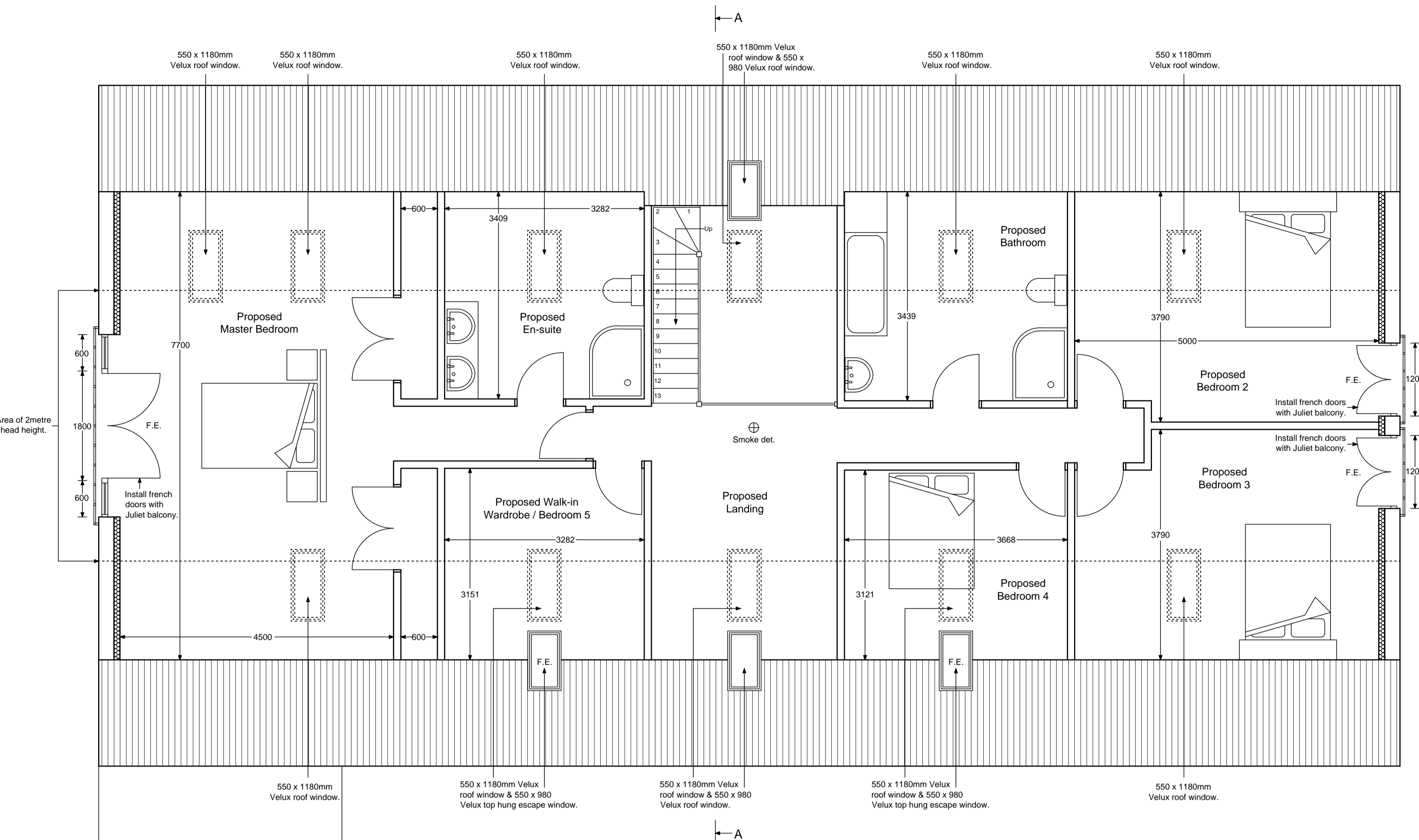


BUILDING REGULATION COMPLIANCE NOTES.

