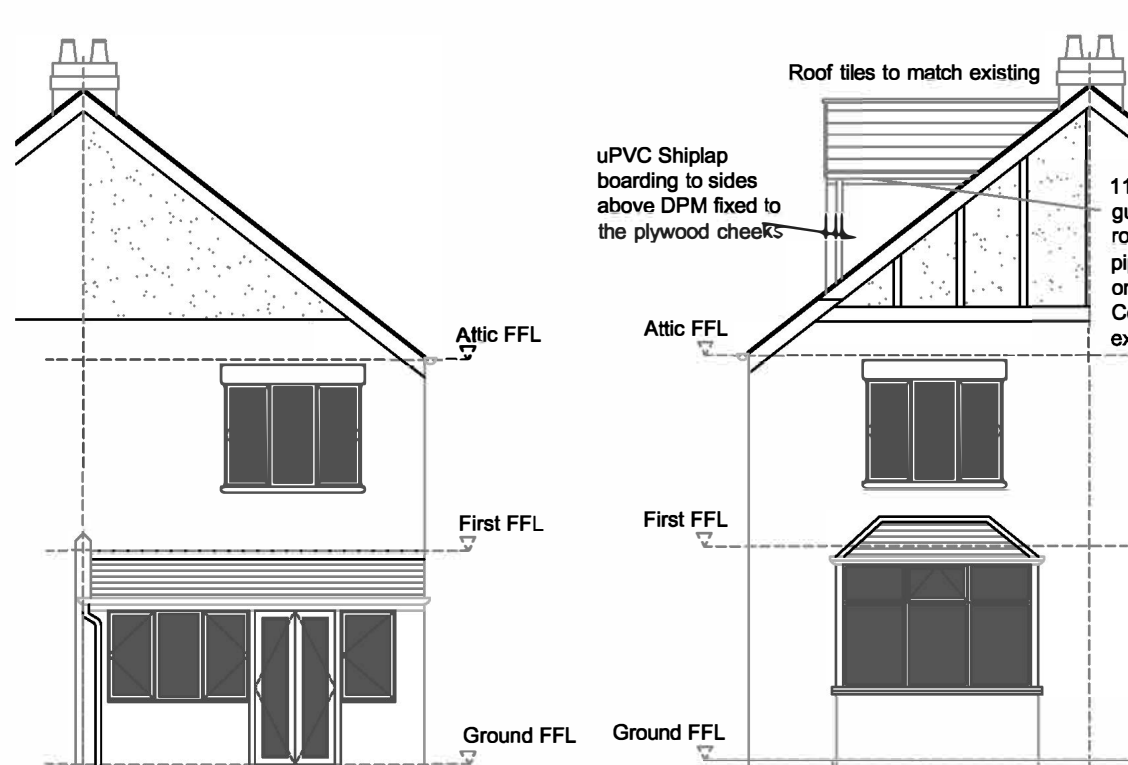


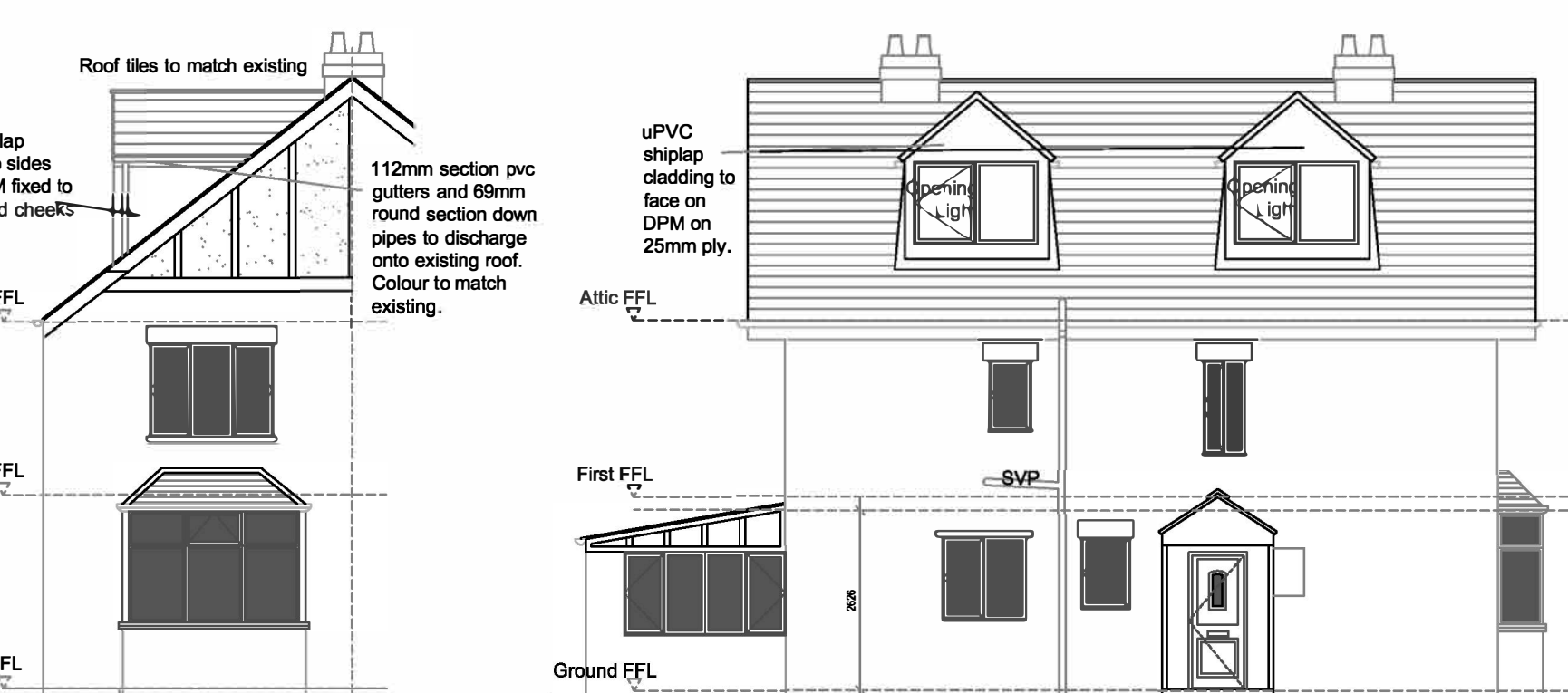
Existing Front Elevation Scale 1:100



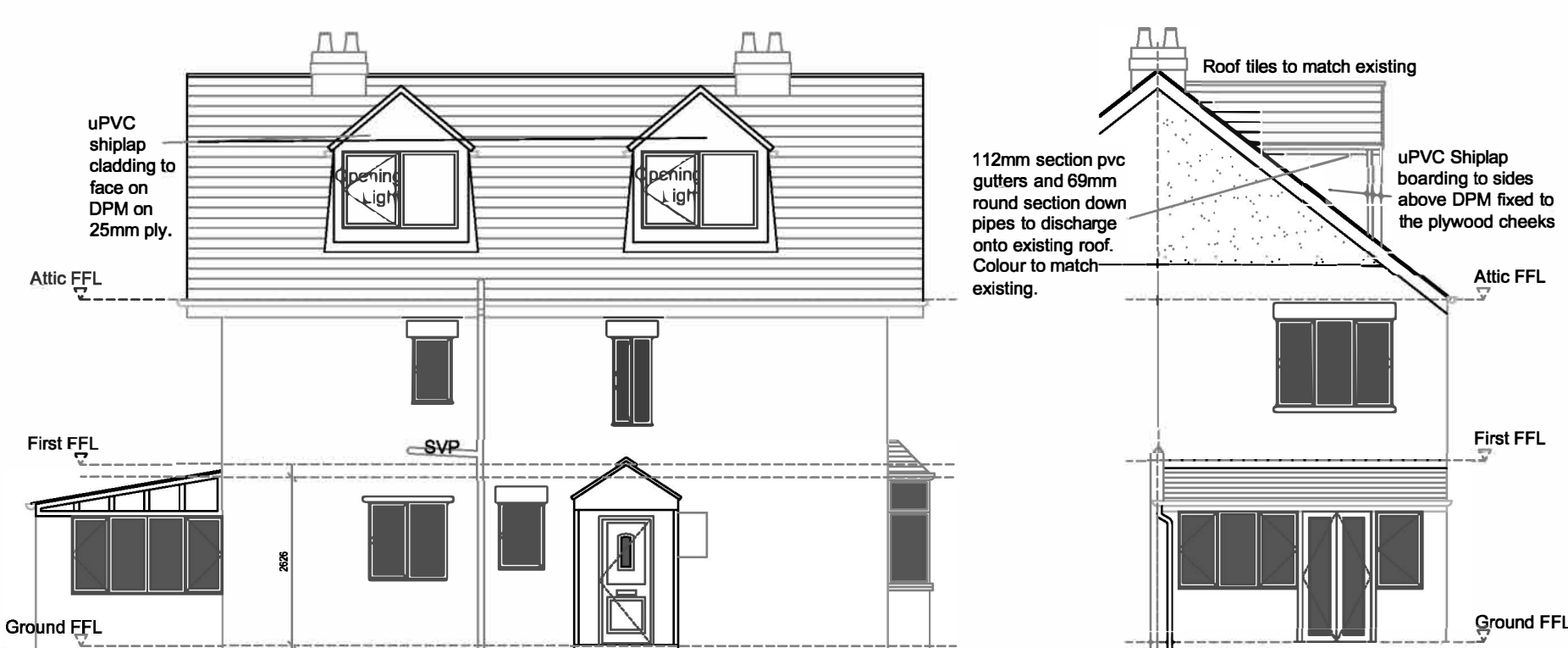
