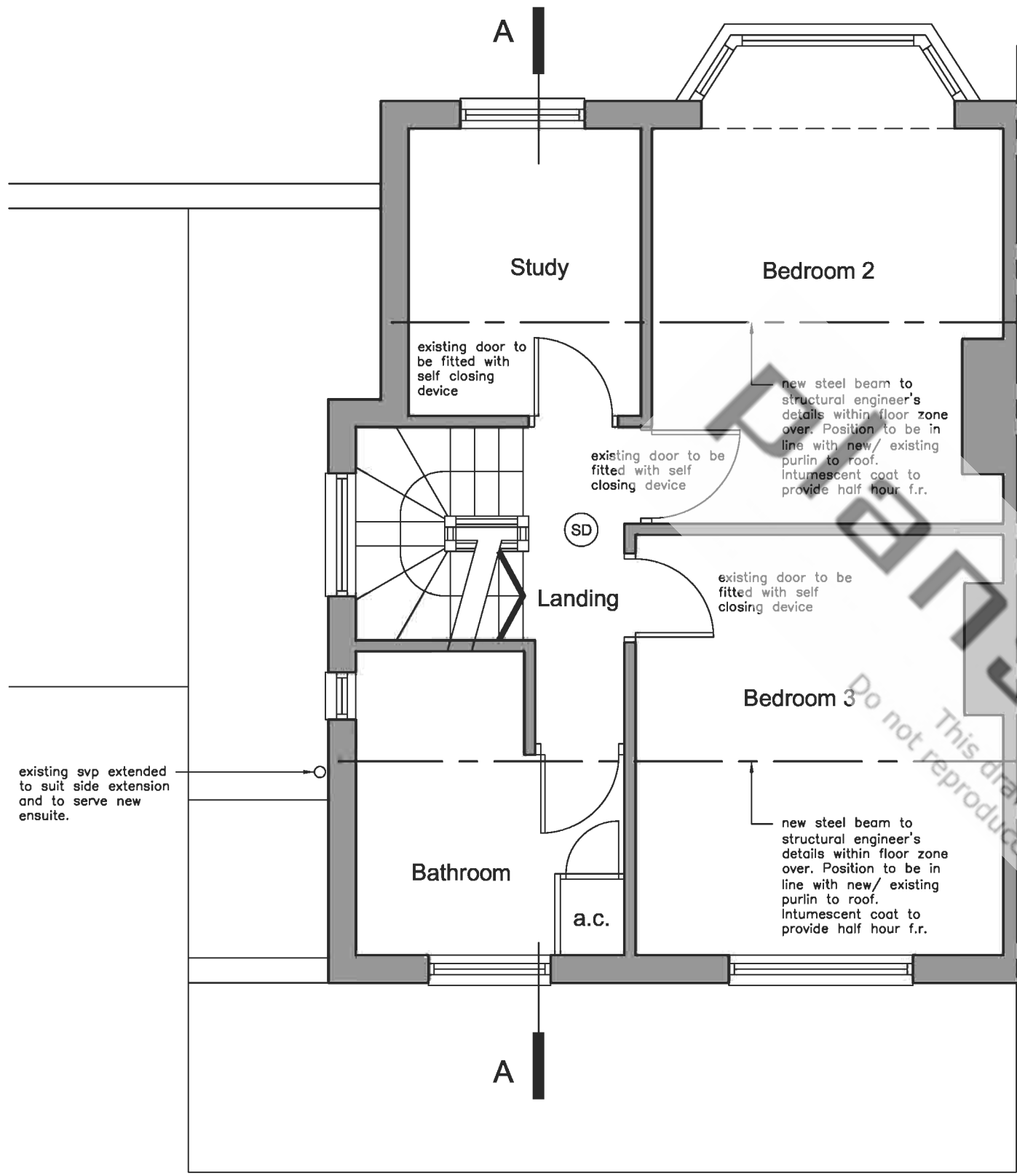
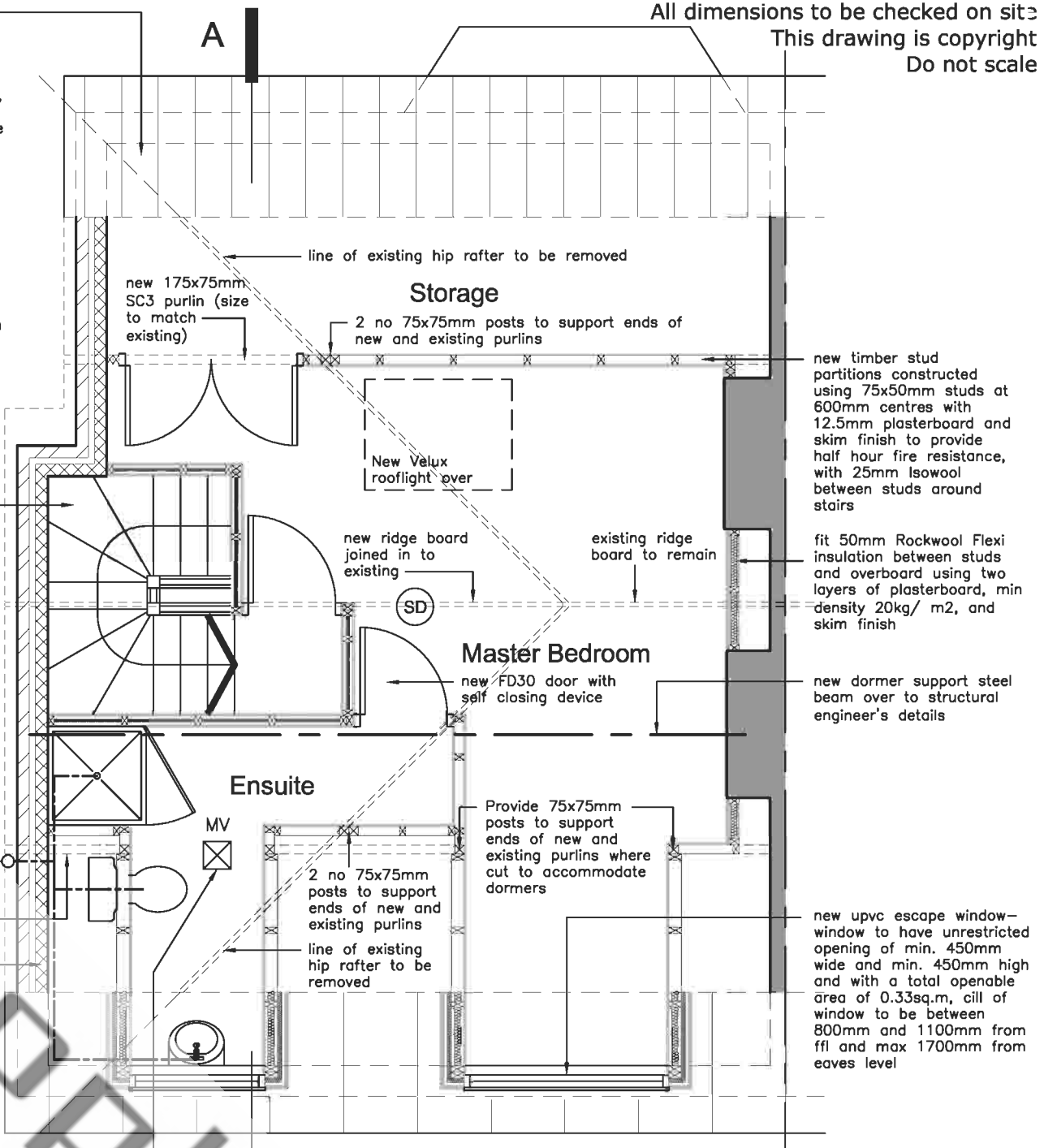


