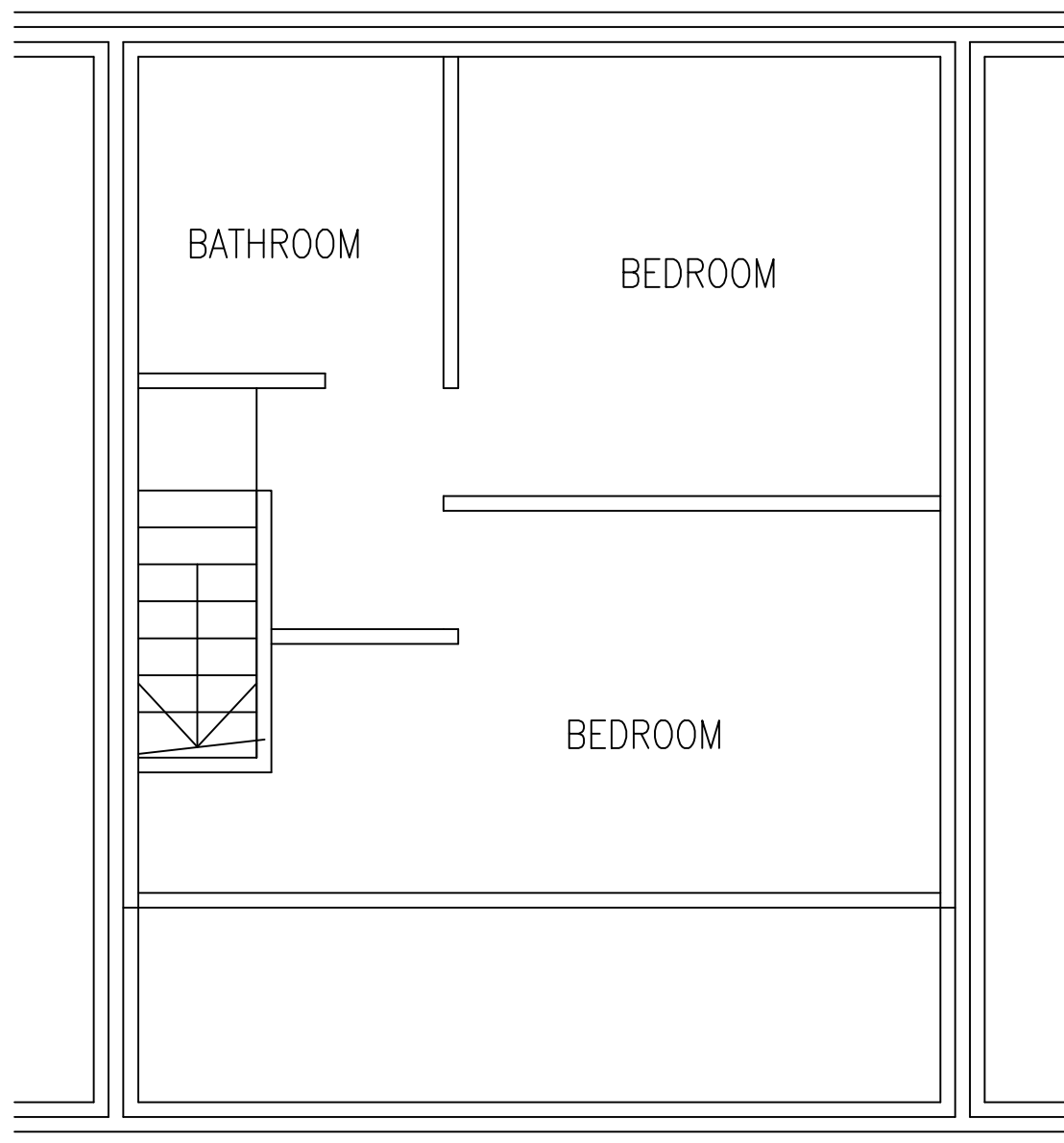


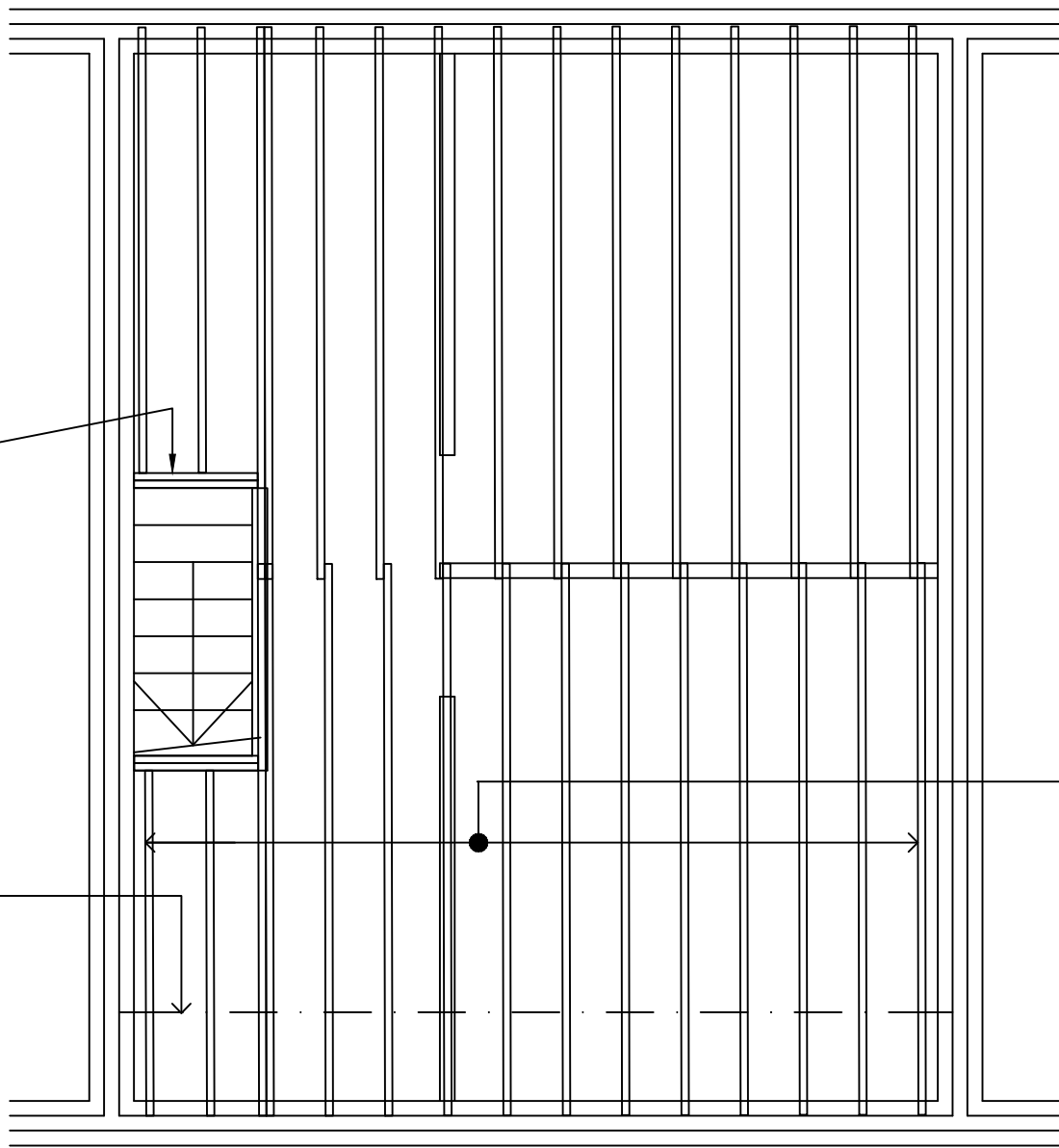
NOTES – GENERAL ARRANGEMENT PLANS

1.0 GENERAL

- 1.1 This drawing to be read in conjunction with all relevant Architect's, Engineer's and Specialist's drawings and specifications.
- 1.2 All work to be carried out in accordance with current good practice, Building Regulations and subsequent amendments, the project specification and relevant British Standards and Codes of Practice. Materials and components to be suitable for their intended use.
- 1.3 All dimensions to be checked on site prior to construction work taking place. No dimension is to be scaled off. IF IN DOUBT ASK.
- 1.4 Roof pitches and dimensions in particular to be verified on site by builder/truss manufacturer



