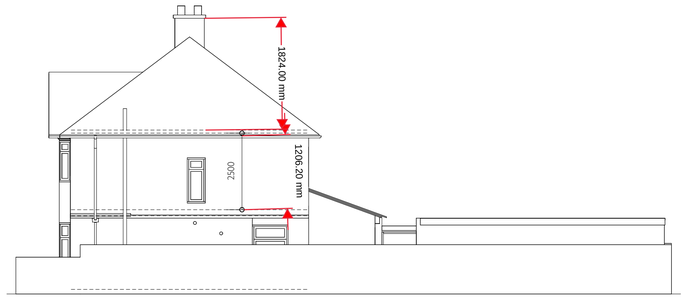
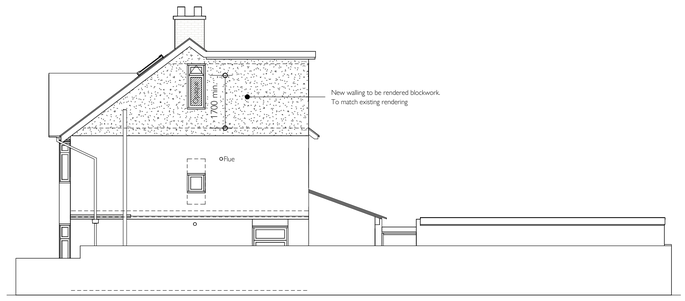
4 Existing Front/ North-West Elevation
A1.01 1 : 100



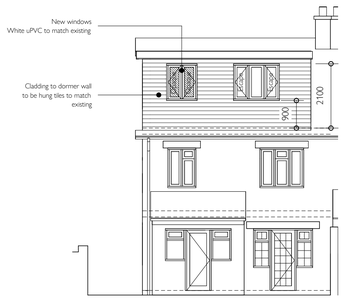
6 Existing Side/ South-West Elevation
A1.01 1 : 100

7 Existing Rear/ South-East Elevation
A1.01 1 : 100

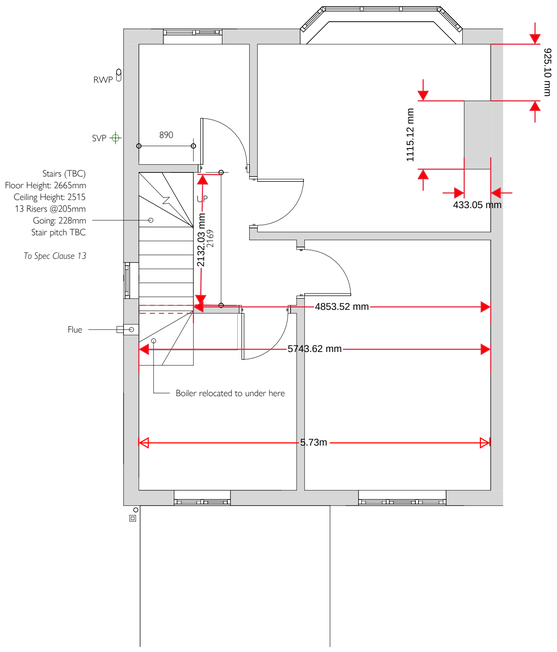
8 Proposed Front Elevation/ North-West Elevation
A1.01 1 : 100



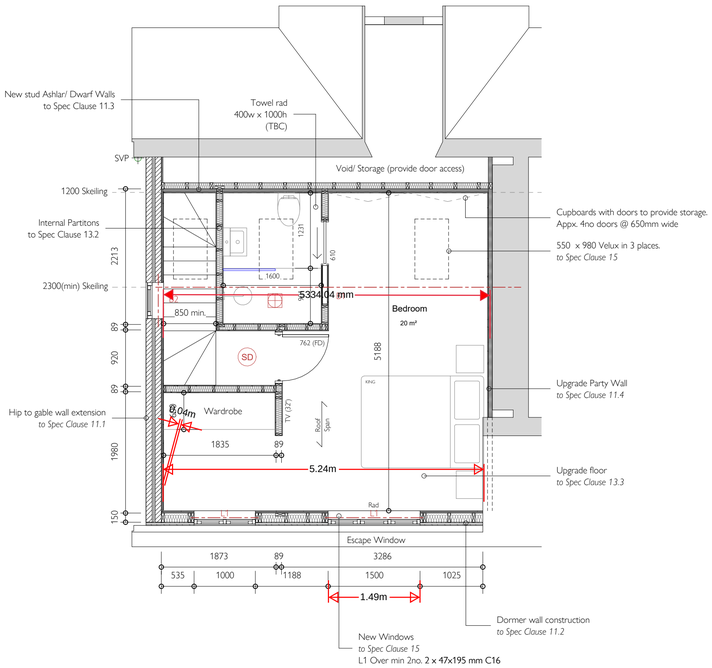
9 Proposed Side Elevation/ South-West Elevation
A1.01 1 : 100



