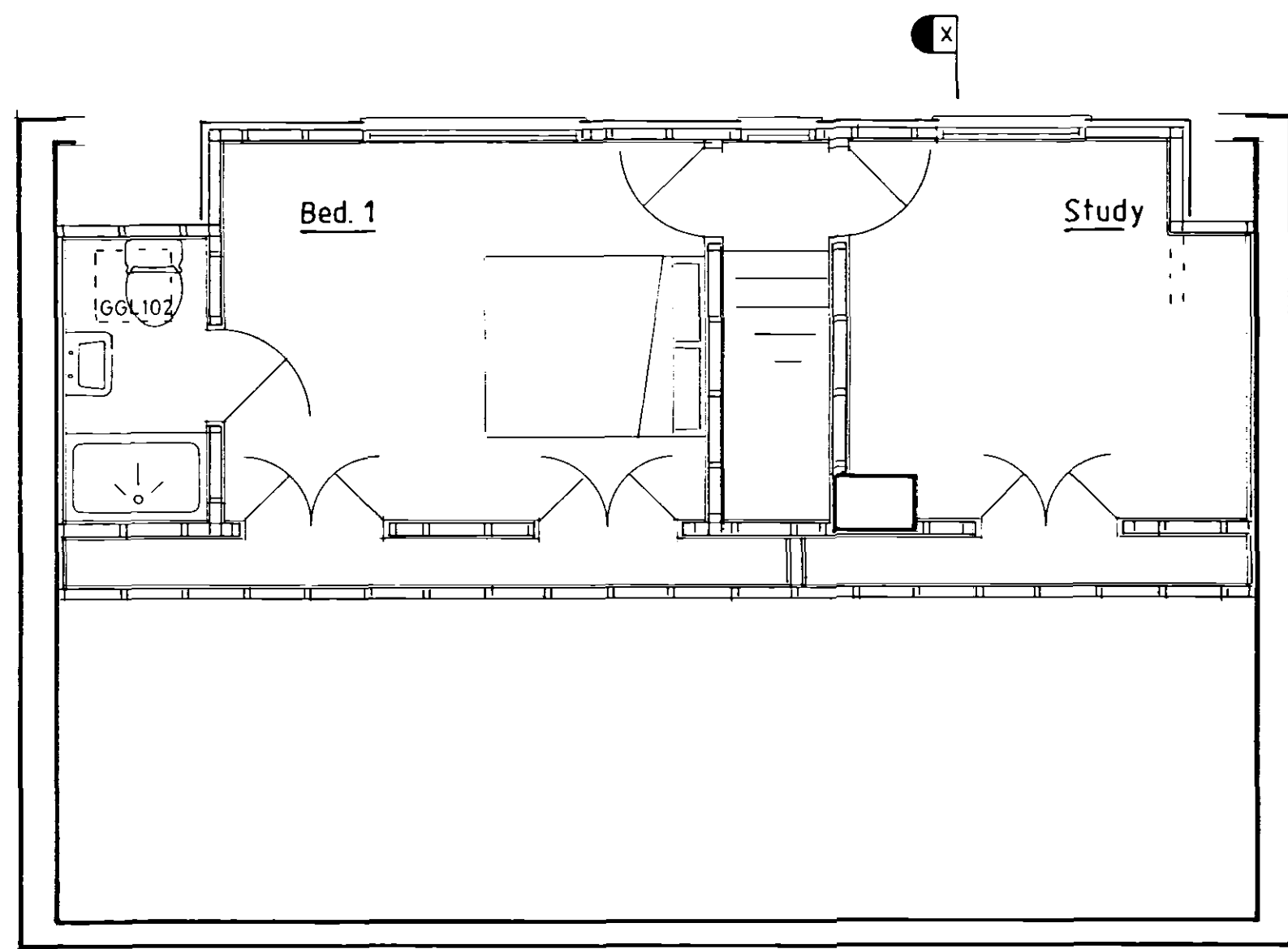
