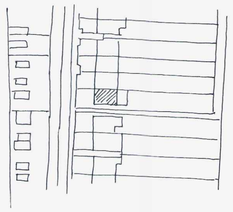
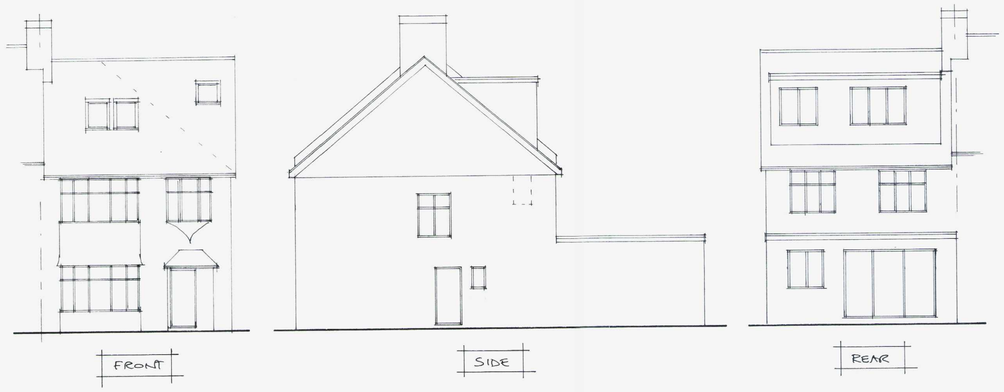
Jefferson.

ADUR & WORTHING PLANNING SERVICES
PLAN | AWDM/ 0759/15
DATE VALID | 21 MAY 2015

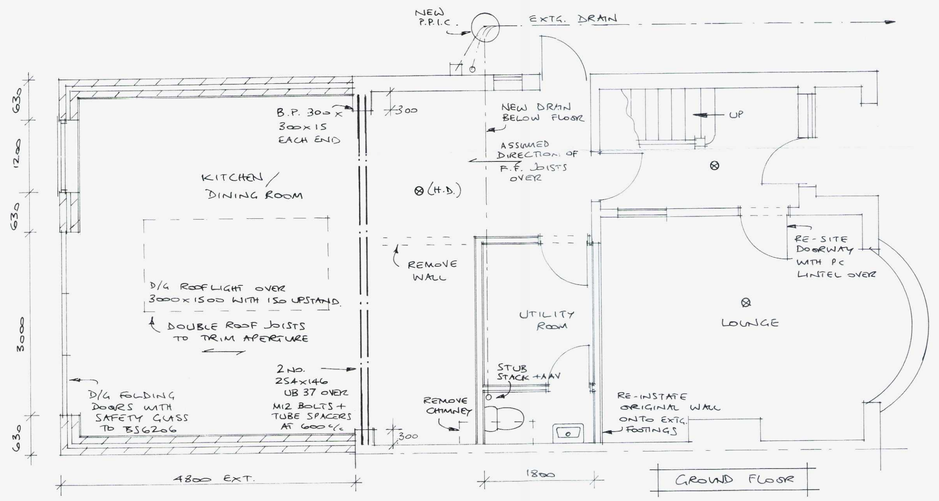


SITE PLAN (1/1250)

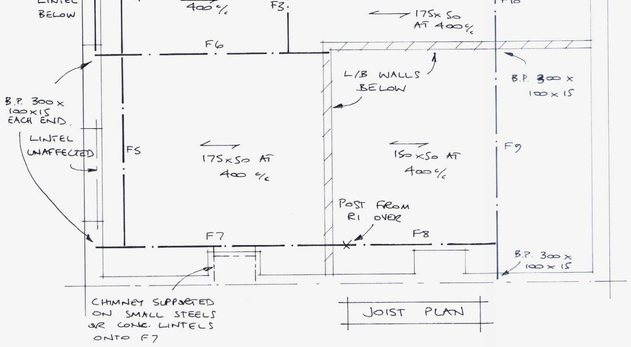
PROPOSED ELEVATIONS (1/100)



