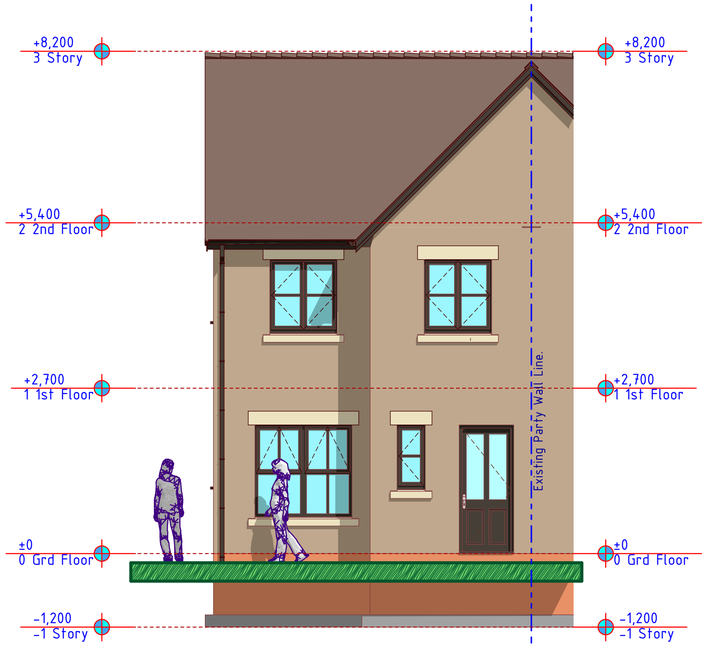
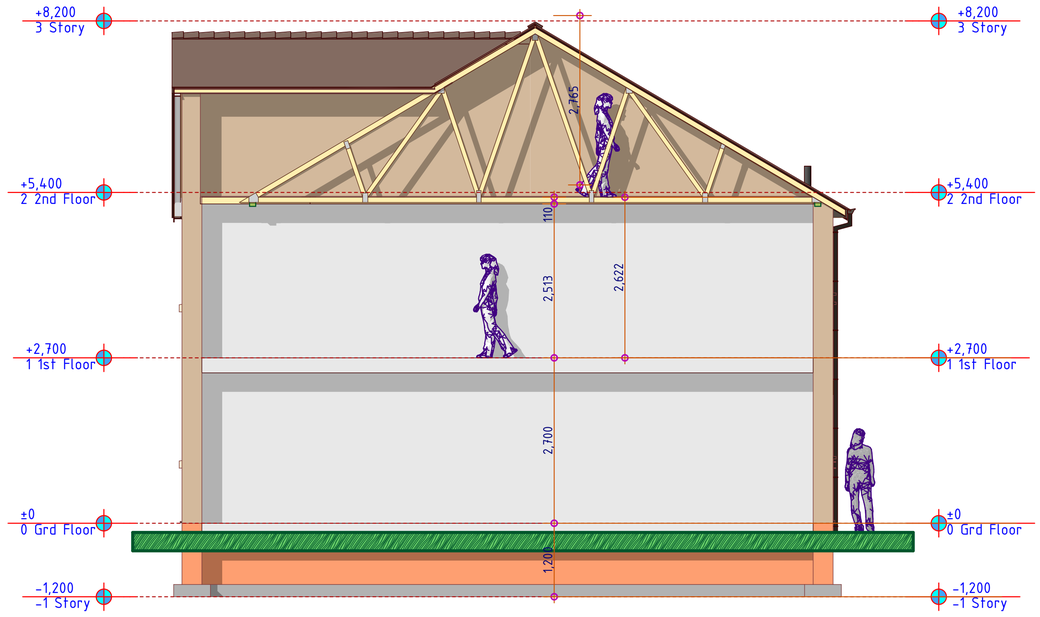
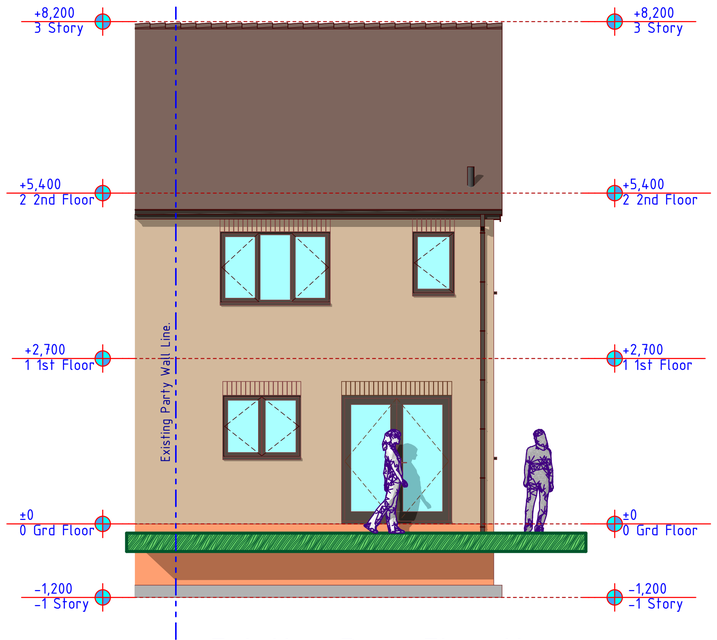
EXISTING STRUCTURE:
The existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy to support new imposed 'dead' and 'live' loading conditions prior to commencement of work and as required by the Building Control Officer.