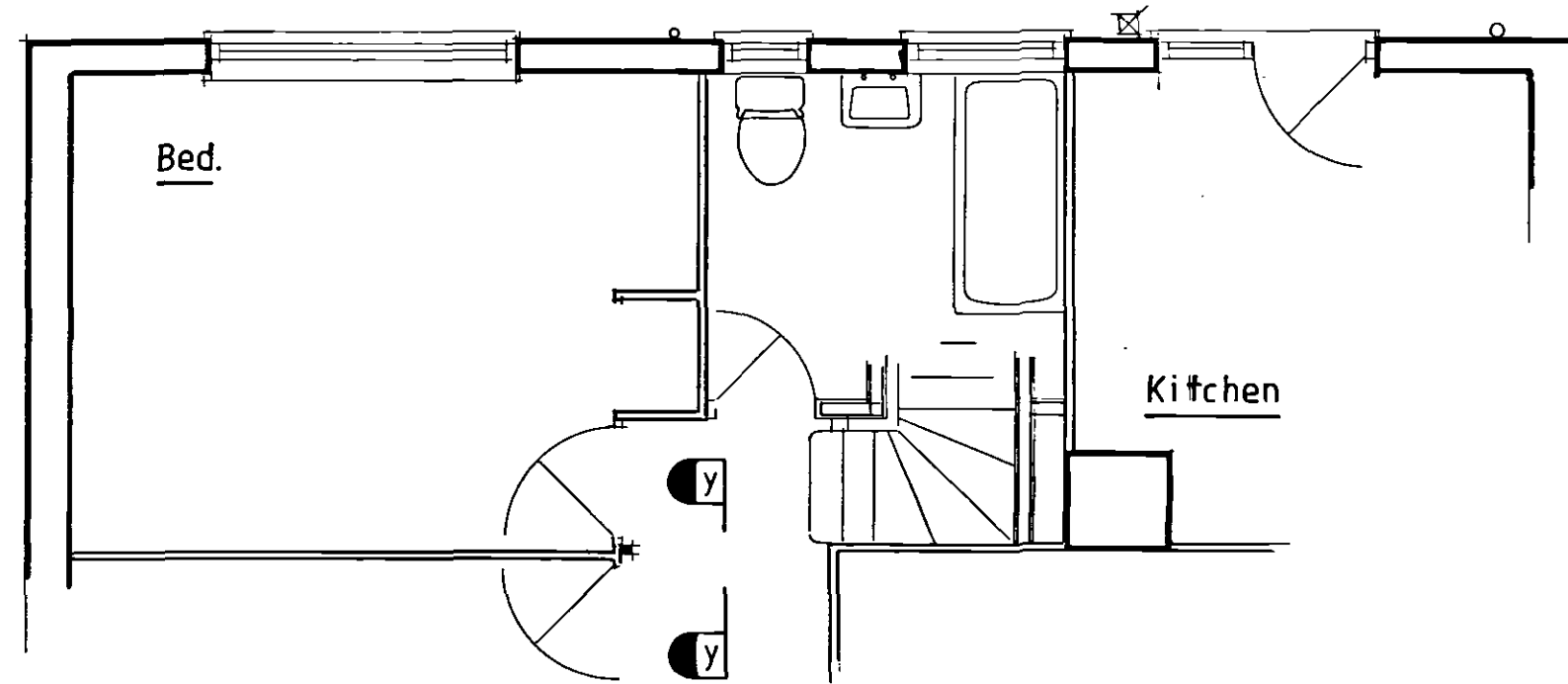
