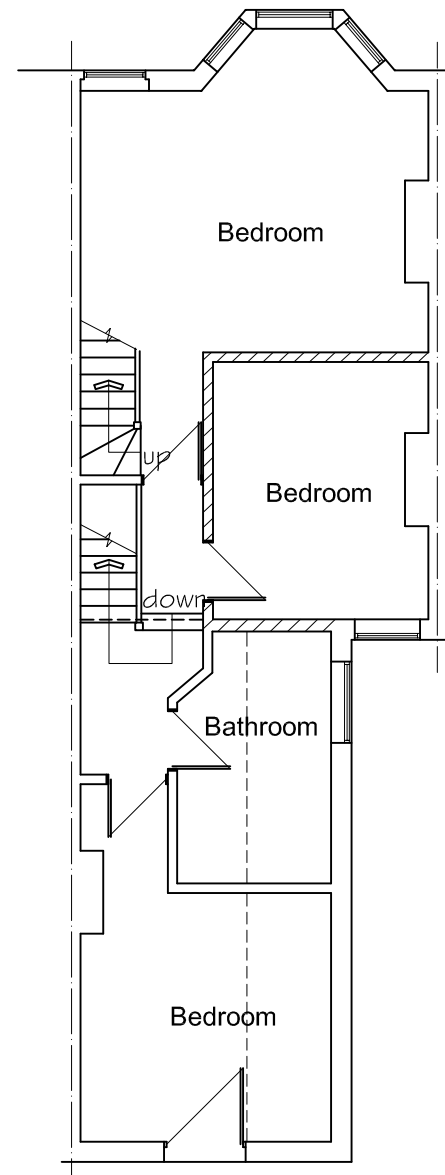


Ground Floor Plan



First Floor Plan Existing



Scale 1:100 at A3
 0 1m 2m 3m 4m 5m

Proposed Loft Conversion	
DRAWN BY	PR
SCALE	1:50 & 1:100
DATE	
DWG No.	
CLIENT	

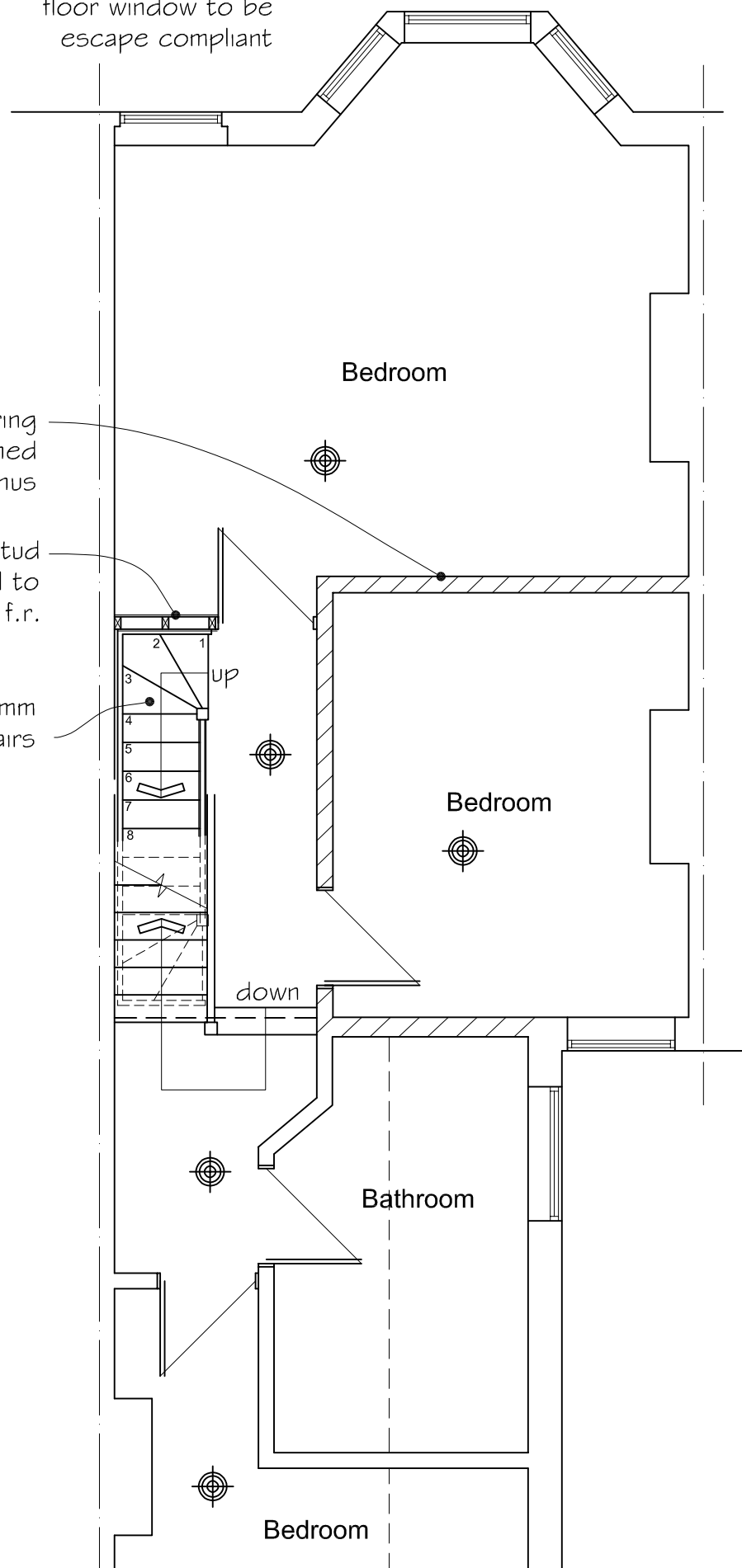


All least one first floor window to be escape compliant

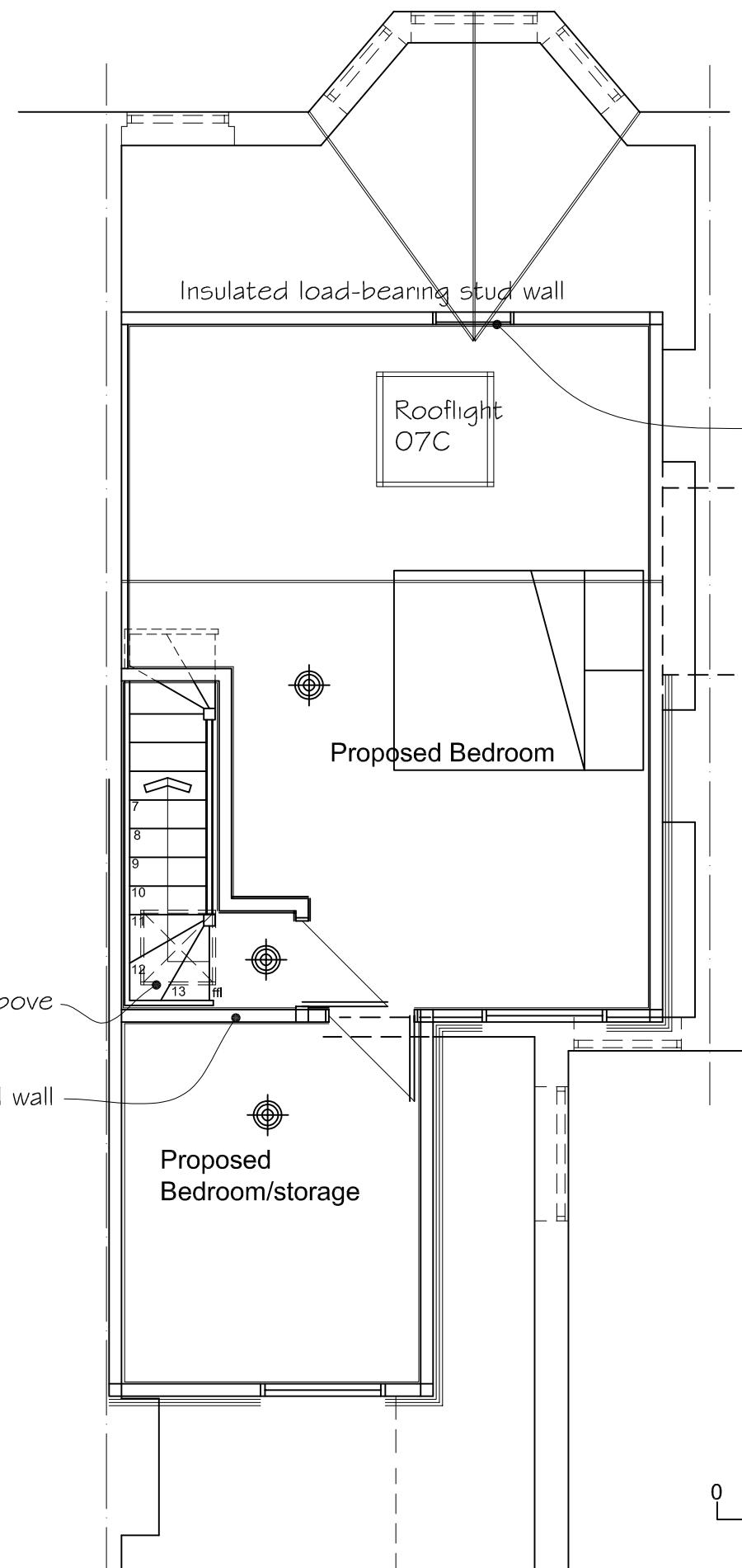
Loadbearing walls hatched thus

New stud partition wall to min 30mins f.r.

New 700mm wide stairs



First Floor Plan Proposed



S6 Domelight above

Load-bearing stud wall

Roof Plan Proposed

Access door/panel as required. FD30

Scale 1:50 at A3
0 1m 2m 3m



Scale 1:50 at A3



New roof not to project above existing ridge

Ventilating ridge tiles min 5000 sq mm ventilation per m run.

150x75 C24 Joists, 3.81m max span at 400 crs

Lay new 125x50 rafters alongside existing at 400 crs & onto load bearing stud wall, 50mm Cellotex insulation between rafters with 50mm residual air gap to cold side & multi-foil insulation/vapor barrier to underside of rafters (U= 0.18). Plaster skim finish over 12mm pbd.

Provide eaves vents with insect proof mesh equal to 25mm air gap continuous.

Provide 8000 sq mm permanent ventilation to new rooms with "trickle vents" in new window frames (4,000 sq mm to bathroom).

Minimum 2 low level tile vents

Insulation to vert stud walls, 90mm cellotex between vertical studs, 12mm pbd with skim finish internally.

100mm between & 150mm mineral wool insulation over and across joists to void areas. Insulation secured with galv wire mesh.