Existing Side Elevation Scale 1:100



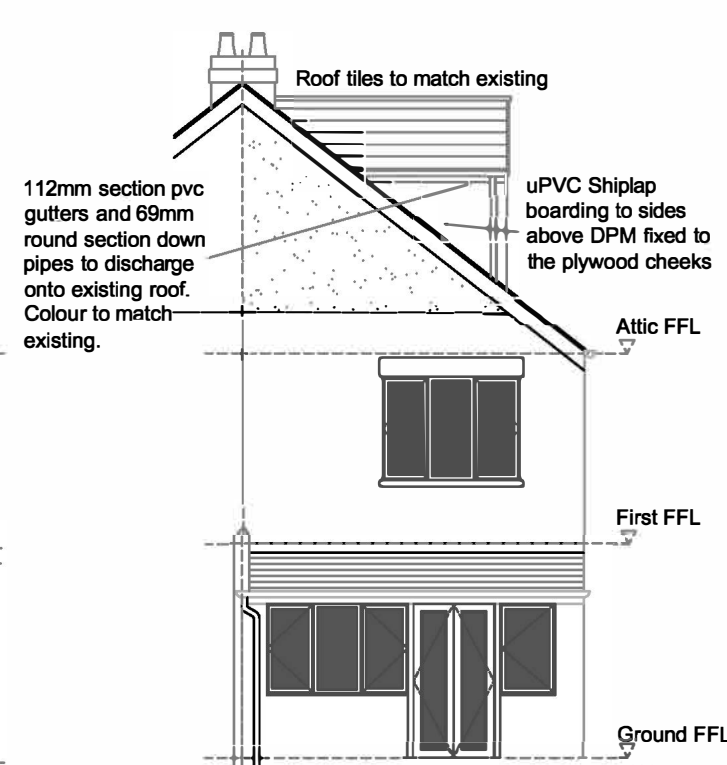
Existing Rear Elevation Scale 1:100



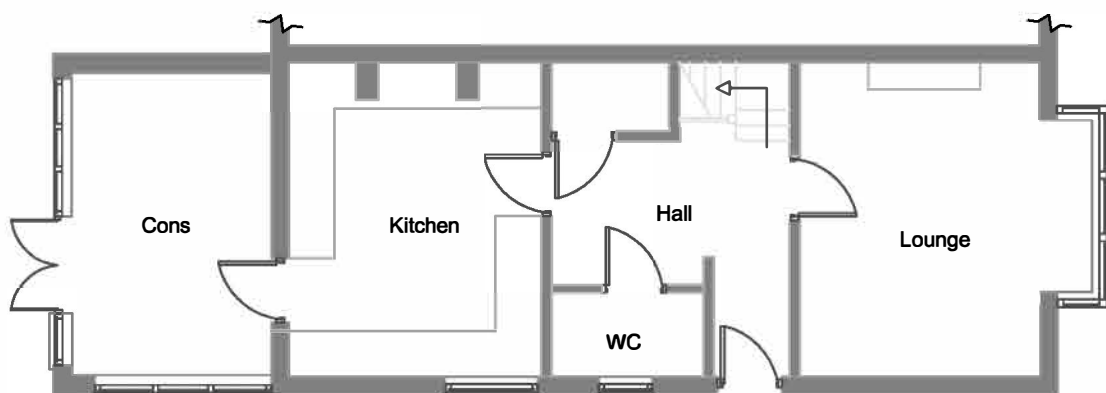