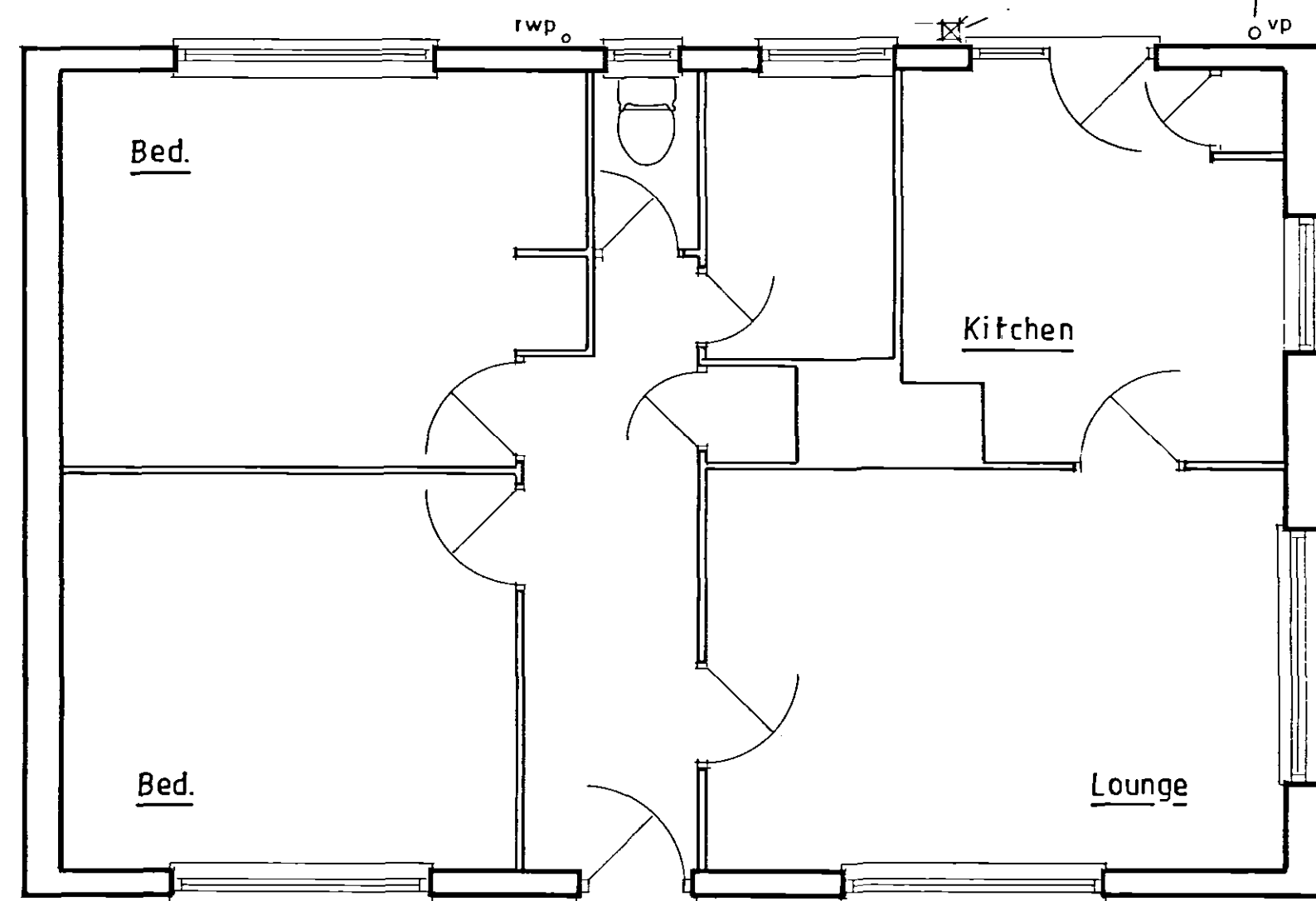




