NOTES:

(1) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.

(2) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.

(3) DO NOT SCALE FROM PLANS. USE FIGURED AND ON-SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT ENGINEER IMMEDIATELY.

(4) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.

(5) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 1991. CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

(6) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY THE APPROVED INSPECTOR PRIOR TO ANY COVERING UP OF WORK.

(7) ANY EXISTING BEAMS/LINTELS AT GROUND FLOOR LEVEL CARRYING ADDITIONAL LOAD ARE TO EXPOSED AND BE CHECKED ON SITE FOR SUITABILITY AND IF NECESSARY REPLACED.

(8) ALL PIPEWORK, INCORPORATED IN THE WATER/HEATING SYSTEM, THAT IS SITUATED IN AN UNHEATED SPACE IS TO BE SURROUNDED IN 40 mm OF INSULATING MATERIAL (MIN CONDUCTIVITY 0.045 W/mk.)

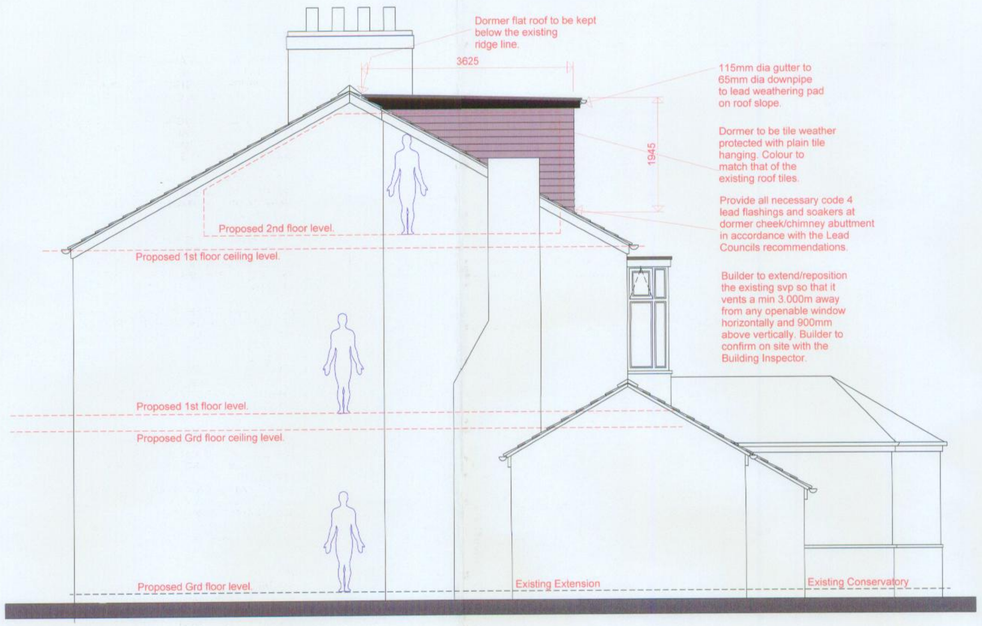
HEATING:
SUITABLE HEATING AND PROVISION OF HOT WATER TO BE PROVIDED TO THE PROPOSED NEW EXTENSION. 'CORGI' REGISTERED PLUMBER TO DESIGN, INSTALL, INSPECT AND TEST TO ALL APPROPRIATE 'CORGI' REGULATIONS THE NEWEXTENDED SYSTEM AND ENSURE FULL SATISFACTORY WORKING PERFORMANCE TO THE OWNERS REQUIEMENTS. PLUMBER TO LIASE COMPLETELY WITH OWNER AT ALL TIMES AND SUBMIT ALL REQUIRED DOCUMENTATION TO LOCAL AUTHORITY UPON COMPLETIN OF WORK.
ALL RADIATORS TO BE FITTED WITH THERMOSTSATIC RADIATOR VALVES.
ALL WORK TO BE CARRIED OUT BY A 'CORGI' APPROVED INSTALLER, TO GAS BOARD REGULATIONS AND PROVISIONS AND APPROVED DOUMENT J.
INSTALLING PLUMBER TO NOTIFY THE LOCAL AUTHORITY, NOT LATER THAN 30 DAYS AFTER COMPLETION, THAT THE BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH A PROCEDURE APROVED BY THE SECRETARY OF STATE.
ALL QUALIFIED BOILERS TO HAVE AN 'SEDBUK' VALUE/BAND OF OF '90%, BAND A'.
ALL PIPEWORK, INCORPORATED IN THE WATER/HEATING SYSTEM, THAT IS SITUATED IN AN UNHEATED SPACE IS TO BE SURROUNDED IN 40 mm OF INSULATING MATERIAL (MIN CONDUCTIVITY 0.045 W/mk.)