Proposed Front Elevation Scale 1:100



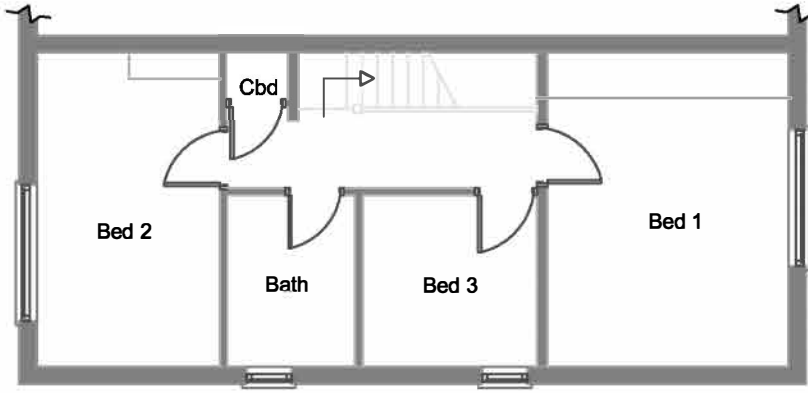
Proposed Side Elevation Scale 1:100



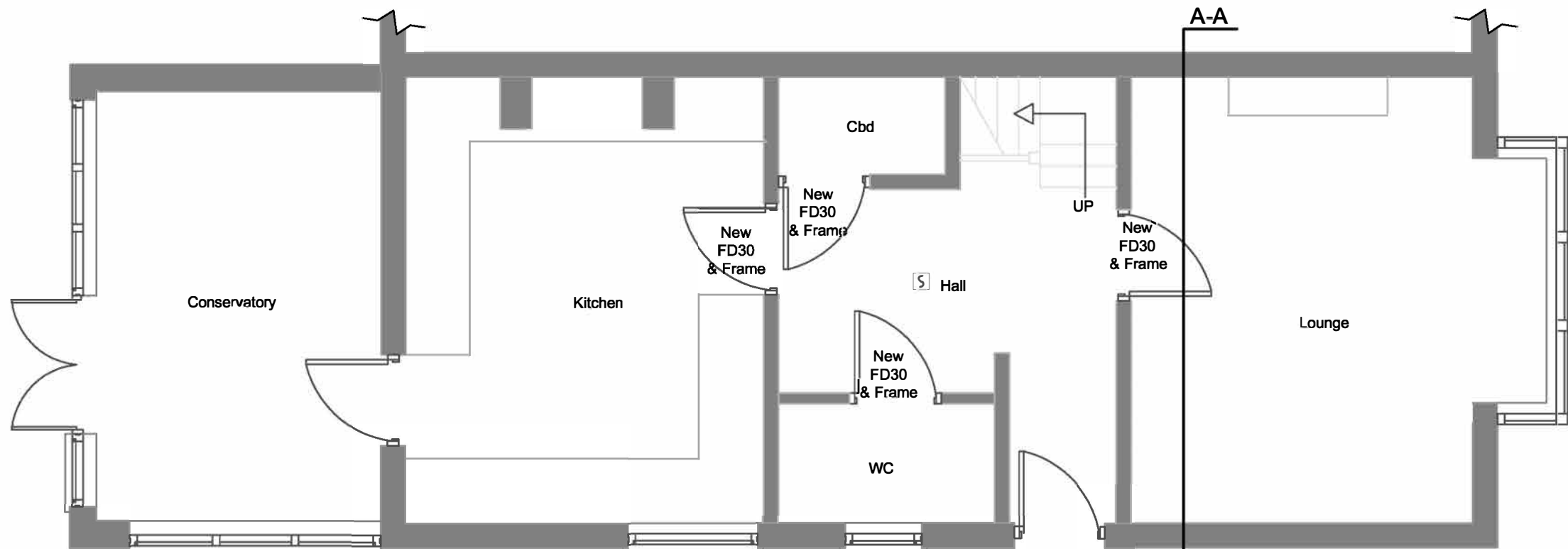
Proposed Rear Elevation Scale 1:100



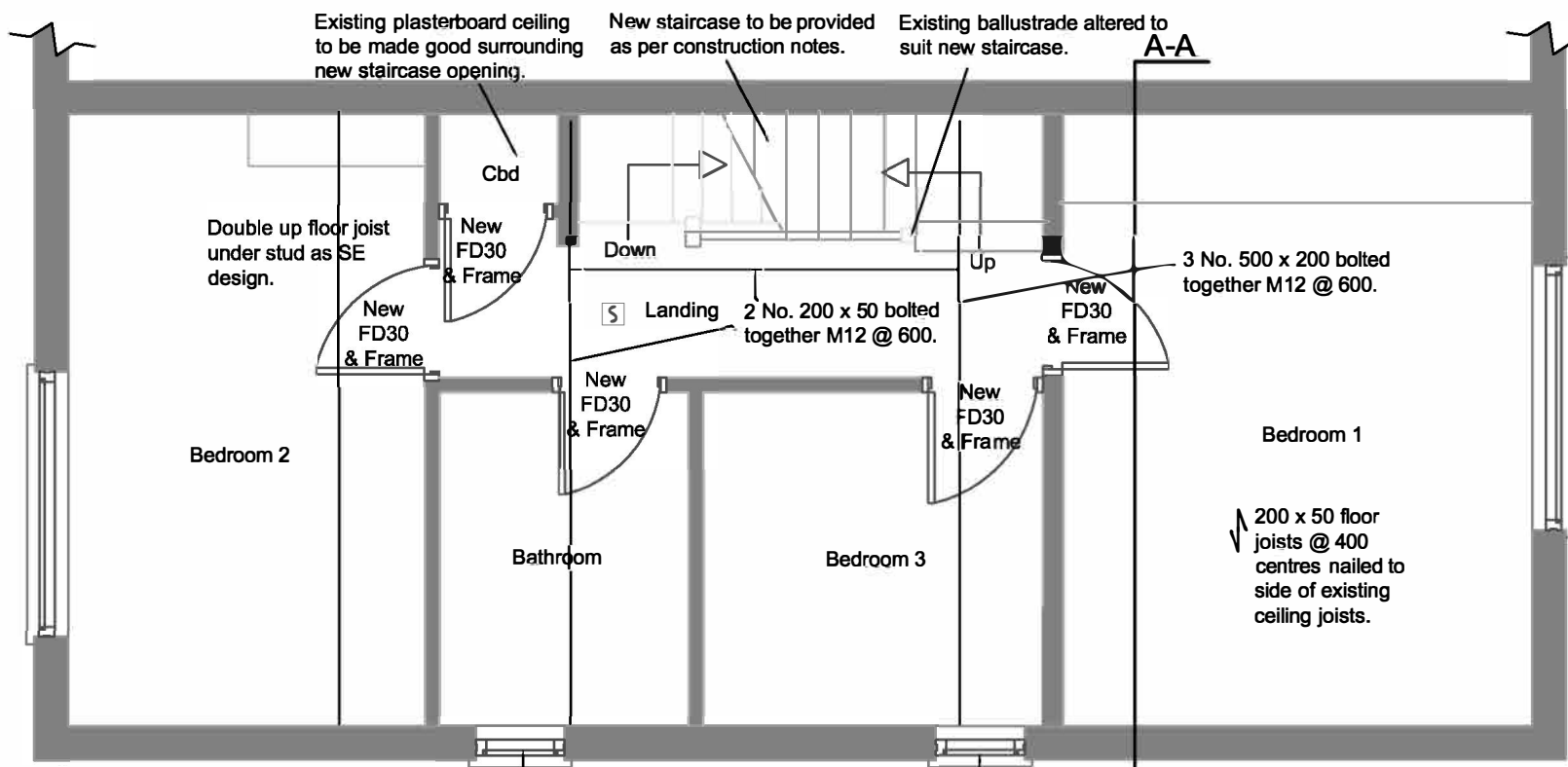
Existing Ground Floor Plan Scale 1:100



