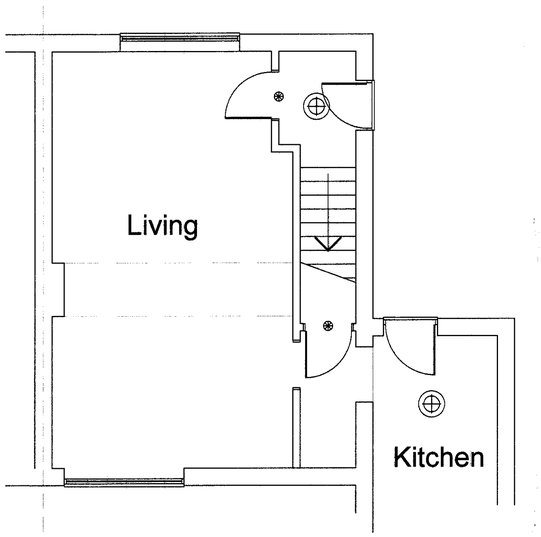
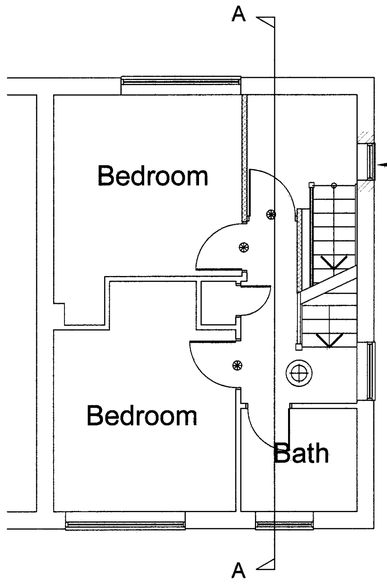


Ground Floor Plan

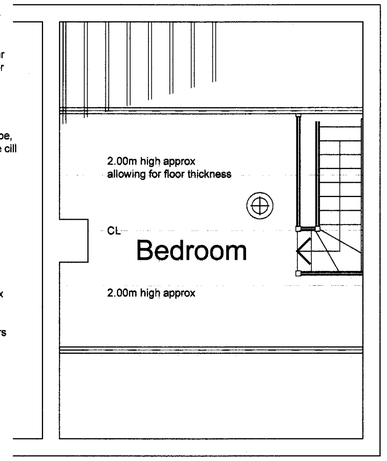


First Floor Plan

Stud wall to stair
Ex 75 x 50 regularised CSL treated timber vertical studs and noggins
50mm insulation ridged batts between.
15mm tapered edge fireboard, taped and skimmed joints
3mm plaster skim coat finished to receive decoration.
soffit of stair 15mm tapered edge fireboard, taped and skimmed joints 3mm plaster skim all to provide a min ½ hr FR stud wall to match rake of stair supported off first floor landing, details to be agreed.

Escape window
Where a window frame designated as being a Fire Escape, min unobstructed opening 850mm high and 500mm wide cill height between 800-1100mm and it should be fitted with non-lockable ironmongery

Velux Roof window 780 wide x 980 high installed using flashings to suite and in accordance with manufacturers written instructions



Attic Plan

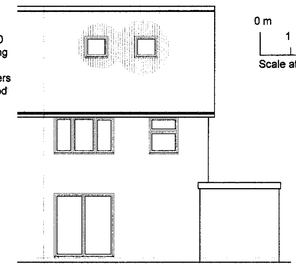
Staircase
Purpose made softwood by approved supplier.
Configuration, 13 @ 195mm (check on site prior to manufacture.) 225mm rise and going as detailed on drawings o/a strings 750mm.
Handrails and Balustrading:
By staircase supplier, Ex. 45 x 45mm softwood spindles no part of balustrade should be spacing than 100mm and Ex. 100 x 100mm softwood newels to approved pattern. Softwood turned feature to approved pattern to top and bottom of exposed newels and half newels with Ex. 50 x 75mm handrail.Handrail 900mm high to landing and above line of stair, provide min 2.00m headroom.

Note due to the works and proximity of the extension to the adjoining house a Party Wall Act 1996 Section 6(1) - Three Meter Notice must be served 1 month prior to commencement of works

Read in conjunction with engineers details.

