

CONSTRUCTION NOTES

General
All work to be carried out in full accordance with current Building Regulations and robust details, as applicable. All on site operations to be carried out in full accordance with current Health & Safety Regulations and CDW Regulations 1994 as applicable.

Roof Insulation
To be warm roof construction - 100mm Kingspan K7 insulation between existing rafters (include for fitting 50mm battens to underside of rafters to allow for 50mm air gap over). Under rafters fit 32.5mm Kingspan K18 insulation backed plasterboard and apply skim finish. Construction to provide U-value of 0.2

External Walls
To be lined with 62.5mm Kingspan K18 insulation backed plasterboard with skim finish.

Internal Partitions
Framed - to be 75 x 50 treated softwood studs at 600mm c/s complete with head, mid and sole plates and staggered noggin at 600mm centres. Cover both sides with 12.7mm tapered edge plasterboard, scrim joints and skim with Thistle plaster.

Where shown allow for 75mm Kingspan Kooltherm Kooltherm framing board between studs and 32.5mm Kingspan K17 insulation backed plasterboard internally with skim finish.

Floor
Allow for 63 x 145mm C16 supplementary rafters to be installed at the mid span of the existing ceiling joists and as per Engineers calculations. Allow for 22mm thick T & G V313 moisture resistant flooring grade chipboard fired with ring-shank chout nails over

Between joists lay 50mm thick rockwool insulation.

Timber Preservation
All structural timber to be pressure impregnated with an approved fungicide/needle preservative fluid all in accordance with BS 4978:1975 and BS 5268.

Electrical Works
All electrical works to be carried out by a certified electrician. Electrical certificate to be issued for the design and installation of the proposed electrical and lighting of the electrical installation in accordance with BS:671: 2001 on completion

Heating
Existing oil fired central heating system to be extended to allow for new floor space. All radiators to have new TRV's fitted through out.

Installation to be carried out by OFTEC registered Engineers and commissioning certificate to be provided on completion and prior to occupation.

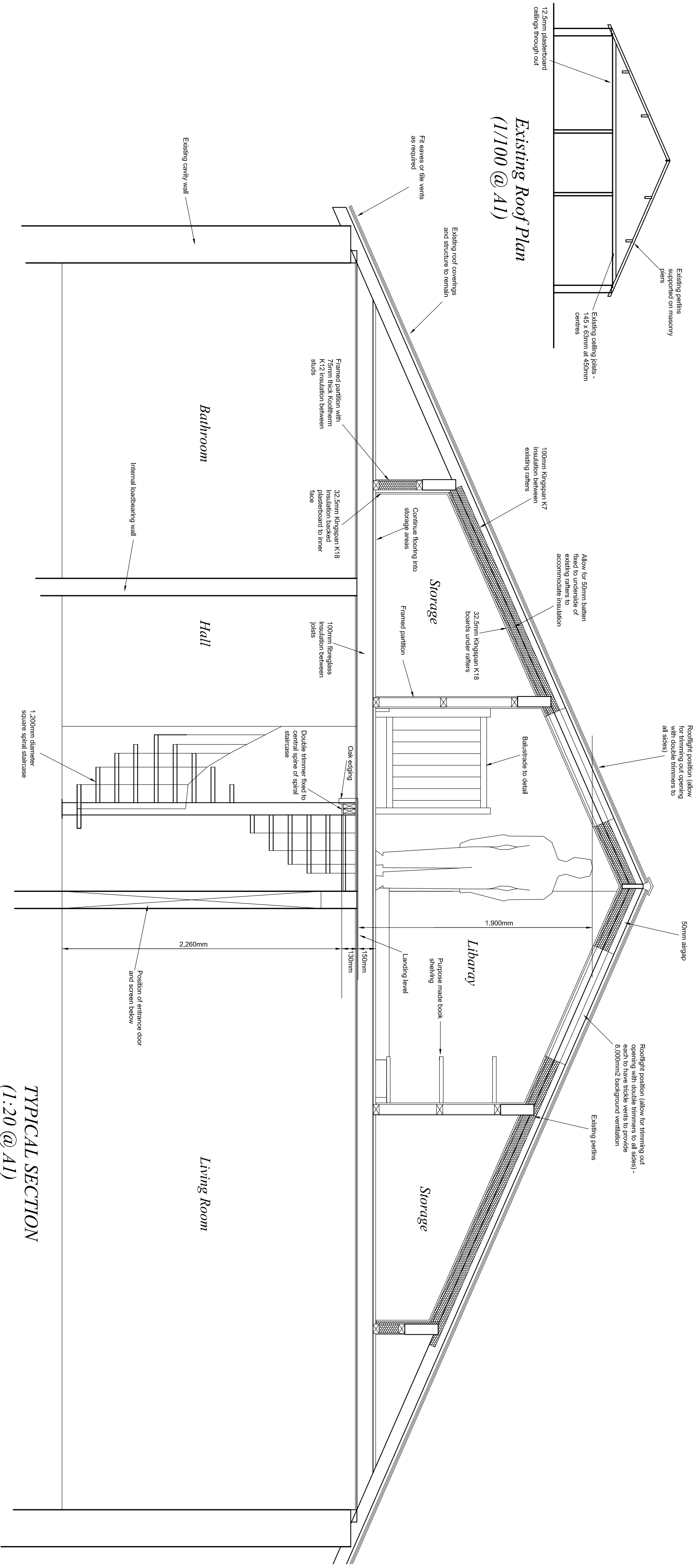
Smoke Detection
New smoke detection (self contained, interconnected and with battery back up to BS5839 P8 2004 LD3) to be installed in the protected stairwell as shown.