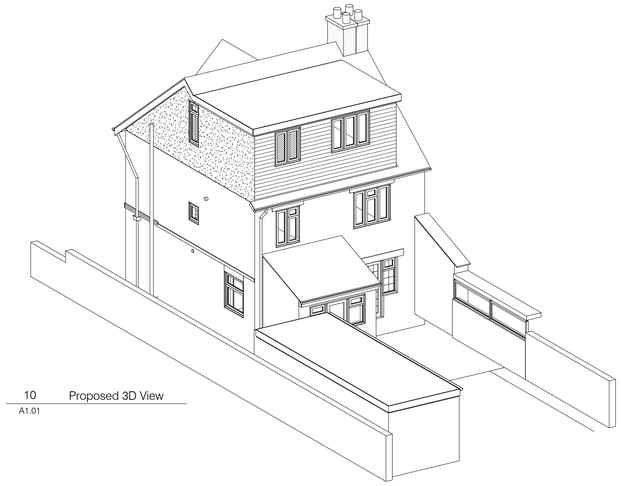
12 Proposed Rear/ South-East Elevation
A1.01 1 : 100



2 Proposed First Floor Plan
A1.01 1 : 50



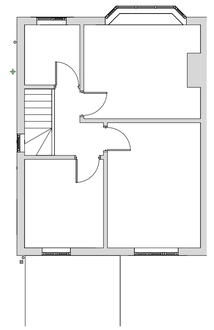
3 Proposed Loft Plan
A1.01 1 : 50



10 Proposed 3D View
A1.01

11 Existing 3D View
A1.01

5 Location Plan
A1.01 1 : 1250



1 Existing First Floor Plan
A1.01 1 : 100

GENERAL NOTES

1. New windows. uPVC to match existing
2. Facing brickwork to match existing
3. Fascias and bargeboards to match existing
4. Flat roof. Single ply roofing membrane
5. Gutters and downpipes. Black uPVC
6. Dormer walls to match exiting tiled roofing.
7. Hip to gable masonry to match existing rendering.

New radiator locations TBC with client.

New socket and lighting locations TBC with client

Fire detection to be interlinked throughout property.
to Spec Clause 14.0

STRUCTURE NOTES

BEAM LIST & BEARINGS
to S.Eng Details

- line indicates structural elements to be removed
- line indicates new supporting structure above

M&E LEGEND

- SD Smoke Detector - To Spec Clause 14.2
- HD Heat Detector - To Spec Clause 14.2
- Mechanical Extract Fan - To Spec Clause 16

0 0.5 1 2m 0 1 2 4m

Rev	Description	Date	By
1	Initial Issue	06.10.22	BTL
2	Issued for Building Control	28.11.22	BTL
3	Bathroom layout revised	16.01.22	BTL

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Project:	11 St Marys Avenue, Rushden, Northamptonshire
Client:	Ash & Stevie
Title:	**Existing and Proposed Plans**
Number:	22-153 A1.01
Scale @ A1:	As indicated
Revision:	3
Description:	Bathroom layout revised
Status:	**FOR INFORMATION**
Drawn:	BTL
Date:	16.01.22

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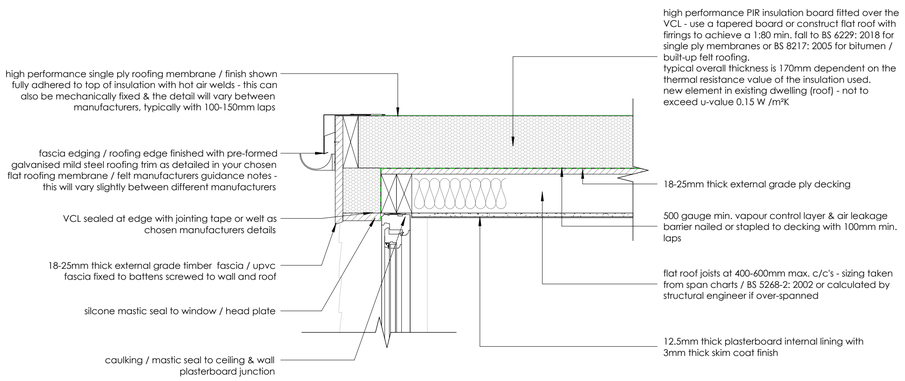
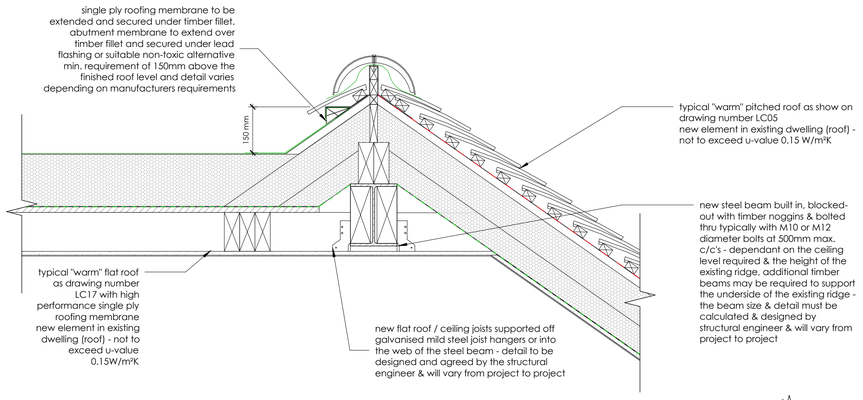
DRAFT