Galv joist hangers

Existing wall and stair removed - shown dotted

Min 18mm t&g Weyrock board over new floor joists

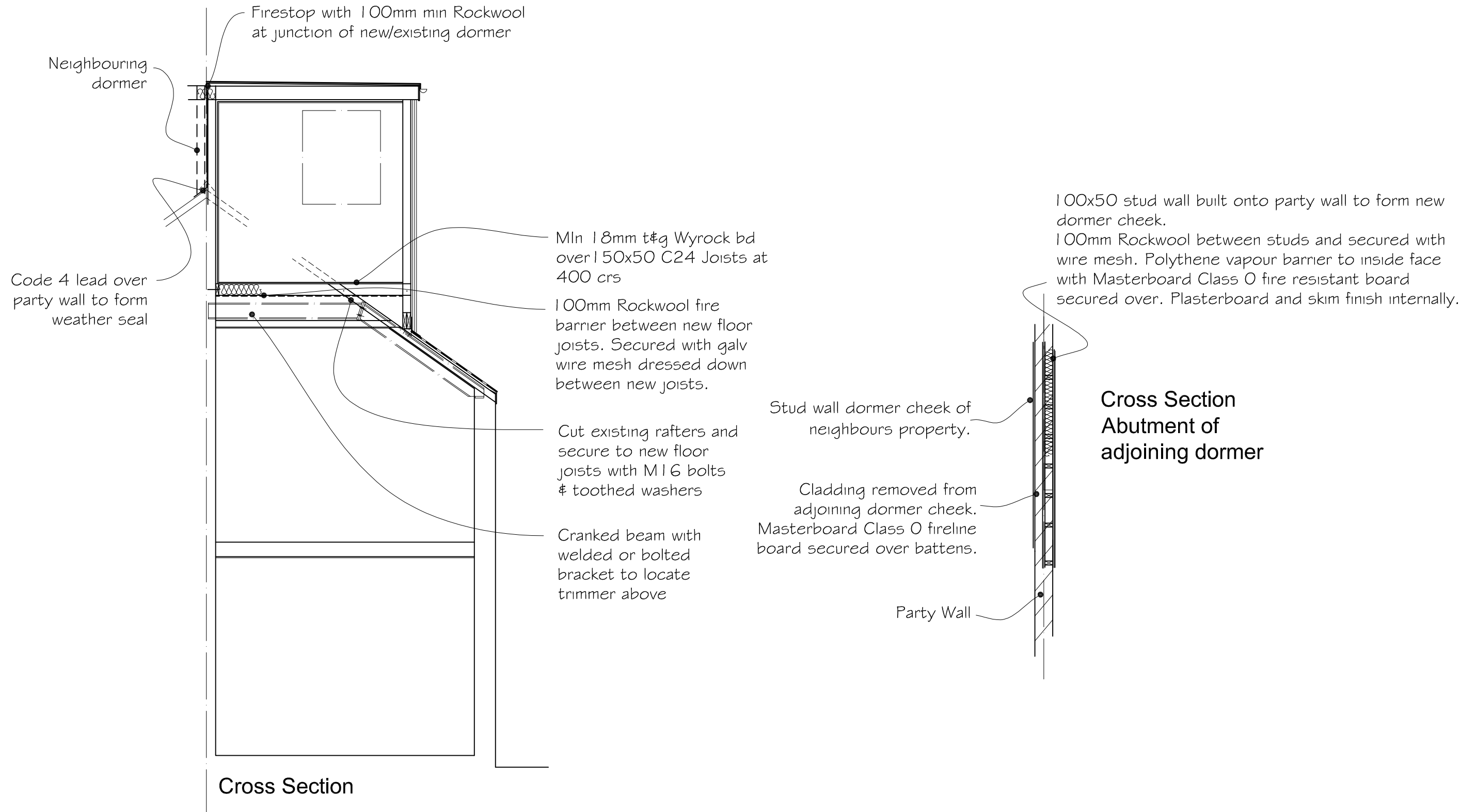
Existing l&p ceilings

New stair - see spec

New stud wall

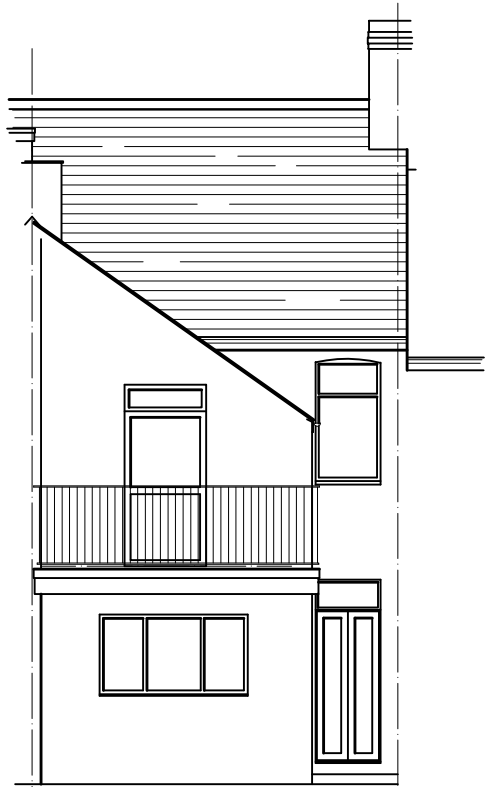
