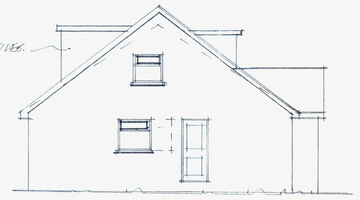
ALL NEW MATERIALS TO BE CAREFULLY SELECTED TO MATCH EXISTING.



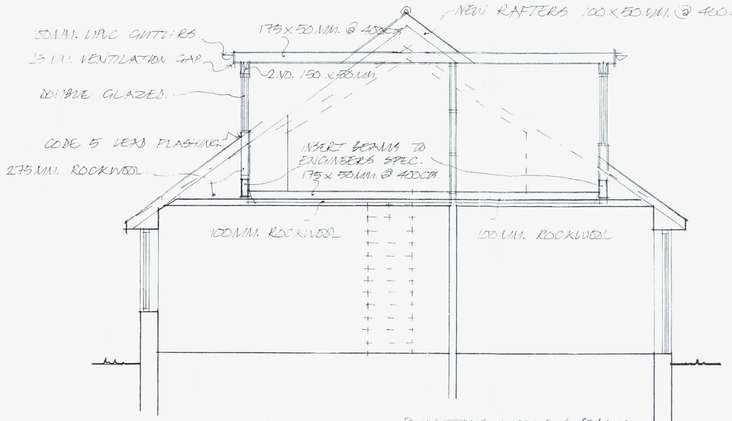
rear elevation.



side elevation.

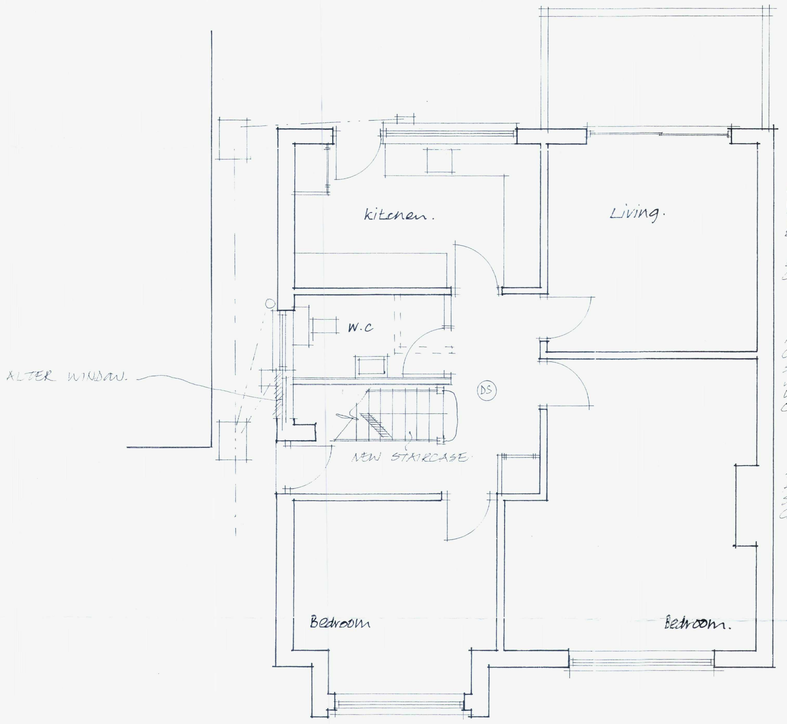


front elevation.



section — aa.

EXISTING WALLS & BEAMS TAKING ADDITIONAL LOADINGS TO BE INSPECTED & CONFIRMED AS ADEQUATE.



ground floor plan.

WALLS BELOW SHOWN HATCHED.

