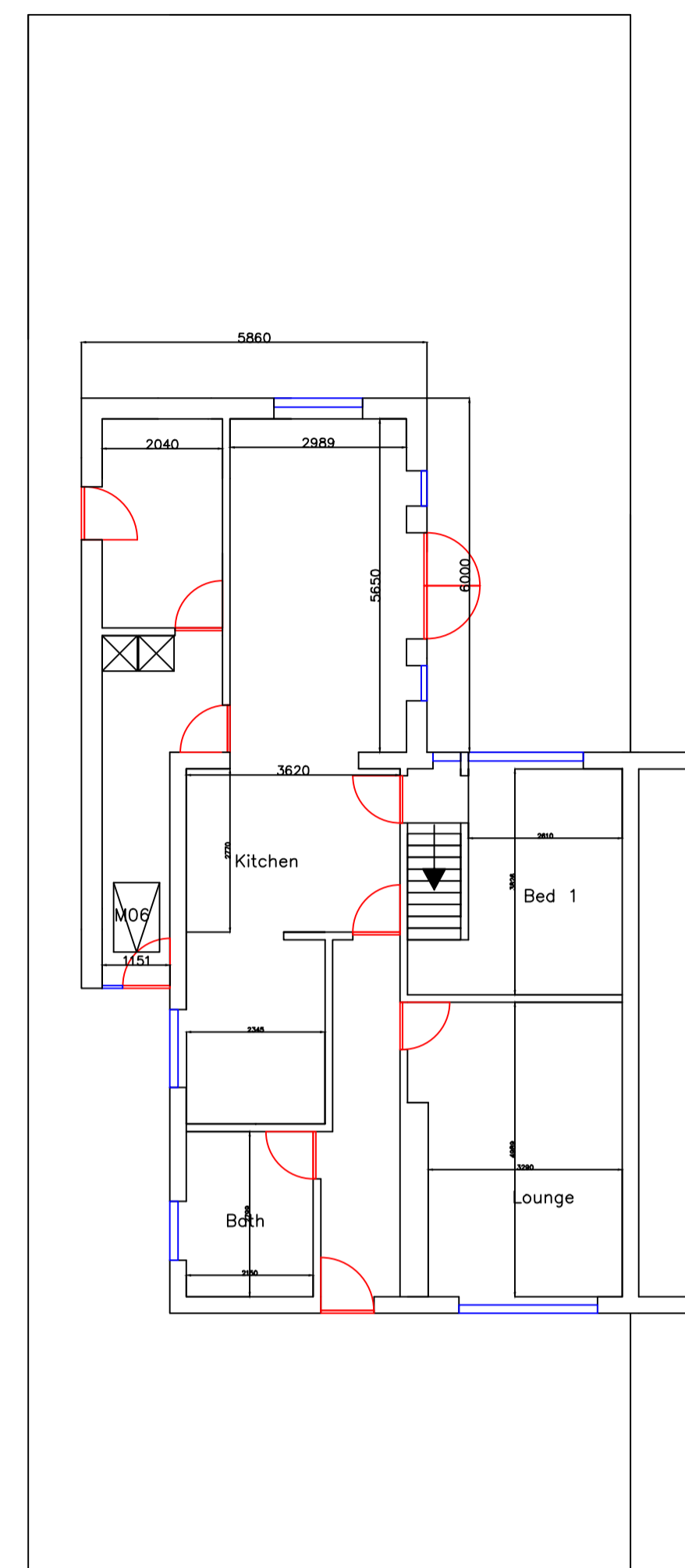
