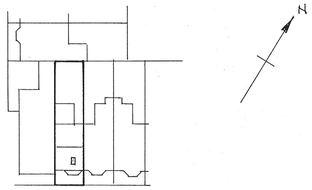
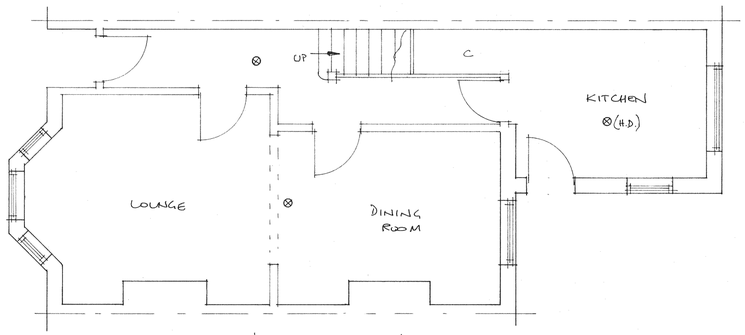
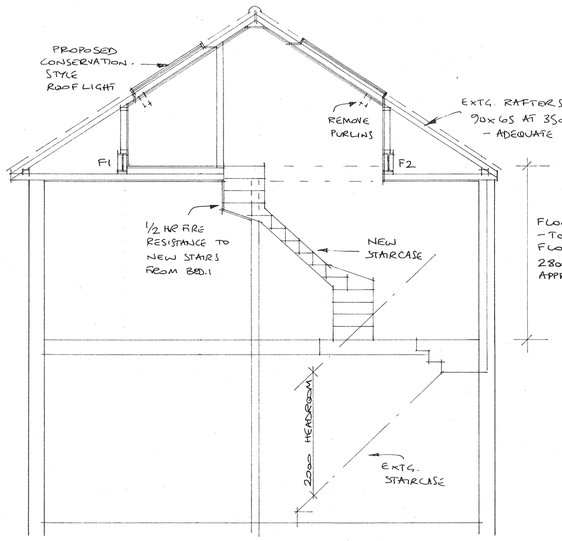
SITE PLAN (1/1250)



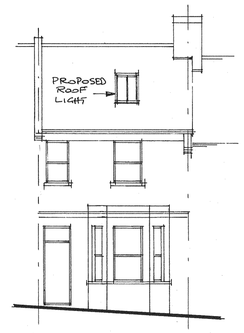
BLOCK PLAN (1/500)



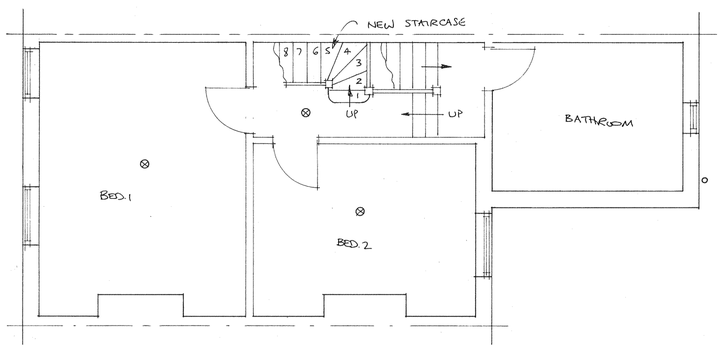
GROUND FLOOR



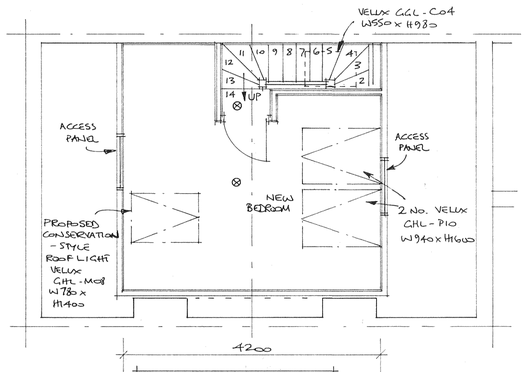
SECTION



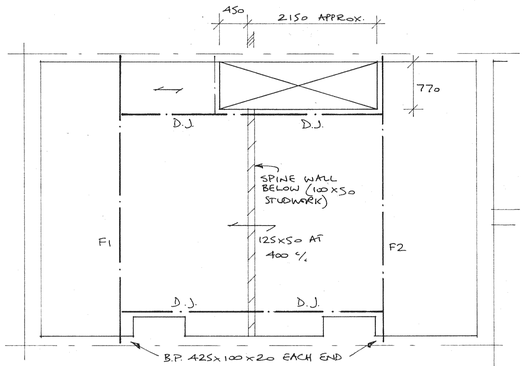
PROPOSED FRONT ELEVATION (1/100)



FIRST FLOOR



PROPOSED LOFT PLAN



JOIST PLAN

PAPER SIZE A1.