THE SITE SHALL BE STRIPPED OF ALL VEGETABLE MATTER AND DELETERIOUS MATERIAL TO A MINIMUM DEPTH OF 150mm. INVESTIGATION SHALL BE MADE ON SITE TO CHECK THAT THERE IS NO CONTAMINATION ON SITE.
 SUB SOIL DRAINAGE IS TO BE DIVERTED AROUND THE BUILDING OR PIPED UP IN IMPERVIOUS DRAINAGE MATERIAL.
 GROUND FLOOR CONSTRUCTION AND FOUNDATIONS TO BE AS SHOWN ON DETAILED SECTION. FOUNDATION DEPTH AND DESIGN MAY REQUIRE AMENDMENT SUBJECT TO GROUND CONDITIONS & BUILDING CONTROL OFFICERS REQUIREMENTS.
 CAVITY WALL CONSTRUCTION TO BE 100mm FACE BRICKWORK OUTER LEAF, 50mm CAVITY FILLED WITH DRITHERM, 100mm THERMALITE SHIELD BLOCK INNER LEAF WITH CEMENT / SAND RENDER INTERNALLY.

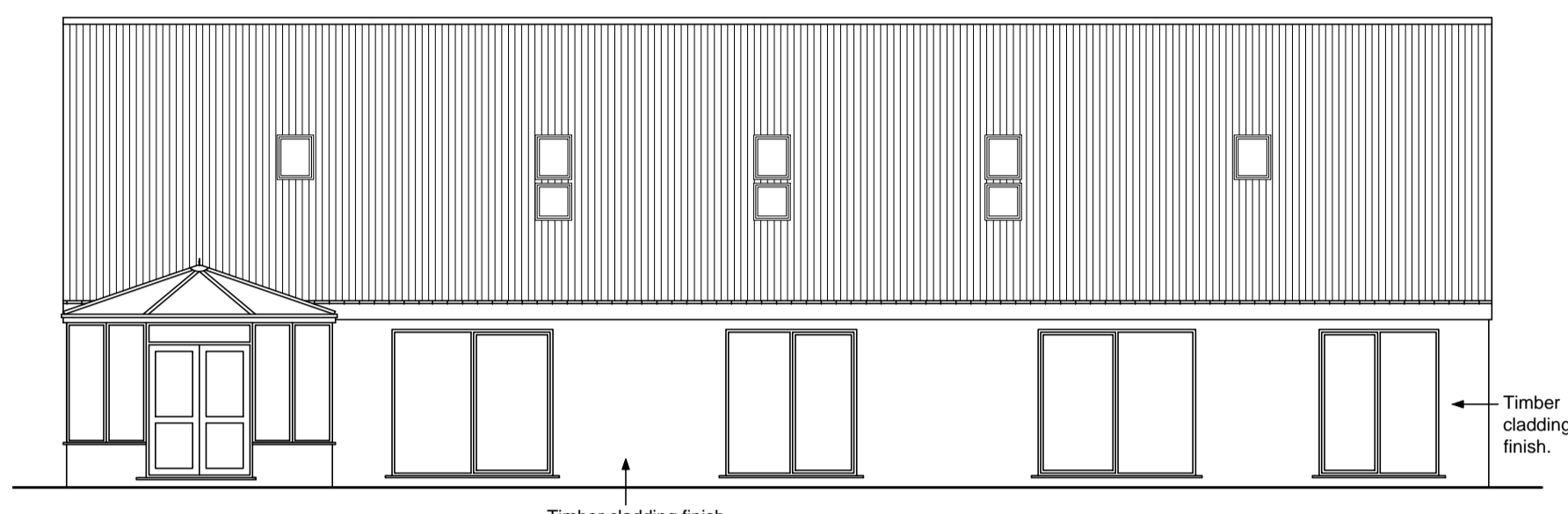
PLASTERBOARD & SKIM TO INNER FACE. U VALUE TO BE 0.2 W/m2K OR BETTER.
 CATNIC WALL TIES TO THE NEW EXTENSIONS TO EXISTING BUILDING.
 THERMAL RESISTANCE OF 0.45 TO CAVITIES TO LIMIT COLD BRIDGING.
 STANDARD CATNIC LINTELS OVER OPENINGS ALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION DETAILS.
 REINFORCED CONCRETE LINTELS TO ALL MASONRY WHERE ANY DRAINS PASS UNDER.
 ALL OPENINGS IN THE BUILDING ENVELOPE TO BE FITTED WITH DRAUGHT EXCLUDERS. THE BUILDING IS TO BE BUILT IN A REASONABLY AIR TIGHT MANNER. ALL NEW RADIATORS TO HAVE TRYS.

