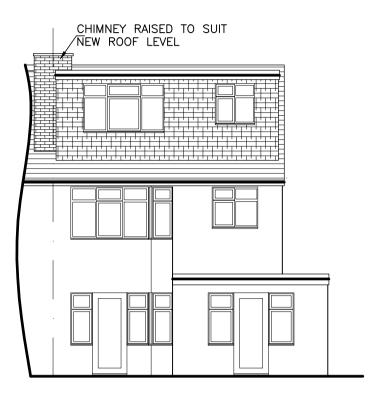
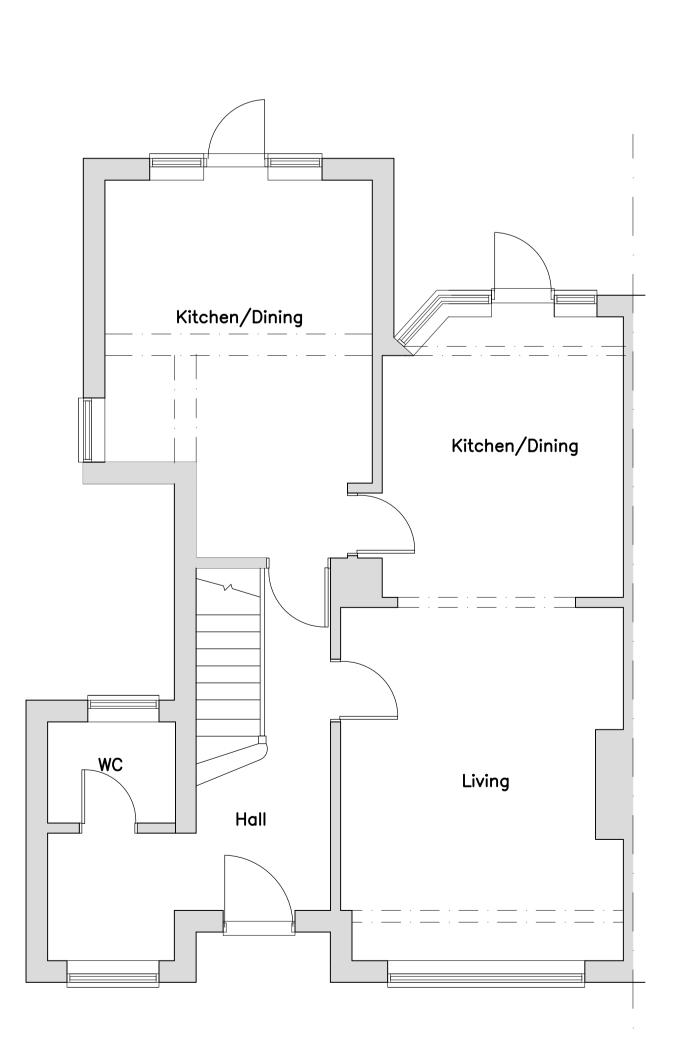


