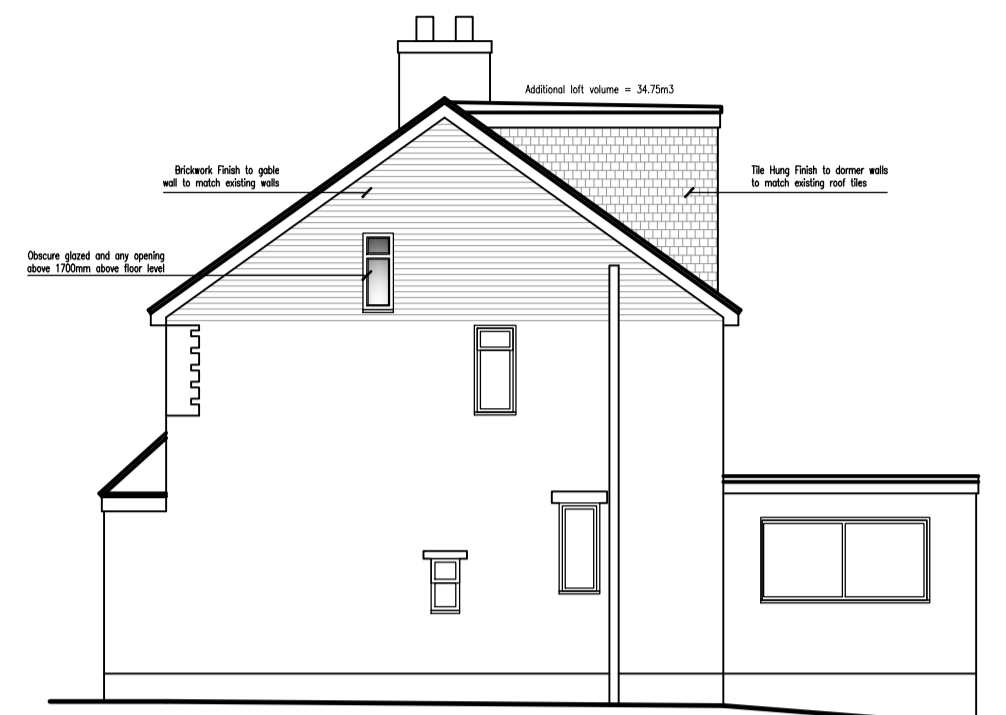
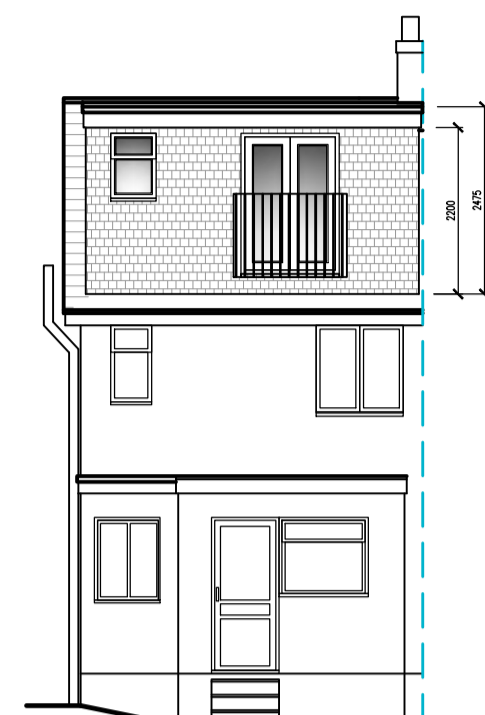




