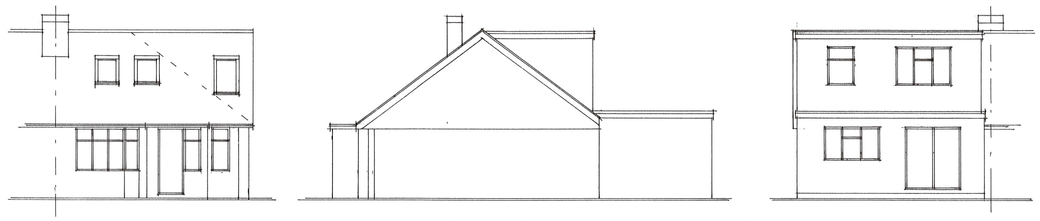
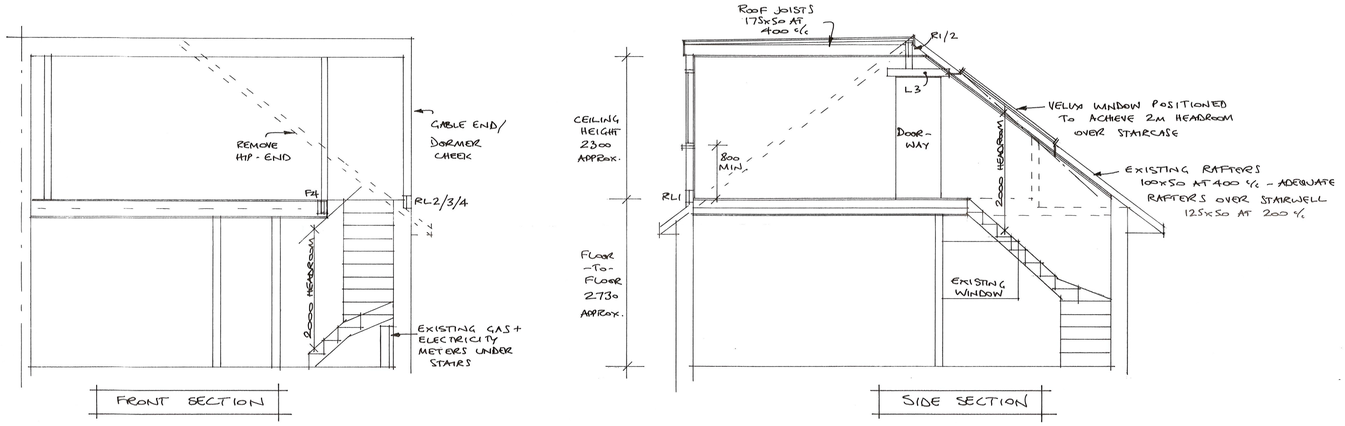
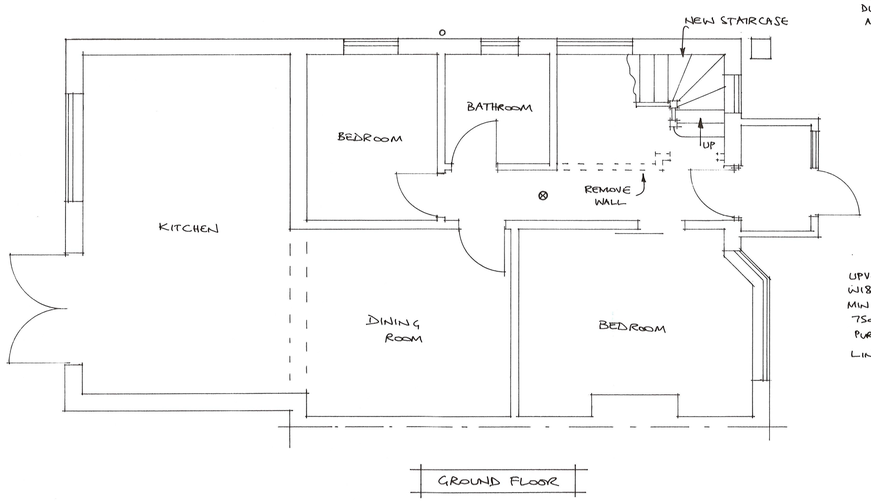
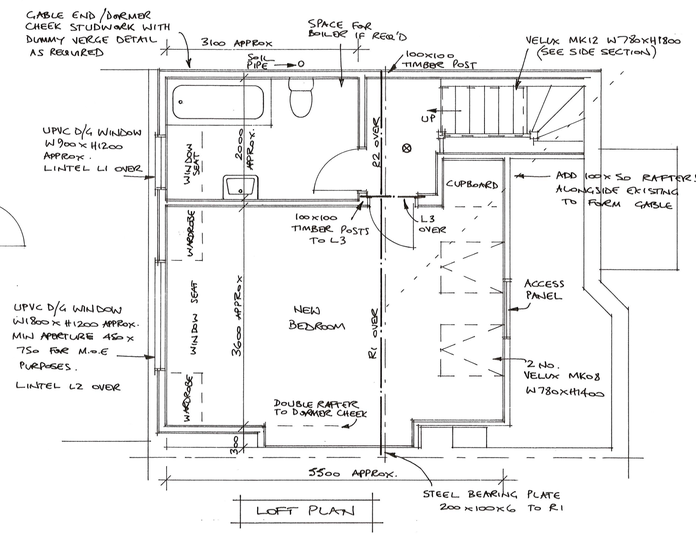
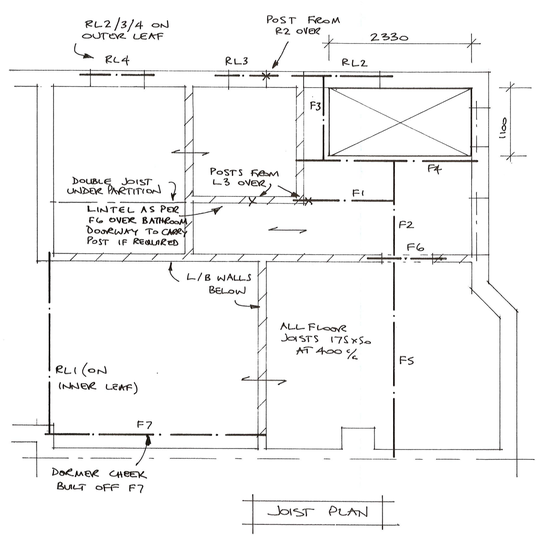
PROPOSED ELEVATIONS (1/100)











