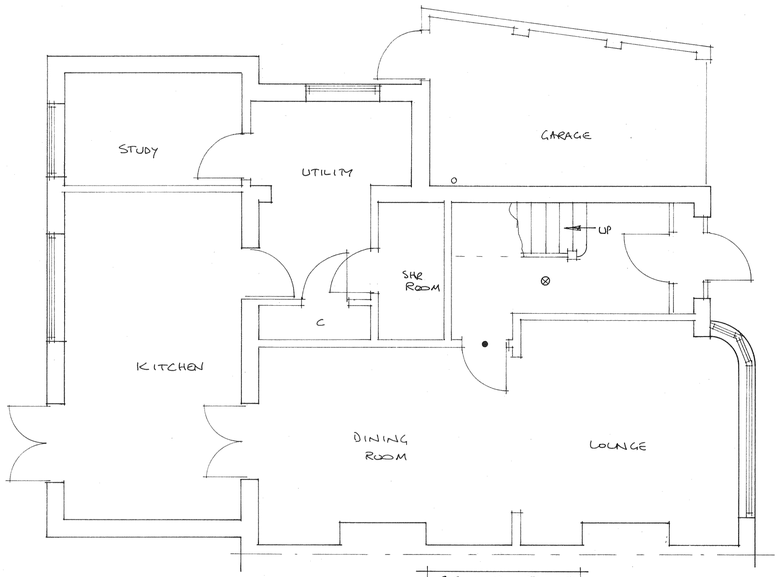
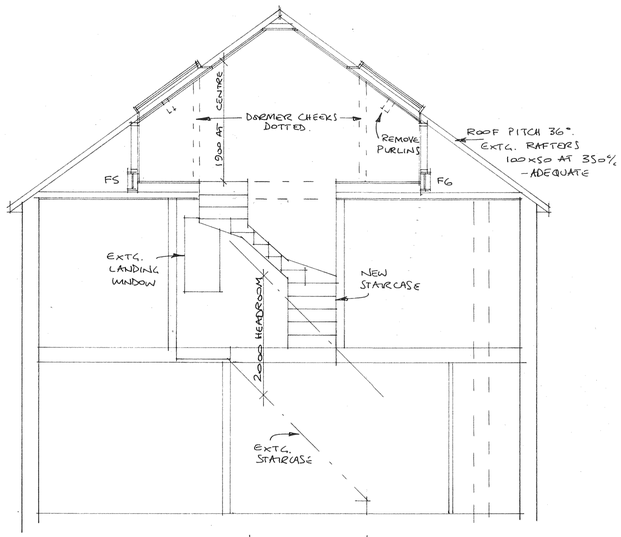
PROPOSED ELEVATIONS (1/100)

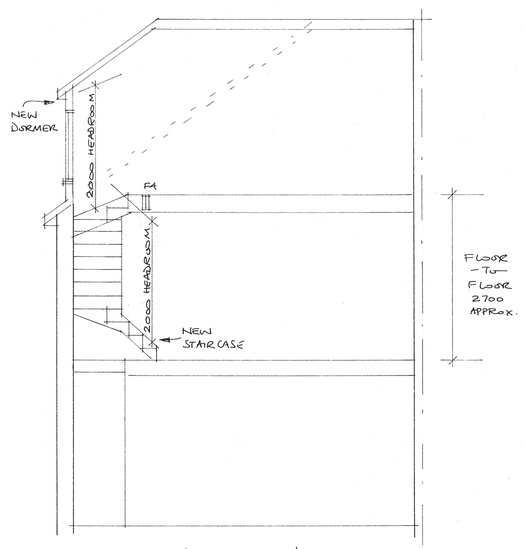
SITE PLAN (1/1250)