PROPOSED LOFT LAYOUT
(SCALE 1:50)

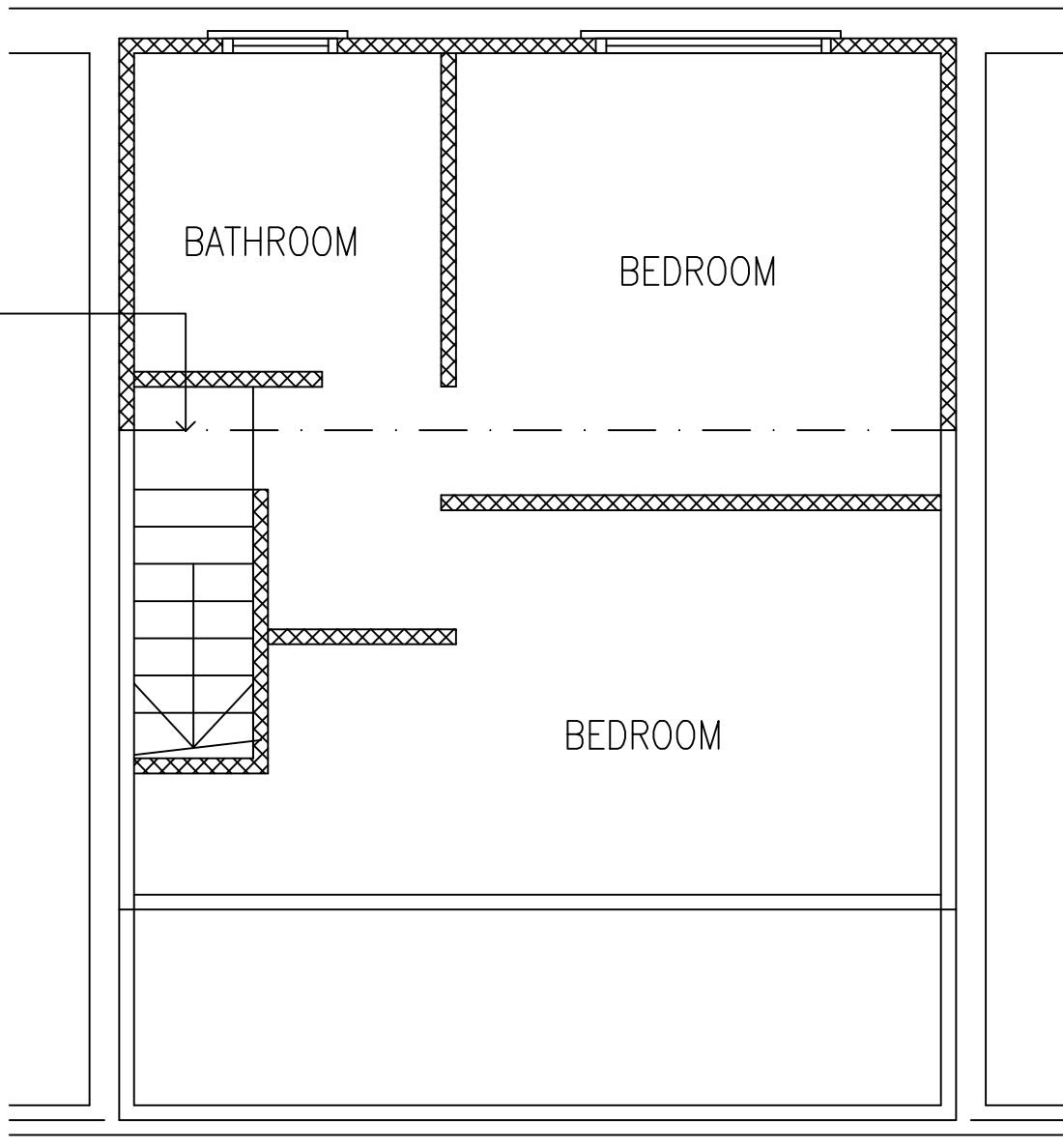


STAIR TRIMMING TIMBER
Refer to structural engineers design and calculations for stair trimming timber sizes and details. All timber to be a minimum grade C24

STRUCTURAL BEAM
Refer to structural engineers design and calculations for Steel beam sizes and details.

FIRST FLOOR SPECIFICATION
Ensure first floor achieves modified half-hour fire resistance.
New second floor –Joists to be 50mm minimum from chimney breasts.