Cross Section

Scale 1:50 at A3

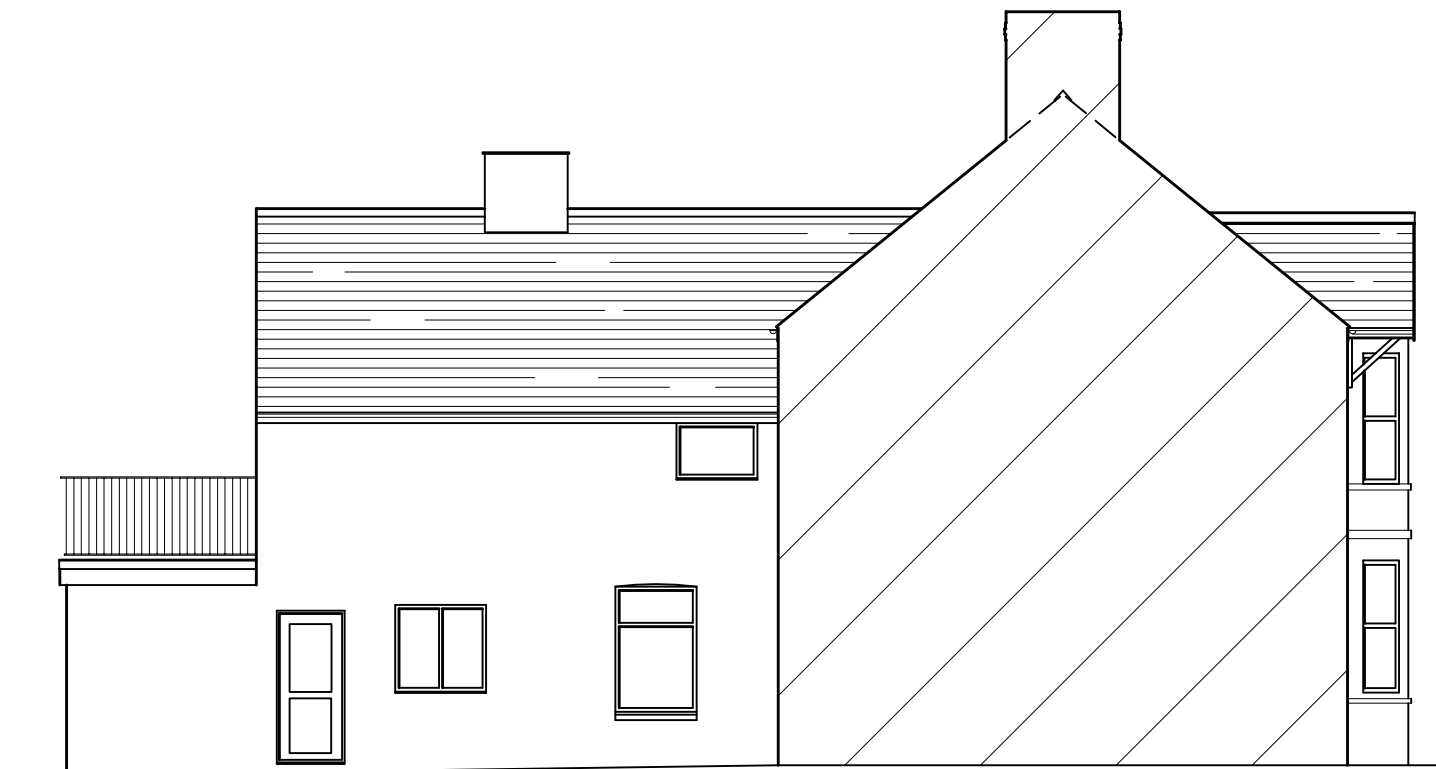


Cross Section

Cross Section Abutment of adjoining dormer



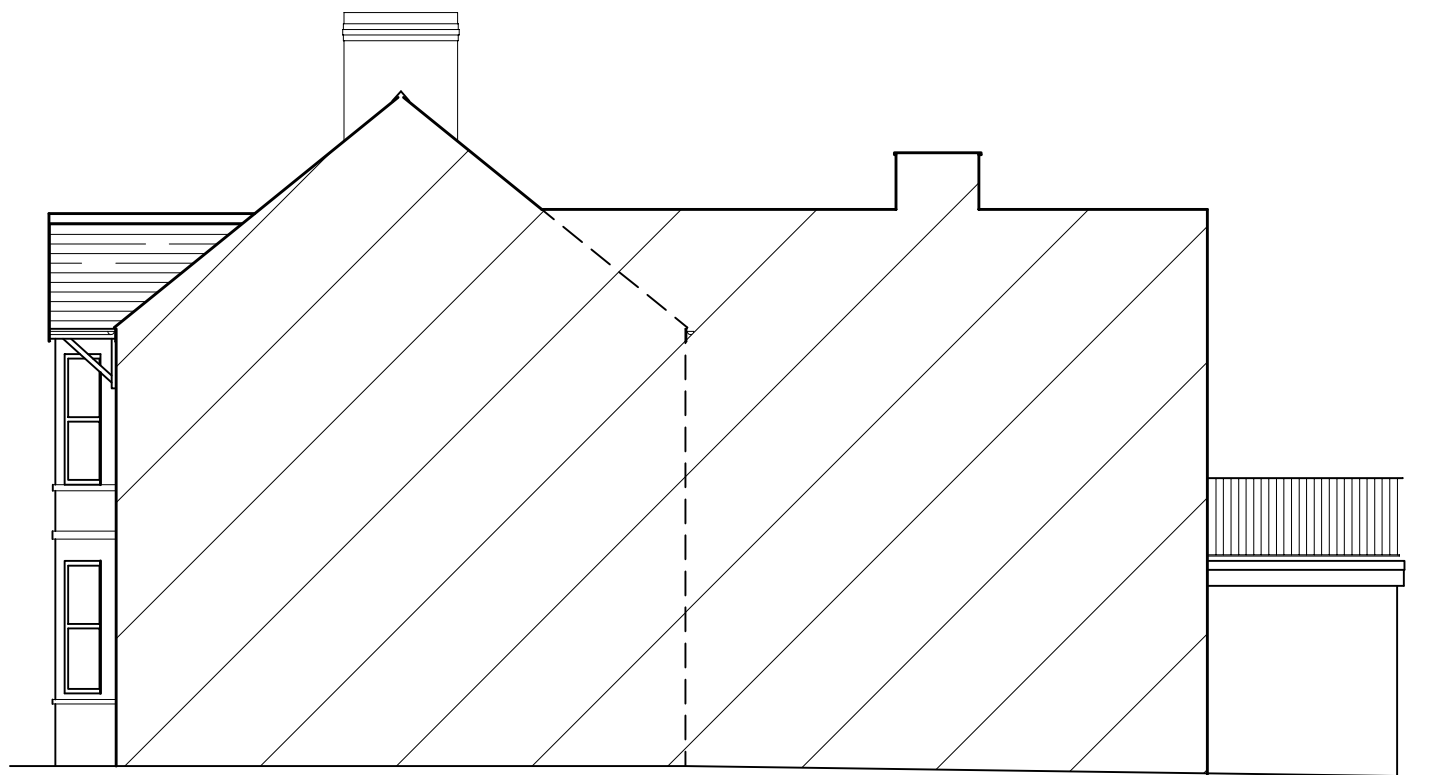
Rear Elevation
Existing



Side Elevation
Existing



Front Elevation