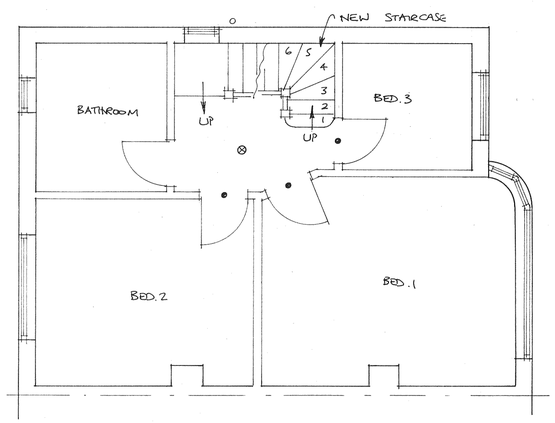
GROUND FLOOR



SECTION A

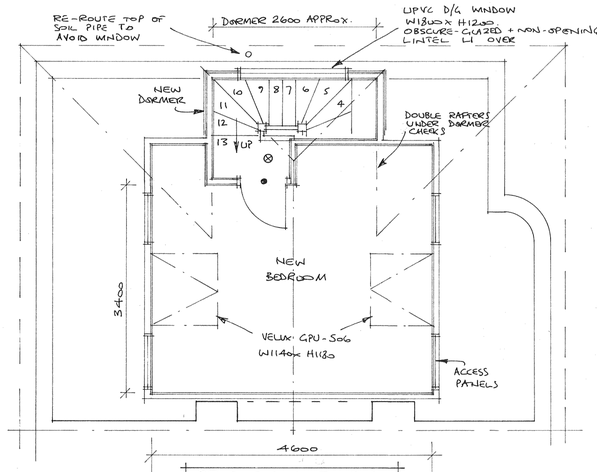


SECTION B



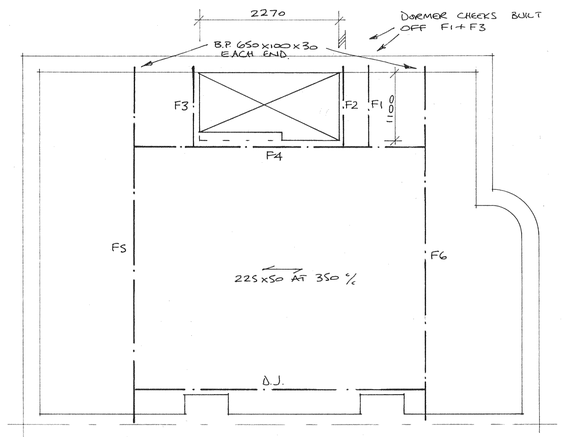
FIRST FLOOR

B



PROPOSED LOFT PLAN

A



JOIST PLAN

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). Provide 25 ventilation strip above Velux roof windows to ensure continuous flow over sloping ceiling areas.

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 1 energy- efficient light fitting(s). 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 = 207 Going = 230 No. equal risers = 13

Overall width = 800 (100 Box). 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

New ceiling joists (collars) with 120 Celotex insulation. 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, or 50 Celotex insulation between rafters plus Tri-Iso Super 10 stapled to rafters with 75mm overlaps + aluminium tape to seal, 25 x 50 cross battens at 400%, then 9.5 plasterboard (non foil backed) + plaster skim.

WALLS

100 X 50 studwork at 400 centres infilled with 90 Celotex insulation, and 12 foiled-backed plasterboard + 5 plaster skim each side (internal walls) or one side (perimeter walls). Internal walls to have sound insulation (25 Rockwool).

DORMER ROOF - FLAT

Bitumen bedded limestone chippings on three layers bitumen roofing felt to BS 747, on 18 exterior plywood decking on 50 x 50 cross battens at 400 centres, on firring pieces (at 1:40) on x 50 flat 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 GM5 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 wall 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 with tails taken over stud wall sole plate. New joists to be 50 minimum from chimney breasts. Existing ceiling joists strapped up to new floor beams where binders/truss members removed. Steelwork to have 50 x 50 framing at 600 centres and encased in 12 fireline board for half-hour fire protection. New flooring to be ~~16~~ 22 tongued and grooved flooring grade chipboard.

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 c/c, then 9.5 plasterboard (non foil backed/Duplex) & plaster skim finish. (Effective U value 0.2 W/m²K or better, to all applications).

FIRE RESISTANCE

Existing ceilings- 9.5 P'BD. BETWEEN

New loft floor to be full half-hour fire resistant. Lay 100 Rockwool ~~over chicknasize over existing ceiling joists, prior to laying~~ new floor joists. Ensure first floor achieves ~~modified~~ half-hour fire resistance. Doors marked ● to be fire doors (FD20). Any glazing to be replaced with fire resisting glass.

⊗ Mains powered interlinked smoke alarms to BS 5446.

REF.	DESCRIPTION	BEAM SIZES	LENGTH INCLUDING BEARING
F1	FLOOR BEAM	2/125x50	
F2	"	2/125x50	
F3	"	2/125x50	
F4	"	2/225x50 + 6 FLITCH PLATE	
FS/6	"	305x165 UB46	5760
L1	LINTEL	2/100x50	

DIMENSIONS IN MILLIMETRES

JULIAN ADAMS BSc (HONS)
Loft Conversion Design
01234 314143

CONTRACTOR/AGENT
IDEAL LOFTS

PROJECT

SCALE	DATE
1/50	6.3.9
DRG. No. W1/01	REVISIONS

MY 530380