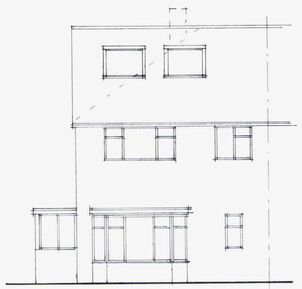
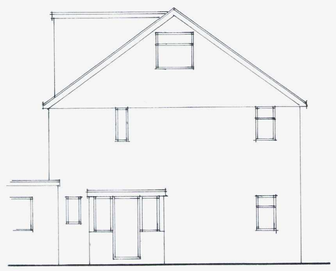
0368/16
10 MAR 2016

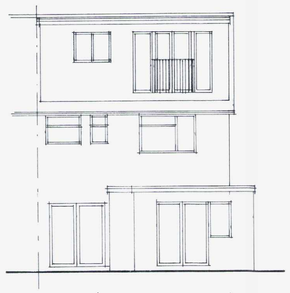
PROPOSED ELEVATIONS (1/100)



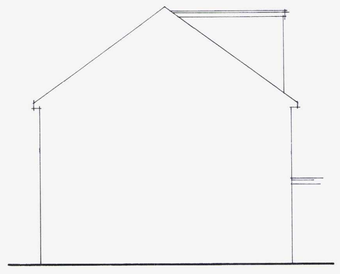
FRONT (SOUTH)



SIDE (WEST)



REAR (NORTH)

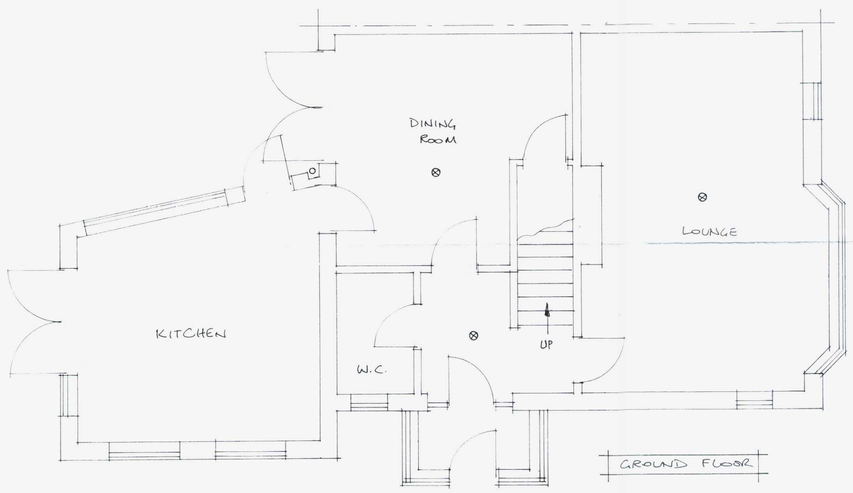


SIDE (EAST)