Draft subject to building regulations

Insert Velux Roof window 780 wide x 980 high installed using flashings to suite and in accordance with manufacturers written instructions make good tiling to match existing



0 m 1 2 3 4 5
Scale at 1/100

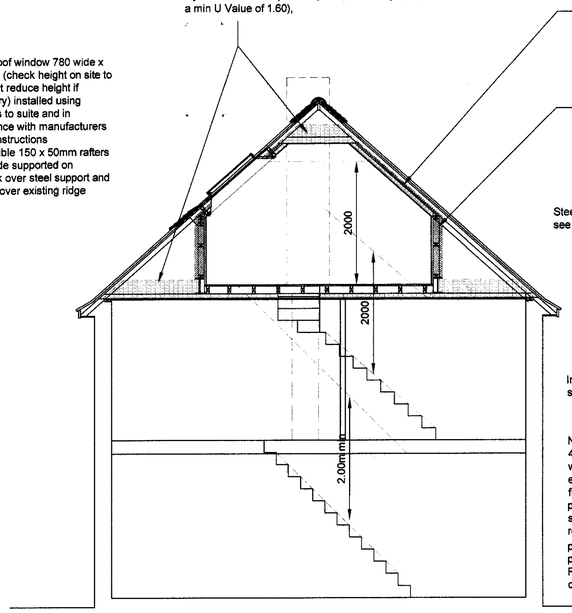
Rear Elévation 1/100

Flat ceiling insulation
First layer 100mm insulation quilt laid between ceiling joists, second layer 200mmm insulation quilt laid at 90 degrees over the ceiling joists and first layer. ensure overlap with top block course provides a min U Value of 1.60),

Velux Roof window 780 wide x 980 high (check height on site to ensure fit reduce height if necessary) installed using flashings to suite and in accordance with manufacturers written instructions
New double 150 x 50mm rafters either side supported on studwork over steel support and notched over existing ridge board.

Sloping roof insulation add 25mm batten to underside of existing rafter. 50mm Celotex GA4050 insulation between rafters and 65mmof PL4000 plus plasterboard and skim below fitted accordance with manufacturers written instructions (provides a min U Value of 1.80.

Low wall insulation 150mm Celotex GA4050 insulation between rafters and 12mm of PL4000 plus plasterboard and skim fitted accordance with manufacturers written instructions (provides a min U Value of 1.80.



Steel posts and supports, see engineers details

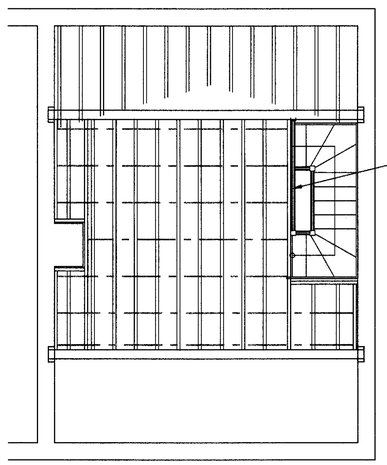
Indicative section through stair

New 200 x 50 C16 Floor joists at 400mm crs spaced between existing with noggins as shown, all fixed to engineers details, floor finish T@G flooring grade chipboard min mass per unit area of 15kg/m² glue and screwed to joists existing ceiling to recive a further layer of 12.5mm plasterboard to provide ½ hr fire protection to attic provide 100mm min Rockwool 'Flexi' sound insulation quilt between joists

Section A A

Floor
200 x 50 C16 Floor joists at 400mm crs spaced between existing with noggins as shown, all fixed to engineers details.

Rafters to trim stair as shown



trimming for stair check stair manufacturers drawing for size of opening required.

Indicative Joist Layout

0 m 1 2 3 4 5
Scale at 1/50

Indicates FD20 door and lining

Smoke detection and alarm system of in accordance with BS 5839: Part 6-LD3 mains powered with battery back up

Energy efficient lighting to be positioned in this room

2012/2525
PLANNING DEPARTMENT
17 DEC 2012

Electrical Installation:
Installation to comply with current edition of IEE regulations

All electrical work required to meet the requirements of Part P (electrical saftey) must be designed and installed, inspected and tested by a person competent to do so. prior to completion the council must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so.

Velux windows fitted with a min 4/16/4 double glazed sealed units, The glazing will have an argon filled air gap and internal glazing with low-E emissivity glass to provide a min U Value of 1.60
Fitted with trickle ventilators to give min. 4000mm2/8000mm2 free air, as required by Building Regulations.
Double-glazed sealed units, in accordance with British Standards and Glass and Glazing Federation Specification.

Critical Glass Areas:
All doors to be fitted with toughened safety glass. Safety glass to BS 6206: 1981 is to be provided in doors and side panels between ground and 1.500m and windows between ground and 800mm.

Heating

Use existing gas Boiler, boiler to be checked for adequacy heating by radiators with thermostatic valves and heating controls, all designed by specialist.

Rev.	Date
A	Oct 2012 Regs Submission

Project: Proposed Loft Conversion
65 Lemsford Lane
Welwyn Garden City
AL8 6YJ

Title: Details

Scale: 1/50 @ A1
Drg. No: LL-11-A
Date: Sept 2012

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