STRIP EXISTING ROOF STRUCTURE COMPLETE DOWN TO CEILING JOIST / WALLPLATE LEVEL. RETAIN CEILING / JOISTS IF POSSIBLE. PROPPING WHERE REQUIRED. CONSTRUCT NEW ROOF STRUCTURE IN ATTIC TRUSSES OFF EXISTING STRUCTURE AS SHOWN. CHECK EXISTING FOUNDATIONS & LINTELS WILL SUPPORT NEW ROOF STRUCTURE ON SITE.
 ALL NEW TRUSSES TO BS 5288 AT MAX. 600mm c/c AT 35 DEGREES PITCH. TRUSS CALCS TO BE SUPPLIED PRIOR TO WORK STARTING.
 IF EXISTING WALLS ARE SOLID CAVITY TRAYS WILL BE REQUIRED.
 ALL LONGITUDINAL & DIAGONAL WINDBRACING IN 100mm x 25mm TANALISED TIMBER ALL TO BS 5288. GALVANISED TIES TO TRUSSES AT CEILING LEVEL AND UP GABLES AT MAX. 2000mm c/c & CROSSING MIN. 3 No. MEMBERS ALL ON NOGGINGS MIN. 38mm THICK. DOUBLE JOIST TRIMMING AROUND STAIRCASE. SOLID STRUTTING TO THIRD SPANS OF TRUSSES.
 PROVIDE 30 x 5mm GALVANISED MILD STEEL STRAPS AS LATERAL SUPPORT TIES AT ROOF & CEILING LEVEL. AT MAX. 2m c/c.
 STAINLESS STEEL WALL TIES, TYPE A - 225mm LONG, TO BS1243 AT 750mm c/c HORIZONTAL & 450mm c/c VERTICAL. STAGGERED & DOUBLE NUMBER AT REVEALS.
 ROOF COVER IN CONCRETE INTERLOCKING TILES TO MATCH EXISTING ON 50mm x 25mm TANALISED BATTENS ON BREATHABLE FELT OR OTHER APPROVED ALTERNATIVE. ROOF INSULATION IN ACCORDANCE WITH DETAILED SECTION.
 LOFT INSULATION AT RAFTER LEVEL AS FOLLOWS:
 SF19 MULTIFOIL ON TOP OF RAFTERS (BATTEN RAFTERS AS NECESSARY). 50mm CLEAR AIR GAP OVER INSULATION - ALL IN ACCORDANCE WITH KINGSPAN INSTRUCTIONS OR SIMILAR MAKE. U VALUE TO BE 0.18 W/m2K OR BETTER.
 EXISTING FIRST FLOOR CEILING CONSTRUCTION TO BE INVESTIGATED ON SITE & IF NECESSARY, UPGRADED TO PROVIDE MINIMUM 30 MINUTE FIRE RESISTANCE.
 ROOF VENTILATED AT RIDGE AND EAVES EQUIVALENT TO MIN. 25mm CONTINUOUS GAP AT EAVES AND 10mm AT RIDGE.
 FORM OPENING THROUGH AND FIT NEW STAIRCASE AS DETAILED ON SECTION WITH HANDRAIL AT 900mm ABOVE PITCHLINE, 900mm ABOVE LANDINGS WITH VERTICAL BALUSTERS AT LESS THAN 100mm c/c. DOUBLE JOIST TRIMMING AROUND STAIRCASE. MINIMUM 50mm TREAD WIDTH AT NARROW END OF STAIR WINDERS.
