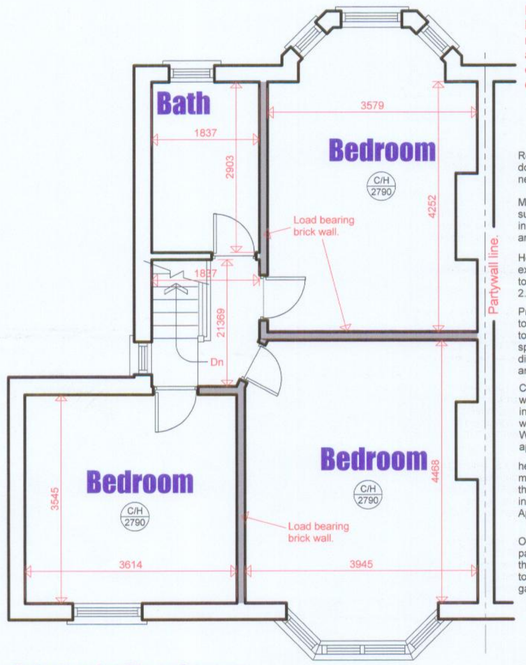


Existing 1st Floor Layout.

It is the clients responsibility under the Party Wall Act 1997 to advise the adjoining neighbour(s) of the structural alterations affecting the party wall. 'DESIGN A LOFT' loft conversions' can not be held liable in any eventuality for failure to do so.

Reposition the existing door as shown on plans in new doorway opening.

Make good all disturbed surfaces to match existing, including skirting boards and architraves around door.

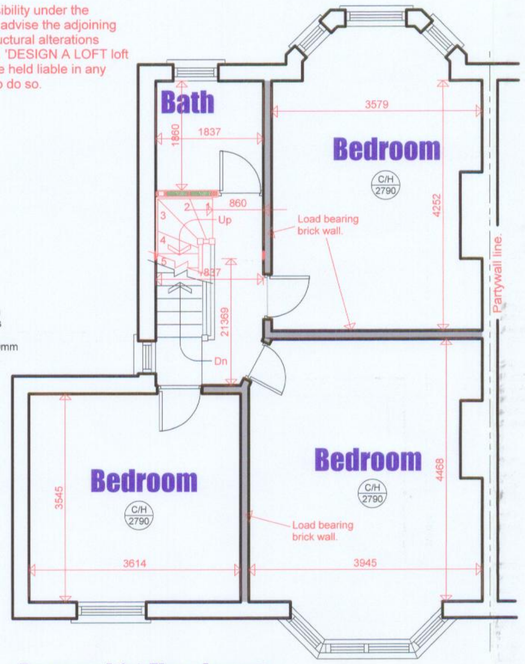
Headroom over the existing staircase is not to be reduced below 2.000m.

Provide 900mm high guarding to the staircase/well. Balusters to be unclimable and vertical spaced so NOT to allow a 100mm dia sphere to pass through at any point.

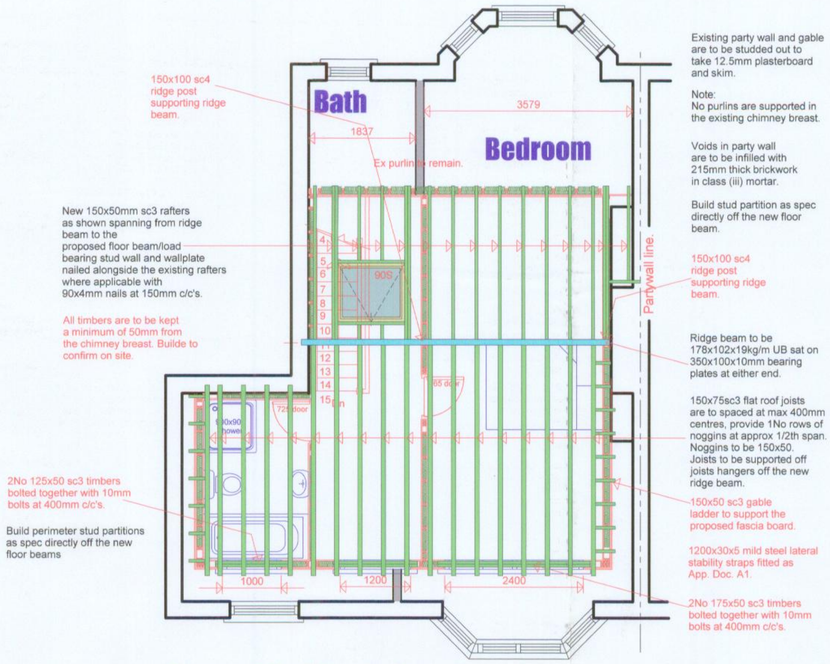
Construct new single winder timber staircase in strict accordance with BS 585 pt 1: 1989. Width min 700-750mm approx.