Existing



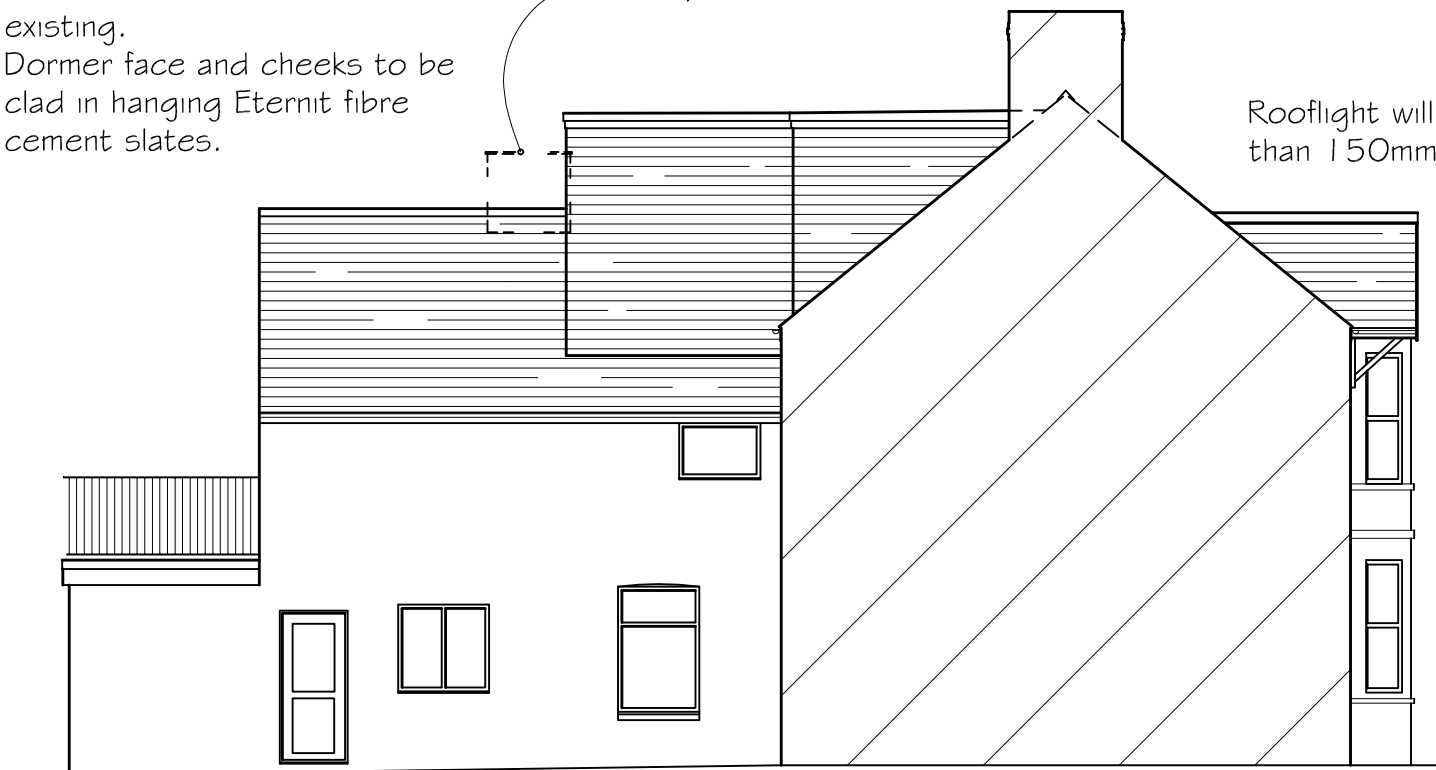
Side Elevation
Existing



Rear Elevation Proposed

Ridge line not to be exceeded
All new materials to match existing.
Dormer face and cheeks to be clad in hanging Eternit fibre cement slates.