SANITARY PIPEWORK:

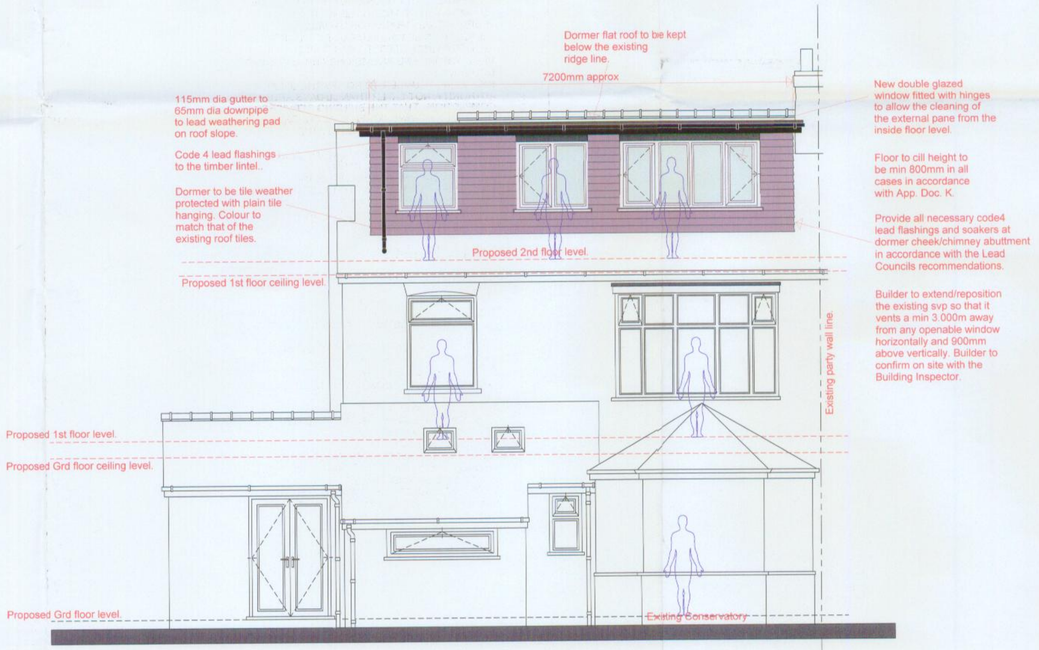
MIN BRANCH PIPE DIAMETER SIZES.

WASH BASIN	40	mm
SHOWER	40	mm
TOILET	100	mm

ALL APPLIANCES CONNECTED INTO THE EXISTING SVP.
ALL APPLIANCES TO BE FITTED WITH 75mm DEEP SEAL ANTI-SIPHONIC TRAPS (EXCEPT W.C). RODDING EYES TO BE PROVIDED AT ALL CHANGES OF DIRECTION TO WASTE RUNS. MAX LENGTH OF SANITARY WASTE RUNS TO BE 3000mm (INDICATED ON PLANS) UNLESS OTHERWISE SPECIFIED. GROUND FLOOR WASTES TO BE TAKEN ALL SANITARY PIPEWORK TO BE CARRIED OUT IN ACCORDANCE WITH B.S. 5572 : 1978. 100mm DIA S.V.P. TO TERMINATE MIN 900mm ABOVE HEAD OF OPENABLE WINDOWS WITHIN 3000mm AND FINISHED WITH SUITABLE CAGE. NO SANITARY PIPEWORK CONNECTION WITHIN 200mm OF WASTE BRANCH CONNECTION INTO S.V.P.



Proposed Side Elevation (1:50.)



Proposed Rear Elevation (1:50.)