headroom on landing to be min 1.900m measured from the centreline of the staircase in accordance with Approved Document K.

Offset the stairs off the party wall to allow for the dormer support beams to be fitted tightly alongside gable end wall.



Proposed 1st Floor Layout.



Existing party wall and gable are to be studded out to take 12.5mm plasterboard and skim.

Note:
No purlins are supported in the existing chimney breast.

Voids in party wall are to be infilled with 215mm thick brickwork in class (iii) mortar.

Build stud partition as spec directly off the new floor beam.

Proposed Roof Member Layout.

Existing 1st Floor Layout.

The amount/type of light fittings/sockets/switched etc.. is to be agreed between the client and the builder before work commences on site.

Dormer wall of floor beam as shown on the proposed floor member layout.

Stud out party/gable walls to receive 12.5mm plasterboard and skim finish. Insulate with 'Tri-iso super 10' as manufacturers instructions.

Provide 15 litres/sec mechanical extract fan to bathhrom with 15 minute overun facility ducted to vent tile on roof covering.

headroom on landing to be min 1.900m measured from the centreline of the staircase in accordance with Approved Document K.

1100x650m side hung fuly opening escape window.

Proposed 2nd Floor Layout (1:50.)

Fit 1 No 'top hung 'Velux' top hung rooflight, Ref No GPL SO6 (size 1180x1160mm), in accordance with the manufacturers details. Double 150x50 sc3 rafters are to be fitted either side running from load bearing stud to the ridge beam.

Fit new appliances in accordance with BS 5572:1978 at to be connected to the ex svp. Extend existing svp min 900mm above any window within 3.000m. Provide rodding access at all changes of direction. Fit anti-syphon trap to whb.

Voids in party wall are to be infilled with 215mm thick brickwork in class (iii) mortar.

Provide access panels to the roof void to enable future maintenance

Note:
No purlins are supported in the existing chimney breast.

Stud out party/gable walls to receive 12.5mm plasterboard and skim finish. Insulate with 'Tri-iso super 10' as manufacturers instructions.

Construct new single winder timber staircase in strict accordance with BS 585 pt 1: 1989. Width min 700-750mm approx. builder to confirm on site.

900mm high guarding with vertical balusters spaced at 100mm c/c's max.

2No 300x50 sc3 timbers bolted together with 16mm bolts at 400mm c/c's to support the dormer cheek wall.

Beam No 1

1No 203x102x23kg/m UB Sat either end on 350x100x15mm mild steel bearing plates.

2No 300x50 sc3 timbers bolted together with 16mm bolts at 400mm c/c's to support the dormer cheek wall.

All floor joists are to be 150x75mm sc3spaced at maximum 400mm c/c's. Fit 1No row of noggins at approx 1/2th span.

Trimmer beam to be 127x76x13kg/m UB sat both ends on 350x100x10mm thick m.s. plate.

Floor joists are to be supported of main floor beams with galvanised steel joist hangers.

Maintain min 50mm clear gap between the chimney and the floor joists.

Main floor beams are to be built into party/gable wall 100mm. Wedge beams in tight.

Floor joists are to be supported of main floor beams with galvanised steel joist hangers.

All floor joists are to be 150x50mm sc3spaced at maximum 400mm c/c's. Fit 1No row of noggins at approx 1/2th span.

Where floor joists and beams span onto/over the existing load bearing walls the wall is to be built up to support the joist/beam. Provide ros of noggins at the end bearing of the floor joists to stop lateral movement.

150x100 sc4 ridge post to support the end of the ridge beam.

