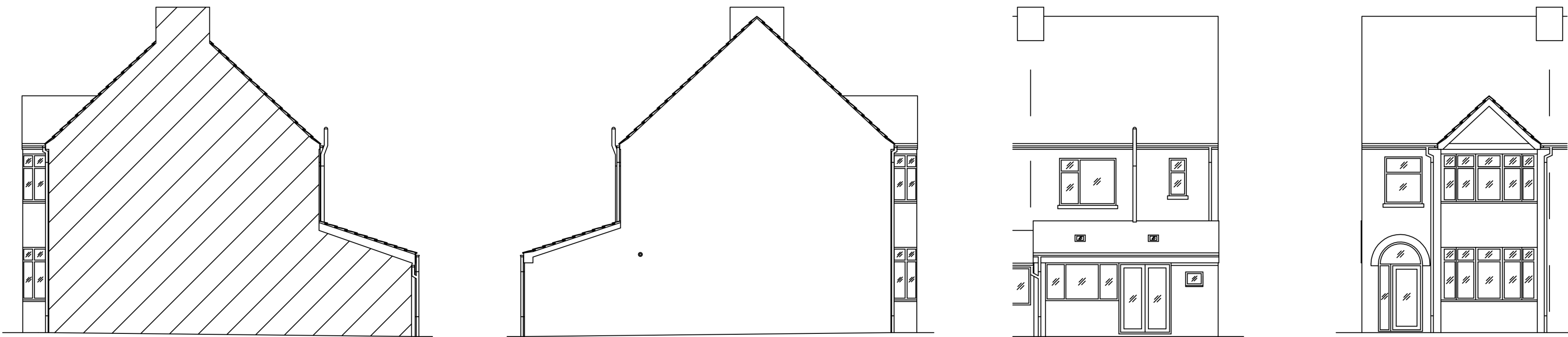


EXISTING

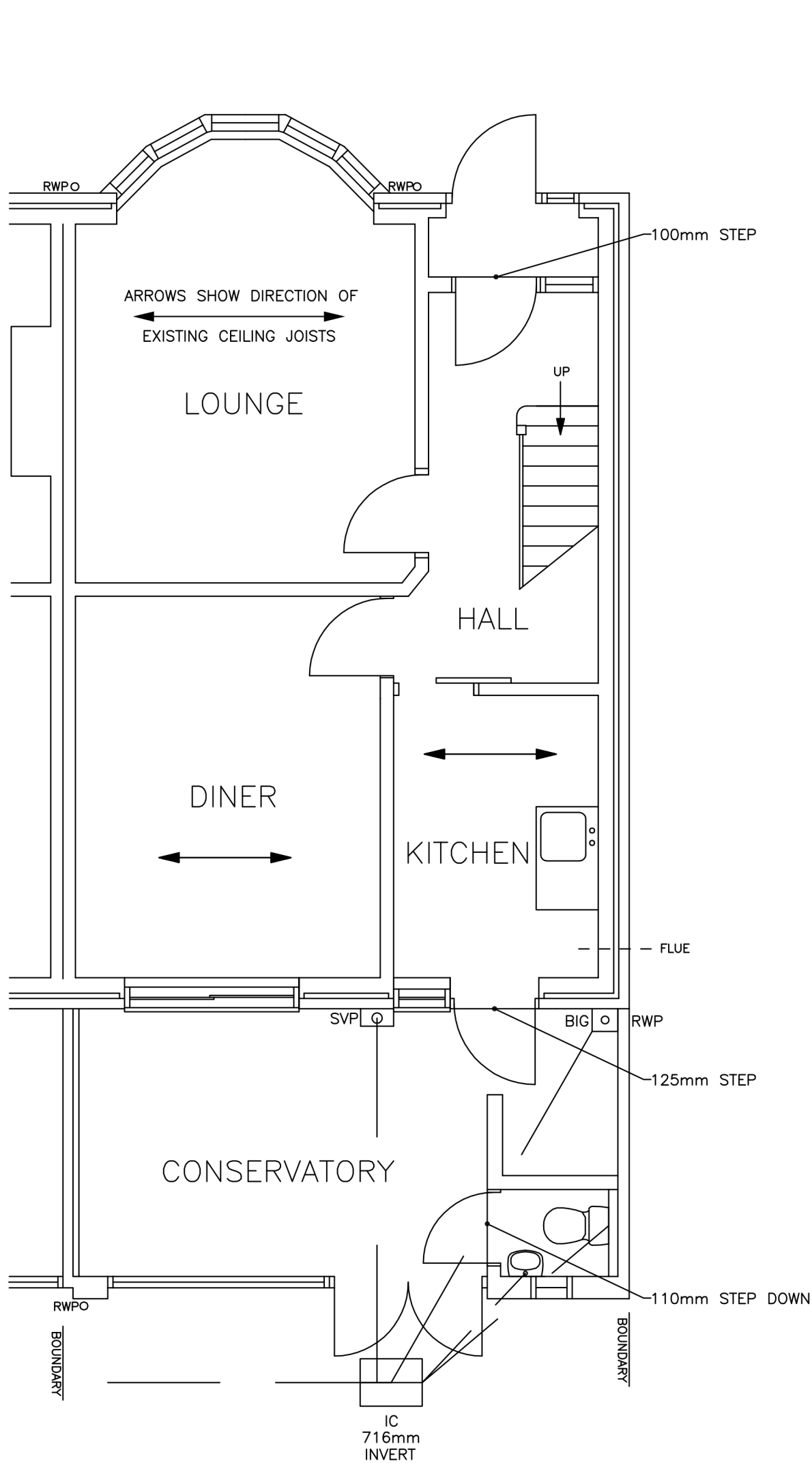


SIDE ELEVATION

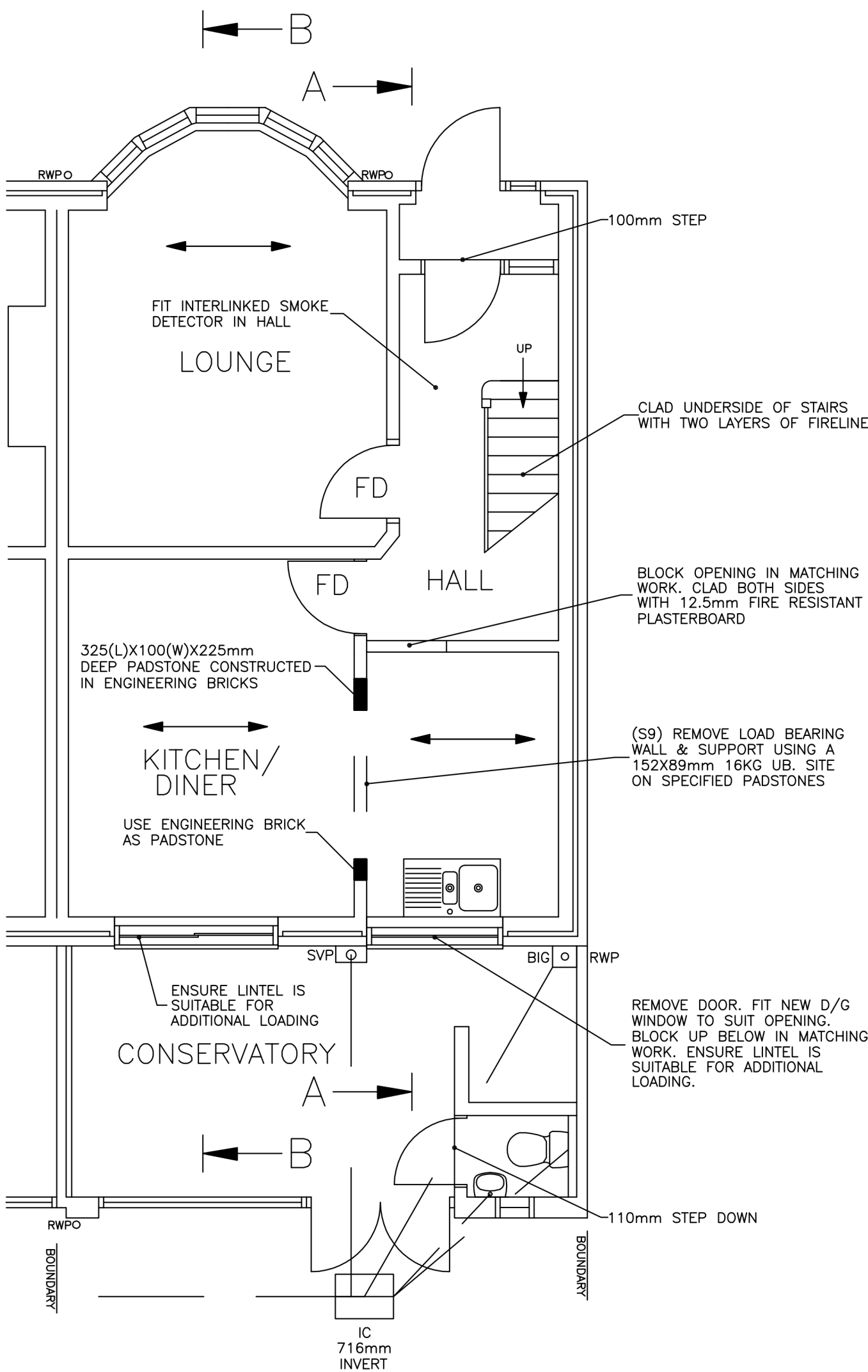
SIDE ELEVATION

REAR ELEVATION

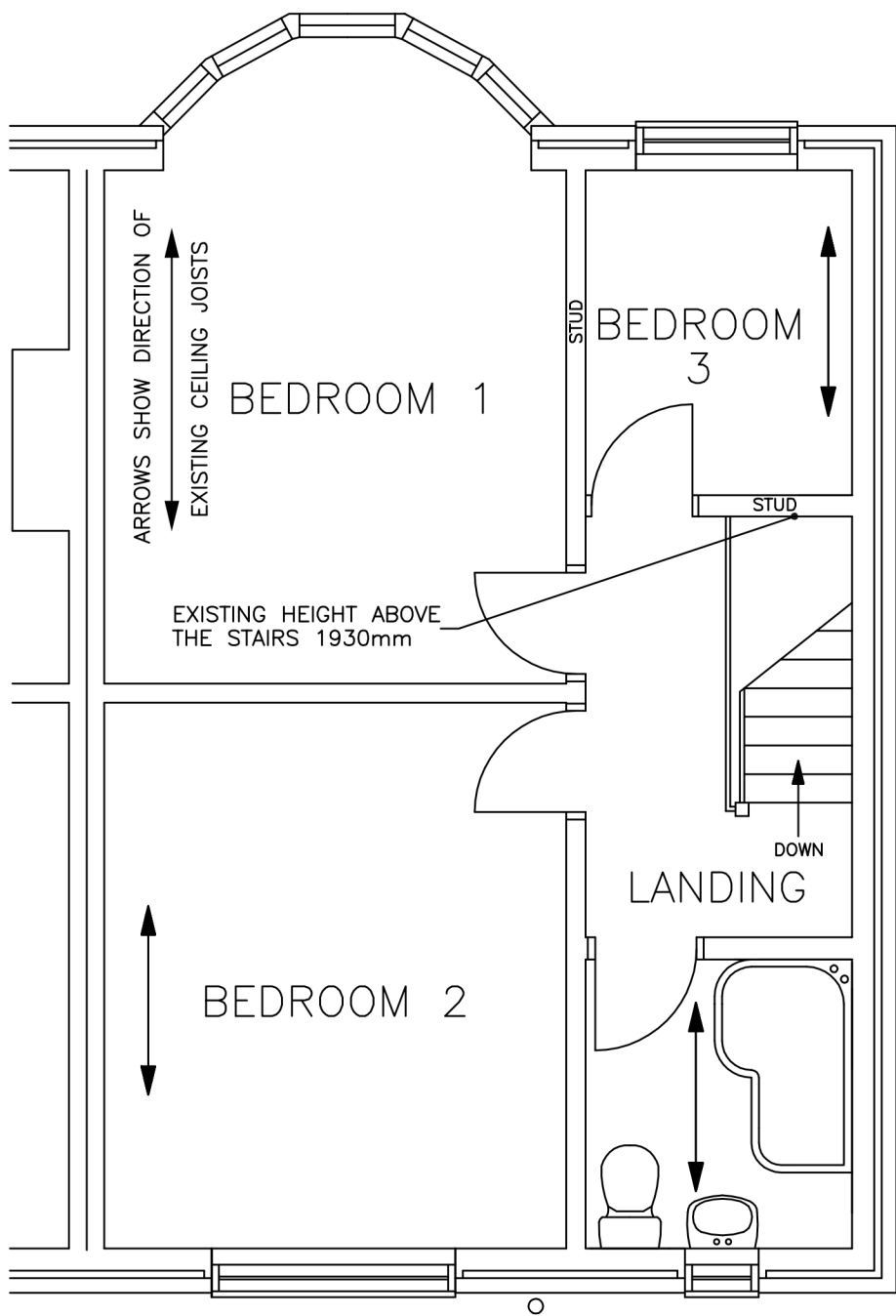
FRONT ELEVATION



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



EXISTING FIRST FLOOR

NOTES

THIS IS NOT A SPECIFICATION OF WORK & IS FOR TOWN PLANNING & BUILDING REGULATIONS ONLY. ALL DIMENSIONS & JOIST ORIENTATION TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. LOCATION & LAYOUT PLANS HAVE BEEN DEVELOPED WITHOUT THE USE OF ANY COPYRIGHT MATERIAL.

PRELIMINARY WORK: ENSURE EXISTING LINTELS ARE SUITABLE FOR ADDITIONAL LOADING.