Staircase
To be purpose made space saving square spiral staircase by specialist, total diameter of 1,200mm., to BS5395. Allow for riser infills to meet current building regulations. Handrail to staircase and landing to be min 900mm high. Head height at top of stairs to be min 1,900mm.

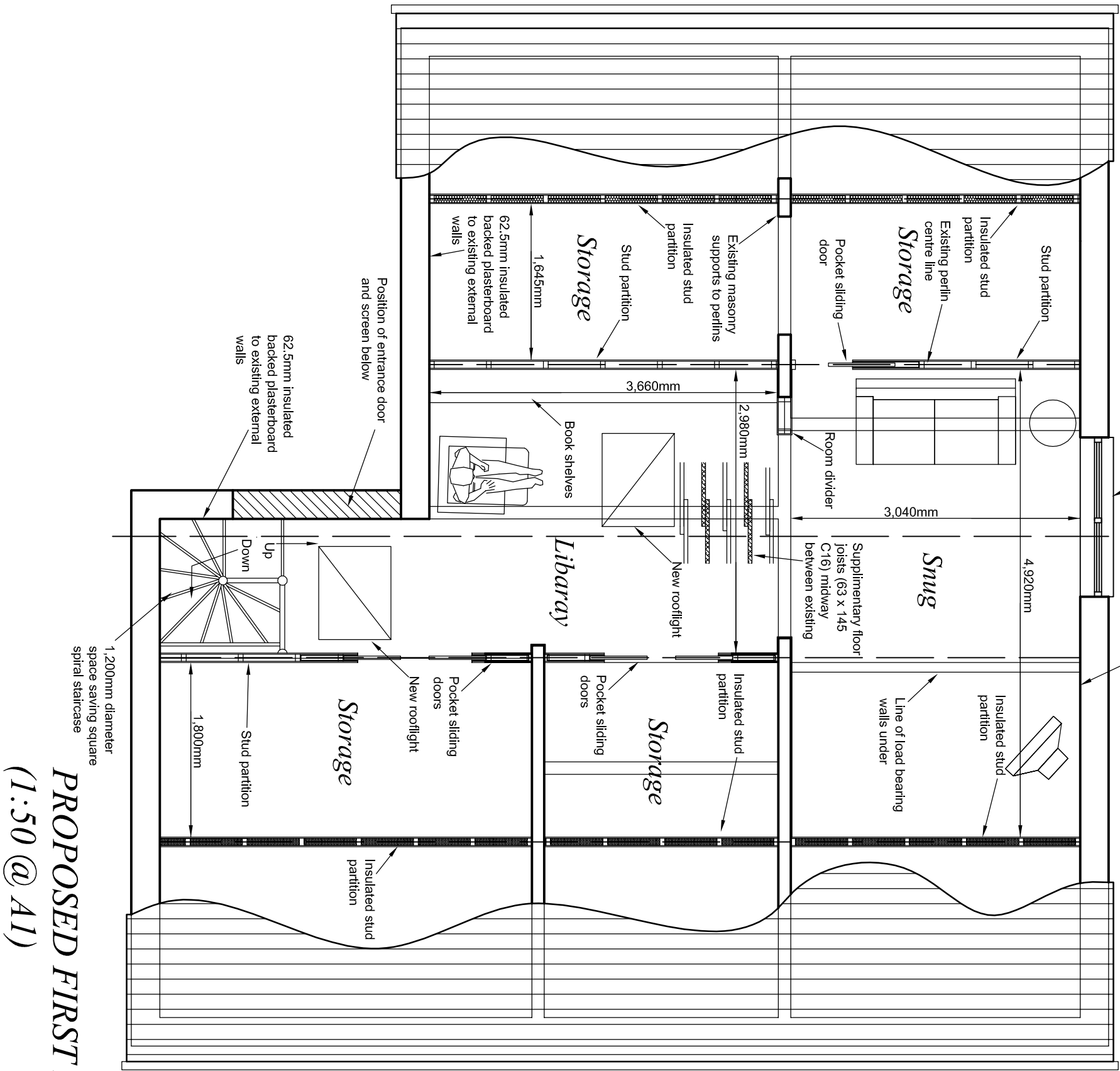
Smoke Detection / Fire protection
Supply and fit interlinked mains operated optical smoke detector to be fitted on each floor hall and landing) and heat detector in kitchen.

Energy Conservation
To be designed at 40 lumens per circuit watt efficient in accordance with L1 para 4.2 to be fitted to all areas.