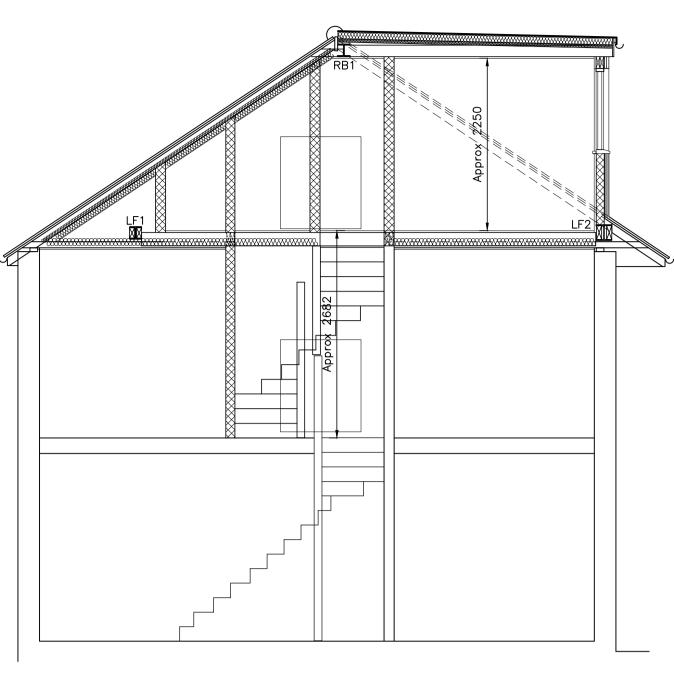
**EXISTING REAR ELEVATION** 



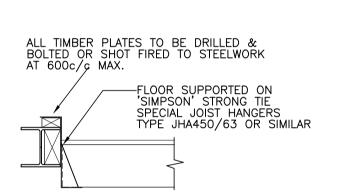
PROPOSED REAR ELEVATION



EXISTING GROUND FLOOR PLAN

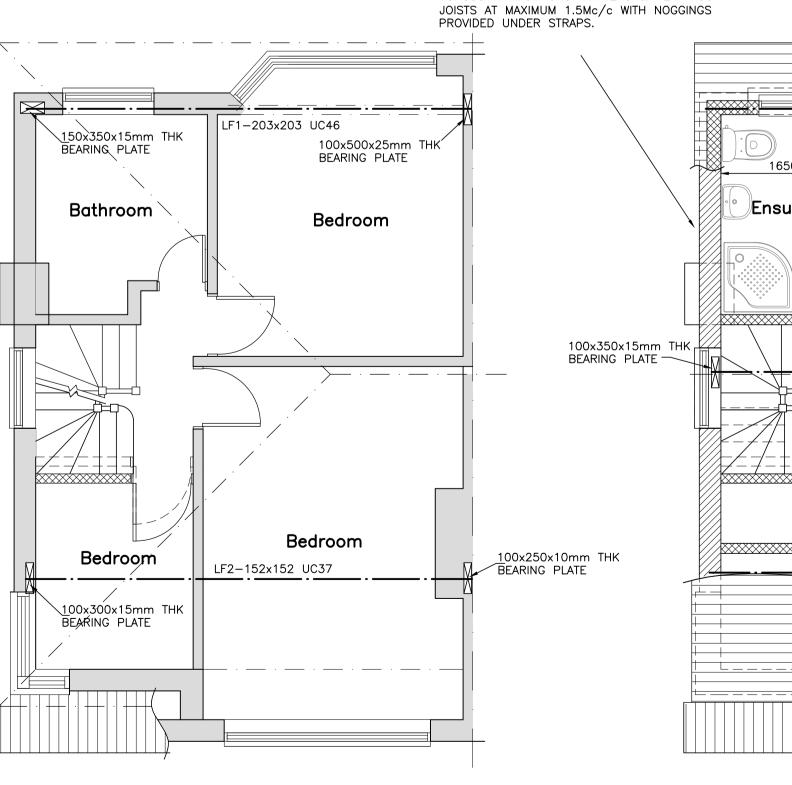


SECTION A - A

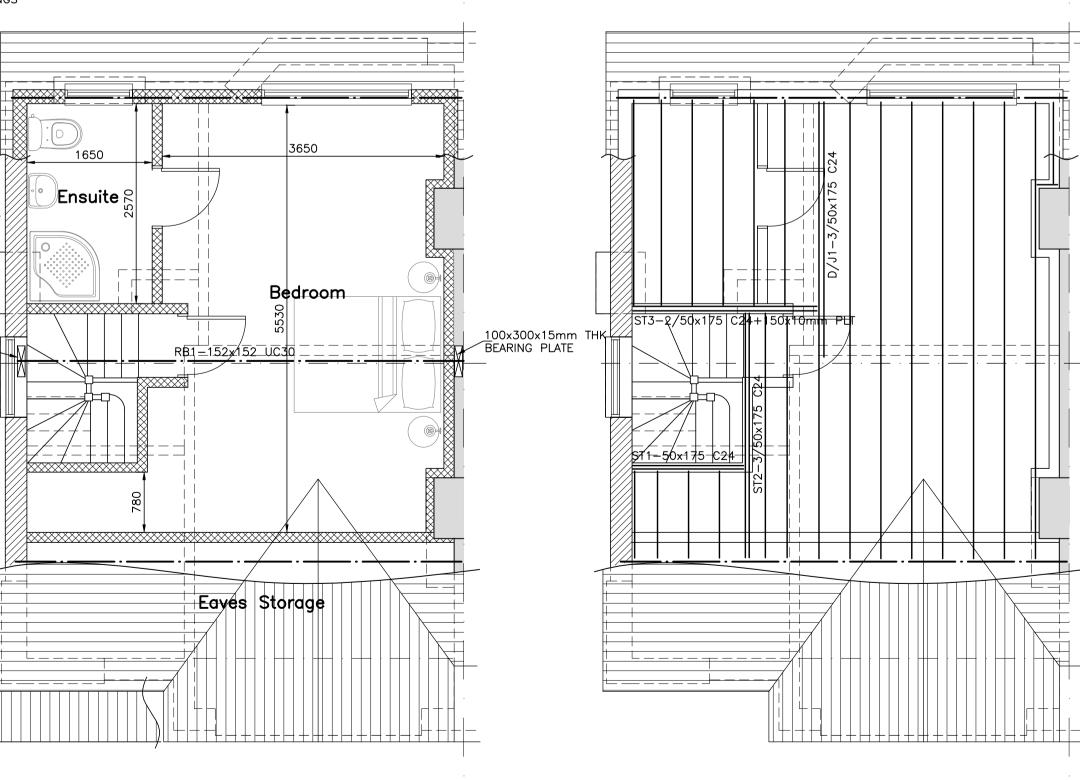


TYPICAL DETAIL AT FLOOR BEAM

NEW GABLE END TO BE CONSTRUCTED WITH 215mm CELCON SOLAR BLOCKS WITH 20mm RENDER EXTERNALLY & 50mm GYPROC THERMALINE BOARD INTERNALLY NEW GABLE END TO BE RESTRAINED WITH 30x5 MS GALVANISED STRAPS 1.0M LONG FIXED ACROSS MINIMUM 3No. RAFTERS & FLAT ROOF PROVIDED UNDER STRAPS.



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR JOIST LAYOUT

WARM DECK ROOF CONSTRUCTED WITH SINGLE PLY GRP ROOF COVERING SYSTEM LAID TO THE

MANUFACTURERS INSTRUCTIONS ON KINGSPAN —