 DOUBLE JOISTS TO BE PROVIDED UNDER 1st FLOOR PARTITIONS. INSULATE GABLE WALLS AS SHOWN ON PLAN.
 PROVIDE AND FIT SMOKE DETECTORS AS INDICATED ON DRAWING TO BUILDING REGULATION REQUIREMENTS TO BS 5839.
 NEW FLOOR CONSTRUCTION TO CONSIST OF 22mm MOISTURE RESISTANT T & G CHIPBOARD WITH 100mm FIBREGLASS LAID BETWEEN JOISTS AND PLASTERBOARD CEILING WITH MINIMUM MASS OF 10kg/m2. ALL GAPS AND JOINTS TO BE FILLED AND WELL SEALED.
 ALL NEW INTERNAL DOORS TO BE UNDERCUT BY 10mm FOR VENTILATION.
 BACKGROUND VENTILATION (TRICKLE VENT TO WINDOW HEAD) TO BE EQUAL TO 5000mm2.
 NEW ATTIC ROOM TO HAVE OPENING WINDOWS PROVIDING MIN. 1/20TH FLOOR AREA RAPID VENTILATION.
 EXISTING WET CH SYSTEM TO BE EXTENDED INTO SECOND FLOOR ROOM TO SERVE RADIATOR OF SUITABLE RATING WITH TRV. ALL RELEVANT PIPEWORK TO HAVE INSULATION THICKNESS EQUAL TO PIPE DIA. OR 40mm MAX. INC. ANY PIPE RUNS THROUGH UNHEATED AREAS.
 ALL FOUL DRAINAGE IN 100mm DIA. POLY PIPEWORK AT +40 FALLS, BED & SURROUND IN PEA GRAVEL. PROVIDE NEW POLY INSPECTION CHAMBERS WHERE REQUIRED.
 ANY NEW WASTE PIPEWORK TO BE TO BS5254 & BS5572. FITTINGS TO BATHS AND SHOWERS TO BE 40mm DIAMETER WASTES & 32mm DIAMETER TO HAND BASINS. ALL WITH 75mm DEEP-SEAL TRAPS. ANY NEW HOT WATER TAPS TO BE FITTED ON THE LEFT.
 ALL SURFACE WATER DRAINAGE TO RUN INTO EXISTING GUTTERS & DOWNPIPES.
 SEE DRAWING FOR STAIRCASE DETAILS.
 ANY NEW WINDOWS TO COMPLY WITH NEW PART L REQUIREMENTS (U VALUE OF 1.4 W/m2K OR BETTER). ANY NEW WINDOWS TO HAVE LOW E COATING. GLAZING IN CRITICAL LOCATIONS TO BS 6206 1981 (SAFETY GLASS).
 ALL WORK REQUIRED TO COMPLY WITH APPROVED DOCUMENT P IS TO BE CARRIED OUT BY A PERSON COMPETENT TO DO SO. A CERTIFICATE ISSUED BY A COMPETENT PERSON TO PROVE THAT THE WORK HAS BEEN INSTALLED, TESTED AND FOUND TO COMPLY WITH PART P WILL BE REQUIRED BY BUILDING CONTROL ON COMPLETION.
 ENSURE PROTECTING STRUCTURE AROUND THE STAIRWAY WILL CONTINUE TO THE UNDERSIDE OF THE ROOF.
 CONFIRM THAT THERE WILL BE ENERGY EFFICIENT LIGHTING PROVIDED WITH LAMPS OF LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT, AT LEAST 3 IN 4 FITTINGS.



