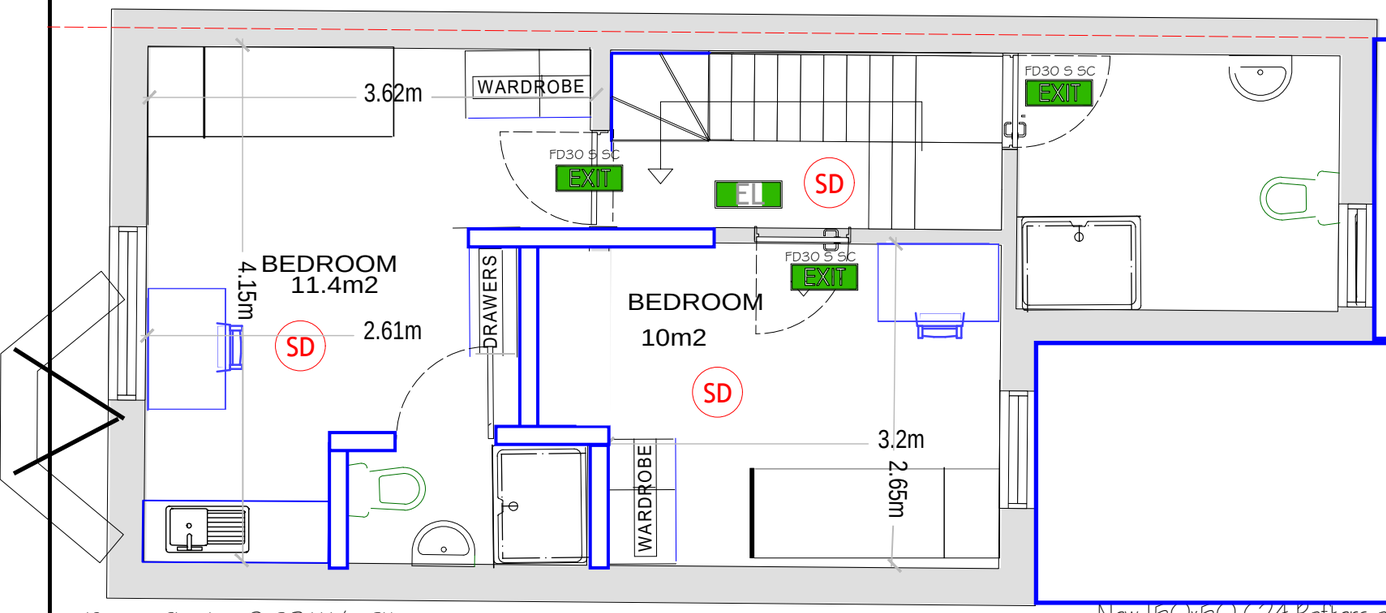
First Floor Plan



Roof Light

New Windows to meet U-Value of at least 1.8W/ mwK
Any glazing below 800mm to be toughened.
See Spec for further details