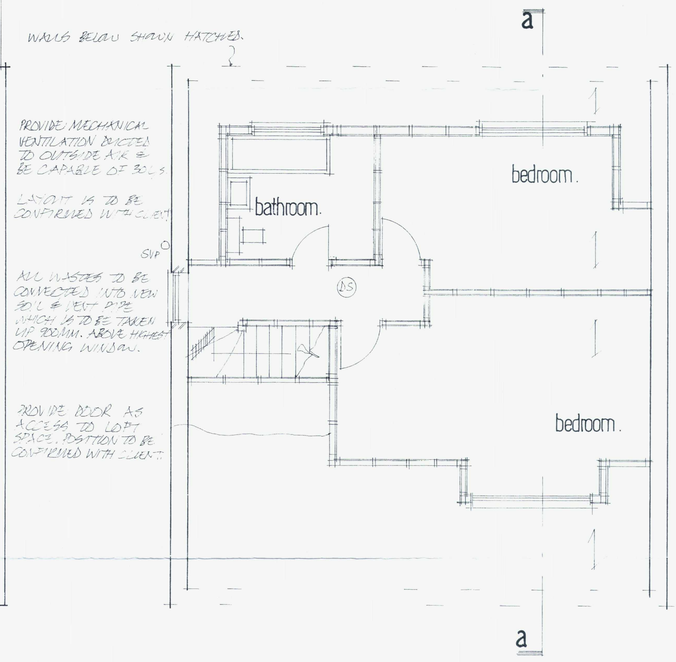
PROVIDE MECHANICAL VENTILATION DUCTED TO OUTSIDE AIR & BE CAPABLE OF 30L/S

LIGHT IS TO BE CONFIRMED WITH CLIENT

SVP

ALL WASTES TO BE CONNECTED INTO NEW SOIL & VENT PIPE WHICH IS TO BE TAKEN UP 900MM. ABOVE HIGHEST OPENING WINDOW.

PROVIDE DOOR AS ACCESS TO LOFT SPACE. POSITION TO BE CONFIRMED WITH CLIENT.



first floor plan.

GENERAL:
All works are to be completed in a good workmanship manner and to comply with all relevant codes of practice.
Contractor is to check all dimensions on site with any error/omission reported to client.
Sample materials are to be submitted to and approved by both client and Local Authority prior to commencement of work and are to be carefully selected to reflect character of area.
Heating,lighting and power to be installed as directed by client and all to be completed to statutory authority regulations.
Contractor is to agree with client all types and style of new doors, windows and other secondary fixings.

FIRST FLOOR:
First floor to be 18mm.t&g boarding on joists as specified,strapped to walls with 5 x 30mm.galvanised anchor straps fixed to 3no.joists at 2 metre centres.Ceiling of 9.5mm.plasterboard with finish to clients direction. ((1in.skim coat of plaster or plastic finish.)

ROOF:
The whole to be covered with a reinforced roofing felt type F laid over rafters and lapped 150mm.horizontally and vertically. Carried well into gutters and secured with clout nails.
Provide 38 x 25mm. treated softwood battens secured with wire nails to rafters. Battens to be at least 1200mm.in length and be supported by min.3no.rafters.
Smooth faced interlocking tiles to be fixed to manufacturers direction.
All bedded mortar to consist of 3:1 sharp sand/portland cement struck off to give a smooth face and pointed all in one operation.
Ventilation to comply with BS.5250. 250mm.fibreglass insulation laid between ceiling joists. Ceiling to be 9.5mm.plasterbrd.with skim or artex finish.
The eaves soffits are to be formed with 6mm.masterboared and a glidevale roof space ventilator type SV604 or other equal and approved to give min.25mm.continuous ventilation gap. Fascia to clients direction.
Provide proprietry ridge vents in position to be agreed with Building Inspector. Provide code 4 lead at valleys and other roof junctions.

DRAINAGE:
Pipes shall be hepsleve flexible jointed laid in straight lines and even gradients and bedded and surrounded in 150mm.peabeach under garden areas and in leanmix under footpaths.Flexible joints kept flexible where covered in lean mix.
All pipes of 100mm.diameter laid at fall of 1:40.
Inspection chambers to be proprietry 'osma' type or constructed in 100mm. semi-engineering brick work on 150mm.concrete base.Internal joints to be flush pointed and chamber rendered externally. Channels to be formed in hepworth vitrified clay channels fittings.

PLUMBING:-BS.5572
Traps shall be 75mm.deep upvc.sealed traps.
Waste pipes to sinks and baths/shovers shall be 38mm.upvc.and 32mm.from basins.Rodding eyes provided at all changes of direction and fit anti-vacuum waste traps where necessary.

RAINWATER:
Rainwater to be directed into 100mm.upvc.gutters and 75mm.downpipes and there to new soakaways 1 metre cubed with 100mm concrete cover.
Pipes below ground to be 100mm.osma laid in peabeach at fall of 1:40.
Soakaways to be min.5 metres away from any building.

FLAT ROOF:
New flat roof to be 13mm. white spar chippings bedded in bitumen on 3no. layers of roofing felt to BS 747 onto 18mm. plywood decking on firrings to give fall of 1:40 to gutters.
Provide 250mm. fibreglass,120mm. Celotex or 140mm. Styrofoam between joists with 50mm. air gap over.
Ensure adequate ventilation via 25mm. gap in soffit and if necessary provide 50mm. battens over joists.
Ceilings of 9.5mm plasterboard and set coat.
Provide 30 x 5mm. galvanised anchor straps at 2 metre centres.

