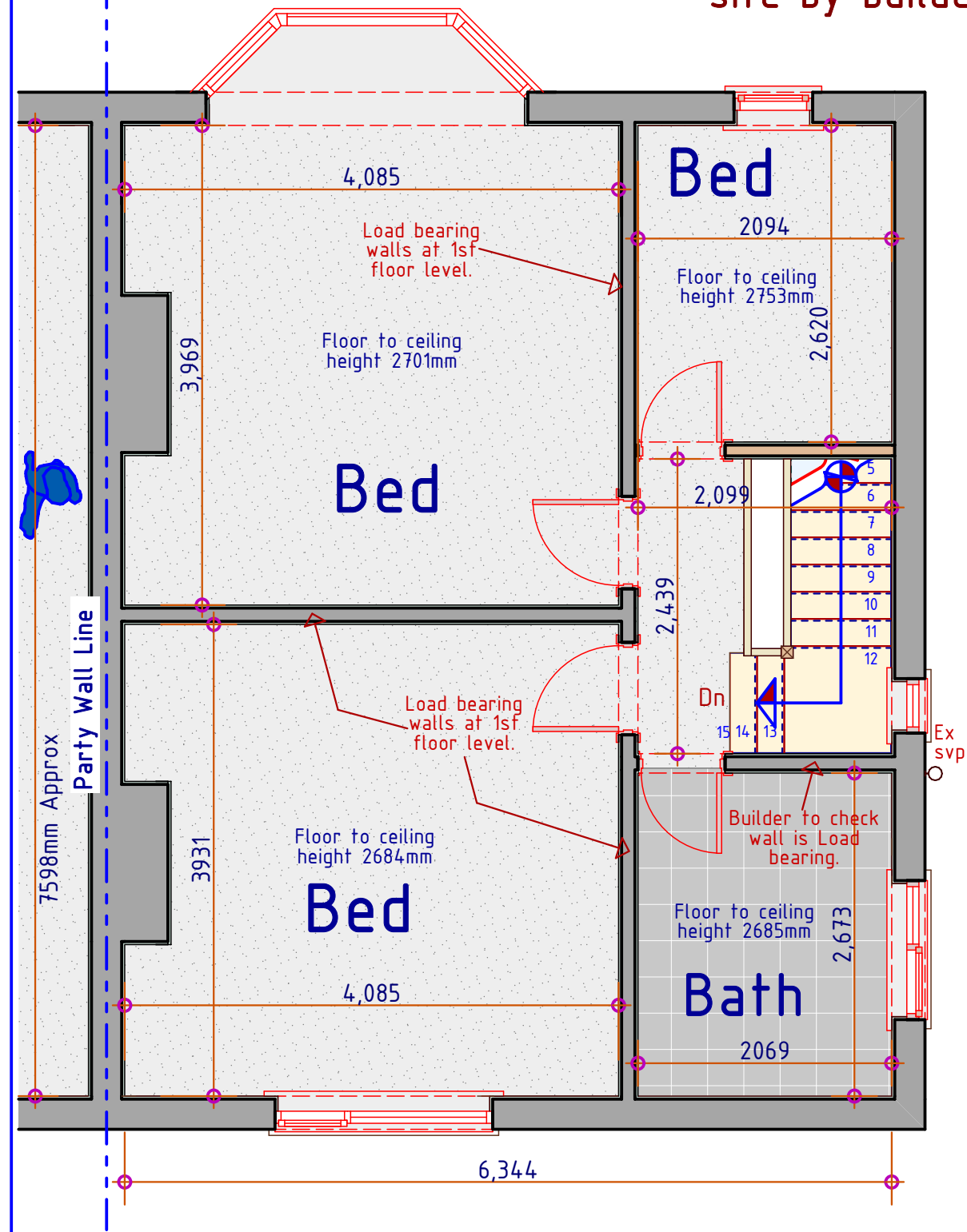