Chimney removed (shown dotted)

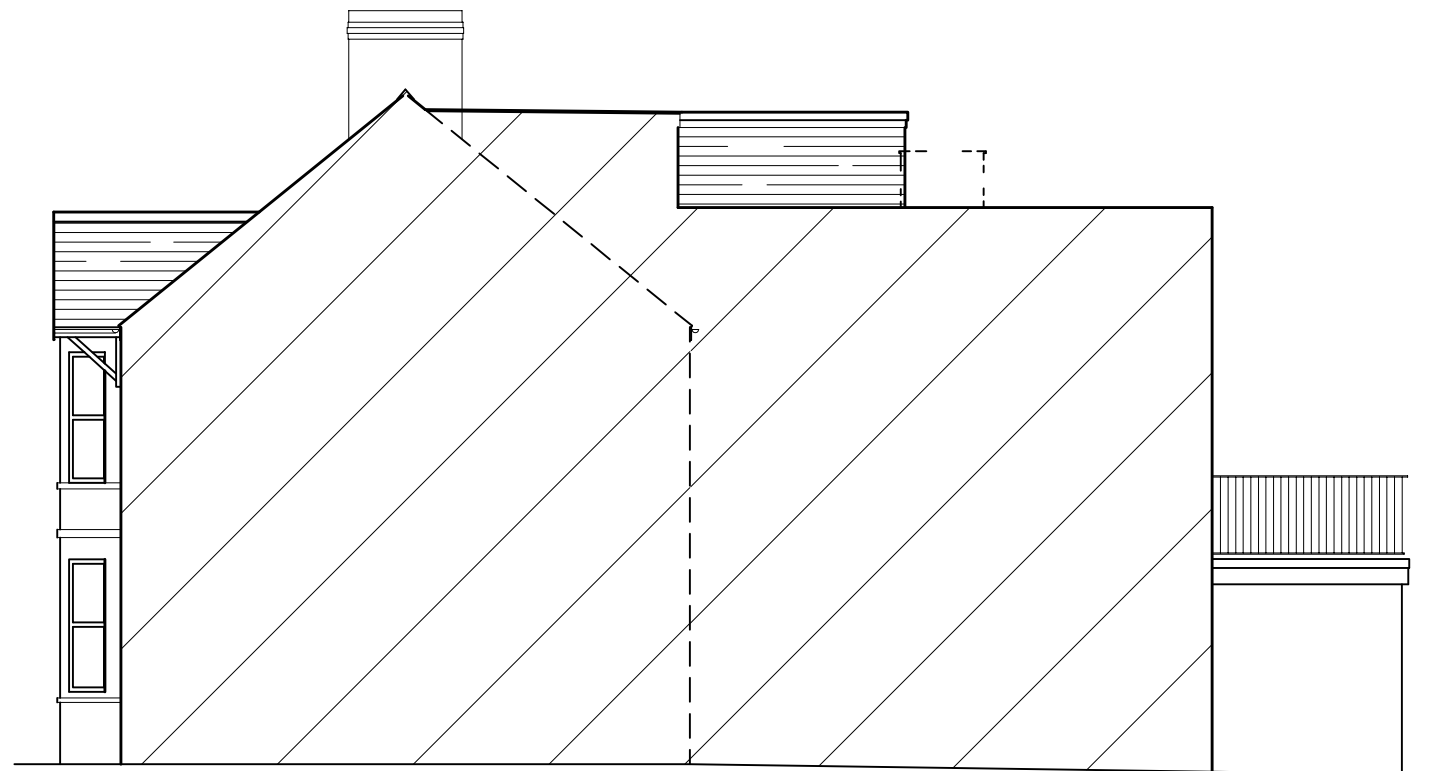


Side Elevation Proposed

Rooflight will not protrude more than 150mm from roof plane

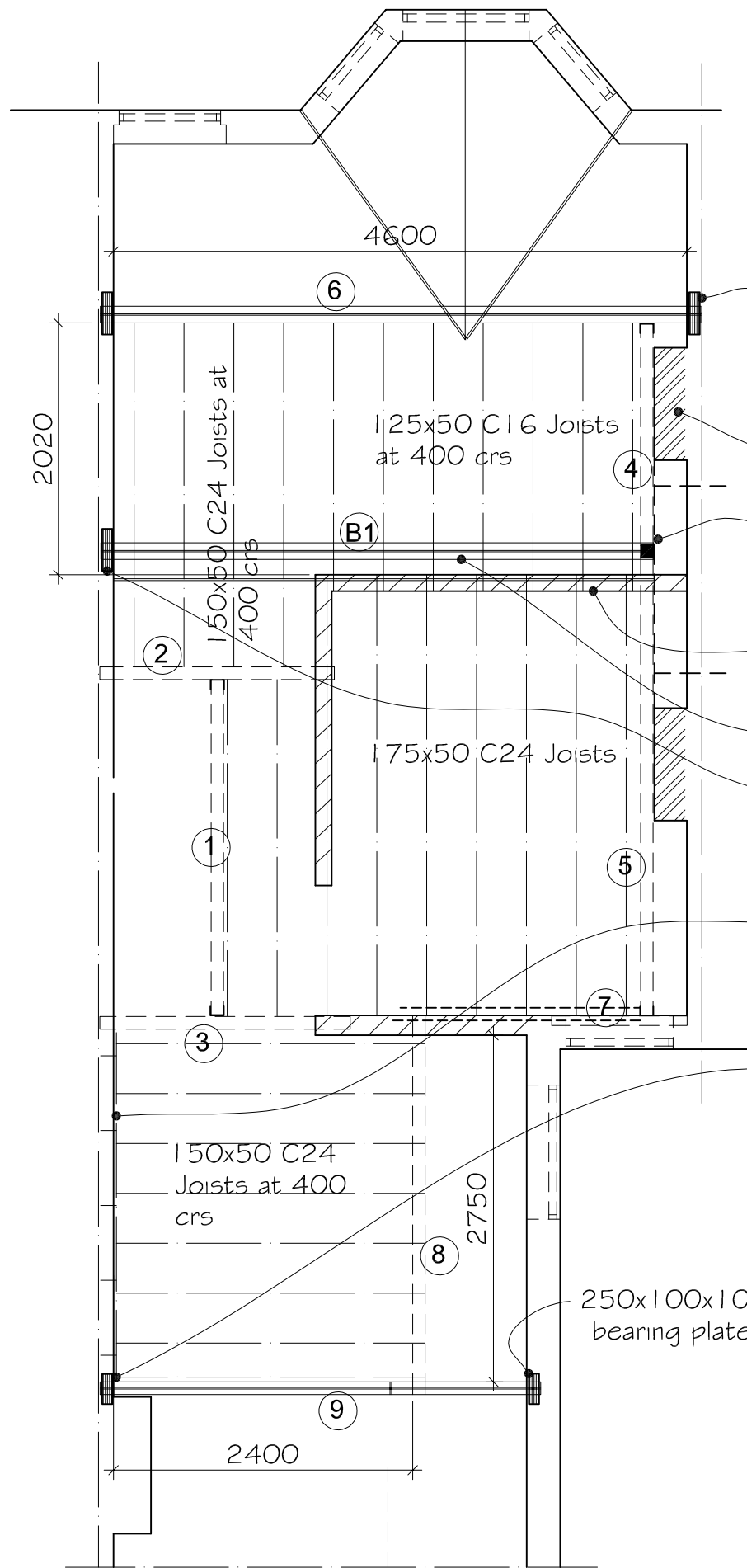


Front Elevation Proposed



Side Elevation Proposed

Volume of new development:
Rear dormer: 20.45 cu m
Rear annexe dormer: 19.05 cu m
Total volume: 39.5 cu m which is less than 40 cu m allowed