Existing First Floor Plan Scale 1:100

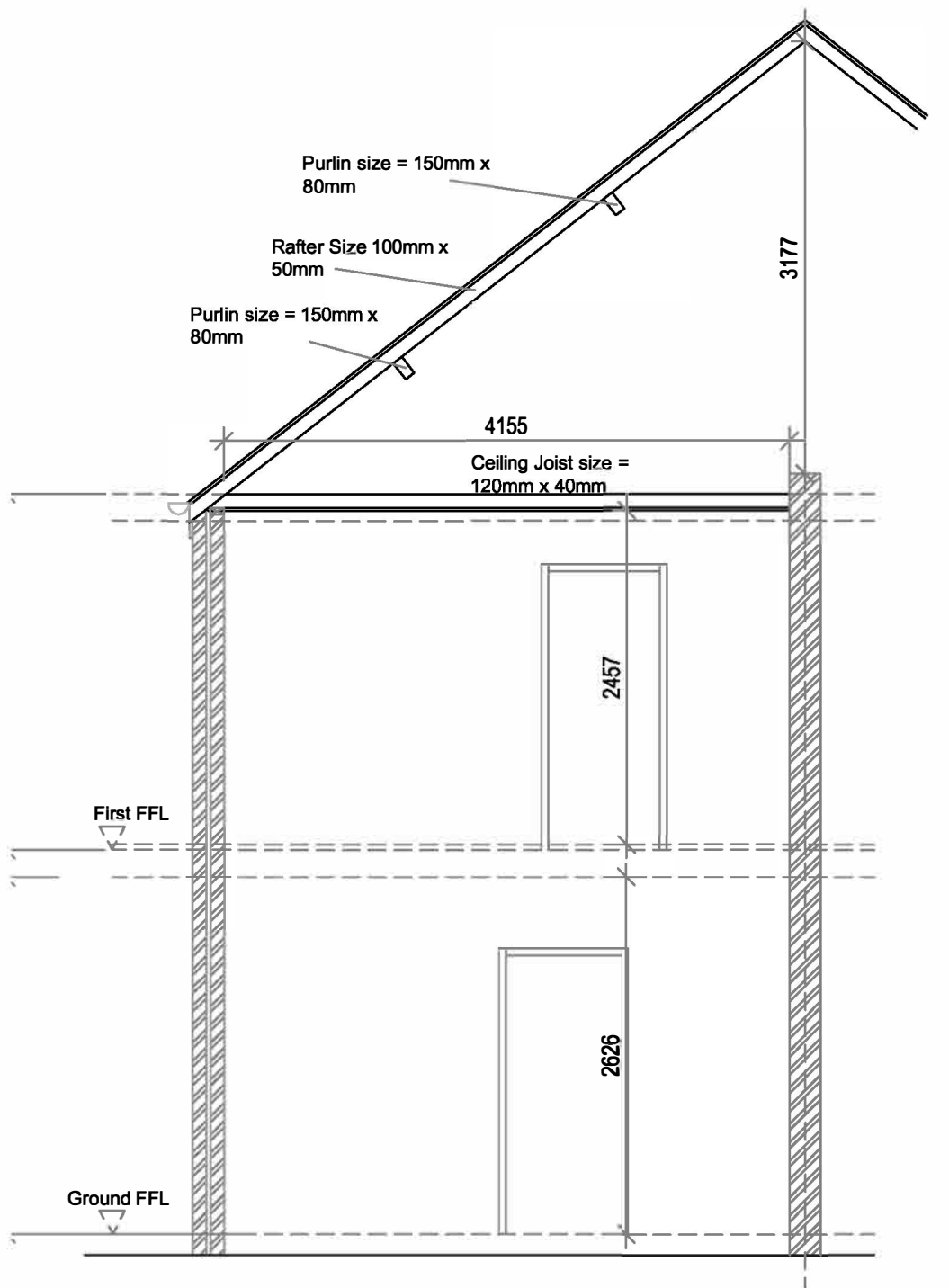


Proposed Ground Floor Scale 1:50

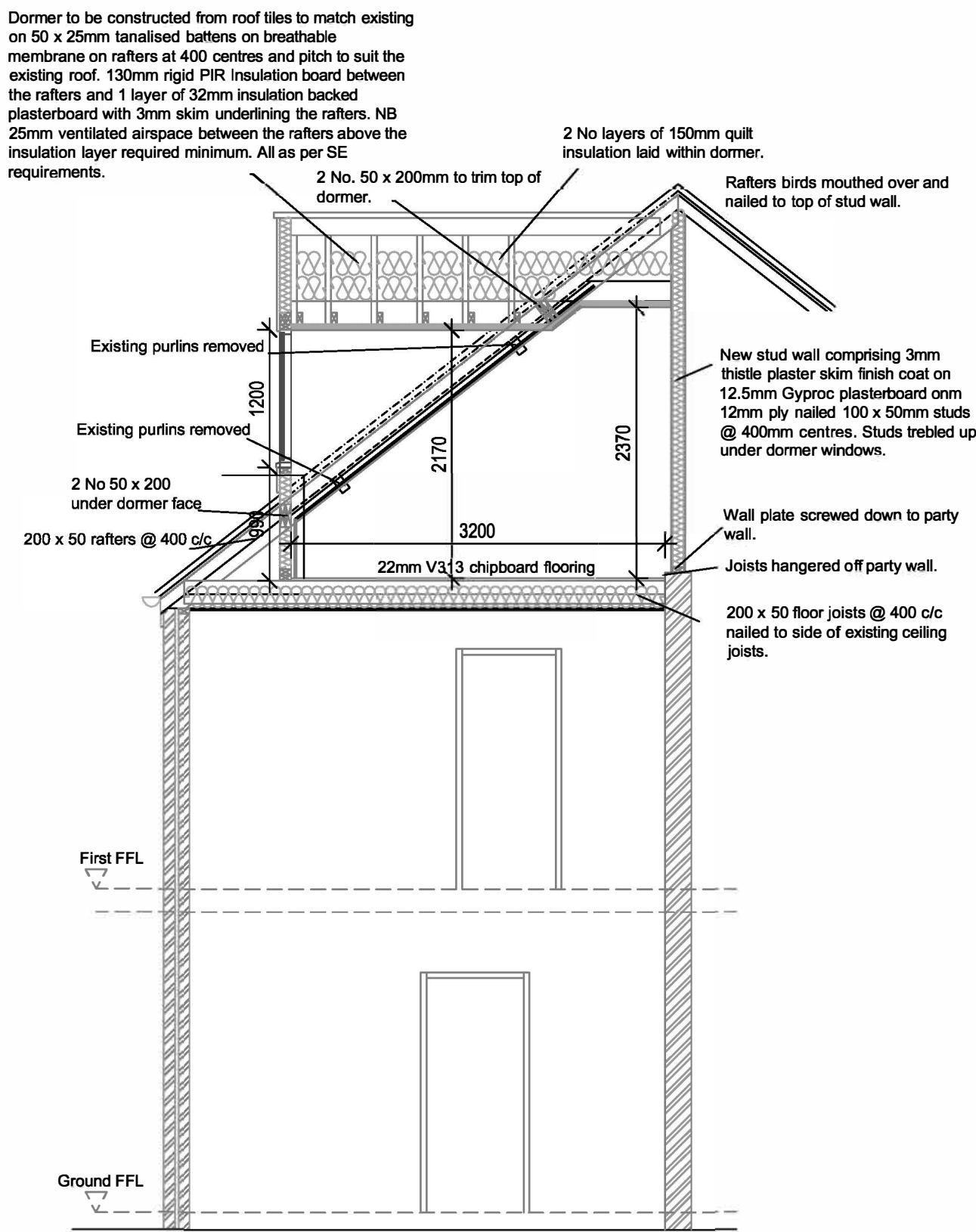


NOTE: Structural Engineers notes have been added for ease of reference. Any queries or discrepancies should be referred to the report or the Structural Engineer.