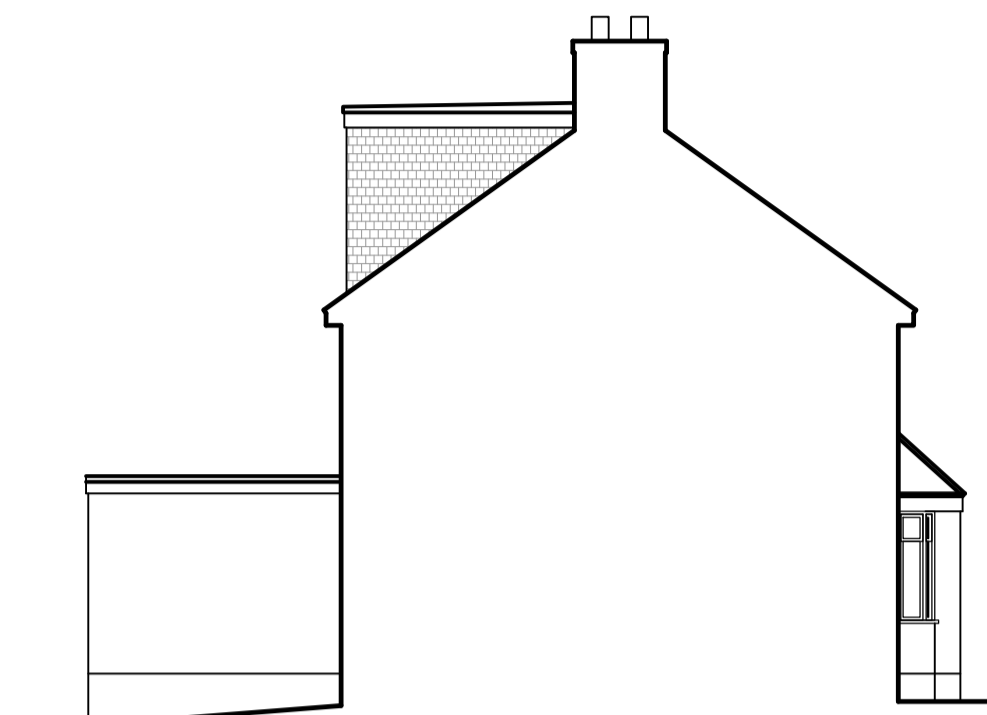
Proposed Front Elevation



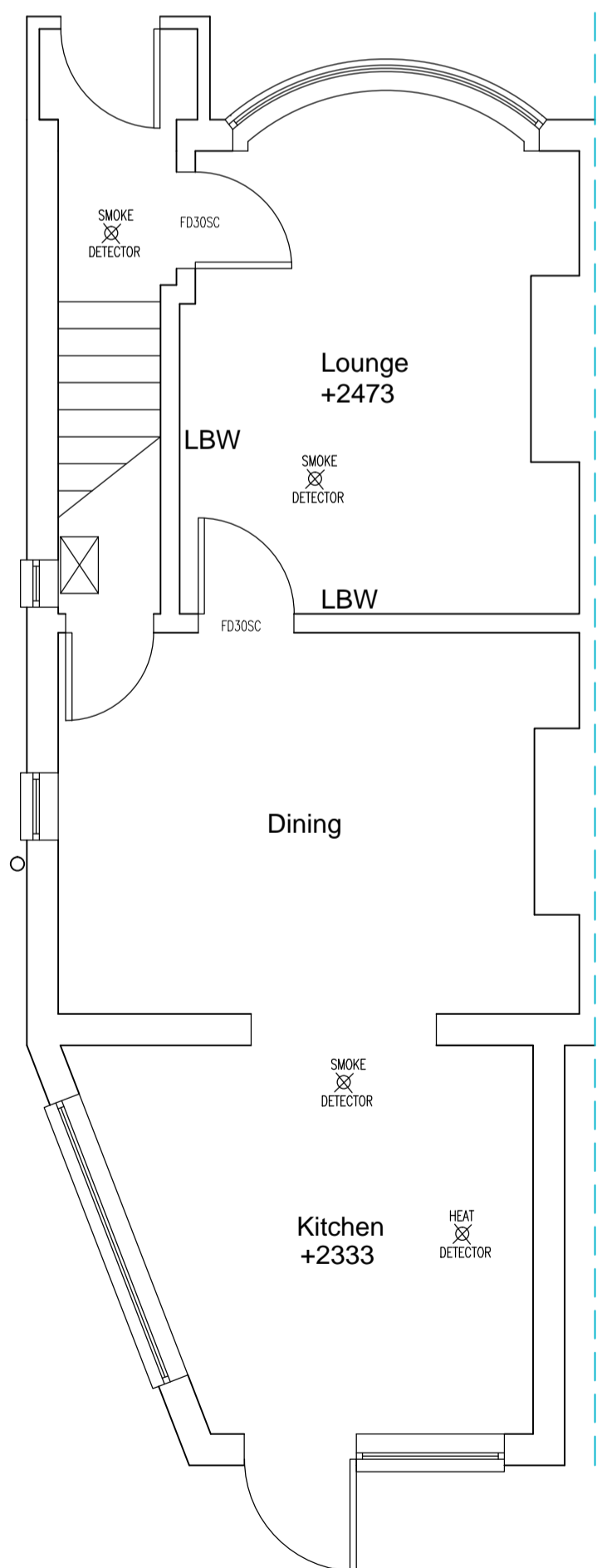
Proposed Side Elevation



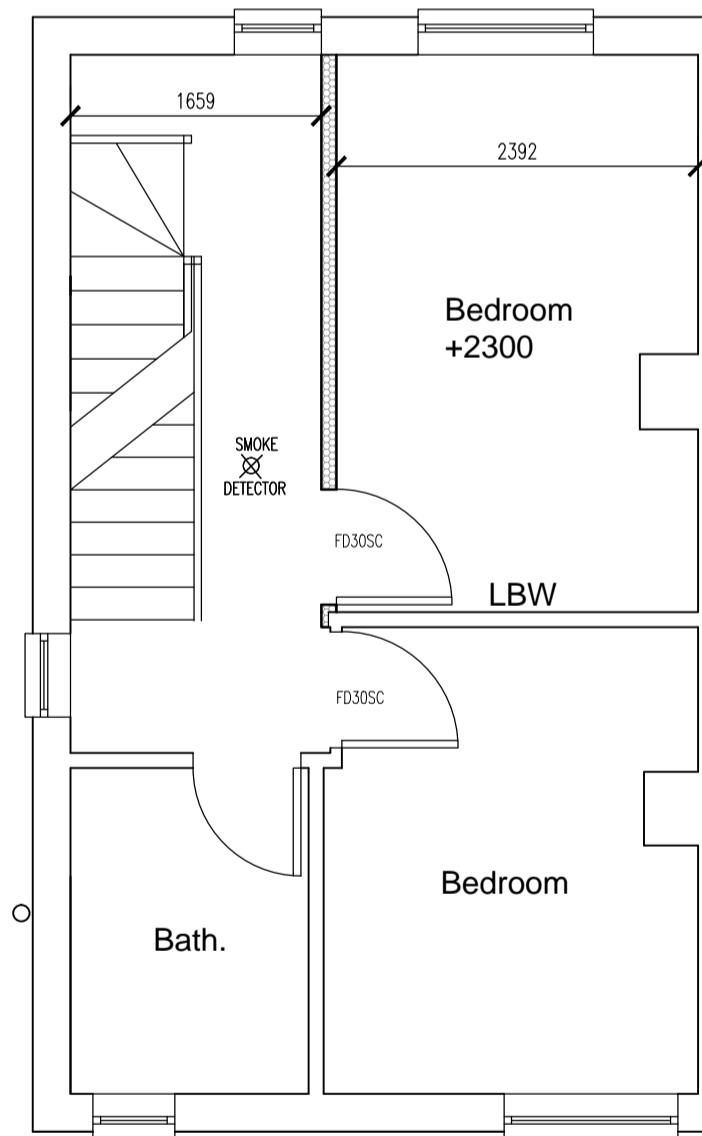
Proposed Rear Elevation



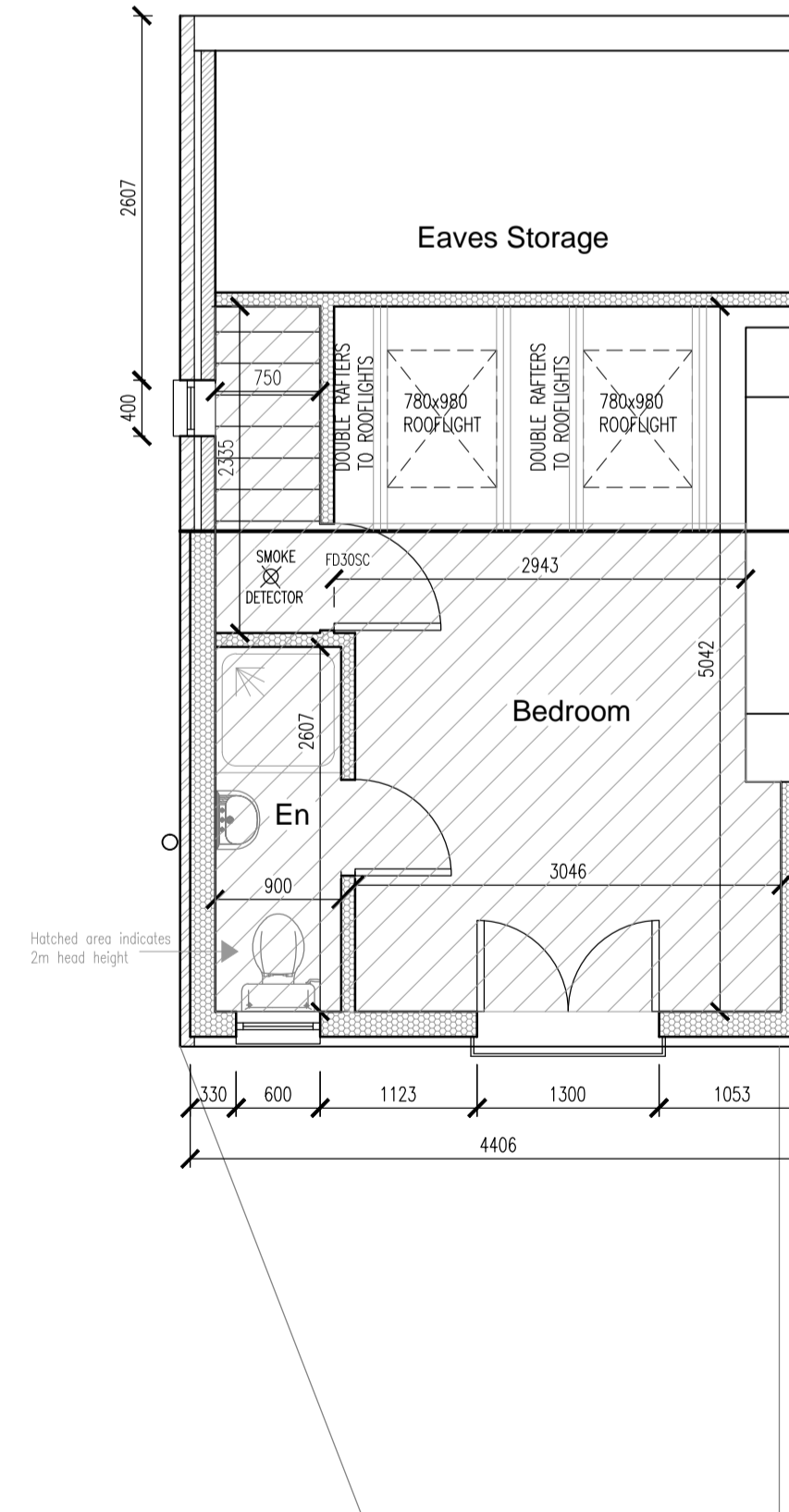
Proposed Side Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Loft Plan



Block Plan 1:500



Site Location Plan 1:1250

APPROVED DRAWING

These drawings have been prepared solely for Planning and Building Regulation Applications only. Any amendments to the approved design must be agreed on site with the Local Building Inspector before works are undertaken.

FIRE SAFETY

New walls and ceilings to provide 30min separate to adjoining areas
 FD30 fire door with self closing device and fitted with heat activated seals in conjunction with flexible edge seals installed between garage and dwelling.
 All new ceilings to be 12.5mm plasterboard with skim finish to give 30min fire protection.
 All new steelwork to be encased in 2 layers of 12.5mm plasterboard to give 30 min fire protection

A Fire Detection and Alarm System designed and installed in accordance with BS 5833:part 6:2004 comprising Ceiling mounted smoke alarms provided on each floor to BS 5448:part 1:2000, situated max 4.5m from habitable rooms and min 300mm off adjacent walls and light fittings. Permanently wired to a separate fused circuit at the distribution board. Alarms to be linked together and have a battery back up supply. Provide a Heat detector to kitchen.

New FD20 fire doors to have a minimum 25mm rebate, an additional 12mm planted stop to be screwed to the existing door frame/lining if required.

Part F Ventilation

Kitchens and Utility Rooms to be ventilated to provide Min' 60 ltrs/second and operated by an intermittent timer and light switch with a 20 minute over-run.

Bathrooms, Ensuites and wc to be ventilated to provide 15lrs/second extraction, operated by an intermittent timer and humidistat. Over-run to be 20 minutes.