All dimensions to be checked on site
This drawing is copyright
Do not scale



NOTE: all roof timbers to be preservative treated softwood grades as denoted. Roof construction to structural engineer's details. Rafters to be birdsmouthed onto wallplate, securely fixed down onto wallplate. 100x75mm sc3 grade sawn softwood pressure impregnated wall plate, fully bedded on mortar, strapped to blockwork with 32x5mm galvanised straps at maximum 1m centres, spiked to timber and plugged and screwed to brickwork. Roof tiles to match existing roof. New roofing battens to be 38x25mm preservative treated softwood, fixed at centres to course with existing.

new first floor to second floor timber staircase—
Rise— 189.29mm (to be checked on site) x 14
0?A rise 2650mm
Going— 220mm (as existing)
Pitch 40.71° (max. 42°)
2m min headroom over
Min tread width to be 50mm to winders
Width of stairs to match existing
New timber balustrading to stairs to match existing— top of handrails to be installed 900mm above both the pitch line and landings, balusters to be installed so that a 100mm dia sphere cannot pass through and no part of the balustrading should be easily climbable by children
existing svp extended to suit side extension and to serve new ensuite. All appliances to be trapped (min. 75mm trap), washbasin waste to be 50mm dia, shower waste 40mm dia and wc waste 100mm dia.
new 175x75mm SC3 purlin (size to match existing)
New build brickwork to match existing, laid in a 1:1:6 cement lime sand mortar. Construct a cavity wall construction using a brick/block wall with 85mm clear cavity and 85mm cavity batt insulation fixed in accordance with manufacturer's Agrément certificate. Insulation to be Crown Dritherm or equal full-fill cavity wall insulation. Cavity insulation to be continuous and full height. Cavity ties to be 'super' galvanised ties at 450mm vertical and 750mm horizontal centres with ties at jambs and corners at 225mm cts. Internal finish to be bonding and finishing plaster



Mechanical ventilation to proposed en-suite to be achieved by extract fan discharging to external air ensuring an extract rate of 15 litres/second with a minimum of 15 mins overrun

Proposed First Floor Plan

Proposed Second Floor Plan

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client	Proposed Loft Conversion
title	Proposed First and Second Floor Plans Building Regulations Drawing
scale: 1:50 @ A3	date: Jan 05
drawing no 2K421/12	amendment

SD denotes new mains operated interlinked smoke detectors fitted on each floor of the house— within the new space at second floor, the Landing at first floor and the Hall at ground floor

Electrical installation to be carried out by an approved electrical sub-contractor fully in accordance with the current edition of the IEE Regulations and BS 7671.

NB Any existing glazed doors opening off Hall or Landing to be reglazed to have half hour f.r. glass