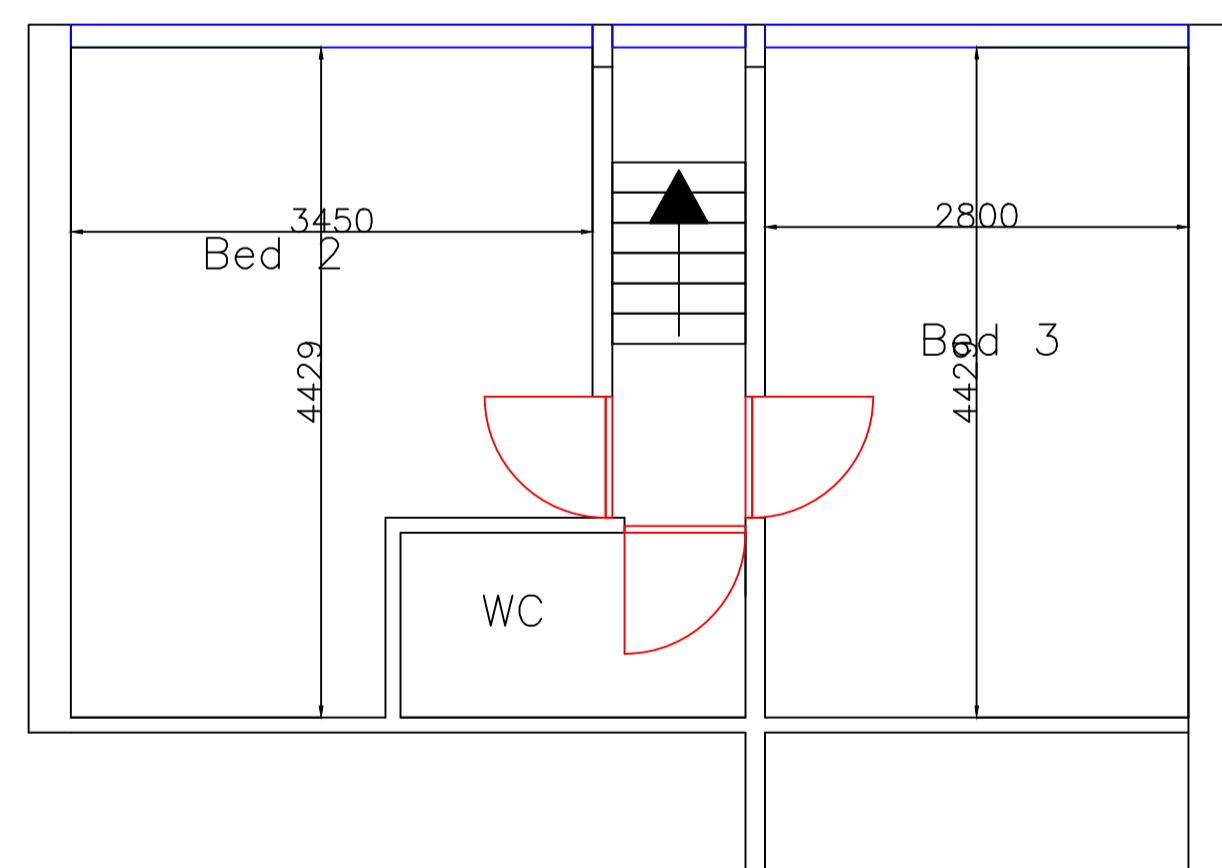