CELOTEX DOUBLE-R GA4000 INSULATION TO BE USED 50mm BETWEEN+70mm

UNDER RAFTERS WITH MIN. 50mm VOID

PLASTERBOARD FIXED TO RAFTERS VIA 50x25mm

TO ALLOW STUD WALLS TO HAVE OPENINGS FOR

EXISTING 100x50 RAFTERS TO SPAN MAXIMUM 2.3M

FRONT ROOF SLOPE TO BE RE-FELTED WITH TYVEK

BATTENS TO PROVIDE ADDITIONAL AIR SPACE UNDER

CELOTEX TO BE TAKEN DOWN TO NEW FLOOR LEVEL

ABOVE FOR VENTILATION.

ACCESS TO EAVES STORAGE

BREATHABLE FELT OR SIMILAR

INSULATION DECK-100mm PLUS 40mm DIRECTLY

ON FIRRING PIECES, TO ACHEIVE MIN. 1:40 FALL

50x175 C24 TIMBER JOISTS AT

SCREWED DOWN TO JOISTS

SECTION B - B

400c/c TO BE USED IN NEW FLOOR WITH 22mm FLOORING GRADE T&G

100mm MINERAL WOOL THROUGHOUT

NEW 2nd FLOOR HUNG OFF WIRE MESH IN EXISTING CEILING AREAS TO ACHIEVE 1/2HRFP UNLESS 12.5mm

PLASTERBÓARD ALREADY EXISTS.