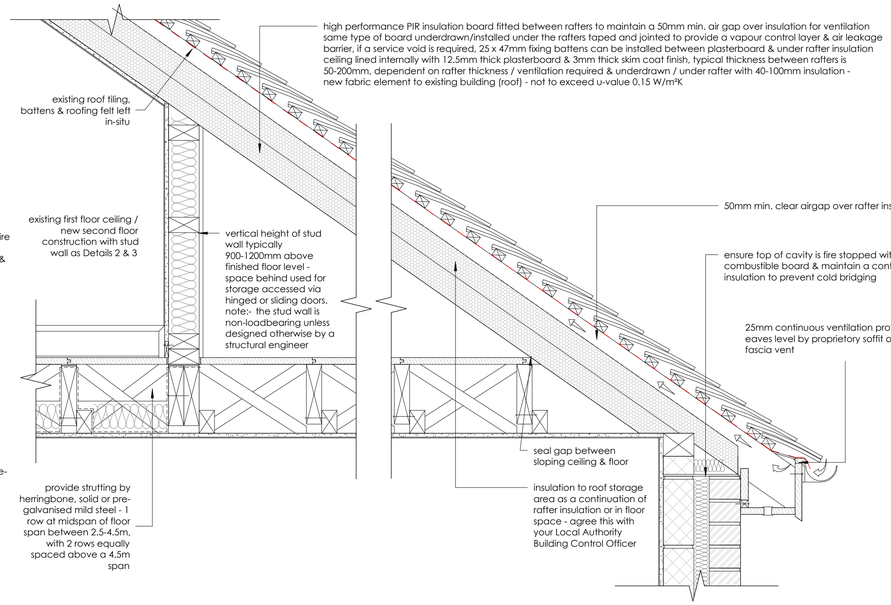
Drawing note: this is a "warm" roof situation which is becoming the most common finish for flat roof extensions, a warm roof has less chance of thermal movement, condensation & cold bridging.
please note most flat roofs must be laid to a fall to avoid water pooling, check manufacturers and installers recommendations.
the window head is shown with the ceiling running through at the same level - it is also common to have a section of wall above the head to the ceiling level depending on what is the required height, minimum recomended FFL to ceiling height should be 2.3m

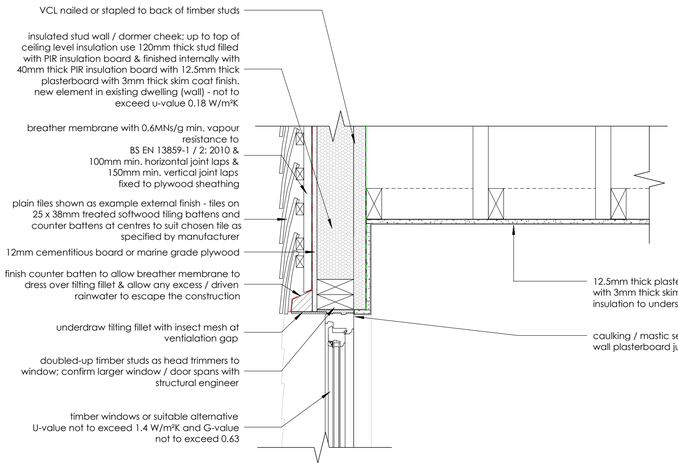
5 Detail - Flat roof eaves - warm roof
A4.01 1 : 10



Drawing note: this is a single ply roofing membrane flat roof / ridge junction detail that is typical on many domestic loft conversions - there are many variants on this theme & they will vary depending on the height of the existing ridge & the ceiling height required for the project; sometimes the flat roof will come directly off the ridge & may require removal of the ridge board with a new ridge beam, or the new beam will be positioned directly under the existing ridge board - each project will be individually designed & calculated by a structural engineer.
ensure flashing between the new flat roof & the existing sloping roof has adequate laps to ensure it is watertight & prevents any driving rain from getting into the structure.