PROPOSED FIRST FLOOR



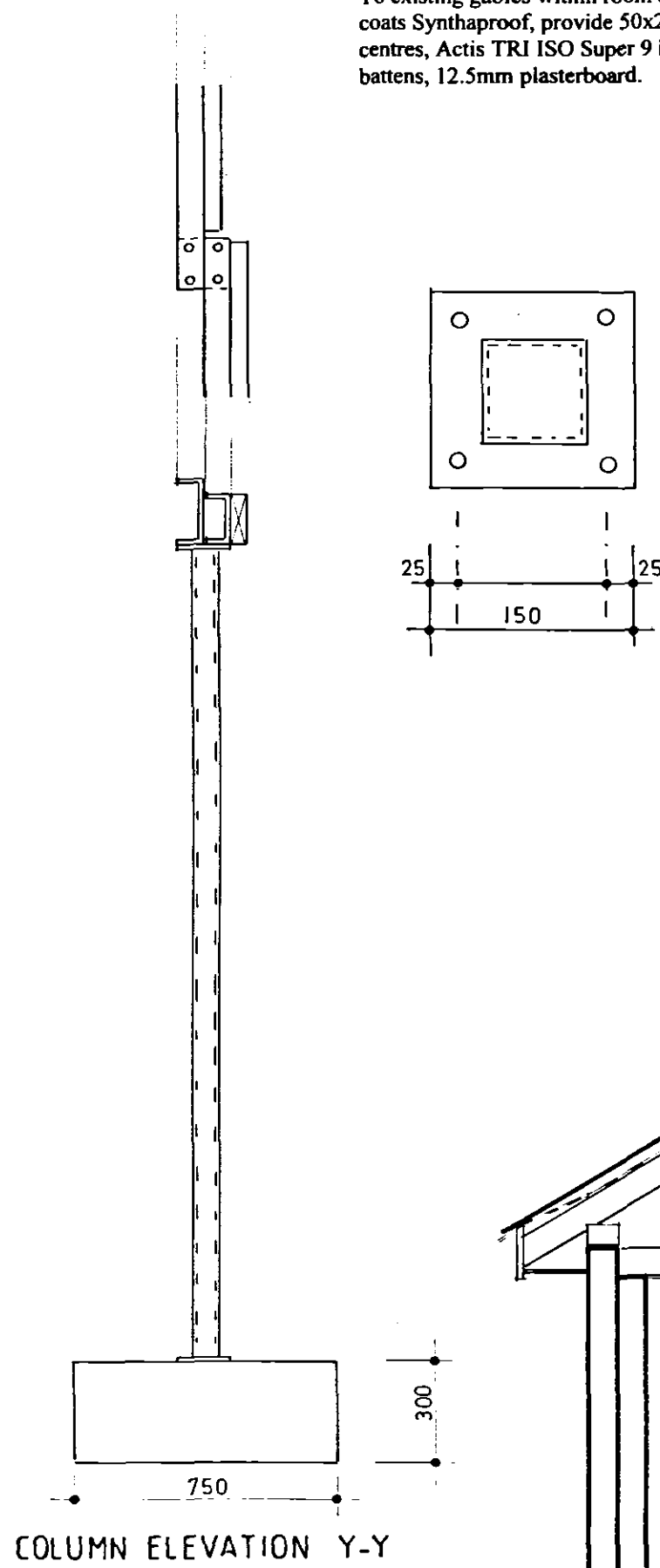
PROPOSED GROUND FLOOR



EXISTING GROUND FLOOR

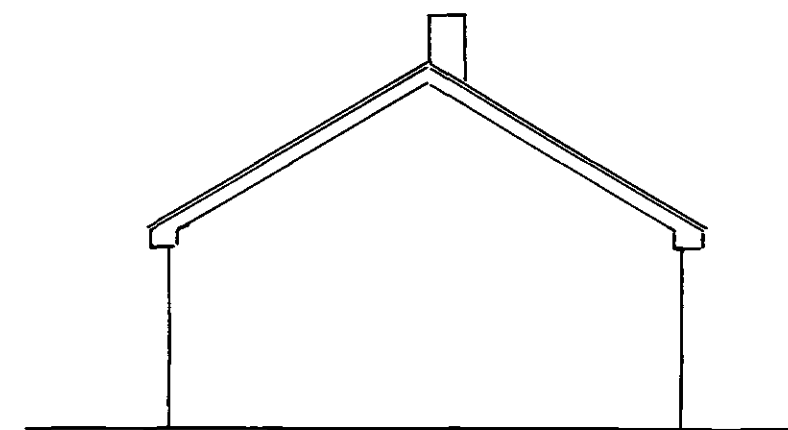
FIRST FLOOR
22mm T&G chipboard (Type C4 under bathroom) on 200 x 47 C16 joists at 500 ctrs. well nailed to existing ceiling joists. Existing ceiling is 12 plasterboard. Provide additional joist under partitions where parallel.
To voids between floor joists provide 100mm Rockwool soundproofing.
Joists supported from beams on Simpson JHA hangers.

WALLS
EXTERNAL- Tile hanging to BS 5534 on 25x19 tanalised battens on layer of felt on 9.5mm WBP plywood on 100x47 C16 studs at 400mm ctrs. with 100x47 head and sole plates. Line internally with 12 plasterboard on 50x25 battens on Actis TRI ISO Super 9. NOTE: Plywood to be provided to studs full height to rear dormer wall internally. Restrain gable by connecting at rafter and floor levels with 30x5 ms straps at 1200 ctrs. Code 4 lead with 150mm upstand at all roof/wall abutments.
Proposed windows to be double glazed and fully draught stripped. To have vent openings in excess of 5% of room floor area and a 800mm² trickle vent. Bedroom windows to be minimum 450 wide clear and 750 min. high with 800mm cill height. Fully operable for escape purposes, could require false central mullion.
Dormer window to have 100x100 post each side supporting 2x150x47 head beam.
INTERNAL INSULATED- Between rooms and roofspace, provide studwork, insulation and plasterboard as above.
INTERNAL- Studwork as above with 12 plasterboard each side. 25mm Rockwool to voids.
EXISTING- Existing elements supporting additional loads are to be exposed for Local Authority approval and strengthened if required.
To existing gables within room areas coat with three coats Synthaproof, provide 50x25 vertical battens at 600 centres, Actis TRI ISO Super 9 held in place with 50x25 battens, 12.5mm plasterboard.