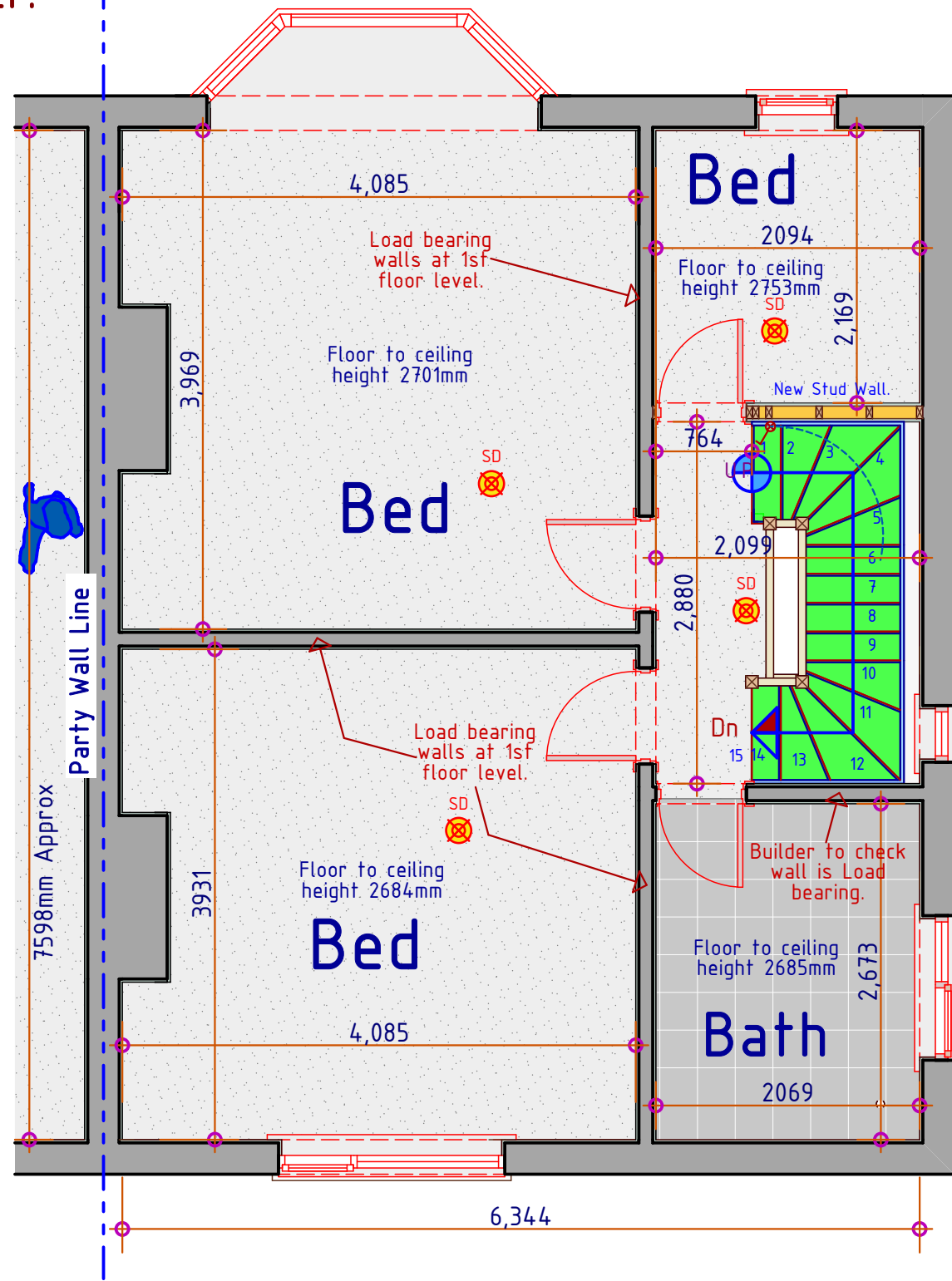