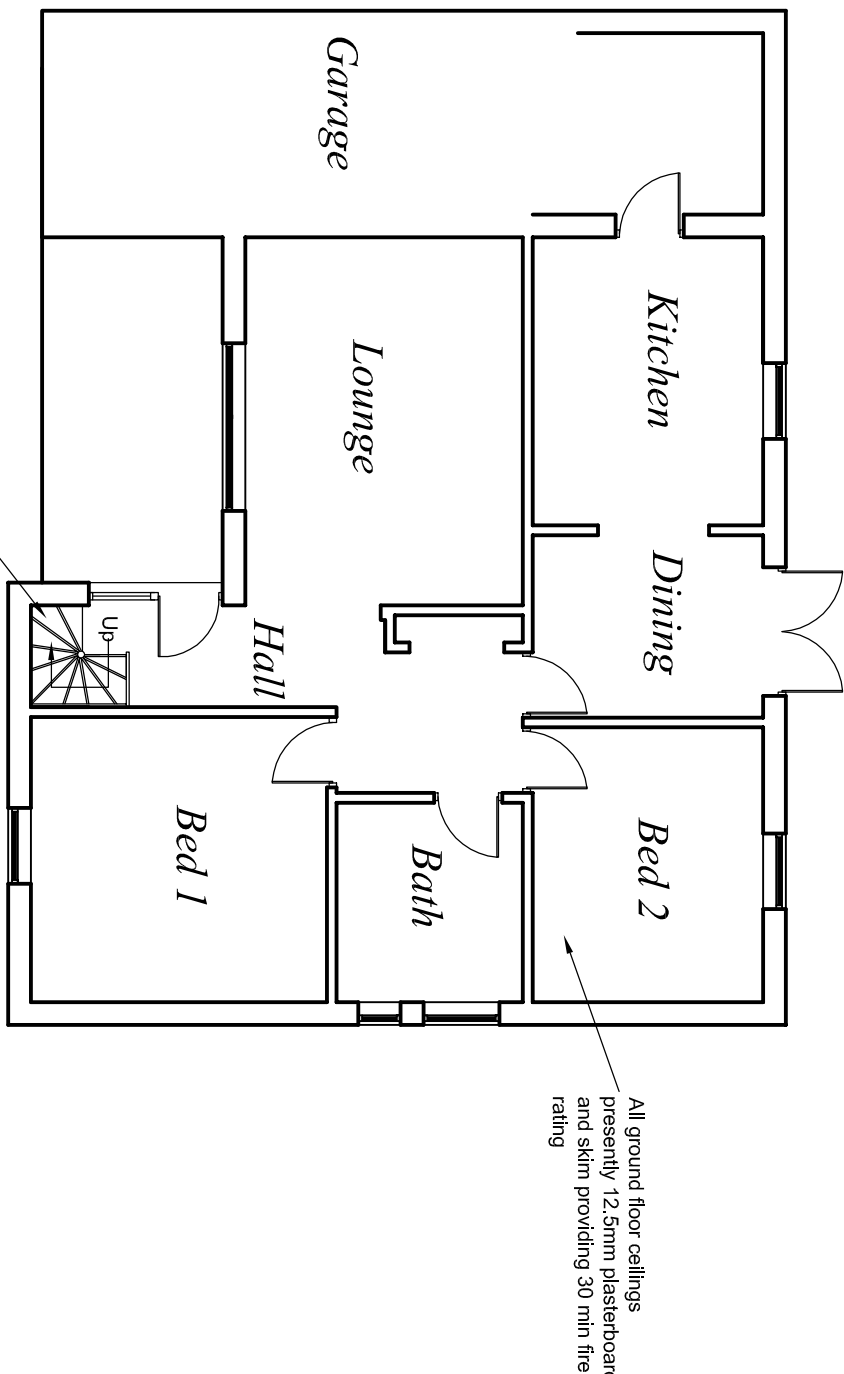
Existing Roof Plan
(1/100 @ A1)



