

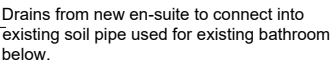
Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

Where dormer wall is within 1 metre of boundary then Supalux board is to be used instead of 9mm OSB. To give 60mins fire resistance.

Structural engineer to design new steel —
ridge beam.

Storage area in eaves to be accessed — through low level door opening in new stu wall.

New loft floor to be installed, use
175x75mm C24 joists at 400mm centres.
New 18mm ply boarding on top of joists.
Line underside where required with 12.5mm
plasterboard and skim.
Use 150mm Rockwool mineral insulation
between joists.
Structural engineer to confirm floor joists
sizes and any required support steelwork.
Add floor boards to storage areas.



Broken lines indicate existing chimney breast to both 13 and 14 Conway Close to be removed in loft and above roof level. Chimney to be removed full height at 13 Conway Close.

Structural engineer to design where required, suitable support steelwork to ensure chimney breast at first floor level at 14 Conway Close is stable.

New timber staircase from first to second floor to have a going of 245mm 12no. equal risers, max 220mm riser(max staircase angle of 42°) with a minimum clear headroom of 2m.
Balustrade to 1 side of stair min. 900mm above pitch.

Form shelf to enable new stud wall to run through level with walk in wardrobe wall. This will then allow a velux rooflight to be positioned over the new staircase.

● **HD** Indicates heat detector.

● **SD** Indicates smoke detector.

6 Conway Close
Alkington
Middleton
Manchester, M24 1EW

E: conway-design@outlook.com

JOB TITLE : Hip To Gable Dormer Loft Conversion
ADDRESS : 13 Conway Close, Alkrington
DRAWING TITLE : Proposed Loft Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 02.08.24

JOB NO./
DWG NO. 879-09