Stated dimensions are a guide and may vary according to build conditions

Min 18mm t&g
Weyrock bd over all joists. Provide noggings max 2m crs

300x100x15 bearing plates both ends

Chimneys at loft floor level hatched

75x100 C16 post to support ridge beam

Loadbearing walls shown hatched

Ridge beam above

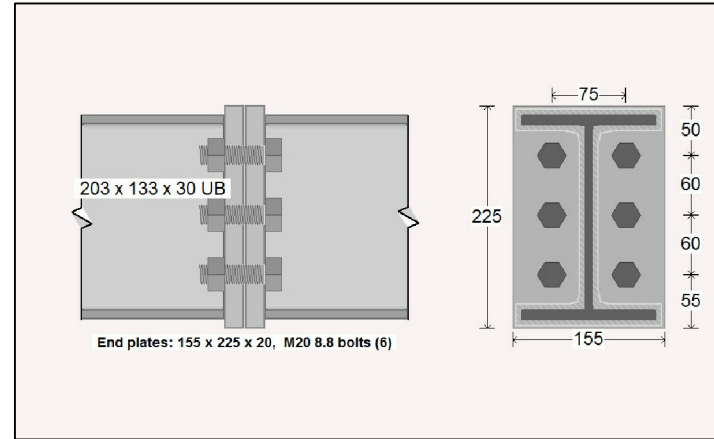
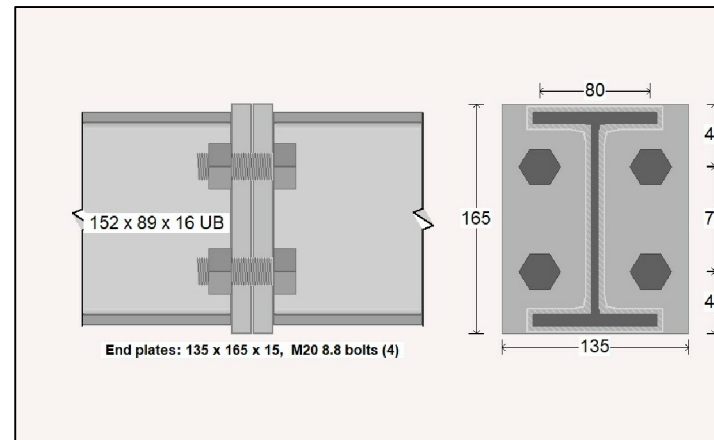
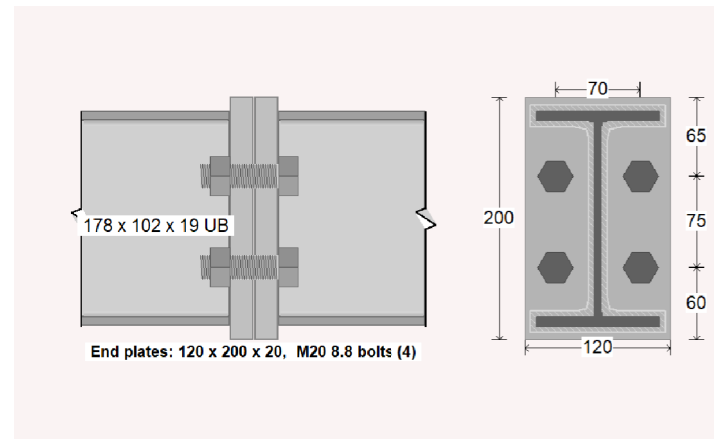
250x100x10 bearing plate