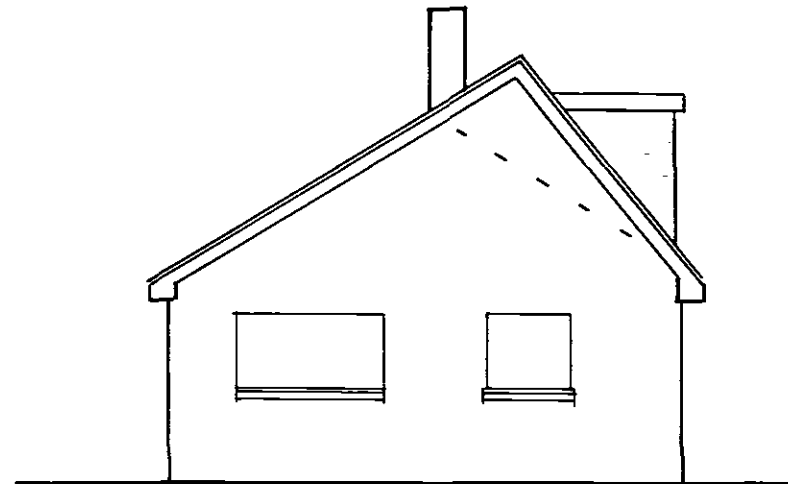


STORMWATER
100mm H/R or Squareline guttering and 63 round/square to match existing discharging onto existing roof. Existing rear guttering will require renewal on relocated fascia, connecting with existing rainwater downpipe.

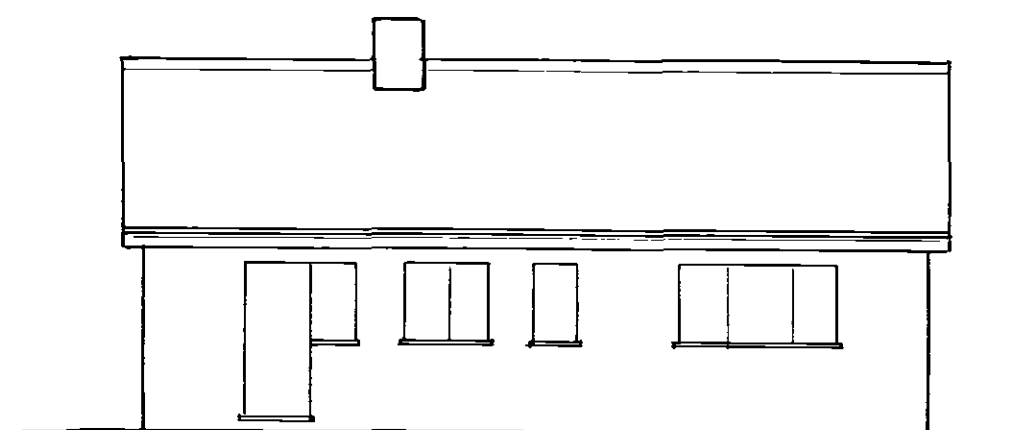
STAIRS
There is a void behind existing chimney masonry which appears to be for decorative purposes. It should be determined at an early stage how much can be removed for stair installation.
13 risers not exceeding 220mm, goings minimum 220mm. Pitch not exceeding 42 degrees. Minimum clear width 800mm. Minimum headroom 2000 above pitch line. Balustrade capped with handrail section 900 high above stair pitch line and landing floor. Vertical balusters set to maximum 99mm clear gap.
Tapered treads to have min. going of 50 at newel.



