

ALL FINISHES TO BE SPECIFIED BY CLIENT BUT ARE GENERALLY TO MATCH EXISTING HOUSE

N.B. All dimensions to be checked prior to commencement of work, any discrepancies to be reported back to me.

Surface Water disposal - 100mm half round gutters to 68mm downpipes shed onto roof

Stairs to be in soft wood, closed plan 800mm wide between 25mm strings, fixed at 42 degrees with a minimum 210mm tread and a 189mm rise. Minimum winder around a 150mm x 100 mm newel of 38 mm.
 Fix handrail 900mm above pitch line and fix ballusters, specified by client at 100mm Cts.
 Fix 12.5mm plasterboard and skim for soffit.
 Maintain minimum head height of 1.8 meters above new and existing stairs.
 New stairs are to match existing.

All electrical work required to meet the requirements of Part P (Electrical safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion The Council should be satisfied that Part P has been complied with.
 This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.
 75% of all new light fittings are to be low energy type.

Plumbing:
 En-suite W.C. to existing stack via 100 mm waste.
 Shower and W.H.B to stack via 75 mm deep seal trap and 38 mm wastes, fixed to walls with roding access at change of direction.
 Vent en-suite with mechanical extract fan capable of changing 30 litres of air per second and ducted externally, operated with light switch with a 20 minute over run

All windows in UPVC to be double glazed with toughened glass to BS 6202 and Part K of the Regulations. Double glazing to have a 16mm Argon frame unit and to exceed 1.6M/m².
 Fix 800fmm sq trickle vents above heads.
 Fix egress windows to bedroom windows to provide a clear and unobstructed opening of 850 x 550 to approved document B

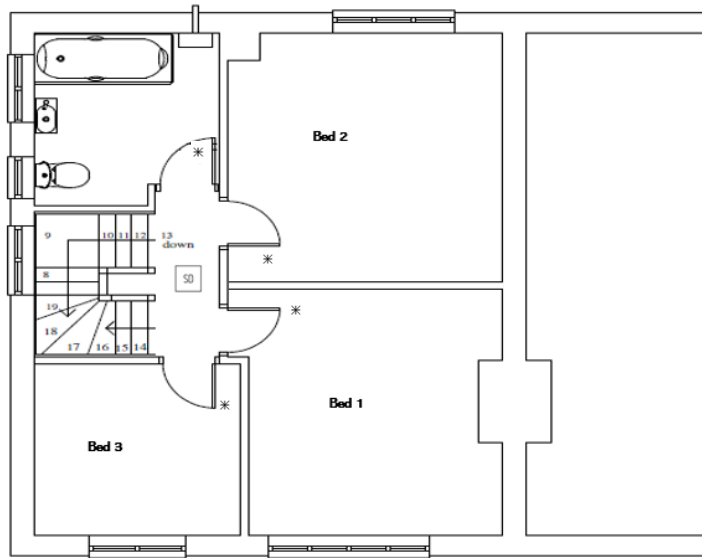
Walls between room and caves in 100 x 50 sw studs fixed at 400 x 600 horiz Cts between continuous 100 x 50 top and bottom plates, at corners fix 100sq joints.
 Fix 9mm ply internally and finish with TB 7012 and 12.5mm plasterboard and skim.
 Between studs fix 75mm Celotex GA 3075

Stud walls in 100 x 50 sw studs fixed at 400 Vert x 600 horiz Cts between continuous top and bottom 100 x 50 plates, built off doubled joints bolted together at 600 Cts. Fill void with dense mineral wool and face both sides with 12.5mm plasterboard and skim.

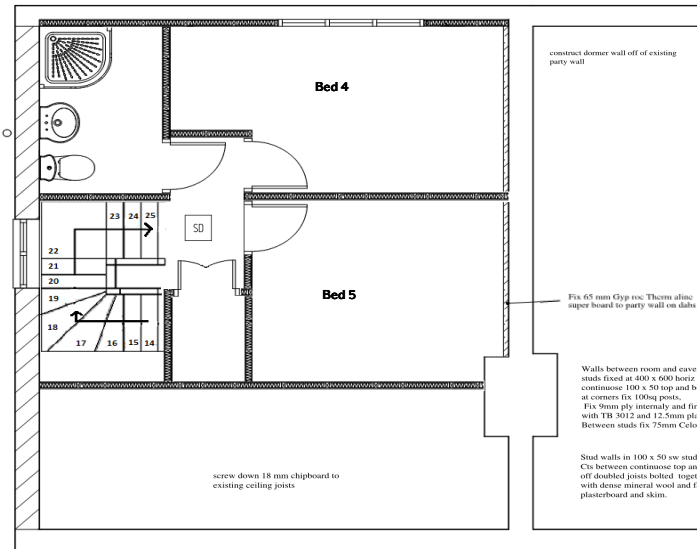
All doors to habitable rooms off of stairwell to be half hour fire resisting. Fix 25 x 38 stops glued and screwed to frames.

Fit interlinked smoke detector connected to regularly used lighting circuit and provided with battery backup to clause 1.8 approved Document B
 To under stairs electric cupboard

All internal stud surfaces in the attic room are to be covered with 9mm continuous ply to form a box.



1st Floor



Loft

construct dormer wall off of existing party wall

Fix 65 mm Gyp roc. Therm alinc super board to party wall on dabs

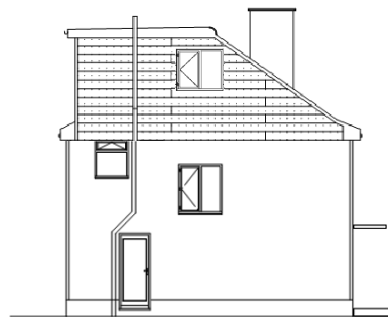
Walls between room and caves in 100 x 50 sw studs fixed at 400 x 600 horiz Cts between continuous 100 x 50 top and bottom plates, at corners fix 100sq joints.
 Fix 9mm ply internally and finish with TB 3012 and 12.5mm plasterboard and skim.
 Between studs fix 75mm Celotex GA 3075.

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screw down 18 mm chipboard to existing ceiling joists



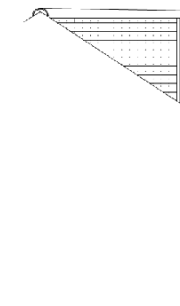
Front Elevation



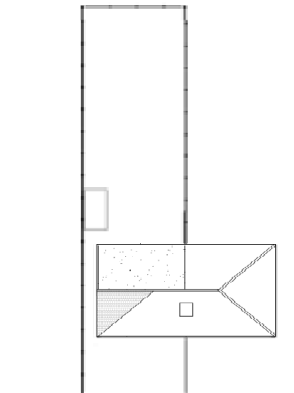
Side Elevations



Rear Elevation



Side Elevations



PROPOSED:
Hip to Gable loft conversion
With rear dormer
Location:
16 Worcester road, Maidstone, ME15 7LU
Drawing Name : Hayman 102
REF: proposed
REV: 01