150x25 wallplate rawlbolted M12 max 600 crs

200x100x8 bearing plate

- (B1) 178x102x19 UB
- (1) (x2) 175x50
- (2) (x2) 150x50 - C24
- (3) (x2) 150x50 - C24
- (4) (x3) 175x50 - C24
- (5) (x3) 175x50 - C24
- (6) 203x133x25 UB
- (7) (x2) 125x50
- (8) (x2) 225x75 - C24
- (9) 152x89x16 UB

Structural Plan Scale 1:50 at A3
0 1m 2m 3m

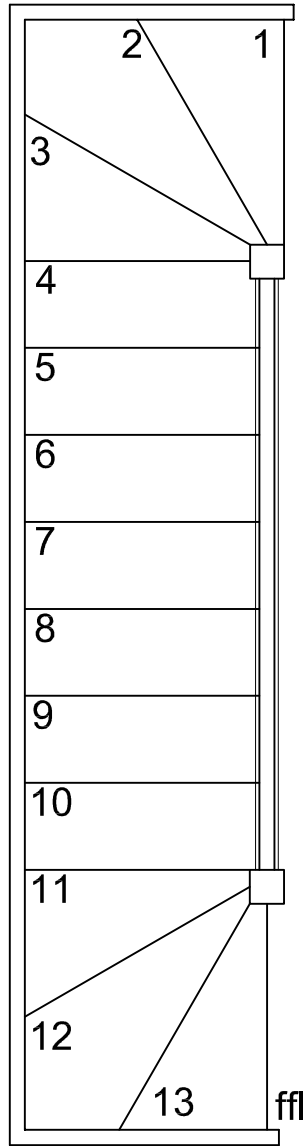


Splice Details Not to Scale

Stair width 700mm across stringers

Floor to Floor to be measured on-site

Stair Plan Proposed Scale 1:20



STRUCTURAL

Minimum 75mm timber beam bearing. Max thickness of timbers 75mm. Thicker beams to be made up and bolted at 600mm crs with 12mm bolts and 64mm dia toothed connectors. Fitch beams bolted at 300mm crs staggered crs with 16 dia bolts - double up at bearings and either side of point loads. Any protruding beams to be weathered with code 4 lead sheet on exterior ply formers. No structural roof supports to be removed before new permanent or temporary supports are in place. Any cut ties to be made good. Ensure min 19mm clearance between ceiling and floor members. All boundary work to have adjoining owners permission. Existing walls, lintels and foundations carrying additional load to be checked on site for suitability. Builder to check all dimensions before commencement. If in doubt - ask. Floor joists - strut at 1/2 points or 2m max. 18mm t&g bd over (22mm if joists at 600 crs). Cover joists with wire mesh & dress into and across void (for lath and plaster ceilings), fill 100mm Rockwool between ceiling joists.

FIRE PROTECTION

Coat with intumescent paint to manufacturers instructions to give 1/2 hr fire protection. Timber beams have 30mins fire resistance to BS5268 part 4 section 41 1078 (sacrificial design method). Doors marked * to be 30min fire resistant (fd30)

DRAINAGE

To comply with Part H of the Building Regulations. All waste to existing SVP. WC.100mm diameter, shower & whb 75mm diameter, 75mm deep seal traps to all fittings & cleaning eye to all bends

DORMER ROOF CONSTRUCTION (U=0.18W/m K)

Fibre glass resin bonded roof over 18mm plywood on 50x50 s.w. battens across firrings (1 in 40) over joists as specified at 400 crs. 100mm Cellotex rigid foam insulation between joists with multi-foil insulation across underside of joists. Min 50mm ventilated air gap to cold side of roof. 12mm Duplex plasterboard with 5mm skim finish below.

DORMER CHEEK CONSTRUCTION (U=0.28W/m K)

(30 mins fire resistance from both sides). Vertical tile/slate hanging to match existing on s.w. battens on building paper on 12.5mm plywood bracing (9mm masterboard within 1m of boundary) on 100x50 studs at 400 crs. 80mm rigid foam insulation (Cellotex or similar) between vert studs with a further 12mm Cellotex foil-backed insulation/vapour barrier across inside of studs. 12mm pbd and 5mm plaster skim finish internally. Lead soakers externally.

STAIRCASE 700mm wide

Rise 220mm max, going 220mm min, pitch 42 degrees max. 2m clear headroom above pitch line to new and existing stairs. Handrail 900mm above pitch line and continuous on the side where tapered treads have the greater going. Any tapered treads to have min 50mm going, the same angle of taper and 225mm going at centre of width. No gaps anywhere to allow the passage of 100mm dia sphere. Artificial light with 2 way switch top and bottom. 12.5mm plasterboard to underside of stairs.

INTERNAL PARTITIONS (To staircase enclosure)

12.5mm plasterboard with plaster skim to each side of 75mm x 50mm timber studding. 30 mins fire resistance.

SMOKE DETECTION

Mains powered with battery back-up, interlinked smoke detectors indicated thus  to be provided at every escape route and landing.

WINDOWS / ESCAPE WINDOWS

Escape windows, min opening area 0.33m² and at least 750 x 450mm wide/high and max 1.1m above floor level. All new windows and rooflights to be double glazed with min 16mm gap, low E glass $\epsilon_n=0.15$ for windows $\epsilon_n=0.05$ for rooflights. New windows to habitable rooms to be fitted with trickle ventilators min 8000mm².

VENTILATION

New bath / shower rooms to have mechanical extractor vents min rate 15L per second with 15min overrun.

ELECTRICAL SAFETY

All electrical work req'd to comply with part P "Competent person scheme" to BS7671. Certification to be provided on completion.

LIGHTING & HEATING

Minimum 1 in 3 lights to be energy efficient type. Extend existing heating system to new rooms. New radiators to have thermostatic valves fitted.