Provide 170x63mm C24 floor joists @ max. 400mm centres. Provide min 20mm T and G chipboard or timber board flooring. In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312:2010). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208 1988. Joists spans over 2.5m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

PROPOSED LOFT FLOOR LAYOUT
(SCALE 1:50)



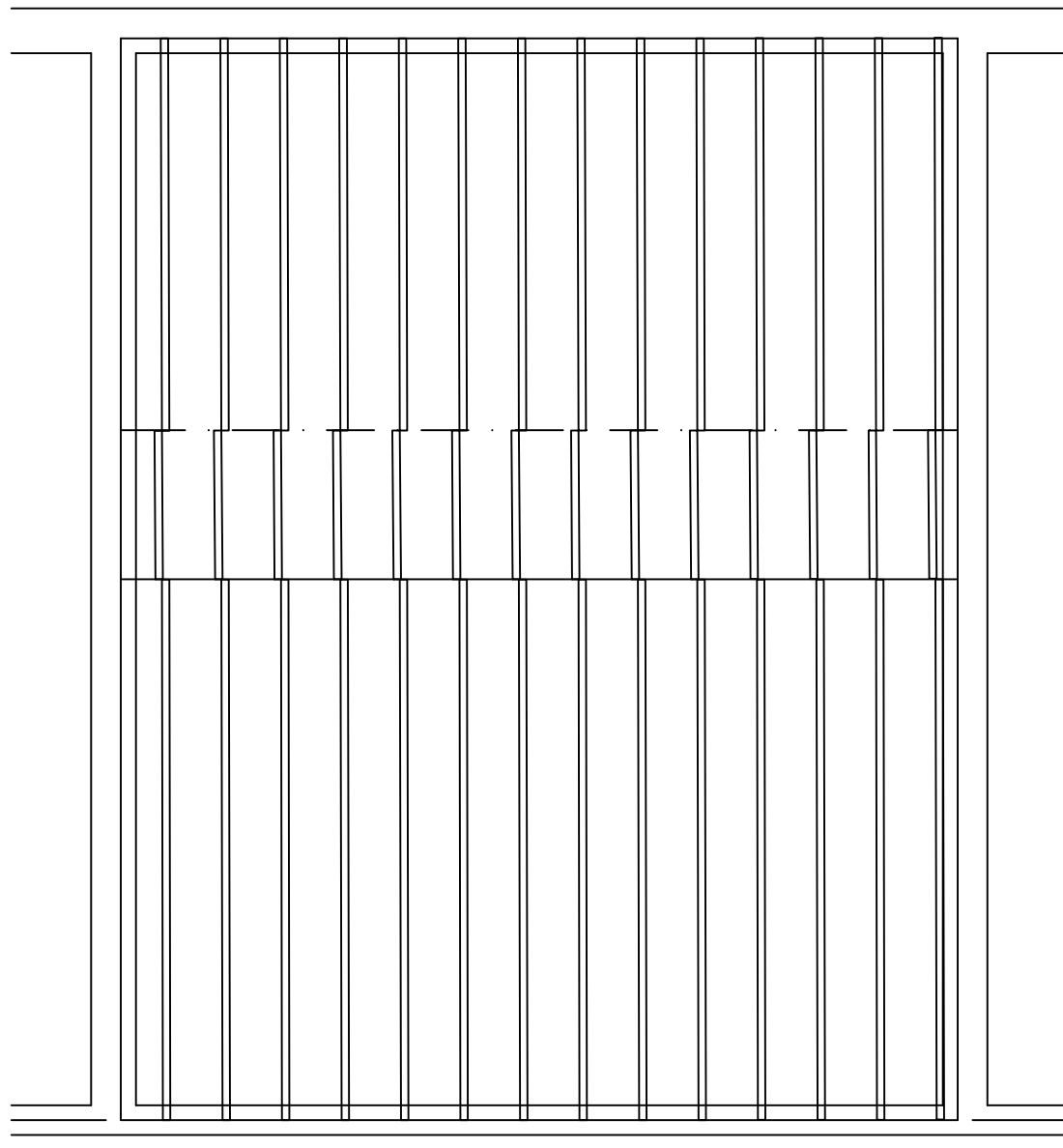
STRUCTURAL BEAM
Refer to structural engineers design and calculations for Steel beam sizes and details.