Proposed First Floor Scale 1:50



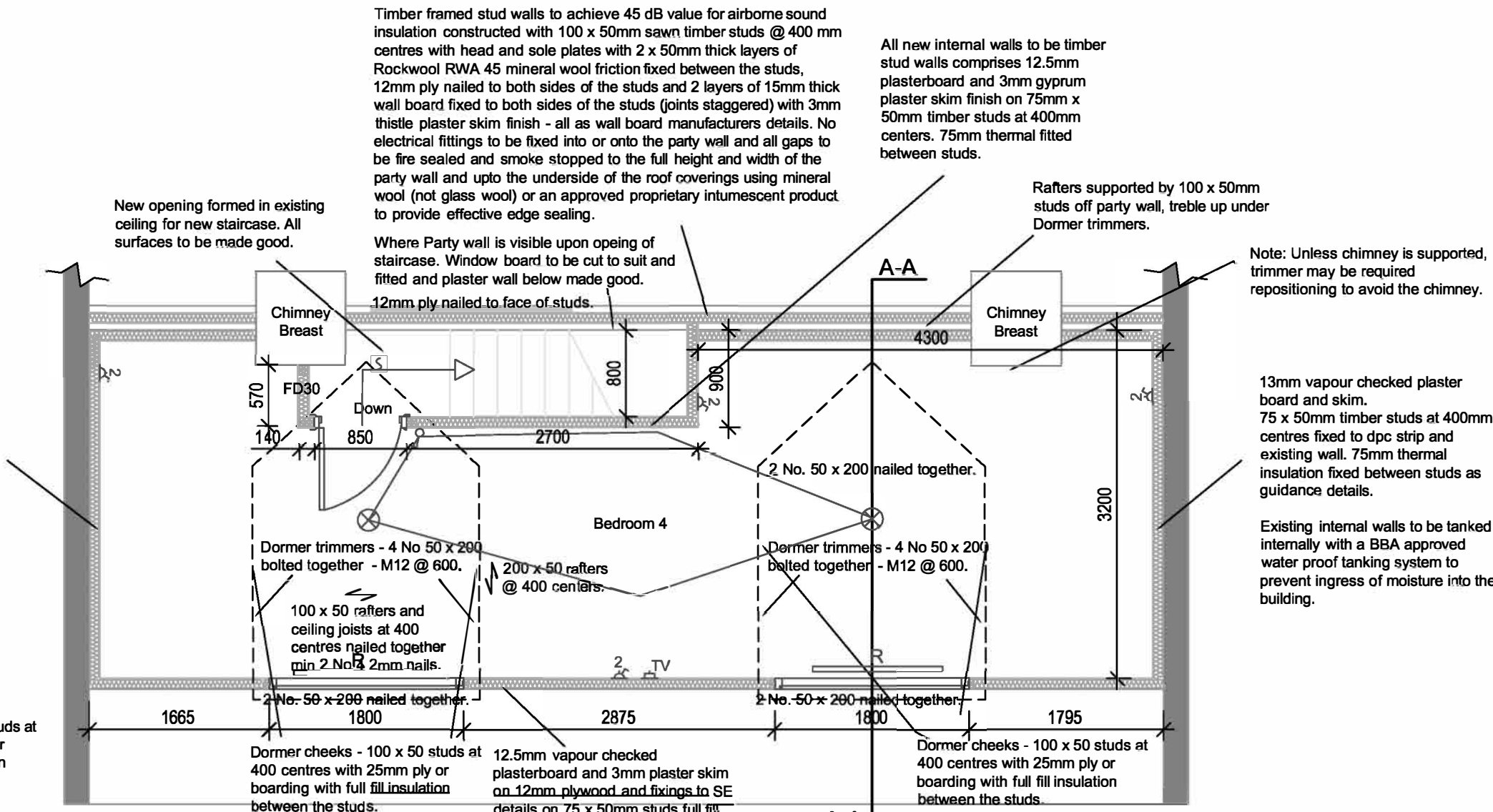
Existing Section A-A Scale 1:50



Proposed Section A-A Scale 1:50



Existing Location Plan Scale 1:1250



NOTES: Structural Engineers notes have been added for ease of reference. Any queries or discrepancies should be referred to the report or the Structural Engineer.

