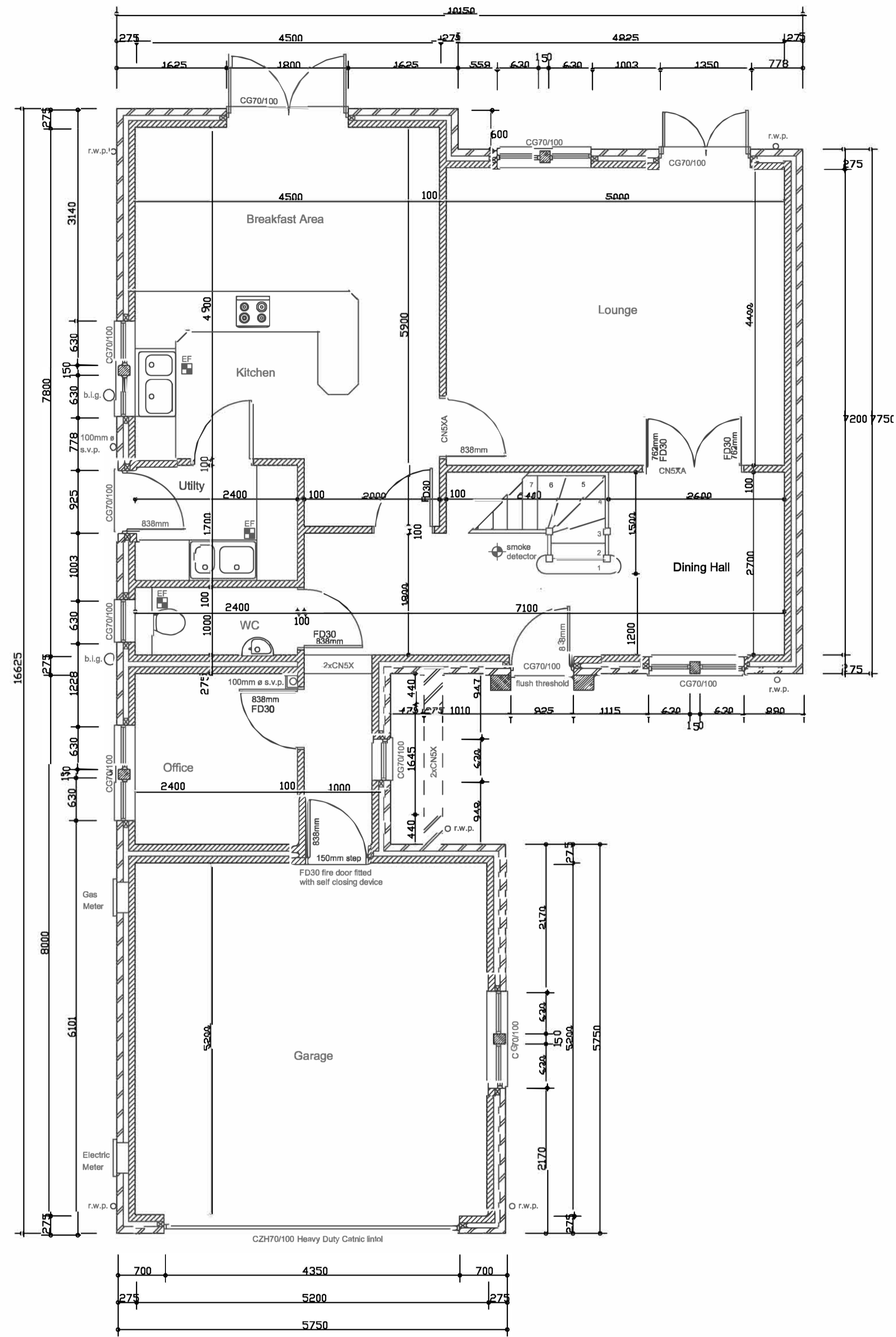
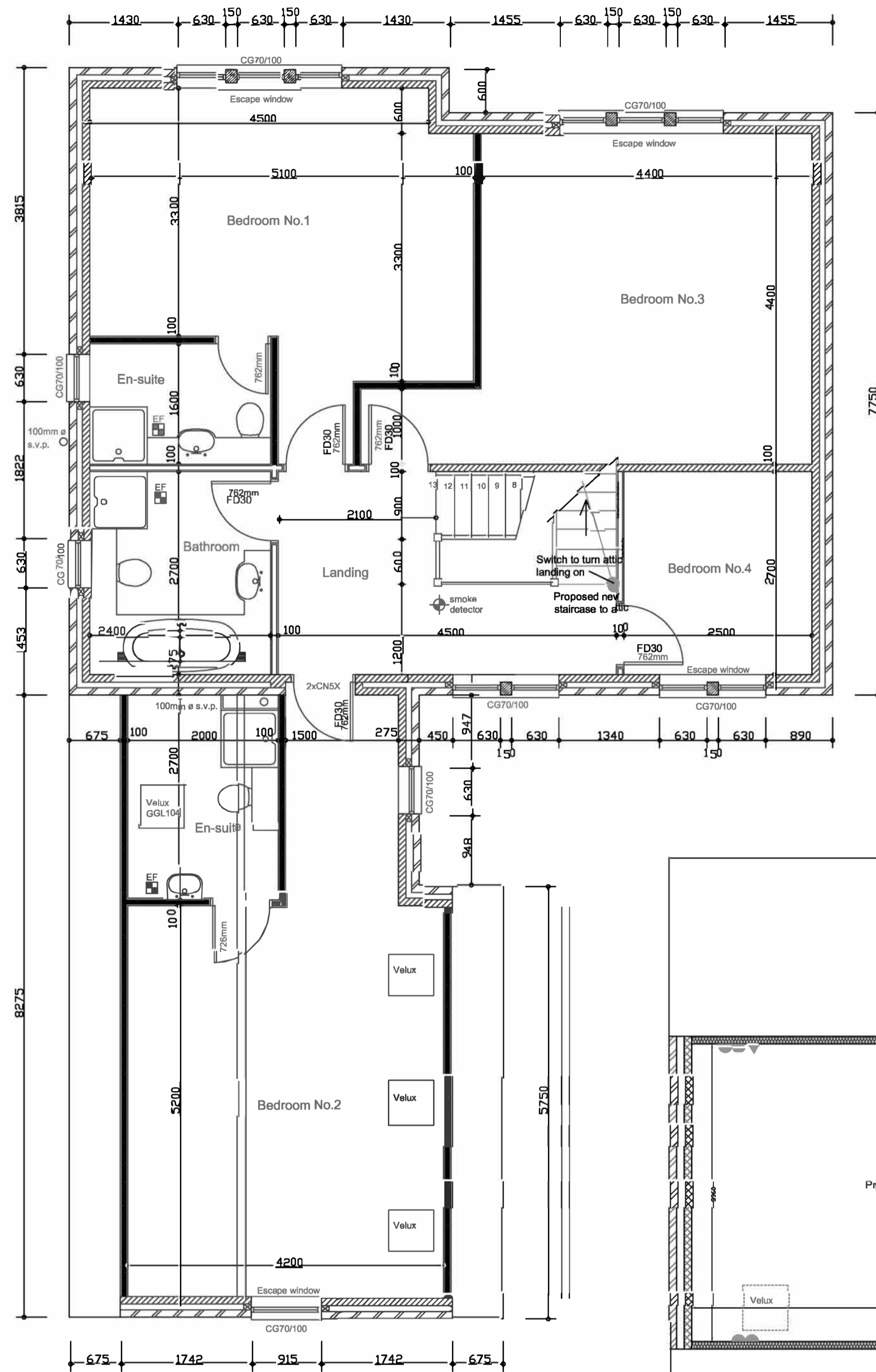