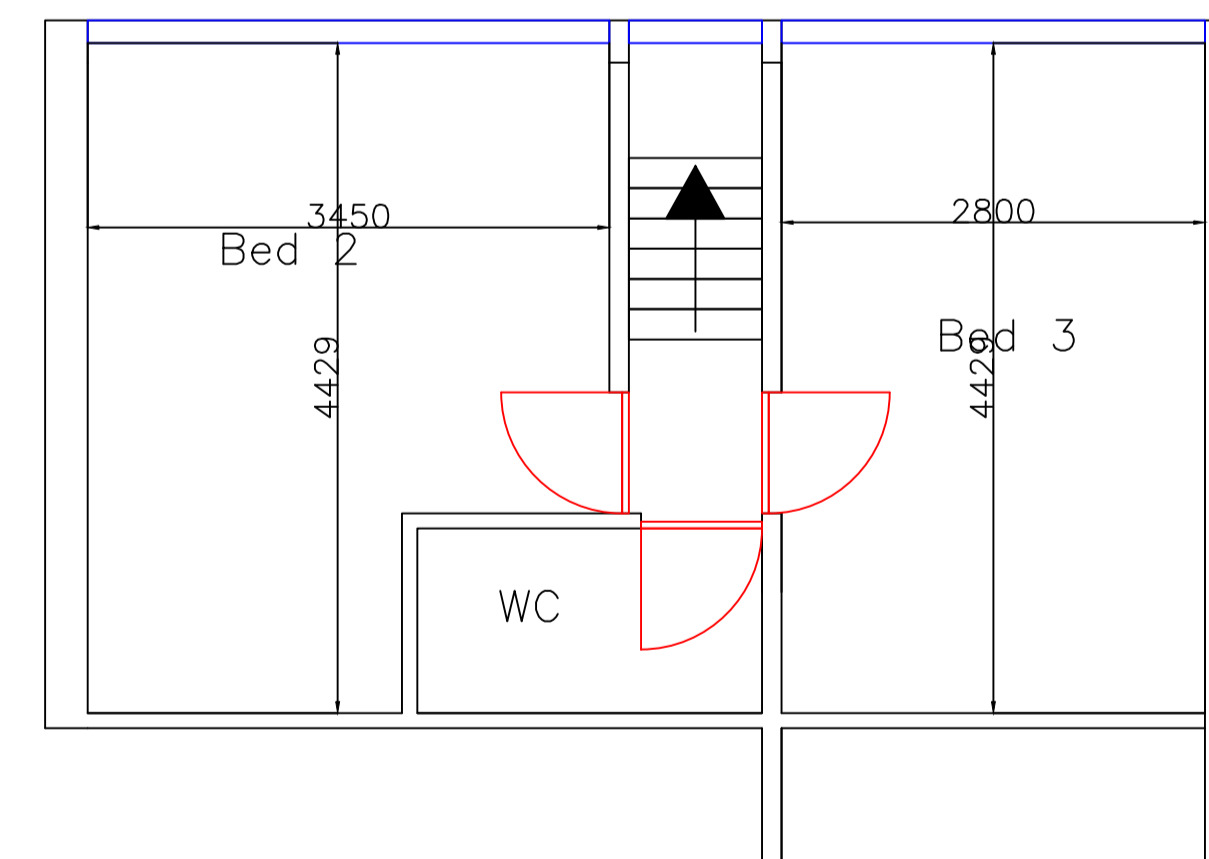
Existing Ground Floor Layout 1:100



Proposed Ground Floor Layout 1:100



Existing First Floor Layout 1:100



Proposed First Floor Layout 1:100

*16 Hillside Drive,
Floor layout's*

General Notes

All work to be carried out in accordance with the building regulations and requirements of the inspecting authority.

It is the clients responsibility under the Party Wall Act 1997 to advise the adjoining neighbour(s) of any structural alterations affecting the party wall. Loft Wizard Ltd cannot be held liable in any eventuality for failure to do so.

Contactors to check all dimensions prior to commencing any work.

Electrical Wiring:

All Wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of the IEE 18th edition wiring guidance and building regulations Part P. A BS 7671 Electrical test certificate will be produced and provided to the approved inspector within 30 days of work being completed.

Heating:

Suitable heating to be provided as specified in quote. All work to be carried out by registered Gas Safe engineer. Any radiators fitted to be supplied with thermostatic radiator valves.

Sanitary Pipework

Minimum branch pipe diameters
Wash Basin: 40mm
Shower/Bath: 40mm
W/C: 100mm

Rodding eyes to be provided at all changes of direction.
SVP: to terminate min 900mm above any openable windows and finished with suitable cage.

Ventilation:

Provide controllable background ventilation via trickle vents to BS EN 13141-3 to provide new habitable rooms a minimum ventilation rate of 5000mm and to kitchen, bathrooms and W/C 2500mm.

New windows and rooflights to have a minimum openable area in excess of 1/20th floor area to allow for purge ventilation, all internal doors to have 10mm air gap below door to aid ventilation.

Thermal Bridging:
Care shall be taken to minimise the occurrence of thermal bridging in the insulation layers. All reasonable provision shall be made to minimise unwanted air leakage through new structure.

Load Bearing Perimeter Stud Walls:
100x50 SC3 softwood studs at max 400/c/s. Completely fill with 100mm kingspan PIR insulation, over board with 50mm kingspan and finish with 12.5mm plasterboard and 3mm skim. See section for construction detail.

Non Load bearing stud walls:
75x50mm SC3 softwood studs at 450mm c/c's finished both sides with 12.5mm plasterboard and 3mm skim.

Lintels:
All new lintels to be Catnic type, Suitable for 150mm cavity.

No.	Revision/Issue	Date

Firm Name and Address
Loft Wizard
Lake House
Slipper Hill
Foulridge
underpendle@yahoo.com

Project Name and Address
Pinder
16 Hillside Drive
West Bradford
Clitheroe

Project	BB7 4Tg	Sheet	01
Date	08.06.2016	Scale	
Scale	As Noted		