All floor joists are to be 175x75mm sc3spaced at maximum 400mm c/c's. Fit 1No row of noggins at approx 1/2th span.

2No 300x50 sc3 timbers bolted together with 16mm bolts at 400mm c/c's to support the dormer cheek wall.

Beam No 3:

1No 203x133x30kg/m UB Sat either end on 550x100x20mm mild steel bearing plates.

Beam No 2

1No 152x152x23kg/m UC Sat either end on 350x100x15mm mild steel bearing plates.

Proposed Floor Member Layout (1:50.)

Design-A-Loft
LOFT CONVERSIONS
"The premier loft conversion company"
206, Manchester Road East,
Little Hulton, Manchester, M39 9LG.
Telephone 0161 703 8069

Indicates 20 minute fire resisting door and frame fitted in accordance with Appendix B of Approved Document B.

Indicates self contained smoke detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.

DOUBLE GLAZING:

DOUBLE GLAZING, WITH MIN 16mm AIR GAP IN SEALED UNITS, TO BE PROVIDED TO ALL WINDOWS AND EXTERNAL DOORS. WINDOW AND/OR DOOR FRAMES TO BE EITHER WOOD OR PVC-U TO THE CLIENTS COLOUR. GLASS USED IN ALL WINDOWS AND/OR DOORS TO BE 'PILKINGTON'S' SOFT COATED LOW EMMISSIVITITY TYPE GLASS. CAVITY TO BE FILLED WITH ARGON GAS TO ACHIEVE U VALUE OF 1.80. ALL VELUX WINDOWS ACHIEVE A MINIMUM U VALUE OF 1.40 w/m^{2}K.

Dormer Cheeks and walls:

Construct 100x50 stud frame @ 400mm c/c's on top of beam No 2. Line stud frame internally with 'Tri-iso super 10' and cross battens to achieve u'value and stop thermal briging, finish with visquene vapour barrier and finish with 12.5mm plasterboard and skim. Externally line frame with plain tile hanging on 38x25 battens in accordance with the manufacturers details on bituminuous roofing felt nailed to 18mm marine quality plywood nailed to the 100x50sc3 stud frame. The dormer cheeks facing the party wall are to have 30 minutes fire resistance either side. Between the stud frame and plywood fit 1No layer of 9.5mm 'superlux' to provide 30 minutes fire resistance.

MEANS OF ESCAPE

THE EXISTING STAIRS TERMINATE AT GROUND FLOOR IN THE MAIN HALLWAY WHICH LEADS DIRECTLY TO A FINAL EXIT (FRONT DOOR.) ALL DOORS ACCESSING THE GROUND FLOOR ACCOMMODATION FROM THE STAIRCASE ENCLOSURE WILL BE CHANGED TO FD 20 FIRE DOORS WITH SUIATBLE. BUILDER TO CONFIRM ON SITE WITH THE APPROVED INSPECTOR. THIS WILL CREATE A PROTECTED STAIRCASE THROUGH THE BUILDING THEREFORE NO ESCAPE WINDOW IS REQUIRED.
PROVIDE SELF CONTAINED SMOKE DETECTOR/SOUNDER IN THE GROUND FLOOR HALLWAY PERMANENTLY WIRED IN TO THE EXISTING WIRING SYSTEM AND INTERCONNECTED TO THE DETECTORS AT 1ST AND 2ND FLOOR LEVEL.

Flat roof :

On the top of the flat roof joist nail firring pieces to give min falls of 1:60. Fix 19mm marine grade plywood to the top of the firrings. Weather protect with 3No layers of 'Andersons HT' bituminous roofing felt system hot bonded in bitumen to each layer and the roof insulation. Weather and fire protect the roof with a 12.5mm thick layer of 4mm limestone chippings hot bonded to the roof. To the underside of the flat roof joists fix visquene vapour barrier and line internally with 9.5mm plasterboard and skim finish.
Fit 'Tri-iso super 10' underneath the whole of the area of the flat roof joists to achieve u'value and stop thermal briging..