Proposed Loft Floor Plan

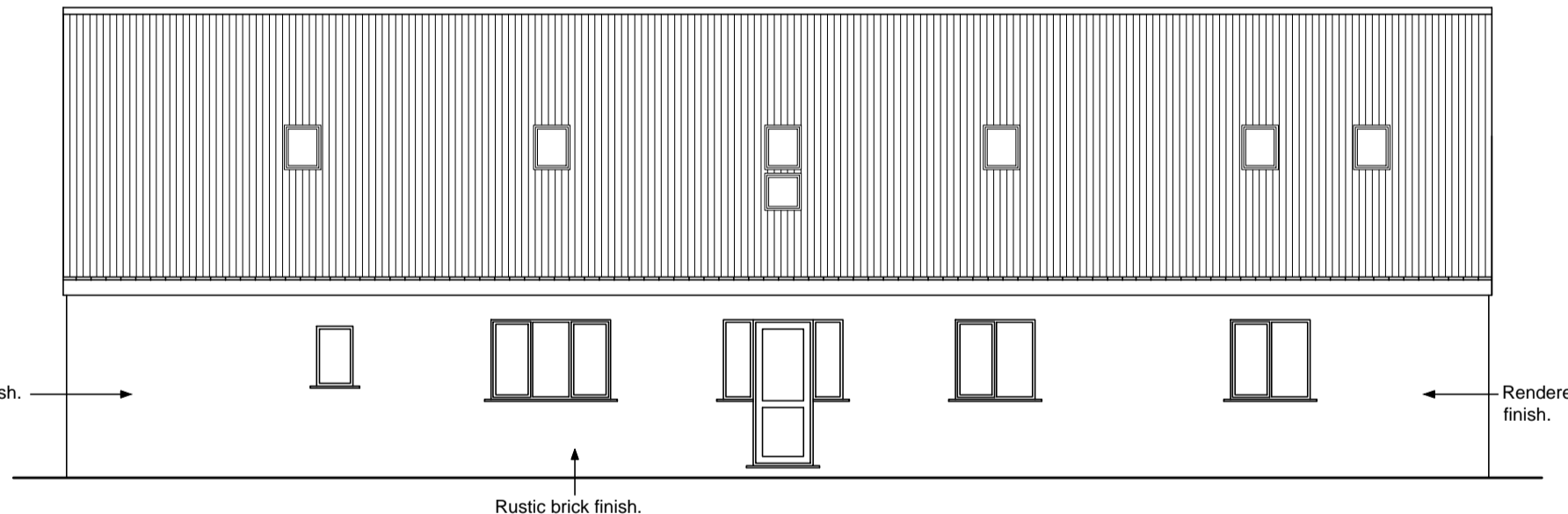
New stud walling in 95 x 50 timber studs and noggings with 12.5mm plasterboard and skim to both sides and 25mm mineral wool insulation to voids.
 Mains fed smoke detectors on each storey level, all interlinked with battery back up.
 Gable walls to be insulated using 100mm Jablite EPS (50mm between battens and 50mm over battens). 12.5mm plasterboard and skim to inner face. U Value to be 0.2 W/m2K or better.
 Escape window to bedrooms to have an unobstructed operable area min. 0.3m2 and min. 450mm high & 450mm wide. Bottom of operable area to be no lower than 600mm, no higher than 1100mm above floor level and no more than 1700mm up from gutters.
 S.v.p. drainage runs to be checked on site & if necessary fit new drainage run & manhole or install saniflo pump system.
 Provide 15l/s mechanical ventilation to en-suite & bathroom operated via light pull and having 15 minute over-run facility.
 N.B. Layout of en-suite & bathroom may be subject to change on site.