SKEILING:
Where skelling forms part of room provide 90mm. Celotex (GA2000) securely supported and battened to achieve a minimum airspace of 50mm. over the insulation and underdraw with a further 4.5mm. of Celotex (GA2000) with 1000 gauge polythene vapour barrier between insulation and plasterboard. All joints to be lapped and taped.

DORMERS:
New external studwork construction to be Plain tiles on 38 x 19mm. s.w. treated battens and breather type felt on 9mm.celotex double-R thermal sheathing TS2. on 12mm.exterior grade plywood stress skin on 50 x 100mm.studs at 400mm.centres.Corner and reveal posts to be 100 x 100mm. Internally provide 12mm.plasterbrd.and set.
Dormer cheeks within 1 metre of boundary to have 9mm.thickness of supalux between plywood stress skin and felt.
Dormer walls to be strapped to floor with 30 x 5mm.galv.anchor straps at 2 metre centres.

INTERNAL WALLS:
Internal load bearing walls to be 100mm.3.5N/mm^2 blocks laid in 1:1:6 mortar with 9.5mm.plasterbrd.and skim finish both sides.

Partitions to be constructed in 50 x 100mm.studs at 450mm.centres fini both sides with 12.5mm.plasterbrd.and set coat.Provide head and sole plates and noggins at third points.
Floor joists running parallel to partitions to be doubled-up.

Run skirtings to clients direction.

STAIRCASE:
Construct timber staircase in position as shown with pitch not exceeding 42 degrees.Equal risers of 214mm.and treads of 238mm.going.
Stairs to be 900mm.wide between handrails.Form handrail 900mm. above pitch line and terminate with newal post.
Maintain a 2 metre headroom throughout its length.
Balustrading to clients direction of non climbable type,900mm.high and with gappings max.100mm.

BEAMS:
All new beams to be inserted to Engineers specification and to be encased to give 1 hours fire resistance using 12mm.superlux screwed to 25 x 25mm. x 20g light steel corner angles.

Smoke detectors shown (ds) to be provided in positions as shown.
Detectors to be BS.5446 interlinked and connected to mains system with battery back up.

WINDOWS:
New windows to be confirmed with client for style, pattern and material.
To provide glazed areas equal to 1/10th. of floor areas and with opening lights equal to 1/20th. of floor areas.
All windows to have a trickle vent min. 8,000mm. sq.
Glazing to comply with part N of the latest Building Regulations with glass to be toughened or laminated to BS 6206.
Glazing in timber or plastic frames to be double glazed with a 16mm. air gap and a 'soft' low-E coating or double glazing with a 12mm. air gap, argon filled and a 'soft' low-E coating.
Glazing in metal frames to be double glazed with a 16mm. air gap, argon filled and a 'soft' low-E coating.
All first floor windows in dwellings to have an unobstructed openable area of at least 0.33m.sq. and be not less than 450 x 450mm.

INTERNAL LIGHTING:
Provision shall be made for the installation of energy efficient lighting, preferably in those areas where the lighting is expected to be in most use.
Therefore it is necessary to install no. light fittings, which will only take lamps having a luminous efficiency greater than 40 lumens per circuit-watt.

HEATING AND HOT WATER SYSTEMS:
The following to be included in the heating system.
1. Areas with differing heating needs to have individual temperature control by use of room thermostats or individual radiator valves
2. Separate timing controls to be provided for space heating and hot water(except for combination boilers and solid fuel appliances) The system must allow the provision of only space heating, only water heating or both when required.
3. Boiler controls to include provision to prevent the boiler operation when neither the space heating system nor the hot water syster requires heat.
4. Hot water storage vessels should have a min. 35mm.factory applied coating of PU-foam or the equivalent. Pips and ducts should also be insulated. Hot pipework connecting to boilers and hot water storage vessels to be insulated for at least 1m.from the point of connection.
5. All heating and hot water systems to be fully commissioned and a certificate confirming correct compliance to both client and Building Inspector.
6. Proper instructions to owners to be provided to inform them how to operate the system efficiently, what routine maintenance is required and the benefits of conserving fuel and power.

ELECTRICAL:
All electrical work required to meet the requirements of part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.A copy of a certificate in accordance with BS 7671 provided by a person competent to do so will be given to the council.

NOTES:

All dimensions must be checked on site and not scaled from this drawing

ADC/0942/06
5/1/07.

A	DEC. 2006	RAISE ROOF.
	Date	Revisions

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Client
MR.& MRS. MINTER.

Job Title
PROPOSED LOFT CONVERSION.

Drawing Title
30 SLONK HILL.
SHOREHAM
WEST SUSSEX.

Scale 1: 50 & 1:100

Date SEPT. 2006. **Drawn by**

Drg. No. **Rev.**

594 x 841 mm. A1