Internal rooms to be ventilated to 3 air changes/hr, unless kitchen or bathroom operated by an intermittent timer and also operated by the light switch and over-run for 20 minutes after room has been in use.

Part H Drainage

Internal

Showers, bath and sink waste pipes are to be fitted with 40mm Min' dia' waste pipes. Wash hand basins to be fitted with 32mm Min' dia' waste pipe. W.C.'s to be fitted with 100mm Min' dia' waste pipes. Where 40mm dia' wastes exceed 3m in length or 32mm dia' wastes exceed 1.7m in length, anti-siphon traps must be fitted.

40mm and 32mm dia' wastes shall be installed at a gradient of between 18-90mm/m run of pipe. WC 100mm dia' pipes shall be installed at a Min' gradient of 18mm/m run. All new showers, baths, sinks and wash basins be fitted with 75mm deep seal traps. Any new SVP to terminate not less than 900mm above any window within 3m of the pipe.

Below Ground

New drainage to conform with part H of the Building regulations and BS.8301:1985 and to be formed in 100mm dia' (unless otherwise stated) Hepworth Supersleeve, laid in straight and even falls of Min' 1:40 for foul and 1:80 for surface water, with flexible water joints.

Drains to have Class N bedding, consisting of 100mm regulating granular material to BS.8301:1985 and Min' cover of selected fill free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material or other vegetable matter. Where rigid pipes of less than 150mm dia' have less than 600mm of cover the pipes shall be surrounded with concrete with a thickness of at least the dia' of the pipe.

Drains under Buildings

Drains under buildings to be surrounded with a Min' 100mm granular material. Drains within 300mm of the underside of the floor slab should be surrounded in 150mm Min' of concrete. Spanite' prestressed concrete lintols to be used above all openings where drains run through a wall or under foundations. Maintain a 50mm clearance around pipes to openings. Openings in walls need to be masked either side with rigid sheet material.

Where a trench containing a drain is within 1m of the building, fill with concrete to the lowest level of the building or where more than 1m from the building, fill with concrete to a level equal to the distance from the building less 150mm.

New Manholes are to be constructed in 215mm Class B engineering brickwork to BS.3921, laid in english bond in 1:3 cement:sand mortar flush pointed. Concrete base to be 150mm thick in C25 grade concrete. Covers to be heavy duty to BS.497. Inspection chambers less than 900mm deep to be in proprietary polypropylene construction. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS.497.

Part N Glazing

Windows to match existing, fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq. The windows shall be as scheduled or as otherwise described on the drawings. All windows to have locking handle. New glazing to have low E coating to give U-value of 1.6W/m2k. New Glazing to be max 25% of floor area. If above this ratio calculations for whole house glazing to be supplied. Doors between house and conservatories to be external grade with a U Value of 1.6W/m2k.

Part J Combustion Appliances

Existing central heating system to be extended into new rooms. All new radiators to have TRV's.

Part L1 Conservation of Fuel and Power

Fair extensions which create up to 3 new rooms 1 No Energy efficient light fitting which will only take a lamp having a luminous efficiency greater than 40 lumens per circuit-watt must be provided.

New Condensing boiler to have a SEDBUK value of 91% or more

Switched Socket Outlets to be 450mm above Finished Floor Level. New light switches to be 1200mm above Finished Floor Level. All as outlined in Approved Document M2 diagram 22.

NOTE:

These drawings are subject to inspection by a Qualified Structural Engineer to identify any structural elements that may be required. Beam and trimmer locations that are already marked on the drawings are suggested locations only.

BEFORE WORKS BEGIN

Contractors must verify all dimensions on site before commencing works on site. Any discrepancies must be reported to Easyplan before works are undertaken or materials are ordered.

PROJECT

Proposed Loft Conversion
 21 Weston Avenue,
 Tivolate,
 B69 1UB

DRAWING

Proposed Plans & Elevations

JOB

3938-03C

SCALE

1:50/1:100

DATE

16/12/2020

DRAWN

SS

COPYRIGHT

This drawing is the copyright of Easyplan Limited and must not be reproduced in part or whole without prior written consent.



TECHNICAL HELPLINE 01926 298099
 WWW.EASYPLAN.UK.COM
 Brackenhall, Leasowes Lane, Halesowen B62 8QE.