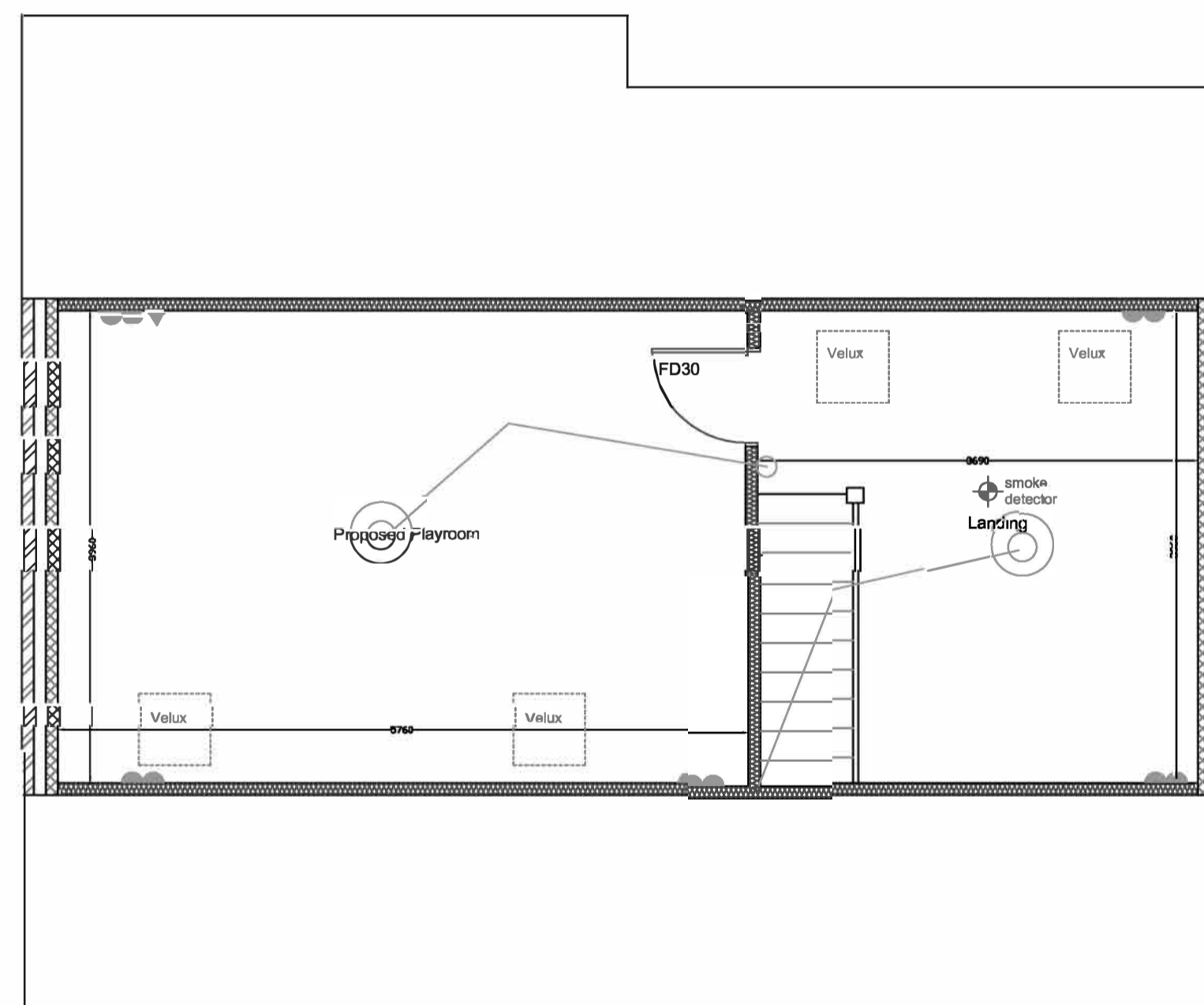
REV	DATE	BY	CHK	DESCRIPTION
A	27.10.15	JA	JN	Building Regulation Comments