UPGRADING SOLID PARTY WALLS (cold adjoining space)
The existing walls must be checked for stability and be free from defects as required by the Building Control Officer. Provide a scratch coat render to existing wall. Insulate wall on the warm side using 47.5mm Kingspan Kooltherm dry-lining board.
Batten out to provide a nominal 25mm cavity between the masonry and insulation. Provide a vapour control layer under the insulation. All work in accordance with BS 8212: 1995 (Code of practice for dry lining).

DORMER CHEEK CONSTRUCTION
To achieve minimum U Value of 0.28W/m²K
Structure to engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to structural engineer's details and calculations. Insulation between and over studs; 100mm Kingspan Thermawall TW55 between plus 22mm Gyproc Thermaline Basic over with VCL fixed to internal face of insulation. Finish with 3mm skim coat of finishing plaster.
All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

INTERNAL STUD PARTITIONS (TYP.)
100mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/es. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

PROPOSED LOFT LAYOUT
(SCALE 1:50)



UPGRADE OF PITCHED ROOF
(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
Vented roof – pitch 22-45°
To achieve U-value 0.18 W/m²K
Existing roof structure to be assessed by a structural engineer and any alterations to be carried out in strict accordance with structural engineer's details and calculations which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects as required by the Building Control Officer any defective coverings or felt to be replaced in accordance with manufacturer's details.
Roof construction - Existing roof timbers to be planted with timber to achieve minimum 150mm total depth. Insulation to be 100mm Kingspan Kooltherm between rafters and 50mm under rafters.
Fix 12.5mm foil backed plasterboard (joints staggered) and 5mm skim coat of finishing plaster to the underside of all ceilings using galvanized plasterboard nails.
Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufactures details.

WARM FLAT DORMER ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value 0.18 W/m²K
To Structural Engineer's details. Flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm Kingspan Thermaroof TR27 /FM LPC.
Insulation bonded to 22mm external quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall on sw treated 47 x 170mm C24 flat roof joists at 400mm c/es. Underside of joists to have 12.5mm foil backed plasterboard and skim.
Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

PROPOSED LOFT ROOF LAYOUT
(SCALE 1:50)

BUILDING REGULATIONS

CLIENT	MR KARL RAVENSCROFT 5 EAST GROVE LONGSIGHT MANCHESTER M13 OAX
PROJECT	PROPOSED GF ALTERATOINS & LOFT CONVERSION WITH REAR DORMER
TITLE	EXISTING AND PROPOSED LAYOUTS
DRAWING No.	MC-591-02
DRAWN	REV. C1
SCALE AS INDICATED © A1	DATE APR 2025