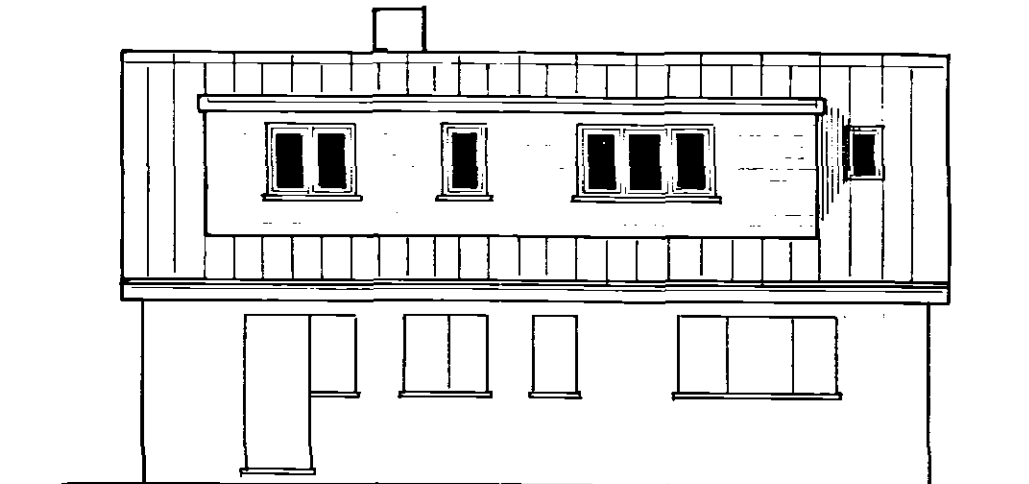
EXISTING SIDE



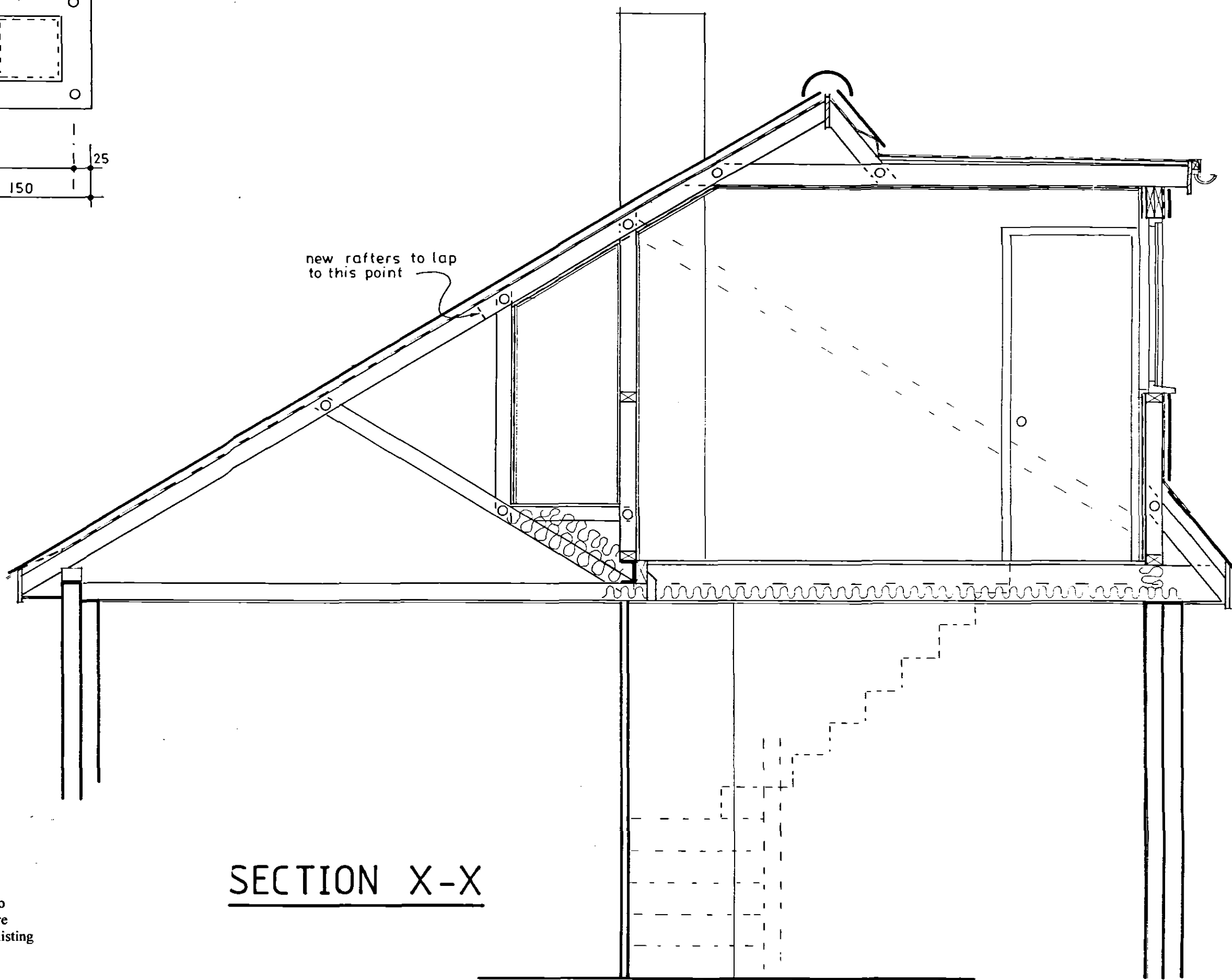
PROPOSED SIDE



EXISTING REAR



PROPOSED REAR



SECTION X-X

SHDC
Planning & Development
15 JUL 2004
Ref: 0972/04

NOTES:
All dimensions must be checked on site and not taken from this drawing.

ROOF
Fascia ventilation of 2500mm²/m and ridge ventilation of 5000mm²/m to existing & proposed. Existing rafters to be extended to new 200x32 ridge as indicated.
Felt roof to have 12.5mm bitumen bedded chippings on three layers felt (carried 300 under tiles) on 18mm chipboard on tapered firings on 150x47 C16 joists at 500mm ctrs.
To complete underside of all flat & sloping ceiling areas provide Actis TRI ISO Super 9, 50x25 battens at 600mm ctrs., 12 plasterboard.
Velux rooflight to be installed and flashed in accordance with Velux instructions. Double rafter each side with 100x47 trimmers above and below. TRI ISO Super 9 to be wrapped up sides of trimmers to link with rooflight framing.
No combustible materials to be fixed within 40mm of chimney stack.

FOUL DRAINAGE
Basin (32 waste) and shower (on raised plinth with 75 trap) both with anti syphon traps, and WC.
Existing IC could not be raised at the time of survey. If existing drainage is suitable provide 100mm diameter soil and vent stack. Stack to terminate 900mm above windows within 3.0m in a PVC cage. Underground drains 100mm Osma laid at a fall of 1:60 surrounded in 100mm pea gravel. Any drain with an invert less than 700mm to have 100mm concrete cover.
