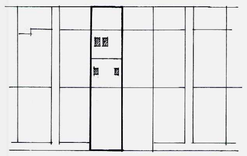
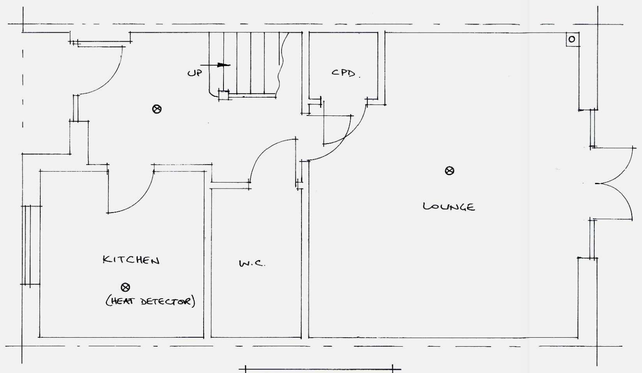
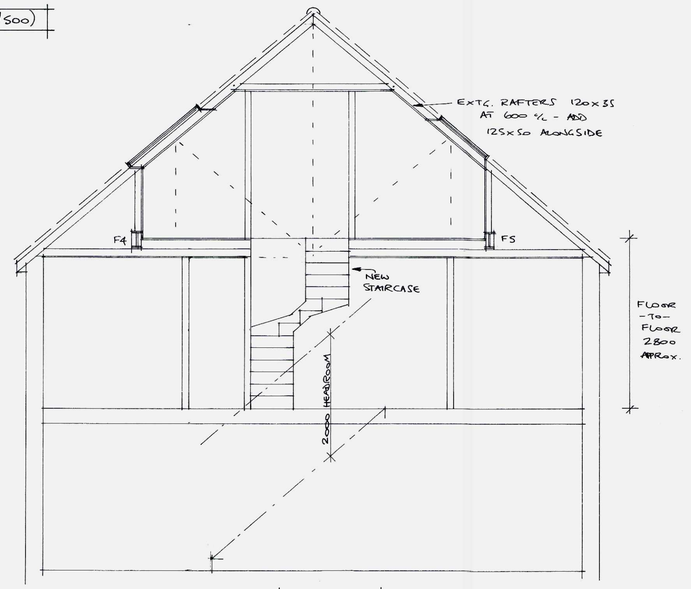
PLANNING SERVICES
0225/14



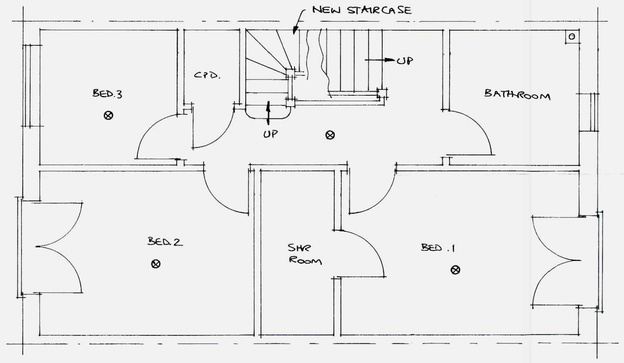
BLOCK PLAN (1/500)



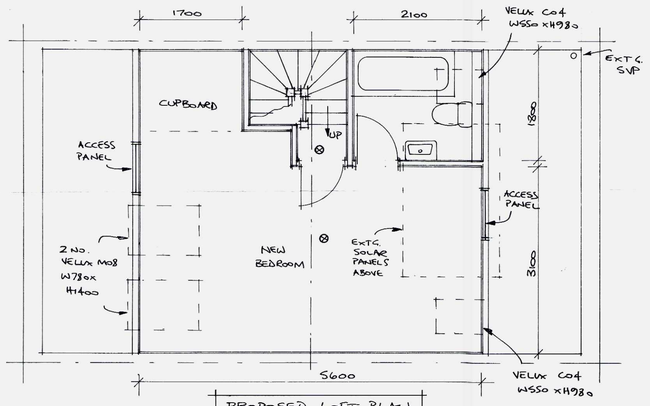
GROUND FLOOR



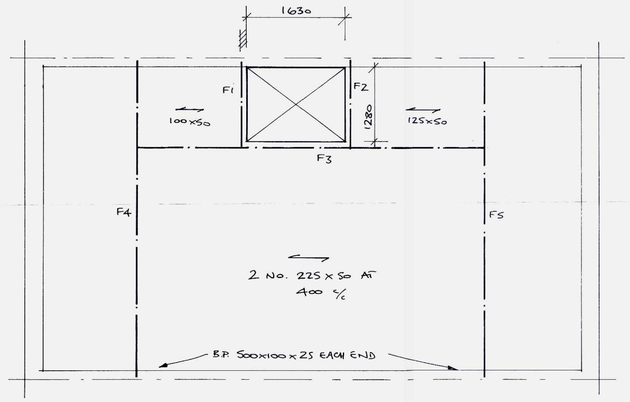
SECTION



FIRST FLOOR



PROPOSED LOFT PLAN



JOIST PLAN

EXISTING ELEVATIONS (1/100)



FRONT (N) REAR (S)



PROPOSED ELEVATIONS (1/100)

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

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).
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 = 200 Going = 222 No. equal Risers = 14 Overall width = 700 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 120x35 rafters to have 125x50 alongside, and achieve 50 ventilation gap behind 75 Celotex insulation between rafters; 25 Celotex insulation across rafters with 12 foil-backed plasterboard + 5 plaster skim.

WALLS
100 x 50 studwork at 400 centres with 12 foil-backed plasterboard + 5 plaster skim. Internal walls to have 25 Rockwool infill as sound insulation. Perimeter walls with 90 Celotex insulation.

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 truss members removed. New flooring to be 18 tongued and grooved moisture-resistant flooring grade chipboard.

MULTI-FOIL ALTERNATIVE INSULATION SPECIFICATION
Tri Iso Super 10 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 centres, then 12 plasterboard (non foil-backed/Duplex) & plaster skim finish.

OTHER FIRE RESISTANCE NOTES
Existing ceilings – 12.5 Plasterboard & skim. Circulation areas and new loft floor to be full half-hour fire resistant. Existing doors min 32mm thick, sound & well-fitting.

⊗ Mains powered interlinked smoke alarms to BS 5446.

SOIL/DRAINAGE
40Ø UPVC waste to bath/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). Rodding eyes at bends.

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

REF	DESCRIPTION	BEAM SIZE	Length inc bearing
F1/2	Floor beam	2/125x50	
F3	Floor beam	2/225x50 + 10mm flitch plate	
F4/5	Floor beam	305x165 UB 40	5170
	Rafters	Add 125x50 alongside	

Julian Adams BEng
Loft Conversion Design
01273 243031
Amazingspace LOFT CONVERSIONS

PROJECT
Proposed loft conversion for Mrs O'Brien
10 Coral Close, Orchard Gate, Shoreham by Sea

SCALE	DATE	DRG. NO.	REVISIONS
1/50 1/100	18/02/2014	OB /01	