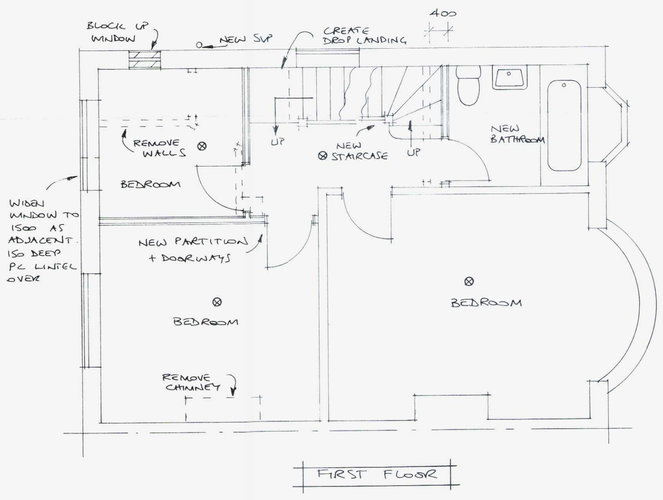
SECTION



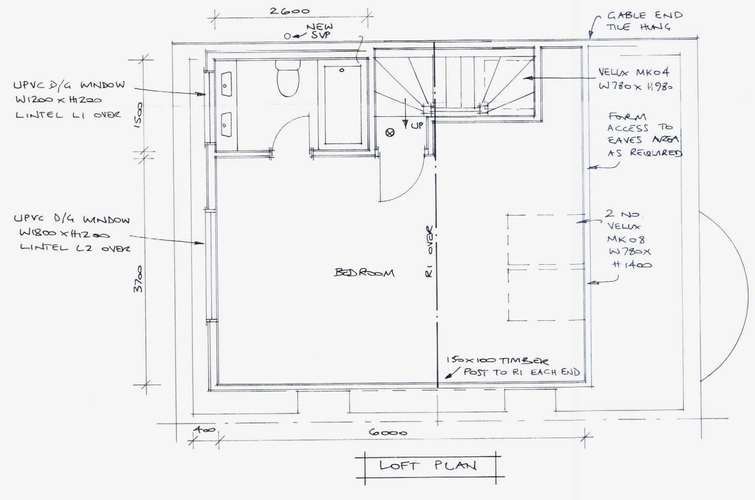
GROUND FLOOR



JOIST PLAN



FIRST FLOOR



LOFT PLAN

SPECIFICATIONS – LOFT CONVERSION

GENERAL
ALL DIMENSIONS IN MILLIMETRES.
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).
Velux windows to have double rafters each side to trim aperture.

Conservation of fuel and power: Glazing to have U value 1.6 W /m² K. Install one energy - efficient light fitting per 25 m² 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 = 210 Going = 233 No. equal Risers = 13 Overall width = 850 Box = 100
Maximum pitch 42 degrees. Floor/pitch line to top of handrail 900. Spindles at 100 centres. Tapered treads to have min 50 going. STAIRWELL DIMENSIONS TO BE VERIFIED WITH STAIRCASE MANUFACTURER PRIOR TO FITTING STAIRWELL TRIMMERS.

CEILINGS / SKEILINGS
Existing & new 100x50 rafters to achieve 50 ventilation gap behind 50 Celotex insulation between rafters; 50 Celotex insulation across rafters with plasterboard + plaster skim.

WALLS
100 x 50 studwork at 400 centres with plasterboard + plaster skim. Internal walls to have 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 intermittent firring pieces (at 1:40) on 175x50 flat roof joists at 400 centres, infilled with 140 Celotex insulation, and plasterboard + 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 dia downpipe.