Ground Floor Plan



Proposed First Floor Plan



Proposed Attic Plan

ROOF CONSTRUCTION: Existing concrete interlocking tiles and battens to be taken up and existing tiles re-used on new 50 x 25mm s.w. battens on breathable felt on trusses at max 600mm centres. 5 x 30mm galv. m.s. straps at max 2.0m centres fixed at ceiling tie and rafter level to extend over 3 No. trusses. Straps to be supported by 50 x 50mm noggins between ties. 12.5mm plasterboard and skim to ceilings and walls. Insulation to sloping ceilings to be 90mm kingspan between rafters with 40mm placed over the face. 25mm air gap to be provided to all eaves fitted with fly proof screens. All tiles to be nailed & verges clipped.

ATTIC FLOOR CONSTRUCTION: 22mm V313 decking onto joists to be glued and screwed. Lay 2 layers of 100mm quilt insulation between joists.

INTERNAL WALLS: All new internal walls to be timber stud walls comprising 12.5mm plasterboard and 3mm thistle plaster skim finish on 75mm x 50mm timber studs at 400mm centres. 75mm thermal insulation fitted between studs.

ROOF LIGHTS: Roof lights to be Velux Roof Lights 550 x 980mm. Escape roof light to be provided.

STAIRCASE: Staircase to have equal rises of maximum 220mm and minimum going of 220mm. max pitch of 42 degrees. Handrail max 900mm above pitch line and above landing. 2.0m clear headroom above pitch line. No opening in balustrade to be more than 100mm. Stairs to have an unobstructed width of 800mm. Tapered treads to be 50mm wide. Balustrade to landing to be min 900mm high.

INTERNAL DOORS: New doors and existing doors to final exit including 1st floor and ground floor doors to be replaced with new 30 min fire resisting doors fitted with intumescent strips rebated around the sides and top of new door frame. All existing walls where frames are removed to be made good and decorations / surface finishes made good as required.

JOINERY ITEMS: New softwood skirting, architraves, framings to be provided to match existing.

AIR TIGHTNESS: seal all junctions with silicone sealant to keep the air tightness.

ELECTRICAL INSTALLATION: All electrical installations to be carried out by a suitably qualified Part P electrician. Wiring to the latest IEE regs. Sockets and switches to be fitted within a zone between 450mm and 1200mm from finished floor level. Self contained smoke alarm to be positioned where indicated permanently wired to a separately fused circuit wired to the latest IEE regulations and interconnected with the existing. Smoke alarms where fitted to ceilings to be at least 300mm from any wall or light fitting. All sockets, light fittings and TV points to match existing.

Mains powered interlinked smoke detector required to second floor landing.

HEATING: Existing heating system to be extended and new radiators provided as shown.

DECORATIONS: 3 coat emulsion to walls and ceiling. 2 No undercoat and 1 gloss coat to joinery items.

JOB NO: 5B	DRAWING NO: 5B-04	REVISION: A	SCALE(S): 1:50 @ A1
DRAWN: JJA	CHECKED: JJA	APPR: XX	DATE: Feb 15

PLANNING
DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE