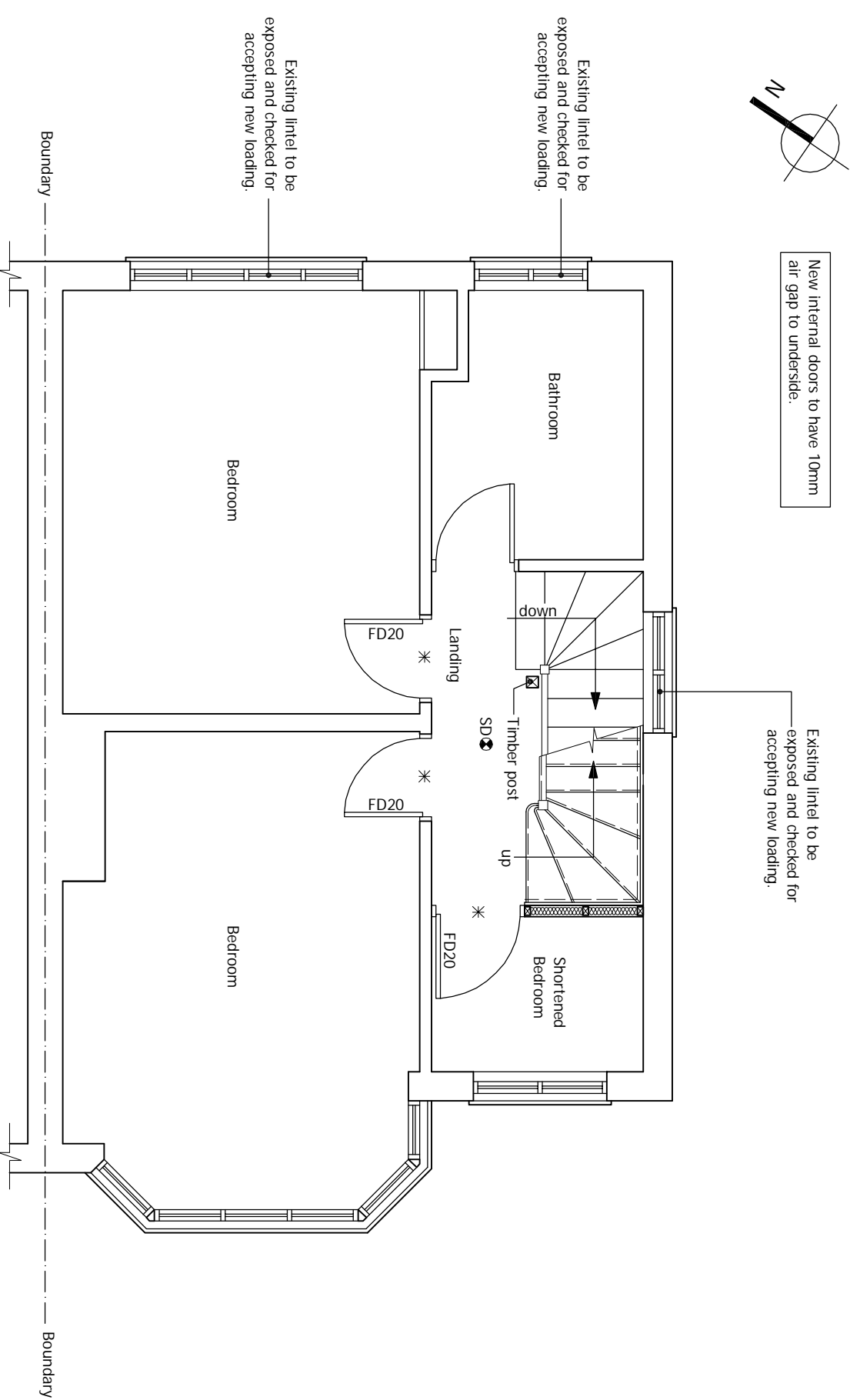
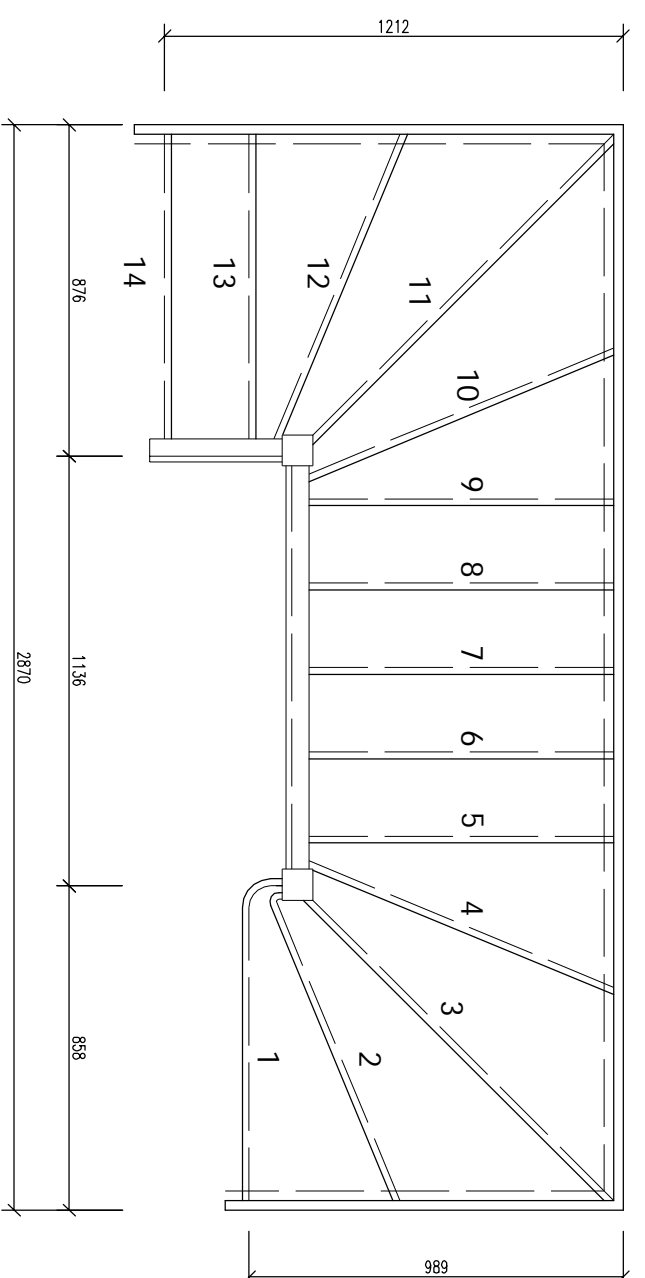


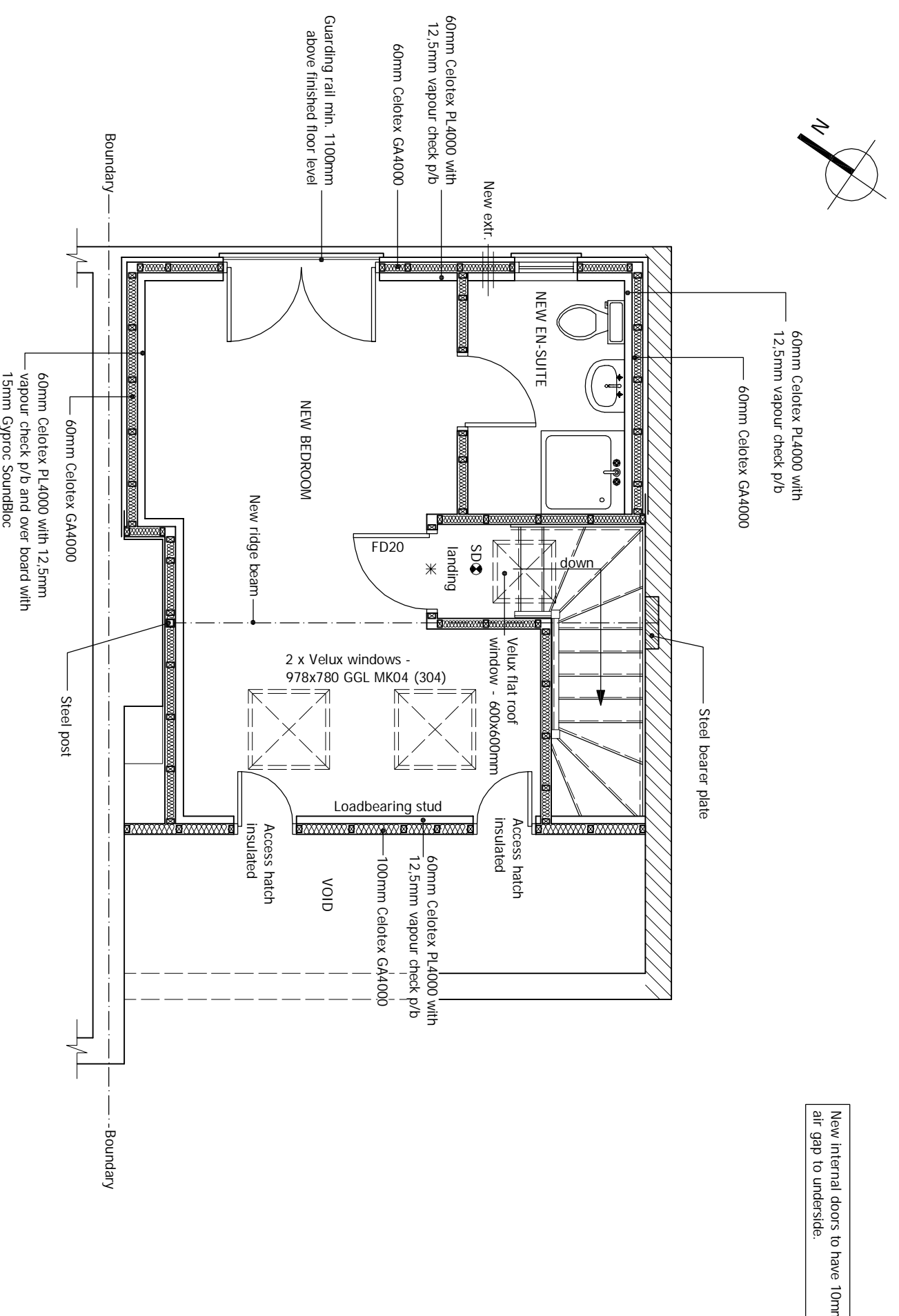
PROPOSED GROUND FLOOR PLAN
Scale 1:50



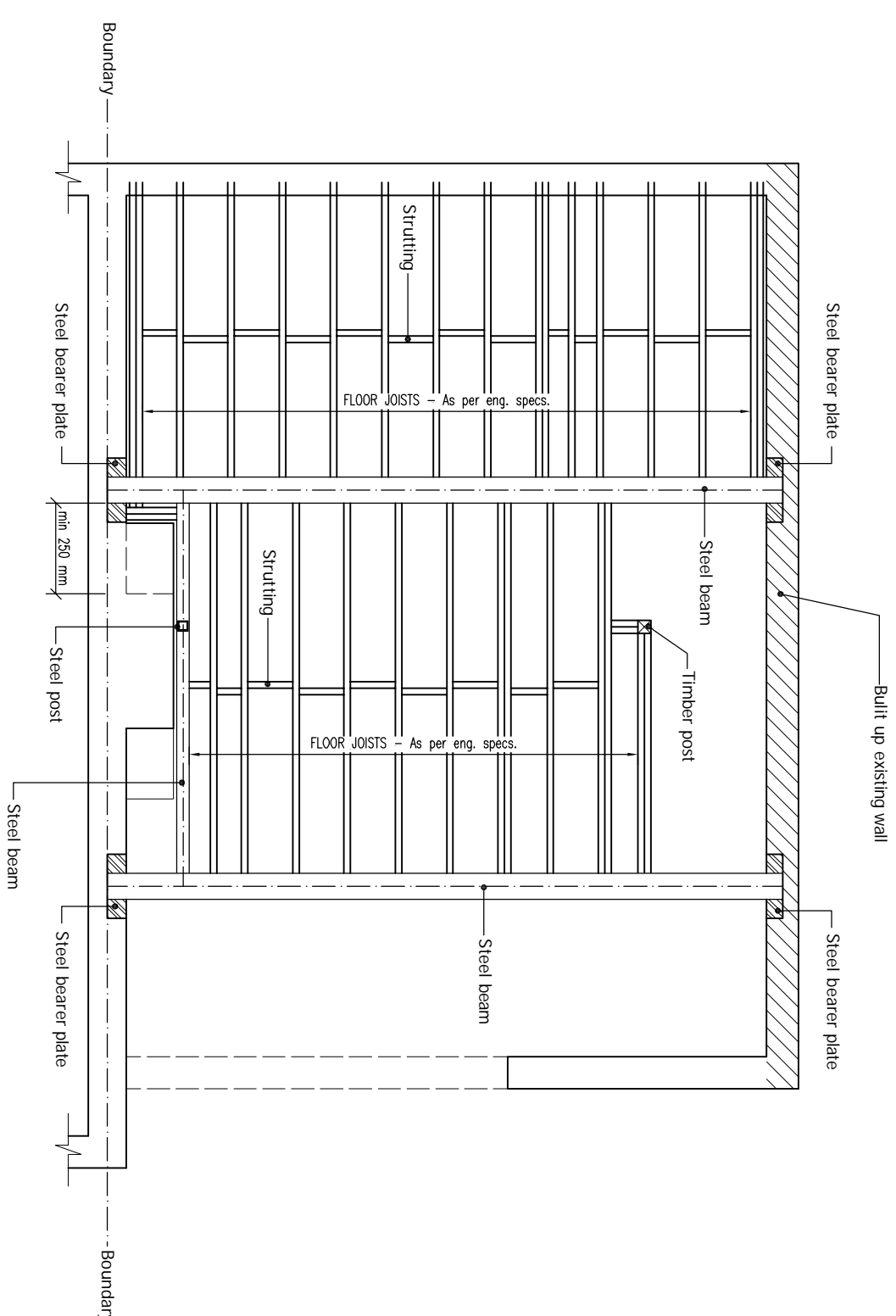
PROPOSED FIRST FLOOR PLAN
Scale 1:50



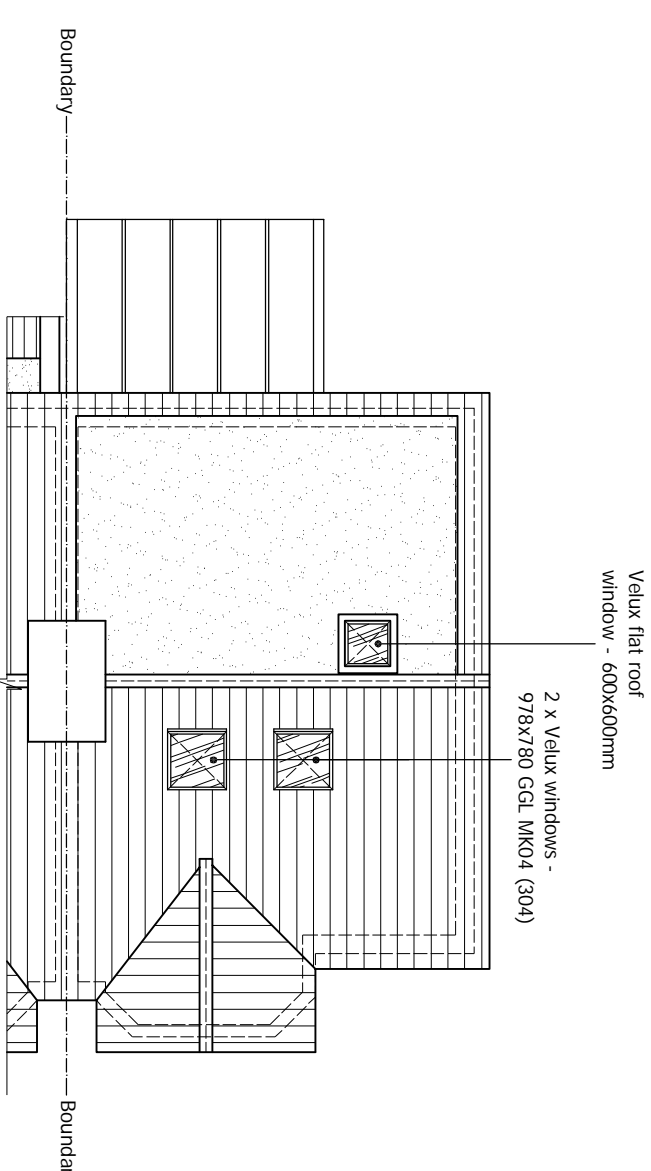
STAIR DETAIL
Scale 1:20



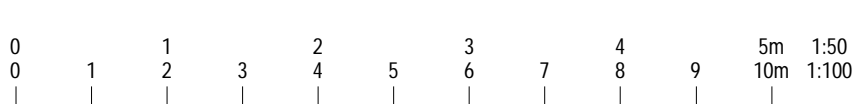
PROPOSED ATTIC FLOOR PLAN
Scale 1:50



STEEL WORK AND JOISTS LAYOUT
Scale 1:50



PROPOSED ROOF PLAN
Scale 1:100



4. LINTELS & STEELWORK: Unless otherwise stated lintels to be Galv. combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete pushouts are to be provided (sizes to suit load and detail). All lintel blocks and soffits to have min. half hour fire resistance. New main bearer beams to be as per drawings, all beams to be supported over steel bearer plates each end. Half hour fire protection to be provided for steel beams.
5. DAMP PROOF COURSES: Horizontal and vertical DPC's will comply with BS743 (gitch polymer) and be incorporated:
 (a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.
 (b) Vertically built into joints of all external openings.
 (c) Horizontally stepped to all external openings.

6. DRAINAGE: The existing drainage system is assumed to be a single line system to be confirmed on site. There are no alterations to the below ground drainage system. Existing existing drainage to be retained and new drainage to be provided with water traps at top. Provide for boxes for openings into deep seal traps for sink and bath wastes. Rooding access provided to attic. Safe opening of all types of hot water systems are required to prevent scalding, so the temperature does not exceed 48 degree Celsius through taps or 100 degree Celsius where held in storage. (i.e. by use of temperature relief valves). Reasonable provisions must be made by the installers of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. New rainwater goods to match existing.

7. TIMBER PARTITIONS: 100x35mm vertical softwood studs at 600mm c/c secured to 100x35mm head and sole plates. Nogging at both sides. Provide 25mm lowwood APR 1200 sound insulation to partition voids at bathrooms and around bedrooms to comply with E2 requirements for sound deadening. Floor joists to be doubled up when running parallel with and under timber partitions. Stud to front eaves to be 100x50mm at 400mm c/c to provide support to re-inforced rafters. 100mm Celotex GY4000 insulation (see detail) fixed across face of studs, all to give a U-value of 0.18 or better.

8. FIRE PRECAUTIONS: All doors to stairways serving habitable areas are to be FD20 doors with 25x38x25mm doors and provided with other with intumescent strip or 35x25mm doors glued and screwed at 200mm c/c (existing to be replaced with new). All new internal doors to have min. undercut of 10mm above the fired floor finish surface. 18mm fireline board to underside of new staircase to skim finish. Smoke alarms must be provided at each landing level. The fire alarm system to be at least a Grade D2 Category LD3 in accordance with BS 5859-6. Smoke alarms to be mains operated and inter linked and conform to BS EN 14604 which heat alarms to be to BS 5446-2. The alarms to have a standby power supply, such as battery back-up. Any glazing to the stairway enclosure to be replaced with fire-resisting (un-manipulated) glazing retained by a suitable glazing system and heads compatible with the type of glass. As well as the new floor having fireline board fire resistance, any floor forming part of the protected stair enclosure between the flat conversion and final exit to the ground floor shall be fire resistant.

9. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES: Timber frames, casings, skirtings and architraves to be of 100mm minimum depth and 19mm minimum thickness. All new internal doors to have min. undercut of 10mm above the fired floor finish surface. Window frames with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level and to be in accordance with BS 6206 and or BS EN 12660. Juliette balcony to be in accordance with Approved Document K, to be at a height of 1100mm, have no gaps between openings that a 100mm diameter sphere can pass through. Structural engineer's details and calculations for the Juliet balcony, guarding and fixings to be supplied to BCO prior to work commencing on site. New or replacement doors and windows to be UPVC and double or triple glazed, argon filled gaps and finished soft low 'E' coating to achieve U-value of 1.40W/m2K or window energy rate - Band B or better. New rooflights with vertical glazing can have a value no worse than 2.29W/m2K. New external doors to have a minimum of 60% of mineral fibre glass wool insulation and a U-value of 1.40W/m2K or better. Other external doors to have a U-value of 1.40W/m2K or better. Other external doors to have a U-value of 1.40W/m2K or better. energy rate - Band B or better. Insulate either by Fenra registered installer or compliance via certificate from L.A. Building control (see Payable). All roof light fixtures to be glazed. If polycarbonate or UPVC roof light fixtures are to be used, ensure rating is class C-sd2 which can be regarded as having a BR00(d) classification. BR00(d) units can be used within 1500mm of a compartment wall line separating property's. Max. area of windows, doors and roof lights should not exceed the sum of the following:
 a. 25% of the floor area of the extension and
 b. the total area of any windows and doors which no longer exist or are no longer exposed due to the extension.
 When glazing area is more than the sum of a. and b. then SAP calculations must be provided and the new sets of U-values must be followed.

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Project:
**Loft Conversion with
 Dormer Window to Rear.**

For:
**Petar Moshnev
 34 Hospital Bridge Road
 Twickenham
 Middlesex
 TW2 5UJ**

Scale:
 AS shown
 Sheet 2
 Date Drawn:
 26-June-2024
 L.R.
 For Drawings Tel: 0800 7836790

E-mail : drawnplans@aol.com