DORMER WALLS & GABLE END
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 plasterboard + 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. GMS straps at 1200 c/c across 3 new rafters with solid noggins between, to brace gable end.

NEW FLOOR
Main beams & joists on load bearing walls supporting new and existing structure. Lay 100 Rockwool between new floor joists for sound insulation and fire resistance. Existing ceiling joists strapped up to new floor beams where binders removed. New flooring to be 18 tongued and grooved moisture-resistant flooring grade chipboard.

FIRE REGULATION NOTES
Existing ceilings – Lath & plaster. Circulation areas and new loft floor to be full half-hour fire resistant. Existing doors min 32mm thick, sound & well-fitting. Loft door(s) to be FD20.
NOTE – one window on first floor to comply as "means of escape".

⊗ Mains powered interlinked smoke alarms to BS 5446. "HD" = heat detector.

SOIL/DRAINAGE
400 UPVC waste to shower + basin, 100Ø UPVC waste to WC, all connecting into new SVP with vent pipe extended to terminate 900 above new windows. 75 deep seal traps (anti-vac if necessary). Roddable access from stub stack.

Mechanical ventilation - fit extractor fan with 15 litres per second flow rate.

SPECIFICATIONS - EXTENSION

FOUNDATIONS
New foundations to be constructed to BCO approval and to suit site conditions. Minimum 1000 deep and 600 wide. 4:2:1 concrete min 450 thick.

WALLS
Two coats sand/cement render on 100 Hemelite blockwork outer leaf, 100 cavity filled with Dritherm insulation and Thermalite Shield blockwork inner leaf with 12 carlite plaster internally. Secure to existing walls with Furfix channels, cavities made continuous. Stainless steel butterfly wall ties at 450 c/c vertically and 750 c/c horizontally. Insulated cavity closers & wall ties every course at reveals. Concrete lintels where building over drains. Catnic lintels over new openings.

FLOOR
75 sand & cement screed (4:1) on 100 concrete (4:2:1) on separating membrane on 100 Celotex insulation with insulated edge upstand on 1200 gauge polythene DPM on sand blinding on min 150 clean hardcore well compacted. 100 horizontal Hyload DPC min 150 above ground level in outer leaf and at floor level in inner leaf.

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 intermittent firring pieces (at 1:40) on 225x50 flat roof joists at 400 centres, infilled with 140 Celotex insulation, and 12 plasterboard & plaster skim internally. Provide 25 ventilation gap around perimeter of flat roof.

Guttering to match existing mounted on UPVC fasciaboard, to new 68 Ø downpipe, with 100 Ø UPVC drain to new metre cube soakaway 5 metres from house.

Mechanical ventilation - fit extractor fans with 15 litres per second flow rate to new first floor bathroom and downstairs WC, 30 litres per second in utility room and 60 litres per second in kitchen.

NOTE – all existing windows to be replaced with UPVC double-glazed units under same Building Regs approval.

REF	DESCRIPTION	BEAM SIZE
F1	Floor beam	2/100x50
F2	Floor beam	2/175x50
F3	Floor beam	2/125x50 + 10mm flitch plate
F4	Floor beam	2/225x50
F5	Floor beam	2/225x50 + 10mm flitch plate
F6	Floor beam	178x102 UB 19
F7	Floor beam	178x102 UB 19
F8	Floor beam	2/175x50 + 10mm flitch plate
F9	Floor beam	2/225x50 + 12mm flitch plate
F10	Floor beam	2/225x50
R1	Ridge beam	203x133 UB 30
L1/2	Lintel	2/125x50
RL1	Lintel (RAISED)	127x76 UB 13

Julian Adams BEng
Loft Conversion Design
01273 243031

PROJECT
Extension and loft conversion for Mr & Mrs Jefferson
50 Parkside, Shoreham, West Sussex

SCALE	DATE	DRG. NO.	REVISIONS
1/50	12/05/2015	JE /01	A 14.5.15 INITIAL ALTERATIONS