All dims are to be checked on site by builder.



Existing 1st Floor Layout



Proposed 1st Floor Layout

NOTE:
THE APPROVED INSPECTOR MAY ASK, WHERE APPLICABLE, FOR EXISTING BEAMS THAT ARE TAKING ADDITIONAL LOAD TO BE EXPOSED, CHECKED AND JUSTIFIED BY CALCULATION BY A STRUCTURAL ENGINEER - THIS HAS NOT BEEN ALLOWED FOR IN THE QUOTATION.

FIT RADIO INTERLINKED SMOKE/HEAT DETECTORS IN STAIRWELL ENCLOSURES AS AGREED WITH THE APPROVED INSPECTOR. ALL DETECTORS ARE TO BE WIRED TOGETHER AND HAVE BATTERY BACK-UP. WHEN ONE DETECTOR IS ACTIVATED ALL DETECTORS ARE TO SOUND.

PITCHED ROOF VENTILATION
Maintain a 50mm air gap above insulation in the roof pitch 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.

FLAT ROOF VENTILATION
Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous, with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.

The headroom on the whole of the existing staircase to be the underside of the new stairs is to be min 2.000m measured from the centreline of the staircase in accordance with Approved Document K. Reposition existing stud wall as needed on site.

Fit wired in smoke detector/sounders at all floor levels as shown. Fit heat detector in kitchen.

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

Underboard the staircase to 30 minutes fire resistance with 12.5mm fireline board and skim.

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

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

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

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

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. DESIGNALOFT or Builder cannot be held liable in any eventuality for failure to do so. The Party Wall Act considers the end bearing of the new steel beams ONLY.

2No 100x50 C24 timbers bolted together with 10mm bolts at 400mm c/c's.

Build perimeter stud partitions as spec directly off the new floor beams.

All timbers are to be kept a minimum of 50mm from the chimney breast. Builder to confirm on site.

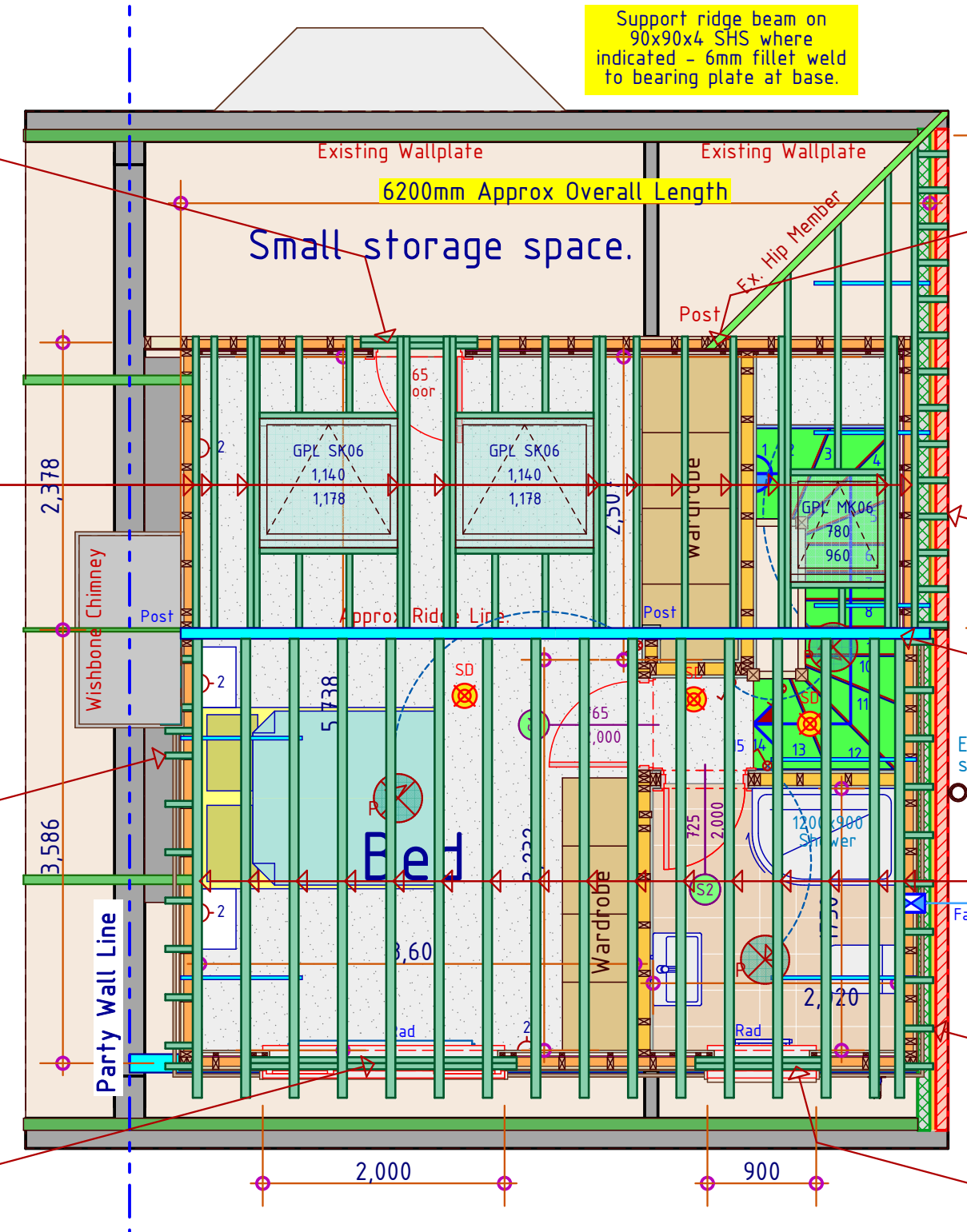
125x50 c24 rafters spanning from the ridge to the load bearing stud wall. Space at 400mm c/c's max. Nail to the existing rafters with 90x4mm nails at 300mm c/c's.