ELECTRICAL WIRING: When using competent person

ALL WIRING AND ELECTRICAL WORK WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE IEE 16TH EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION BODY AUTHORISED BY THE SECRETARY OF STATE,
AND,
THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A 'SELF-CERTIFICATION CETIFICATE' WITHIN 30 DAYS OF THE COMPLETION OF THE ELCTRICAL WORKS. THE CLIENT IS TO BE PROVIDED WITH A COPY OF THE 'SELF-CERTIFICATION CETIFICATE' AND A BS 7671 ELECTRICAL INSTALLATION TEST CETIFICATE.

DOUBLE GLAZING:

DOUBLE GLAZING, WITH MIN 16mm AIR GAP IN SEALED UNITS, TO BE PROVIDED TO ALL WINDOWS AND EXTERNAL DOORS. WINDOW AND/OR DOOR FRAMES TO BE EITHER WOOD OR PVC-U TO THE CLIENTS COLOUR. GLASS USED IN ALL WINDOWS AND/OR DOORS TO BE 'PILKINGTON'S' SOFT COATED LOW EMMISSIVITITY TYPE GLASS. CAVITY TO BE FILLED WITH ARGON GAS TO ACHIEVE U VALUUE OF 1.80.
ALL VELUX WINDOWS ACHIEVE A MINIMUM U' VALUE OF 1.40 w/m^{2O}K.

Dormer Cheeks and walls:
Construct 100x50 stud frame @ 400mm c/c's on top of beam No 2. Line stud frame internally with 'Tri-iso super 10' and cross battens to achieve u'value and stop thermal briging, finish with visquene vapour barrier and finish with 12.5mm plasterboard and skim. Externally line frame with plain tile hanging on 38x25 battens in accordance with the manufacturers details on bituminuous roofing felt nailed to 18mm marine quality plywood nailed to the 100x50sc3 stud frame.
The dormer cheeks facing the party wall are to have 30 minutes fire resistance either side. Between the stud frame and plywood fit 1No layer of 9.5mm 'superlux' to provide 30 minutes fire resistance.

MEANS OF ESCAPE

THE EXISTING STAIRS TERMINATE AT GROUND FLOOR IN THE MAIN HALLWAY WHICH LEADS DIRECTLY TO A FINAL EXIT (FRONT DOOR.)
ALL DOORS ACCESSING THE GROUND FLOOR ACCOMMODATION FROM THE STAIRCASE ENCLOSURE WILL BE CHANGED TO FD 20 FIRE DOORS WITH SUIATBLE. BUILDER TO CONFIRM ON SITE WITH THE APPROVED INSPECTOR. THIS WILL CREATE A PROTECTED STAIRCASE THROUGH THE BUILDING THEREFORE NO ESCAPE WINDOW IS REQUIRED.
PROVIDE SELF CONTAINED SMOKE DETECTOR/SOUNDER IN THE GROUND FLOOR HALLWAY PERMANENTLY WIRED IN TO THE EXISTING WIRING SYSTEM AND INTERCONNECTED TO THE DETECTORS AT 1ST AND 2ND FLOOR LEVEL.

Flat roof :
On the top of the flat roof joist nail firring pieces to give min falls of 1:60. Fix 19mm marine grade plywood to the top of the firrings. Weather protect with 3No layers of 'Andersons HT' bituminous roofing felt system hot bonded in bitumen to each layer and the roof insulation. Weather and fire protect the roof with a 12.5mm thick layer of 4mm limestone chippings hot bonded to the roof. To the underside of the flat roof joists fix visquene vapour barrier and line internally with 9.5mm plasterboard and skim finish.
Fit 'Tri-iso super 10' underneath the whole of the area of the flat roof joists to achieve u'value and stop thermal briging..

EAVES:
ALL TMBER TO BE PRE-TREATED WITH PRESERVATIVE PRIOR TO FIXING.
EAVES DETAIL TO MATCH THE EXISTING.
CONSTRUCT FASCIA BOARD FROM 32m QUALITY REDWOOD, AND SOFFIT TO BE CONSTRUCTED FROM 18mm REDWOOD BOARDING SUPPORTED OFF 50x50 SC3 TREATED BATTENS. PROVIDE CONTIUOUS 10mm WIDE SOFFIT STRIP VENT ALONG THE LENGTH OF THE SOFFIT,
OR, ATERNATIVELY USE Upvc SOFFITS, FASCIAS AND BARGE BOARDS AS AGREED WITH THE CONTRACTOR/BUILDER.