2 Detail - Dormer - flat roof / ridge abutment
A4.01 1 : 10





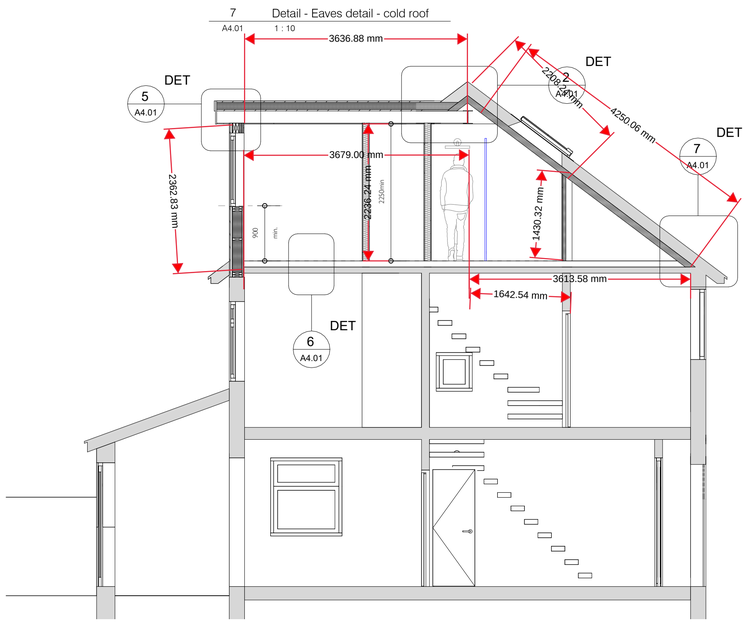
4 Detail - Dormer window head
A4.01 1 : 10

Drawing note:
this is a typical detail of the new 2nd floor / existing 1st floor ceiling of to provide 1/2Hr. min. fire protection - usually achieved by using a mineral wool insulation to provide both fire & sound protection alongside the existing plasterboard ceiling.
note that floor joist spans above 2.5m will require strutting to brace the floor joists & help prevent twisting.

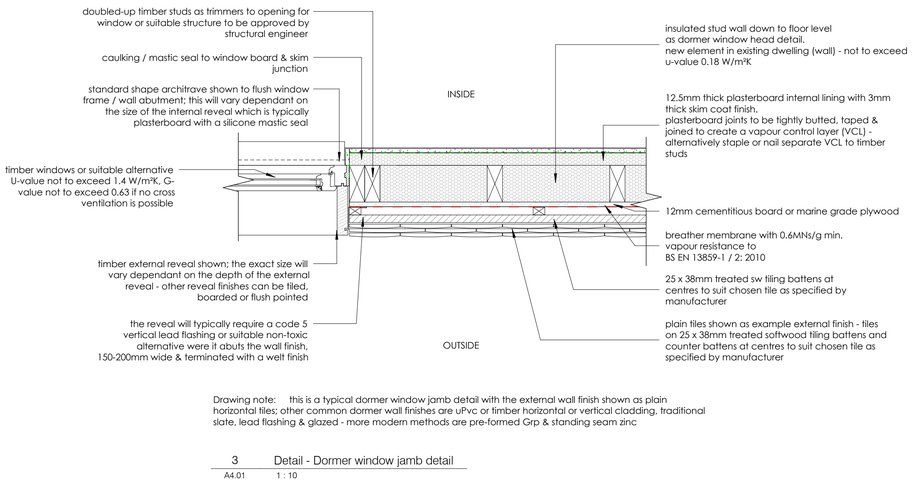
6 Detail - Fire & sound proofing showing new joists alongside the existing
A4.01 1 : 10

Drawing note: this is a "cold" roof situation that is typically used in a loft conversion when the roof tiles are being left in-situ. See Detail LC5 for "warm" roof detail that can be used when the roof tiles & roofing felt are being replaced
ensure 50mm continuous ventilation is provided at ridge / high level by proprietory ridge vent or tile vents - this maintains cross ventilation throughout the roofspace

7 Detail - Eaves detail - cold roof
A4.01 1 : 10



1 Typical Section
A4.01 1 : 50



Drawing note: this is a typical dormer window jamb detail with the external wall finish shown as plain horizontal tiles; other common dormer wall finishes are uPvc or timber horizontal or vertical cladding, traditional slate, lead flashing & glazed - more modern methods are pre-formed Grp & standing seam zinc

3 Detail - Dormer window jamb detail
A4.01 1 : 10

Rev	Description	Date	By
1	Issued for Building Control	28.11.22	BTL

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Project:	11 St Marys Avenue, Rushden, Northamptonshire
Client:	Ash & Stevie
Title:	**Proposed Section & Construction Details**
Number:	22-153 A4.01
Scale @ A1:	As indicated
Revision:	1
Description:	Issued for Building Control
Status:	**FOR INFORMATION**
Drawn:	BTL
Date:	28.11.22

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