2No new Velux GPL SK06 Velux rooflight and fit accordance with the manufacturers installation instructions.

150x50 c16 gable ladder to support the proposed fascia board.

Provide lateral stability straps across 3No joists as detailed in App. Doc. A1

2No 125x50 C24 timbers bolted together with 10mm bolts at 400mm c/c's.

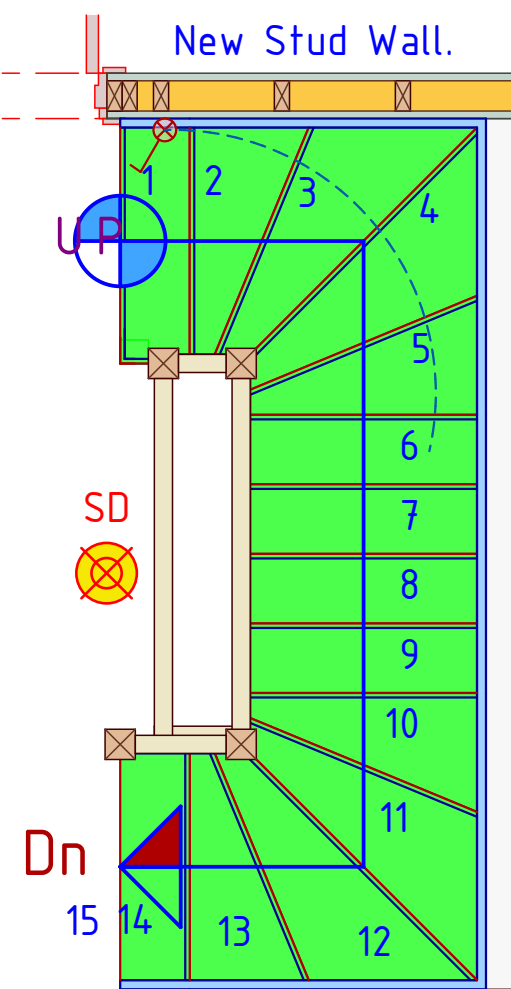


Proposed Roof Member Layout

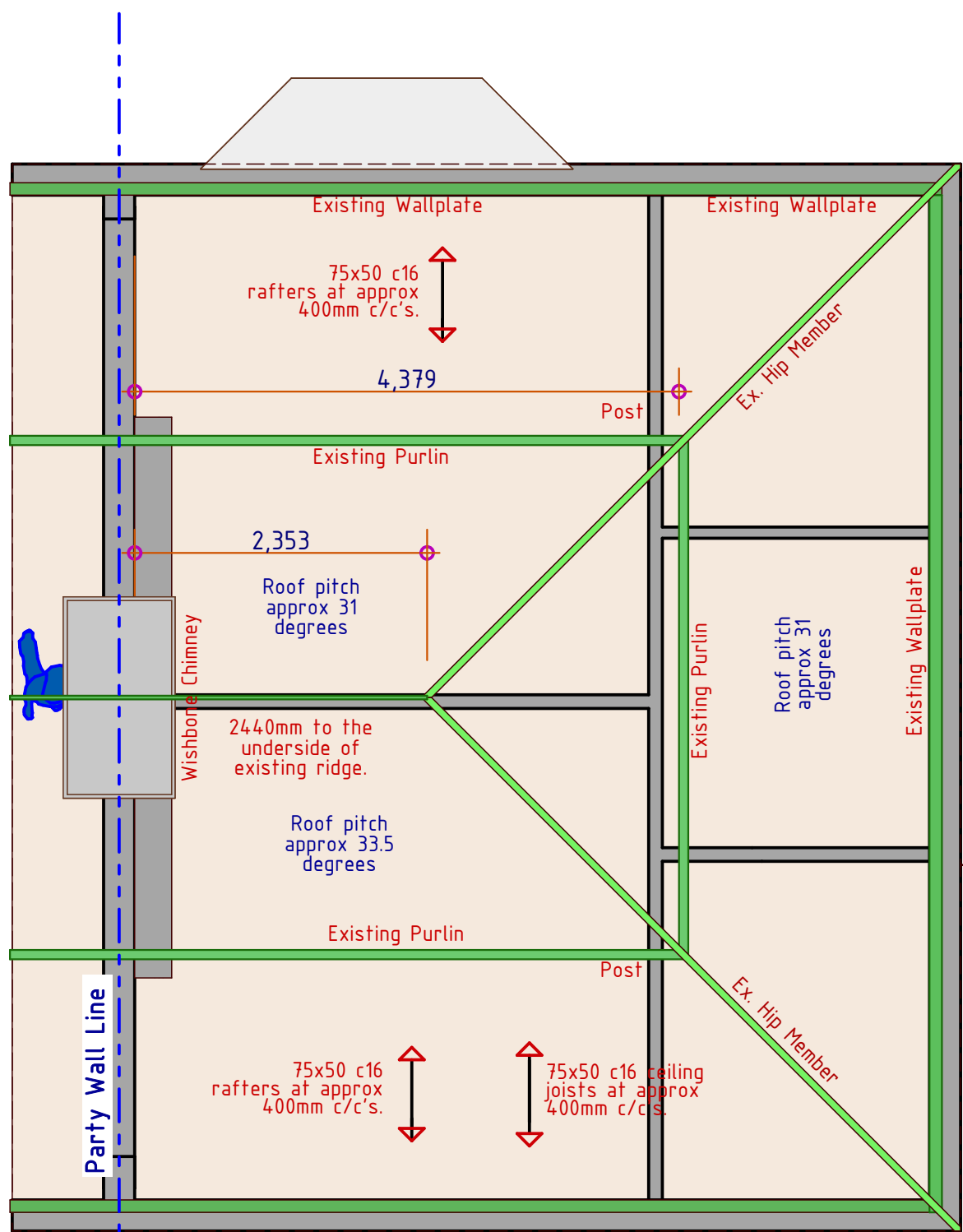
All Doors opening onto the stairwell at grd and 1st floor level are to be traditional timber panel type at least 32mm thick, with steel hinges, not warped and fitting well into its frame with no visible defects particularly in the panels - Confirm on site with the Approved Inspector.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm².
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°. Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic ventilation compliance guide.

STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max riser 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass.