Proposed drains to connect to existing with 250mm diameter IC at a maximum invert of 600mm to LA approval on site.
If existing drainage is not suitable all appliances to discharge to Sanipius macerator discharging through 32mm solvent welded waste to existing vent pipe.

GENERAL
All new radiators are to have TRVs.
The shower room and stairwell are to have basic lighting outlets that will only take bulbs with a luminous efficacy greater than 40 lumens per circuit-watt. Provide a smoke detection alarm system on each floor with interlinked detectors conforming to BS 5446 situated within 7.0m from doors to habitable rooms. Steel beams and support posts are to be intumescent painted or clad with two layers of 12.5mm plasterboard with staggered joints to achieve 30 minutes fire resistance.
Provide extract fan to shower room with 15 ltr/sec capacity.
Existing chimney stack is to be raised in order that pot terminates 600mm above the ridge in liners as existing surrounded in a lightweight vermiculux mortar and minimum 100mm brickwork.

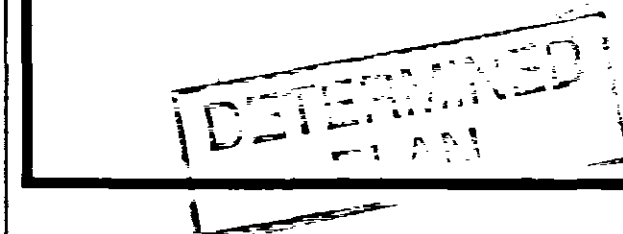


Loft Conversions Ltd.

Client
MISS. V. WHITWELL

Job Title
LOFT CONVERSION
AT 121 BROADGATE
WHAPLODE DROVE

Drawing Title
GENERAL DETAILS



Scale
1:25, 1:50, 1:100

Date
May 04

Drawn by
JK

Org. No.
04. 1203. 01

Rev.
A