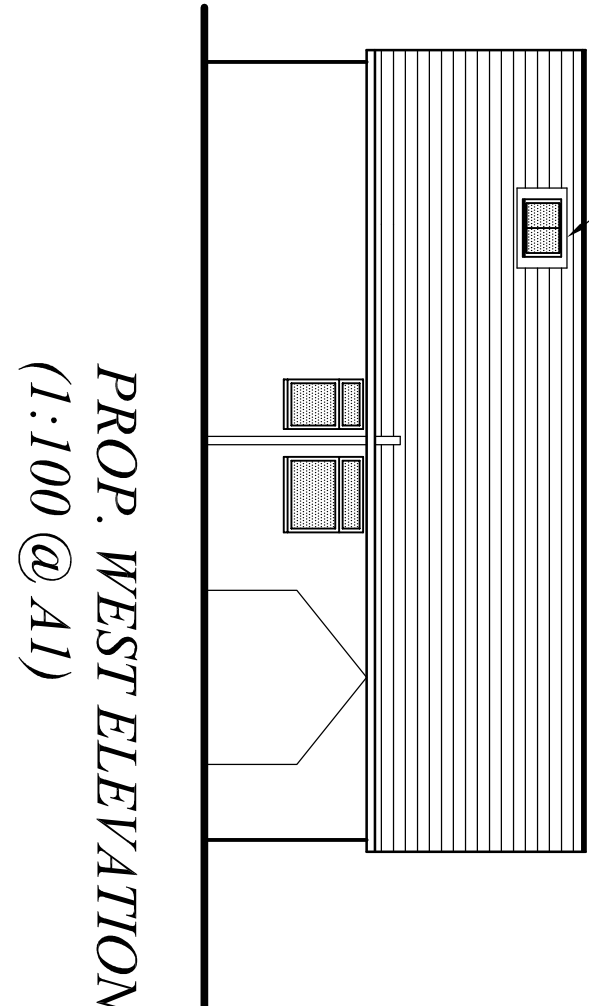
TYPICAL SECTION
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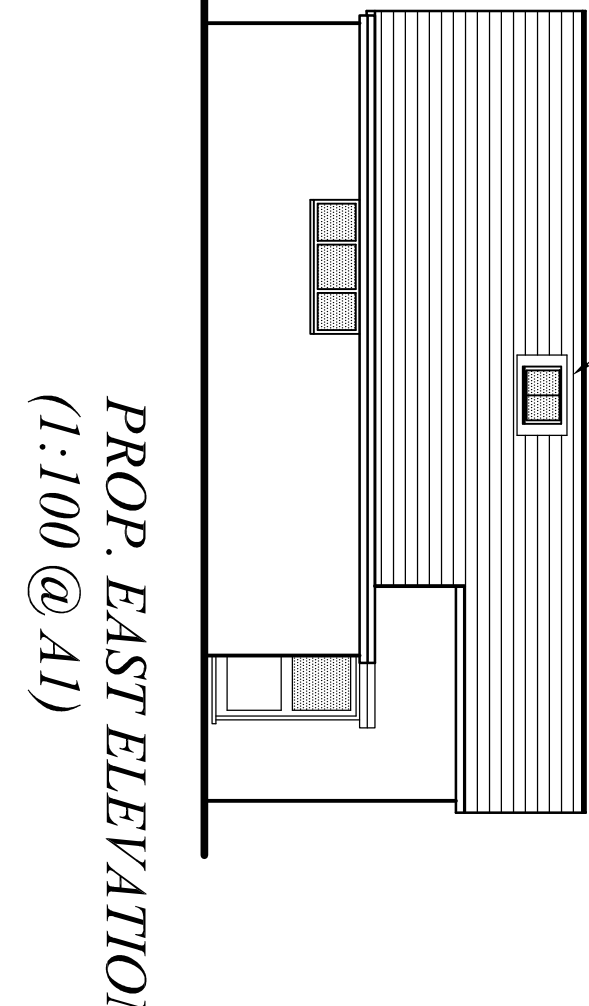
PROPOSED FIRST FLOOR PLAN
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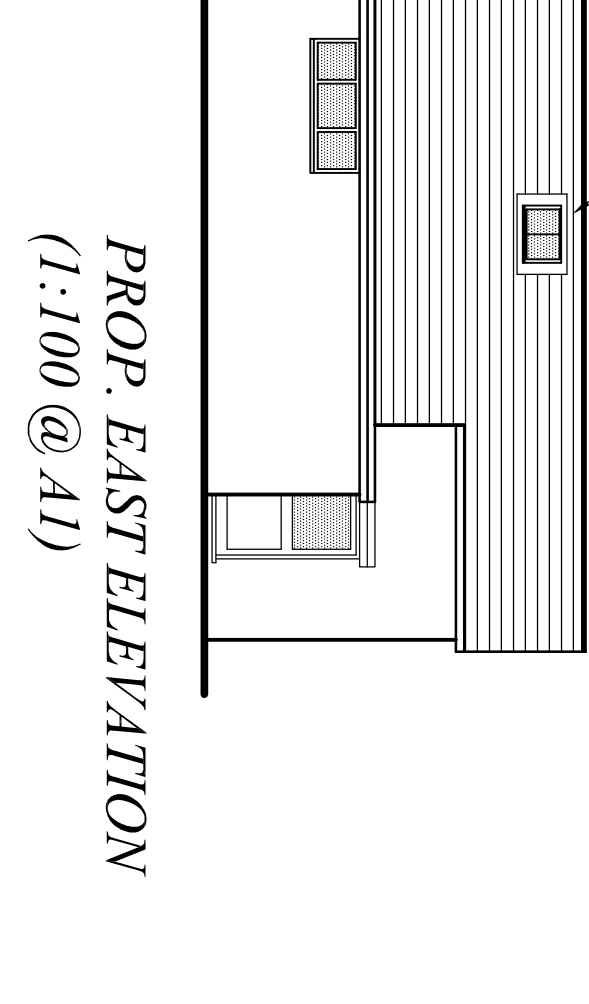
GROUND FLOOR PLAN
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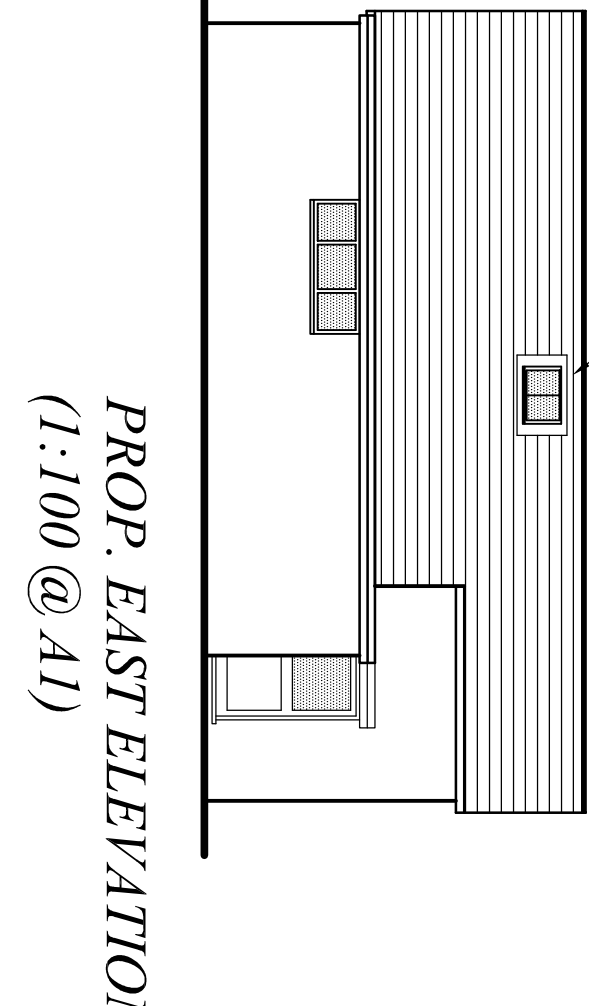
PROP. WEST ELEVATION
(1:100 @ A1)



PROP. EAST ELEVATION
(1:100 @ A1)



EXIST. WEST ELEVATION
(1:100 @ A1)



EXIST. EAST ELEVATION
(1:100 @ A1)

WHITMORE & HUMPHREYS CHARTERED ARCHITECTS AND BUILDING SURVEYORS			
THE WILLOW TREE WILLOW STREET DOWESTRY SHROPSHIRE SY11 1AJ			
TEL: (01691) 652844 FAX: (01691) 670297			
word@smil.net DO NOT SCALE OFF THIS DRAWING All measurements are to be checked on site			
CLIENT MR & MRS MCDERMOTT, 2 BERNINA, GLYN CEIRIOG			
PROJECT PROPOSED LOFT CONVERSION			
DRAWING TITLE SKETCH SCHEME PROPOSED FLOOR PLAN & SECTION			
EXTERNAL REFERENCES			
DRAWN KMW	CHECKED AS STATED	SCALE FEB 14	DATE
FILE REFERENCE 4958	DRAWING NUMBER 1	REVISION C	