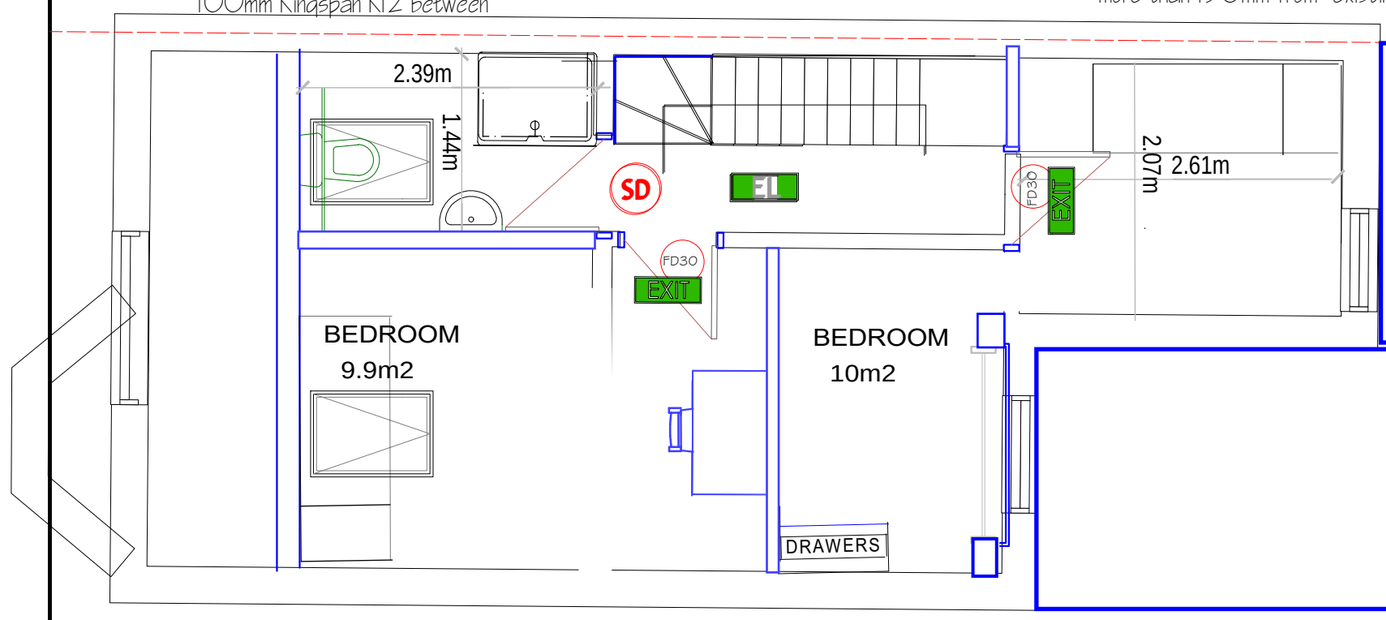
6 PERSON HMO

Dormer Cheek - 0.28 W/ m2K
150mm x 50mm C16 Studwork built off support as indicated @ 400 c/ c with 100mm Kingspan K12 between

150mm x 50mm C16 Stud
- At ends and around widow frames to be 3 No of 150mm x 50mm C16 bolted together

New 150x50 C24 Rafters at 350 c/ c .
Trimmers & rafters around velux windows to be trebled & bolted. Velux windows to project no more than 150mm from existing roof plane

New stairs to loft to be designed by stair manufacturer. To comply with Approved Doc K and have minimum 2m headheight. Pitch to be no greater than 42 degrees with risers between 150-220mm and goings between 220-300mm



Roof Light

Superlux or similar approved board (See Spec) to be used to provide 1hr fire resistance externally on party wall side and where dormer cheeks are within 1m of boundary with 30minutes 12.5mm fire resistant internal plasterboard to inside face

Purlin Stud Wall - 0.28 W/ m2K
150mm x 50mm C16 Studwork @ 400 c/ c with 85mm Kingspan K12 between and 12.5mm plasterboard internal finish
- Any Storage door openings to be lined internally with 12.5mm Fireline board

Second Floor Plan

Internal Studwork - 100mm x 50mm C16 with 100mm Rockwool or similar sound proofing material quilt inbetween Studwork
12.5mm Platerboard & Skim Finish both sides.

Scale 1:50

1 2 2.5m

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Permit Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

FD30
All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least ⅔ of way up door frame

SD
Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall

HD
Mains powered and interlinked operated heat detector with battery back up

Ex
Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepencies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

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CLIENT	PROJECT	DRAWING	STAGE
Grandeur Living	CONVERSION INTO 6 BED 6 person HMO	PROPOSED FIRST & SECOND FLOOR PLAN	BUILDING REGS

	CHECKED	APPROVED
	SCALE 1:50 @ A3	DATE
DRAWING No. 207LL-REGS-08		REV C