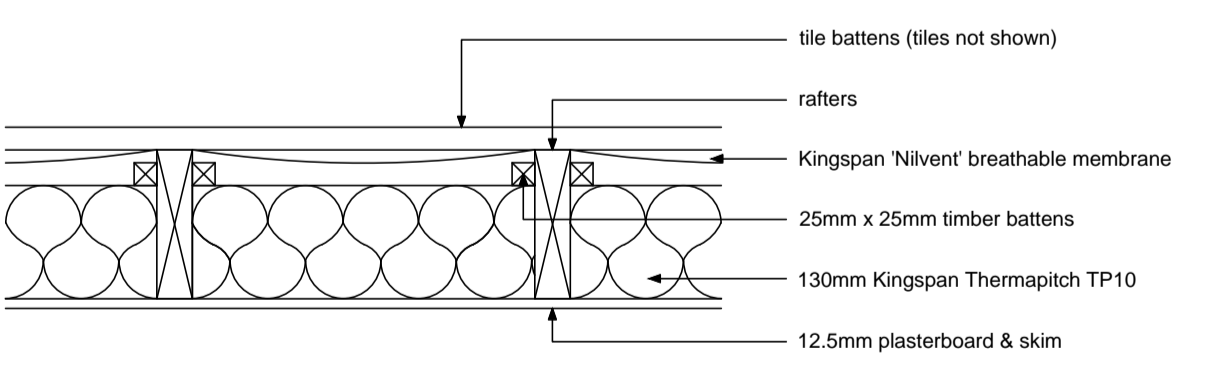
Proposed Rear Elevation (1:100)



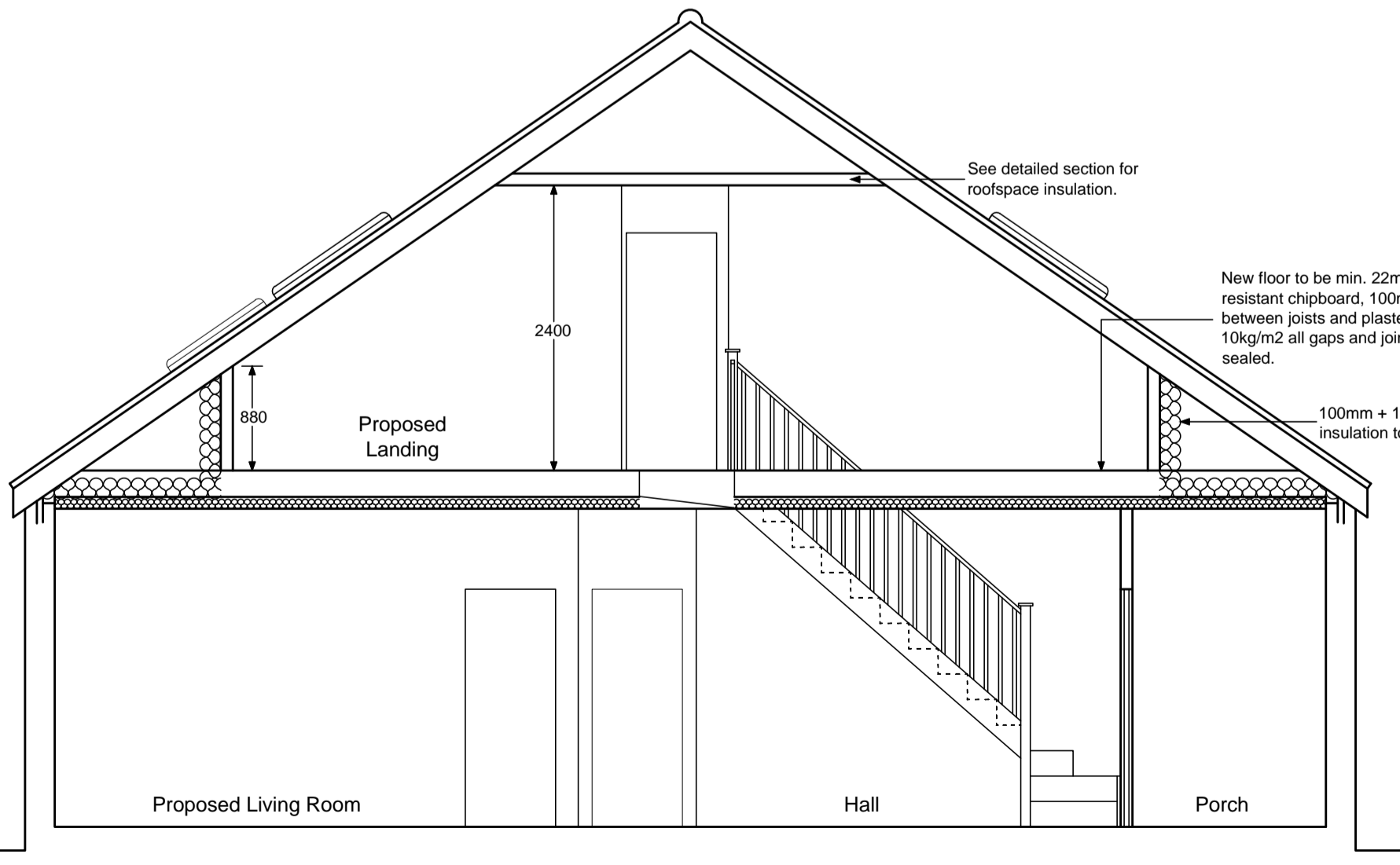
Proposed Side Elevation (1:100)