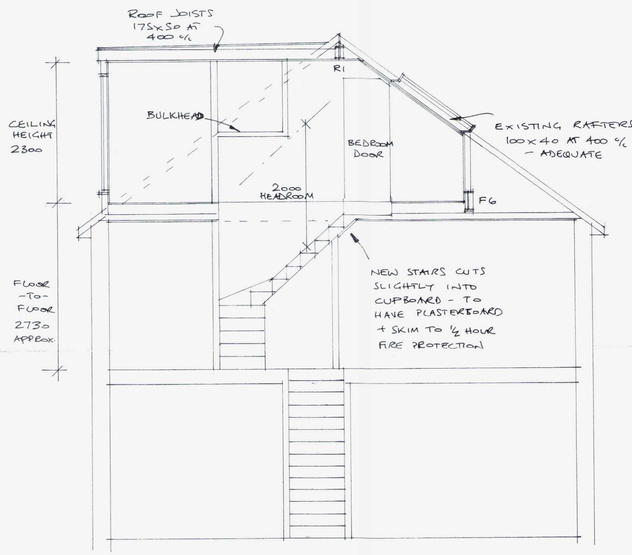
1/100 0 1 2 3 4 5 6 7 8 9 10

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

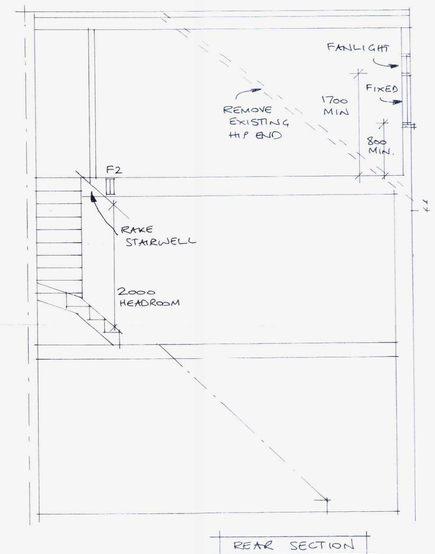
SCALE BAR (m) PAPER SIZE - A1



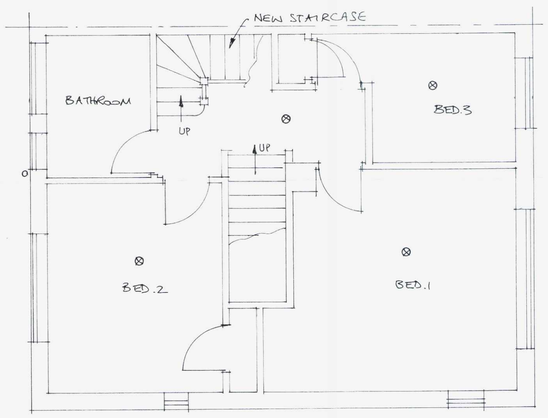
GROUND FLOOR



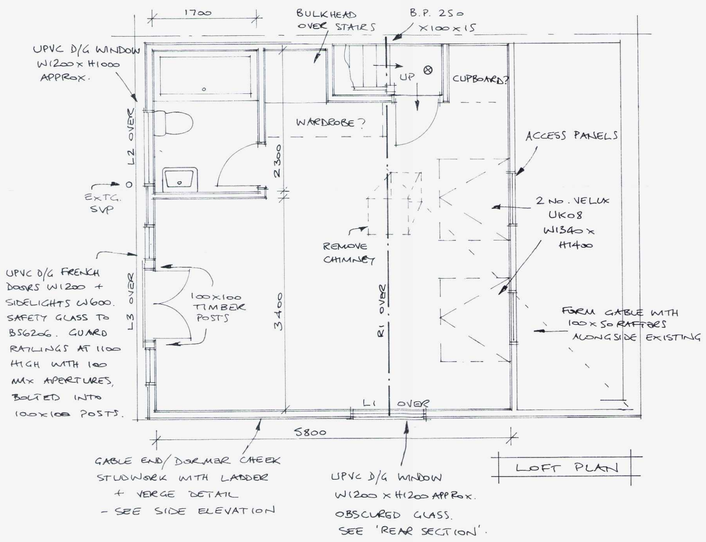
SIDE SECTION



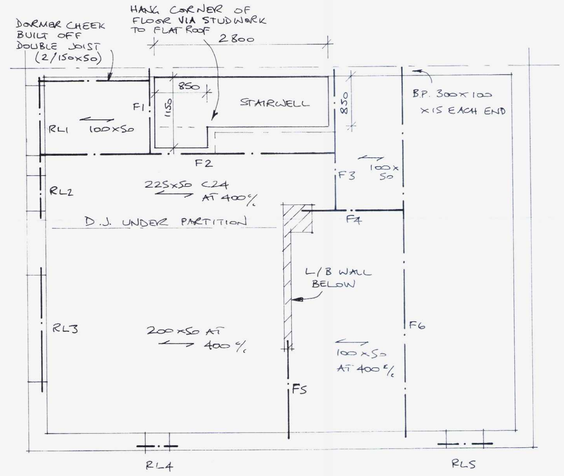
REAR SECTION



FIRST FLOOR



LOFT PLAN



JOIST PLAN

SPECIFICATIONS

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) and opening windows of 1/20th floor area. 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 energy - efficient light fittings. 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 = 750 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.

SKEILINGS
Existing/new rafters to achieve 50 ventilation gap behind 50 Celotex insulation between rafters; 70 Celotex insulation across rafters with plasterboard + skim.

WALLS
100 x 50 studwork at 400 centres with 70 Celotex insulation between studs & 12 Celotex across; plasterboard + skim internally. Internal stud walls to have Rockwool infill as sound insulation. Insulate back of access panels to eaves areas with 70 Celotex.

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 firring pieces (at 1:40) on 175x50 joists at 400 centres, infilled with 120 Celotex insulation between joists & 25 Celotex under; plasterboard + skim internally. Provide 25 ventilation gap to front of flat roof and 50 cross ventilation between joists/firings, to be continuous over ridge to front pitched 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 70 Celotex insulation between studs & 12 Celotex across; plasterboard + 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 truss members removed. New flooring to be 18 T&G moisture-resistant flooring grade chipboard. Any walls shown as load-bearing to be confirmed as such by contractor prior to commencing building work.

FIRE REGULATION NOTES
Existing ceilings – Plasterboard & skim.
Circulation areas and new loft floor to be full half-hour fire resistant.
Existing doors min 32mm thick, sound & well-fitting. Loft door to be FD20.
NOTE – one window on first floor to comply as "means of escape" – bedroom 2.

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

SOIL/DRAINAGE
400 UPVC waste to shower + basin, 1000 UPVC waste to WC, all connecting into existing 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.

REF	DESCRIPTION	BEAM SIZE
F1	Floor beam	2/100x50
F2	Floor beam	2/225x50 C24
F3	Floor beam	2/125x50 + 8mm flitch plate
F4	Floor beam	2/150x50
F5	Floor beam	2/125x50
F6	Floor beam	203x133 UB 30
RL1/2	Raised lintel	2/125x50
RL3	Raised lintel	2/200x50 or 2/150x50 + 6mm flitch plate
RL4/5	Raised lintel	2/100x50
R1	Ridge beam	203x133 UB 30
L1	Lintel	2/225x50
L2/3	Lintel	2/100x50

Julian Adams BEng
Loft Conversion Design
01273 243031
www.adamsattics.co.uk

PROJECT
Proposed loft conversion for Mr & Mrs Jones
1 Hill Farm Way, Southwick, West Sussex

SCALE	DATE	DRG. NO.	REVISIONS
1/50	20/02/2016	JO /01	