1. WINDOW OPENINGS TO BE MINIMUM OF 1/20TH OF FLOOR AREAS & MUST HAVE AN OPENING ANGLE GREATER THAN OR EQUAL TO 30 DEGREES. ALL WINDOWS, DOORS & TRAP HATCHES TO BE DRAUGHT PROOFED. TIMBER OR PVCU WINDOWS & EXTERNAL DOORS D/G WITH 16-20mm ARGON GAP & SOFT LOW 'E' COATED GLASS. UNITS SEALED TO BRICKWORK WITH MASTIC. WINDOWS TO ACHIEVE U-VALUE OF 1.4W/m²K OR WER BAND B.
2. HABITABLE ROOMS TO BE FITTED WITH TRICKLE VENTILATORS AREA 8000mm² OTHER ROOMS (KITCHEN & ENSUITE) 4000mm² SITED MINIMUM 1750mm FROM FLOOR LEVEL.
KITCHEN TO BE FITTED WITH 60 LTR/SEC EXTRACTOR FAN.
ENSUITE TO BE FITTED WITH 15 LTR/SEC EXTRACTOR FAN.
3. GLAZING TO COMPLY WITH BUILDING REGULATIONS PART K. ANY GLAZING IN DOORS OR WINDOWS WITHIN 300mm OF DOORS TO BE SAFETY GLASS. WINDOWS WITHIN 800mm OF FLOORS TO BE FITTED WITH SAFETY GLASS.
4. HABITABLE ROOMS TO BE FITTED WITH ESCAPE WINDOW MINIMUM CLEAR OPENING 450X734mm & OPENER SITED 800-1100mm FROM FLOOR LEVEL.
5. PROVIDE DOUBLE RAFTERS UP SIDES OF VELUX & TRIMMERS TOP & BOTTOM.
6. PLUMBING TO COMPLY WITH BS EN 12056. WASTES PVC. W.C. 100mm, SINK, BASIN & SHOWER 40mm ALL WITH 75mm DEEP SEAL TRAPS. 100mm SOIL VENT PIPE TO TERMINATE MINIMUM 900mm ABOVE HIGHEST WINDOW LEVEL.
7. PIPES & STORAGE VESSELS TO BE ADEQUATELY INSULATED.
8. RAINWATER GOODS: 100mm HALF ROUND GUTTERS 75mm DOWNPIPES DISCHARGING ONTO ROOF.
9. RADIATORS EXTENDED INTO NEW AREAS TO BE FITTED WITH THERMOSTATIC VALVES.
10. EXPOSED AREAS OF BEAMS & LINTELS TO BE CLAD IN TWO LAYERS OF 12.5mm FIRE RESISTANT PLASTERBOARD WITH 7mm GYPSUM SKIM. LAYERS MUST BE FITTED I.A.W. THE MANUFACTURERS INSTRUCTIONS TO PROVIDE MINIMUM 1/2 HOUR FIRE RESISTANCE.
11. PADSTONES: MASS CONCRETE PADSTONES AS STATED ON THE DRAWING OR REBUILD THE END WALLS IN ENGINEERING BRICKS TO PADSTONE DIMENSIONS.
12. TIMBER BEAMS TO BE BOLTED TOGETHER USING 9.5mm STEEL STUD BAR AT 600mm CENTRES FITTED WITH NUTS & DOUBLE SIDED TOOTHED CONNECTORS.
13. CROSS VENTILATION TO BE ACHIEVED BY PROVIDING 25mm CONTINUOUS VENTILATION GAPS BETWEEN WALL & FASCIA ALONG OPPOSING SIDES & RIDGE VENTS EQUIVALENT TO CONTINUOUS 5mm GAP OR USE REDLAND DRY FIX CONTINUOUS 5mm VENTILATION SYSTEM.
14. STAIRS: RISE 203mm. GOING 227mm. PITCH 42° MAXIMUM. OVERLAP 16mm MINIMUM. HEADROOM 2000mm MINIMUM MEASURED VERTICALLY OFF PITCH LINE. TREADS 650mm WIDE 26mm THICK. UNIFORM TREADS EQUAL NOSINGS. LANDINGS TO HAVE MINIMUM 650mm GOING. TAPERED TREADS TO HAVE MINIMUM GOING OF 50mm. HANDRAILS 900mm HIGH MEASURED VERTICALLY OFF PITCH LINE. MAXIMUM OPENINGS 100mm BETWEEN BALUSTERS. GUARDING 900mm HIGH.
15. DOORS MARKED FD TO BE FIRE DOORS FD30 & ANY GLAZING TO STAIRWELL TO BE WIRED.
16. NEW FLOOR TO BE 21mm T & G FLOORING QUALITY CHIPBOARD ON 50X 200mm C24 JOISTS AT 400mm CENTRES LAID ALONG SIDE EXISTING JOISTS & PACKED ABOVE CEILING WITH NOGGINS MID SPAN.
ATTACH OLD JOISTS TO NEW WHERE BINDERS ARE REMOVED.
USE LONG LEG JOIST HANGERS (BATT SPEEDY LONG LEG 450mm LONG).

CONTINUED ON SHEET 2.

FOR
DATE: 07/01/2025
SCALES 1-50 1-100 1-1250
DRAWN BY M. Warburton.
TELEPHONE 07814019651 OR 023-92349420.