GLAZING:

ALL SAFETY GLAZING TO CONFORM WITH B.S. 6206 : 1981. WHERE GLAZING HAS BEEN SPECIFIED ON PLANS, FLAT SAFETY GLASS AND/OR SAFETY PLASTICS WILL BE FITTED IN THE FOLLOWING AREAS :-
(1) IN WALLS, BETWEEN FINISHED FLOOR LEVEL AND 800mm VERTICAL HEIGHT.
(2) IN DOORS, BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT.
(3) WITHIN 300mm EITHER SIDE OF A DOOR, BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT.

NOTES:

All work to be carried out in accordance with the Building Regulations and the requirements of the Local Authority.

The contractor shall check all dimensions on site before commencement of work.

No dimension to be scaled off this drawing.

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New Stairs:
Fit new softwood single winder staircase, approx 750mm width (confirm with owner), 42 degree pitch maximum.
Fit handrail to one side of the staircase. Handrail to be 900mm high
Overall rise 3045mm (all staircase dimensions are to be checked on site by the contractor prior to ordering any parts of staircase.)
15 No 203mm rises, min 227mm going required to all steps.
Min headroom at top of new stairs to be in accordance with Approved Document K.
Provide 900mm high guarding around the staircase. Max 100mm between vertical spindles. Choice of vertical spindle,newel post and handrail to be agreed with the client prior to ordering.



Staircase Plan

Construct new single winder timber staircase in strict accordance with BS 585 pt 1: 1989. Width 700-750mm.

Load Bearing Perimeter Walls:
50x100 sc3 softwood studs at 400mm centres. Nail 12mm plywood to the stud wall at 150mm c/c's
with 70x4mm nails, line internally with 'Tri-iso super 10' as manufacturers details and finish with 50x35 cross battens, 12.5mm plasterboard and skim on 500 gauge vapour check.

Stud Walls:
50x75/100 sc3 softwood studs at 400mm centres lined both sides with 500 gauge polythene vapourcheck and finished both sides with 12.5mm plasterboard and skim finish. Infill stud with 75mm thick 'rockwool' rigid insulation batts.

Roof:
Underdraw the new 150x50 rafters with 'Tri-iso super 10' as manufacturers details and finish with 50x35 cross battens, 12.5mm plasterboard and skim on 500 gauge vapour check.

Floor:
V313 22mm thick chipboard flooring on softwood joists as detailed on the floor joist layout. Between bottom of joists staple chicken wire to support 100mm thick 'Rockwool' insulation. This is to be applied to the whole of the 1st floor ceiling area.

VENTILATION:

8000mm^2 trickle ventilation at 1.750m min above F.F.L. Provide windows to give an openable area of 1/20th the floor area of the room concerned with some part of the opening a min 1.750m above finished floor level.

Fit soffit vents/vent tiles to provide air flow equal to 10mm continuous vent. Ridge vents to provide air flow equal to 5mm continuous vent. Builder to ensure 50mm cross flow ventilation to pitched roofs.

REV	DATE	AMMENDMENTS	DRAWN	CHKD

PROVISION OF HABITABLE ROOMS IN THE ROOFSPACE AT 2ND FLOOR LEVEL WITH NEW REAR DORMER.

BUILDING ELEVATIONS EXISTING/PROPOSED VIEWS

MR MATTHEW HOLKER
35 KINGSWAY AVE
WEST POINT
MANCHESTER
M19 2DH
TEL No : 0161 248 6669

DRAWN:	DATE:	Job Reference:	REV:
K.J.M	02/10/07		
CHKD:	SCALE:	DRAWING No:	
	1:50	330/004	

PLANNING
ACK'D
REPLIED
RECD 15 MAY 2008

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LOFT CONVERSIONS
"The premier loft conversion company"
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Little Hulton, Manchester, M39 9LG.
Telephone 0161 703 8069

Indicates 20 minute fire resisting door and frame fitted in accordance with Appendix B of Approved Document B.

Indicates self contained smoke detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.

It is the clients responsibility under the Party Wall Act 1997 to advise the adjoining neighbour(s) of the structural alterations affecting the party wall. 'DESIGN A LOFT loft conversions' can not be held liable in any eventuality for failure to do so.