Dimensions shown indicative only and to suit new rafter positions.

Proposed Attic Scale 1:50

REV	DATE	BY	CHK	DESCRIPTION
A	Sept 12	JA	JEA	Building Regs notes & Structural Engineers notes added.

CONSTRUCTION NOTES:
THIS DRAWING IS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE. ANY DISCREPANCY OR QUERY SHALL BE IMMEDIATELY REPORTED AND RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION.

All dimensions are to be checked and verified before any materials are ordered.

EXTERNAL WALLS:
The internal face of the external walls to be tanked internally with a BBA approved water proof tanking system to prevent ingress of moisture into the building then provide 12.5 mm vapour checked plasterboard and 3mm gypsum plaster skim finish on 75mm x 50mm timber studs at 400mm centers fixed to dpc strip and existing wall. 75mm thermal insulation fixed between studs.

PARTY WALL:
Timber framed stud walls to achieve 45 dB value for airborne sound insulation constructed with 100 x 50mm sawn timber studs @ 400 mm centres with head and sole plates with 2 x 50mm thick layers of Rockwool RWA 45 mineral wool friction fixed between the studs, 12mm ply nailed to both sides of the studs and 2 layers of 15mm thick wall board fixed to both sides of the studs (joints staggered) with 3mm thistle plaster skim finish - all as wall board manufacturers details. No electrical fittings to be fixed into or onto the party wall and all gaps to be fire sealed and smoke stopped to the full height and width of the party wall and upto the underside of the roof coverings using mineral wool (not glass wool) or an approved proprietary intumescent product to provide effective edge sealing.

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

ATTIC FLOOR CONSTRUCTION:
22mm V313 decking on 200 x 50mm min size floor joists at 400mm centers in accordance with Structural Engineers details. Lay 2 layers of 100mm quilt insulation between joists.

ROOF CONSTRUCTION:
Existing roof tiles and battens to be taken up and existing tiles re-fitted on new 25 x 50mm tanalised saw battens on Kingspan nivent breathable membrane on rafters. Roof trusses, rafters, ceiling joists, bracing, pitch etc as Structural Engineers design. Contractor to verify on site. 25mm air gap to be provided above insulation. 175mm rigid insulation fitted between the rafters to entire roof area. Vapour check plasterboard 32.5mm insulation back plasterboard with 3mm skim to be provided to the underside of the rafters. Fascia and soffit to be altered as necessary.

RAINWATER GOODS:
112mm section pvc gutters and 69mm round section down pipes to discharge onto existing roof. Colour to match existing.

WINDOWS AND GLAZING:
External windows to comprise argon filled uPVC framed double glazed units with openings not less than 30th of the relevant floor area. Double glazed units to achieve a minimum U-value of 2.2 W/m²K. Glazing to display the appropriate 'Kitemark' in accordance with BS 6262. Glazed areas within 800mm of floor level. 8000mm2 Trickle Ventilator to be fitted in heads of frame. All opening elements of windows and doors to be draught stripped with a proprietary sealer.

DOORS & FRAMES:
New door and existing doors to be replaced as shown to be 30 minute fire resisting doors fitted with intumescent strips rebated around sides and top of new door frame to provide protected stairway. All existing walls where frames removed to be made good and decorations / surface finishes made good as required.

STAIRCASE:
New staircase to be designed and installed by Contractor once openings have been formed and new floor installed. New staircase to have a maximum pitch of 42 degree, have equal risers with a maximum individual rise of 220mm and a minimum individual going of 220mm. The rise and going of the stair must be consistent through the flight. Treads must be level. The staircase width should be minimum 800mm with a handrail to one side fitted between 900mm and 1000mm measured to the top of the handrail from the pitch line. No opening to the balustrade to be greater than 100mm.

FIRE SAFETY:
30 minute fire resisting doors fitted with intumescent strips rebated around sides and top of door frame to provide protected stairway as shown.

Interlinked mains operated smoke/heat alarm with backup battery fitted at ceiling level where shown to BS 5446 and installed to BS 5838 p16.

JOINERY ITEMS:
New softwood skirting, architraves, framings and window boards 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 latest IEE Regulations. Sockets and switches to be fitted within a zone between 450mm and 1200mm from the 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 point to Clients requirements, location shown indicative only.

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

DECORATIONS:
Decoration requirements to be confirmed by the Client.

Symbols Key:	
	Single pole, two way light switch
	Double switched socket outlet
	Television
	Luminaire, any type
	Radiator - 1200mm
	Smoke detector

JOB NO: 10014	DRAWING NO: 10014-02	REVISION: A	SCALE(S): As Shown @ A1
DRAWN: JJA	CHECKED: JEA	APPR: XX	DATE: April 12

DRAWING STATUS: BREGS

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