BOARDING(MIN. DENSITY 15kg/m2)

ON 50x150 C24 TIMBER JOISTS AT 400c/c

JOISTS PACKED DOWN TO LOAD BEARING

SPINE WALL

PARTY WALL

CONCRETE SURROUND

BEARING PLATE

LF1 & LF2

TYPICAL SECTION OF BEAM

INSERTION INTO PARTY WALL

(1:20)

2NO. VELUX ROOF

ELEVATION

WINDOWS TO FRONT

PROPOSED SECOND FLOOR PLAN

**GENERAL NOTES** 

DORMER WALL AND CHEEKS:

THERMALINE INTERNAL LINING

SURFACE TO ACHIEVE 1HRFP.

CHEEKS & WALL

VERTICAL HUNG TILES TO MATCH EXISTING

ON 100x50 TIMBER STUDS @ 400c/c.

BETWEEN STUDS WITH 22mm GYPROC

DORMER CHEEK ALONG BOUNDARIES TO

12.5mm FOIL BACKED PLASTERBOARD TO

BE USED TO INTERNALLY LINE THE DORMER

HAVE FIRE LINE BOARD TO OUTER

ON TANALISED BATTENS ON 'TYVEK' OR SIMILAR

DORMER WALLS & CHEEKS TO BE INSULATED

WITH 100mm KINGSPAN TW55 OR SIMILAR.

BREATHER MEMBRANE ON 10mm SHEATHING PLY

1. ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS & CODES OF PRACTICE

2. WORKS DESIGNED IN ACCORDANCE WITH PERMITTED DEVELOPMENT RIGHTS AND BUILDING OWNER IS TO ENSURE THEIR PROPERTY HAS THESE RIGHTS. IF REQUIRED, BUILDING OWNER SHOULD REQUEST FOR A LAWFUL DEVELOPMENT CERTIFICATE APPLICATION TO BE MADE TO RELEVANT COUNCIL.

3. BEAM ENCASEMENTS:- NEW STEEL BEAMS SUPPORTING 2nd FLOOR CONSTRUCTION TO BE PROTECTED TO ACHIEVE A MINIMUM 1/2hr FIRE RESISTANCE.

4. VENTILATION DETAILS:- NEW DOUBLE GLAZED WINDOWS TO HAVE MIN. OPENABLE AREA OF 1/20th OF THE FLOOR SPACE & INCORPORATE MIN. 8000mm2 TRICKLE VENTS. NEW SHOWER ROOM TO HAVE A MECHANICAL VENT WITH MIN. 3 AIR CHANGES PER HOUR & OPERATED VIA THE LIGHT SWITCH WITH A 15 MINUTE OVER RUN DUCTED THROUGH TO THE EXTERNAL AIR.

5. PLUMBING:- WC TO HAVE REAR OR SIDE OUTLETS WITH EITHER 'P' OR 'S' TRAPS CONNECTED TO EXTG. 100mm SOIL STACK. BATH OR/& SHOWER TO HAVE 40mm DIA. UPVC WASTES & W/H BASIN TO HAVE 40mm DIA. ALL WASTES TO HAVE 75mm DS TRAPS. RODDING ACCESS TO BE PROVIDED AT EVERY CHANGE IN DIRECTION. ALL WORK TO BE IN ACCORDANCE WITH BS5572 & CP301. THERMOSTATIC VALVES REQUIRED TO ALL NEW RADIATORS & BATH/SHOWER MIXER UNIT.

6. WINDOWS:- ALL WINDOWS TO BE DOUBLE GLAZED. REAR WINDOW TO NEW BEDROOM TO HAVE AN UNOBSTRUCTED OPENING THAT IS AT LEAST 750x550mm

7. O DENOTES SMOKE DETECTOR ALL DETECTORS ARE TO BE INTERLINKED & FITTED NO NEARER THAN 300mm FROM ANY LIGHT FITTINGS. TO ALSO BE INTERCONNECTED TO THE MAINS SUPPLY WITH A BATTERY BACK UP ALLOWING A MIN. OF 72hrs MAINS FAILURE.