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 = 800 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 100x50 rafters to achieve 50 ventilation gap behind 50 Celotex insulation between rafters; 70 Celotex insulation across rafters with plasterboard + skim. Rafters over stairwell 125x50 with 70 Celotex between & 50 across.

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 around perimeter of flat roof and 50 cross ventilation between joists/firings, with vent gap 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 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 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. Steel beams to have half-hour fire protection. 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. Flitch beams to have M12 coach bolts with 38 diameter washers at 450 staggered centres & 40mm in from edges.

FIRE REGULATION NOTES
⊗ Mains powered interlinked smoke alarms to BS 5446.

SOIL/DRAINAGE
40Ø UPVC waste to shower + basin, 100Ø 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	2/125x50
F2	Floor beam	2/175x50
F3	Floor beam	2/100x50
F4	Floor beam	3/175x50 C24
F5	Floor beam	3/225x50
F6	Floor beam	127x76 UB 13
F7	Floor beam	3/175x50 C24
RL1	Raised lintel	2/200x50 + 6mm flitch plate
RL2-4	Raised lintel	2/150x50
R1	Ridge beam	152x89 UB 16 or 2/200x50 + 8mm flitch plate
R2	Ridge beam	2/200x50 or 3/150x50
L1/2	Lintel	2/125x50
L3	Lintel	2/125x50 + 6mm flitch plate

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

PROJECT
Proposed loft conversion for Mrs Haslett
46 George V Avenue, Lancing

SCALE	DATE	DRG. NO.	REVISIONS
1/50	07/12/2016	HA/01	