ELECTRICAL WIRING: When using competent person

ALL WIRING AND ELECTRICAL WORK WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE IEE 16th EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION BODY AUTHORISED BY THE SECRETARY OF STATE,
AND,
THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A 'SELF-CERTIFICATION CETIFICATE' WITHIN 30 DAYS OF THE COMPLETION OF THE ELCTRICAL WORKS. THE CLIENT IS TO BE PROVIDED WITH A COPY OF THE 'SELF-CERTIFICATION CETIFICATE' AND A BS 7671 ELECTRICAL INSTALLATION TEST CETIFICATE.

NOTES:

All work to be carried out in accordance with the Building Regulations and the requirements of the Local Authority.

The contractor shall check all dimensions on site before commencement of work.

No dimension to be scaled off this drawing.

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New Stairs:
Fit new softwood single winder staircase, approx 750mm width (confirm with owner), 42 degree pitch maximum.
Fit handrail to one side of the staircase. Handrail to be 900mm high
Overalll rise 3045mm (all staircase dimensions are to be checked on site by the contractor prior to ordering any parts of staircase.)
15 No 203mm rises, min 227mm going required to all steps.
Min headroom at top of new stairs to be in accordance with Approved Document K.
Provide 900mm high guarding around the staircase. Max 100mm between vertical spindles. Choice of vertical spindle,newel post and handrail to be agreed with the client prior to ordering.



Staircase Plan

Construct new single winder timber staircase in strict accordance with BS 585 pt 1: 1989. Width 700-750mm.

Load Bearing Perimeter Walls:
50x100 sc3 softwood studs at 400mm centres. Nail 12mm plywood to the stud wall at 150mm c/c's.
with 70x4mm nails, line internally with 'Tri-iso super 10' as manufacturers details and finish with 50x35 cross battens, 12.5mm plasterboard and skim on 500 gauge vapour check.

Stud Walls:
50x75/100 sc3 softwood studs at 400mm centres lined both sides with 500 gauge polythene vapourcheck and finished both sides with 12.5mm plasterboard and skim finish. Infill stud with 75mm thick 'rockwool' rigid insulation batts.

Roof:
Underdraw the new 150x50 rafters with 'Tri-iso super 10' as manufacturers details and finish with 50x35 cross battens, 12.5mm plasterboard and skim on 500 gauge vapour check.

Floor:
V313.22mm thick chipboard flooring on softwood joists as detailed on the floor joist layout. Between bottom of joists staple chicken wire to support 100mm thick 'Rockwool' insulation. This is to be applied to the whole of the 1st floor ceiling area.

VENTILATION:

8000mm^{2} trickle ventilation at 1.750m min above F.F.L. Provide windows to give an openable area of 1/20th the floor area of the room concerned with some part of the opening a min 1.750m above finished floor level.

Fit soffit ventsvent tiles to provide air flow equal to 10mm continuous vent. Ridge vents to provide air flow equal to 5mm continuous vent. Builder to ensure 50mm cross flow ventilation to pitched roofs.

HEATING

SUITABLE HEATING AND PROVISION OF HOT WATER TO BE PROVIDED TO THE PROPOSED SECOND FLOOR LEVEL. 'CORGI' REGISTERED PLUMBER TO DESIGN, INSTALL, INSPECT AND TEST TO ALL APPROPRIATE 'CORGI' REGULATIONS. PLUMBER TO LIASE COMPLETELY WITH OWNER.
ALL RADIATORS TO BE FITTED WITH THERMOSTSATIC RADIATOR VALVES.
ALL WORK TO BE CARRIED OUT BY A 'CORGI' APPROVED INSTALLER, TO GAS BOARD REGULATIONS AND PROVISIONS.

PLANNING
AMXD
RECEIVED
ACCD
VALIDATED

REV	DATE	AMMENDMENTS	DRAWN	CHKD

PROVISION OF HABITABLE ROOMS IN THE ROOFSPACE AT 2ND FLOOR LEVEL WITH NEW REAR DORMER.

ROOF PLANS EXISTING/PROPOSED LAYOUTS.

MR MATTHEW HOLKER
35 KINGSWAY AVE
WEST POINT
MANCHESTER
M19 2DH
TEL No : 0161 248 6669

DRAWN:	DATE: 01/11/07	Job Reference:	REV:
CHKD:	SCALE: 1:50	DRAWING No: 330/001	