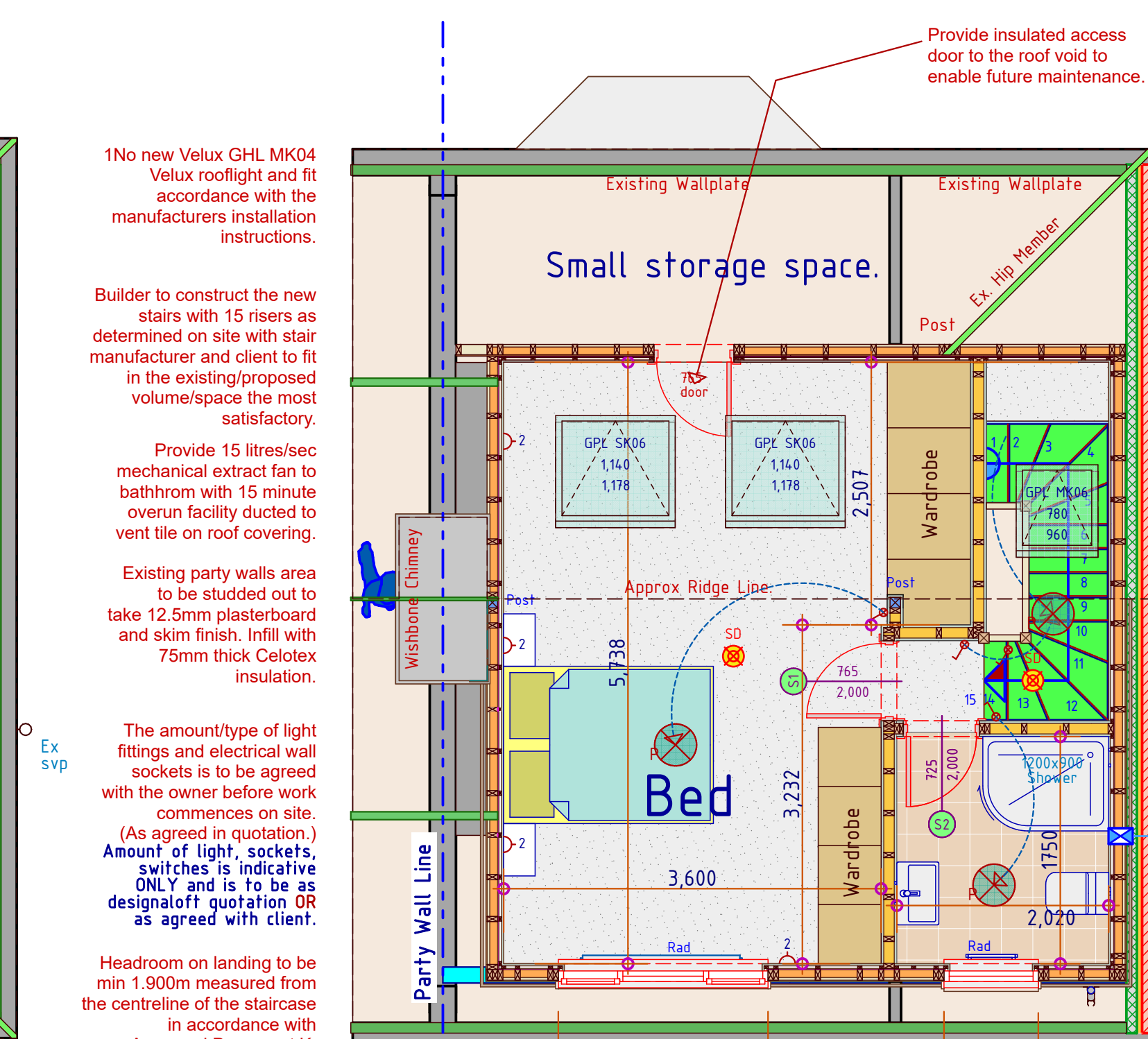


Stair Plan



Existing Roof Layout

DORMER CHECKS AND WALLS:
Construct 100x50 stud frame @ 400mm c/c's. Line stud frame internally with 'YBS SUPERQUILT' multi foil insulation and cross battens to achieve u value and stop thermal bridging, finish with visqueque 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 'Tyvek' roofing membrane nailed to 18mm marine quality plywood nailed to the 100x50x23 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 'no layer of 9.5mm 'superlux' to provide 30 minutes fire resistance.
Between the vertical studs fix 75mm thick 'celotex GA 4100' roof insulation.



Proposed 2nd Floor Layout

DORMER FLAT ROOF:
On the top of the flat roof joists provide 50x50 cross battens and firing pieces to give min falls of 1:60. Fix 19mm marine grade plywood to the top of the firings. Weather protect with ICOPAL Technotorch System to comply with Broom (14) roofing membrane applied in strict accordance with the manufacturers instructions with 25 year guarantee. Between flat roof joists lay/fix 75mm thick 'celotex GA4100' roof insulation ensuring a min 50mm clear air vent space above insulation.
Line flat roof joists internally with 'YBS SUPERQUILT' taping all joints and fixing in strict accordance with the manufacturers instructions and nail 50x38 cross battens at 400mm c/c's to the underside of the insulation/rafters before finishing work with 12.5mm 'duplex' plasterboard and 5MM skim finish.

INSULATION: (SLOPING CEILING)
Fit 75mm 'celotex GA4100' between the new 120x50 rafters maintaining a min50mm clear vent space above the insulation. Underdraw the new rafters with 'YBS SUPERQUILT' (or similar approved multi-foil insulation as agreed by the Approved Inspector) as manufacturers fixing instructions and finish with 50x38 cross battens spaced at 400mm centres, and 12.5mm 'Duplex' plasterboard and skim. Achieve u value 0.18w/m2 0k.