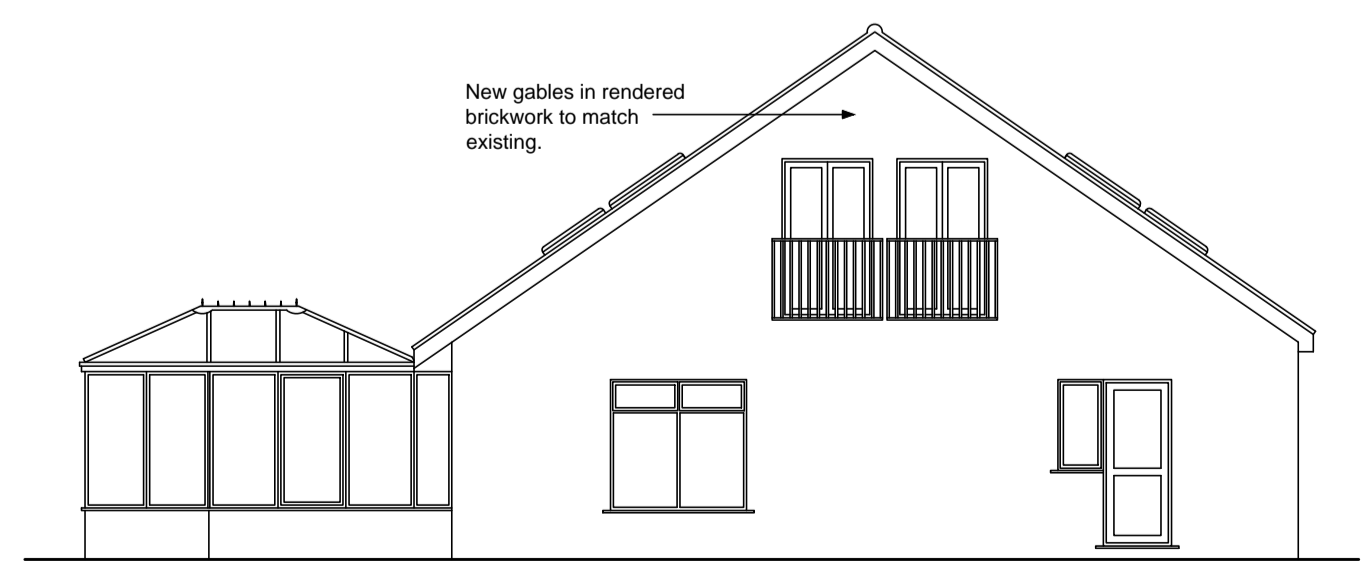
Proposed Front Elevation (1:100)



Section - method of roof insulation (1:5)



Proposed Section Through A - A



Proposed Side Elevation (1:100)

NOTE:
 THIS DRAWING IS INTENDED FOR CONSULTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. WORK SHOULD NOT BE STARTED UNTIL FULL APPROVAL UNDER BOTH PLANNING & BUILDING REGULATIONS IS GRANTED.
 All dimensions are approximate and to be checked on site.

Revisions	Date

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Project:
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Date:
 17 February 2015

Scale:
 1:5, 1:50 & 1:100

Drawing No.
 SR/15/TVM/05