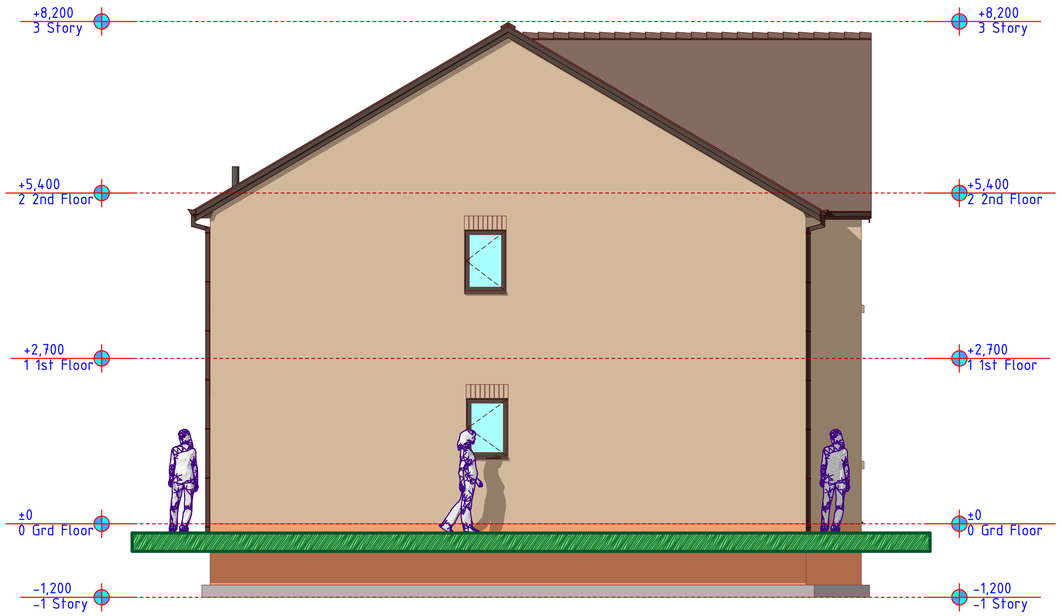
1 Existing Front Elevation
1:50



3 Existing Side Elevation
1:50



2 Existing Rear Elevation
1:50



4 Existing Side Elevation
1:50

BETTER PROSPECTS
LOFT CONVERSIONS

Ref No: 6426/004

5 4 3 2 1 0
Scale Bar
5

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

ABOVE GROUND DRAINAGE
Above ground drainage to comply with BS.5572.1978 for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Sinks - 3m for 40mm pipe 4m for 50mm pipe
Washing machine and dishwasher - stand pipe 50mm
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single wc
All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc connection.
Supply hot and cold water to all fittings as appropriate.

BUILDING PRECAUTIONS:
The temporary support of the existing building whilst building work is under progress is to be carried out in a diligent, professional, careful and safe manner by the builder. It is the sole responsibility of the builder to ensure that the existing property is safely and securely supported at all times whilst building work is being undertaken and to obtain all professional advice/guidance as required to ensure this.
The builder and owner are to employ a cdm specialist to oversee the health and safety requirements for the overall project if the building work is deemed to be 'NOTIFIABLE' under the CDM Regulations.
The owner is to satisfy all party wall issues with the neighbor/s prior to allowing the builder to commence any work on site.

FLOOR:
P5 22mm thick water resistant chipboard flooring OR 125mm softwood floorboards (as agreed with the builder in the quotation) screwed to softwood floor joists as detailed on the floor joist layout as the manufacturers instructions. Between bottom of joists staple chicken wire to support 100mm thick 'Rockwool Sound Slab' insulation. This is to be applied to the whole of the 1st floor ceiling area as App. Doc. B. to achieve a modified 30 minutes fire resistance for the existing first floor ceiling construction as agreed with the Approved Inspector. And

HEATING:
Suitable heating and provision of hot water to be provided to the proposed new building work/extension/conversion. 'Gas Safe' registered plumber to design, install, inspect and test to all appropriate 'gas safe' regulations the new/extended 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 Approved Inspector upon completion of work.
All radiators to be fitted with thermostsatic radiator valves.
All work to be carried out by a 'Gas-Safe' approved installer, to Gas Board Regulations and provisions and Approved Doument J.
Installing plumber to notify the Approved Inspector, 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.)
All work to be carried out by a 'Gas Safe' certified engineer/plumber.

HEATING
Extend all heating and hot water services from existing and provide new thermostatic valces to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist.
All work to be in accordance with the Local Water Authorities by laws, Gas safety requirements and IEEE regulations.

CLIENT :
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THE CONSTRUCTION OF A FLAT ROOFED DORMER LOFT CONVERSION AT THE REAR OF THE EXISTING DWELLING HOUSE + 2No VELUX ROOFLIGHTS - HEIGHT TO BE KEPT BELOW THE EXISTING RIDGELINE.

Ref No: 6331/001