LOAD BEARING PERIMETER WALLS:
50x100 s-c3 softwood studs at 400mm centres. Nail 12mm plywood to the stud wall at 150mm c/c's. With 70x4mm nails, line internally with 'fri-iso super 10' (or similar approved multi-foil insulation as agreed by the Approved Inspector) as manufacturers fixing instructions and finish with 50x38 cross battens spaced at 400mm centres, and 12.5mm 'Duplex' plasterboard and skim. Fit 75mm thick 'celotex GA4100' within the stud frame as shown on plans/section. Achieve u value 0.18w/m2 0k.

2No new Velux GHL SK06 Velux rooflight and fit accordance with the manufacturers installation instructions.

Form new cavity wall from 105mm face brickwork with cavity to match the existing with 100mm thick solid concrete block inner leaf.

Builder to fit softwood balusters positioned so as not to allow a 100mm dia sphere through at any point. Height of handrail to be 900mm above F.F.L.

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

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

Maintain balustrading around the existing stairwell.

The Shower room is to have tiled floor & walls as agreed with client - confirm and as agreed with Designaloft.

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 roding access at all changes of direction. Fit anti-siphon trap to whb. All pipework runs to be confirmed on site by the builder.

ALL HEATING AND HOT WATER PROVISION TO BE DESIGNED AND INSTALLED BY A 'GAS-SAFE' REGISTERED PLUMBER IN ACCORDANCE WITH ALL CURRENT REGULATIONS.

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

All floor joists are to be 150x75mm c24 spaced at maximum 400mm c/c's. Fit 3No row of noggins at approx 1/4ter span.

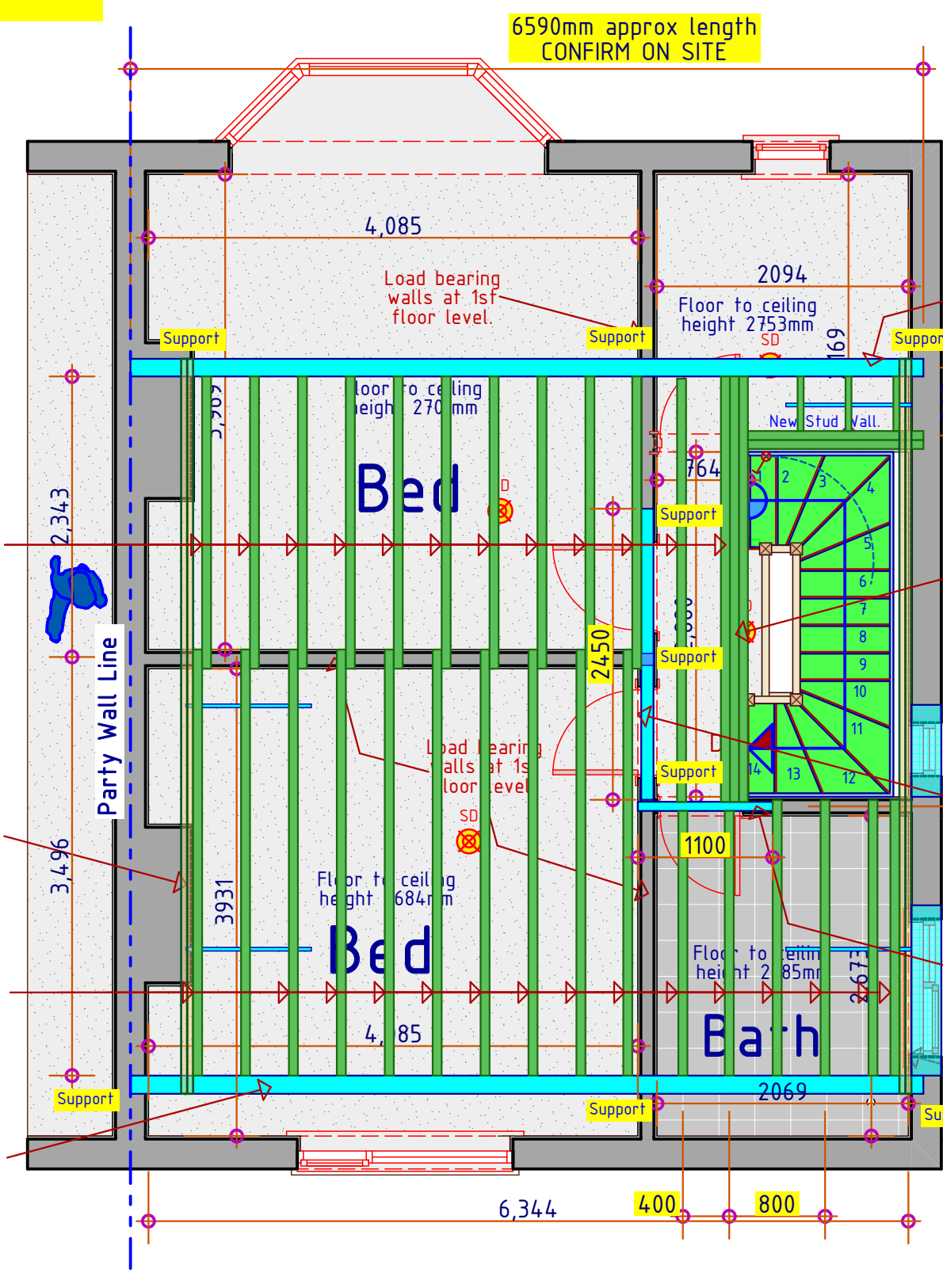
Provide lateral stability straps across 3No joists as detailed in App. Doc. A1

