top of beams



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

GENERAL NOTES

All existing dimensions,sizes, & drain inverts to be checked on site prior to commencement All work to comply with current B. Regs. & B.S.C.P. whether or not specified on dwg.

Mr E. BARROW

PROPOSED LOFT CONVERSION
25 GREEN SPRING AVE
BIRDWELL

PLANS,SECTION&ELEVATIONS

1:50,1:100&A1 MARCH19

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