1/50 0 1 2 3 4 5 6 7 8 9 10 m

1/100 0 1 2 3 4 5 6 7 8 9 10 m

SPECIFICATIONS

GENERAL

Ventilation: Provide equivalent to 5mm continuous ventilation strip at ridge. Ensure/provide 25 ventilation strip (or equivalent) to existing eaves. Provide trickle ventilator to give 8000mm² background ventilation to loft room(s).

Structural: Double rafters to trim all round Velux window apertures. NOTE: existing structure bearing additional load to be exposed and checked for adequacy.

Conservation of fuel and power: Glazing to have U value 1.8 W/m² K. Install one energy - efficient light fitting per 25m² floor area. New radiator(s) to be fitted with TRV's.

Electrical Work: All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so.

STAIRCASE

Rise = 200 Going = 222 No. equal risers = 14

Overall width = 650 (100 tbc) Maximum pitch 42°

Floor/pitch line to top of handrail 900. Spindles at 100 centres. Tapered treads to have min 50 going and same going as straight treads at mid-point.

CEILINGS & SKEILINGS

Existing/new rafters to achieve 50 ventilation gap behind 50 Celotex insulation between rafters; 50 Celotex insulation across rafters with 12 foil-backed plasterboard + 5 plaster skim.

WALLS

100 X 50 studwork at 400 centres with 12 foil-backed plasterboard + 5 plaster skim. Internal walls to have 25 Rockwool infill as sound insulation. Perimeter walls with 90 Celotex insulation.

DORMER ROOF - FLAT

Bitumen bedded limestone chippings on three layers bitumen roofing felt to BS 747 (or alternative suitable flat roofing system) on 18 exterior plywood decking on 50 x 50 cross battens at 400 centres, on firring pieces (at 1 : 40) on x 50 joist roof joists at centres, infilled with 140 Celotex insulation, and 12 foil-backed plasterboard + 5 plaster skim internally. Provide 25 ventilation gap around perimeter of flat roof. 112 half-round gutter to perimeter of roof; discharge onto existing roof via 68 ø downpipe.

DORMER ROOF - PITCHED

Concrete roof tiles on treated battens on felt on 100 x 50 rafters at 400 centres, notched over 100 x 50 sole plate. Ceiling ties 100 x 50 at 400 centres. Internal specification as per 'Ceilings'. Provide 25 ventilation around perimeter of pitched roof and equivalent to 5 continuous ventilation strip at ridge. 112 half-round gutter to perimeter of roof; discharge onto existing roof via 68 ø downpipe.

DORMER WALLS

Vertical tile hanging on treated battens on breather paper on 12 ply bracing on 100 x 50 framing at 400 centres, infilled with 90 Celotex insulation, and 12 foiled-backed plasterboard + 5 plaster skim internally. 100 x 100 corner and reveal posts. Cheeks within 1000 of boundary to have 9 Supalux over ply to achieve half-hour fire resistance from both sides. Cheeks built off existing masonry to have GMS straps at 900 centres. Dormer fully weathered in Code 4 lead flashing.

NEW FLOOR

Main beams on load bearing walls supporting new and existing structure. Supporting studwork under rafters to have sole plate bolted to top flange of RSJ via M6 bolts at 600 centres. Timber packing bolted through RSJ web via M12 bolts at 600 centres, carrying GMS joisthangers. Lay 100 Rockwool between new floor joists for sound insulation and fire resistance. Joists to be 50 minimum from live chimney breasts. Existing ceiling joists strapped up to new floor beams where binders/truss members removed. Steelwork to be encased in 12 fireline board for half-hour fire protection. New flooring to be 18 tongued and grooved moisture-resistant flooring grade chipboard.

MULTI-FOIL ALTERNATIVE INSULATION SPECIFICATION

Tri-Iso Super 10 (25mm thick uncompressed) applied to all areas, stapled to inside of rafters/joists/studs, 75mm overlaps with aluminium tape to seal. 25 x 50 cross battens over insulation at 400 centres, then 12 plasterboard (non foil backed/Duplex) & plaster skim finish. (Effective U value 0.2 W/m²K or better, to all applications).

OTHER FIRE RESISTANCE NOTES

Existing ceilings- LATH + PLASTER

Circulation areas and new loft floor to be full half-hour fire resistant. Ensure first floor achieves half-hour fire resistance. ~~Doors marked ⊗ to be fire doors (FD30)~~ / Existing doors min 32mm thick, sound & well fitting. Any glazing to be replaced with fire resisting glass.

⊗ Mains powered interlinked smoke alarms to BS 5446.

REF.	DESCRIPTION	BEAM SIZES	LENGTH INC. BEARING
F1/2	FLOOR BEAM	254 x 146 UB31	

DIMENSIONS IN MILLIMETRES

JULIAN ADAMS BSc (HONS)
Loft Conversion Design
01234 314143

CONTRACTOR/AGENT

AMAZING SPACE LOFTS

PROJECT

SCALE 1/50 , 1/100

DATE 23.3.9

DRG. No. P0/01

REVISIONS

MY 530380