2No 300x50 c24 timbers bolted together with 16mm bolts at 400mm c/c's to support the dormer cheek wall.

All floor joists are to be 150x75mm c24 spaced at maximum 400mm c/c's. Fit 3No row of noggins at approx 1/4ter span.

Beam No 2
1No 152x152x23kg/m UC Sat either end and mid point on 450x100x20mm mild steel bearing plates.

2No 300x50 c24 timbers bolted together with 16mm bolts at 400mm c/c's to support the dormer cheek wall.



Proposed Floor Member Layout

FLOOR:
P5 22mm thick water resistant chipboard flooring OR 125mm softwood floorboards (as agreed with the builder in the quotation) screwed to softwood floor joists as detailed on the floor joist layout as the manufacturers instructions. Between bottom of joists staple chicken wire to support 100mm thick 'Rockwool Sound Slab' insulation. This is to be applied to the whole of the 1st floor ceiling area as App. Doc. B. to achieve a minimum 30 minutes fire resistance for the existing first floor ceiling construction as agreed with the Approved Inspector.

INSULATION: (SLOPING CEILING)
Fit 75mm 'celotex GA4100' between the new 120x50 rafters maintaining a min50mm clear vent space above the insulation. Underdraw the new rafters with 'YBS SUPERQUILT' (or similar approved multi-foil insulation as agreed by the Approved Inspector) as manufacturers fixing instructions and finish with 50x38 cross battens spaced at 400mm centres, and 12.5mm 'Duplex' plasterboard and skim. Achieve u value 0.18w/m2 0k.

CLIENT:
CATHERINE SUMMERS
27 Reeves Road,
Chorlton Cum Hardy,
Manchester, M21 8BU.
07970 379 319
THE CONSTRUCTION OF A
FLAT ROOFED DORMER
LOFT CONVERSION AT THE
REAR OF THE EXISTING
DWELLING HOUSE + GABLE
END PICK-UP - HEIGHT
TO BE KEPT BELOW THE
EXISTING RIDGELINE.

- HD Wired, Heat detector
- SD Wired, Smoke detector
- Light switch as agreed with the client.
- Double Socket as agreed with the client.
- Light fitting as agreed with the client.
- Light fitting as agreed with the client.
- New Radiator fitting as agreed with the client.
- Extract fan ducted through to ventile on the roof covering.
- Extract fan ducted through external wall.

Electric Legend

EXTRACT FOR SHOWER ROOM
Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute over-run if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermitent extract fans to BS EN 1514-1-4.

All new building works are to comply with the current building and fire protection regulations.
Disclaimer:
DESIGNALOFT cannot be held responsible for any further enhancements or alterations/maintenance to the existing property for fire doors, fire protection, etc... as required on site by the Approved Inspector during his site inspections. Likewise, any structural/electrical/plumbing faults that become apparent during the project will be brought to the attention of client for resolution.