8. STAIRCASE:-EQUAL RISERS IN APPROX 2682mm. GOINGS TO SUIT.-MINIMUM 220mm. MAX. ANGLE 42° MAINTAIN MIN 2.0M. CLEAR HEADROOM ABOVE PITCH LINE BETWEEN NEW & EXISTING FLIGHTS. HANDRAIL TO BE PROVIDED MIN.900mm ABOVE PITCH LINE BALUSTRADES TO BE MAX. 100mm CENTRES ANY TAPERED TREADS TO HAVE MIN. 50mm GOING. SAME ANGLE OF TAPER AND TYPICAL GOING WIDTH AT CENTRE OF FLIGHT.

9. BUILDER TO CHECK ALL DIMENSIONS BEFORE COMMENCEMENT DRAWING NOT TO BE SCALED

10. ALL BOUNDARY WORK TO HAVE ADJOINING OWNERS PERMISSION.

11. ALL NEW GLAZING IN PVC OR WOOD FRAMES TO HAVE A MAXIMUM 'U' VALUE OF 1.6W/m2K-ACHIEVED BY SEALED DOUBLE GLAZED UNITS WITH LOW 'E' (SOFT COATED) INNER PANES & 16mm AIR GAP BETWEEN PANES. GLAZING IN METAL FRAMES TO HAVE A MAXIMUM 'U' VALUE OF 1.6W/m2K-ACHIEVED BY SEALED DOUBLE GLAZED UNITS WITH LOW 'E' (SOFT COATED) INNER PANES & 16mm ARGON FILLED

8mm THERMAL BREAK. SAFETY GLASS (KITE MARKED) IN ALL GLAZING PROVIDED BETWEEN FINISHED FLOOR LÉVEL & 800mm ABOVE

ÀIR GAP BETWEEN PANES THE FRAMES TO HAVE AN

12. ALL INTERNAL PARTITIONS TO BE O/ALL 100mm THICK WITH 75x50 STUDS AT 400c/c FULLY INSULATED WITH ROCKWOOL & 12.5mm PLASTERBOARD + SKIM

13. ALL ELECTRICAL WORK MUST MEET THE REQUIREMENTS OF APPROVED DOCUMENT 'P' & DESIGNED & INSTALLED OR INSPECTED & TESTED BY A QUALIFIED ELECTRICIAN WHOM IS REGISTERED WITH A GOVERNMENT AUTHORISED SELF CERTIFICATION SCHEME OR A SEPARATE BUILDING NOTICE FOR THIS WORK IS TO BE SUBMITTED

14. ANY GLAZING WITHIN DOORS TO BE A MINIMUM OF HALF HOUR FIRE RESISTANT

15. PARTY WALL TO BE INSULATED WITH 65mm CELOTEX TUFF-R GA3000 FIXED DIRECTLY TO WALLS VIA 25x50 BATTENS @ 600c/c & LINED WITH 12.5mm WALL

16. CODE 4 LEAD SOAKERS TO BE USED TO WEATHER THE JUNCTION BETWEEN THE DORMER CHEEKS & THE PITCHED ROOF. ALSO PROVIDE CODE 4 LEAD AT JUNCTION OF PITCHED ROOF & DORMER FLAT ROOF ENSURING A MINIMUM 150mm LAP UNDER 1ST TILE COURSE.

17. PROVIDE A MINIMUM OF 3 IN 4 ENERGY EFFICIENT LIGHT FITTINGS THAT CAN TAKE A LAMP WITH A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

Date Description Kevin D'Austin Architectural & Structural Services kevin@kdadesigns.co.uk This drawing is property of Mr Kevin D'Austin.
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LOFT CONVERSION

Drawing

CONSTRUCTION DRAWING

Checked Date