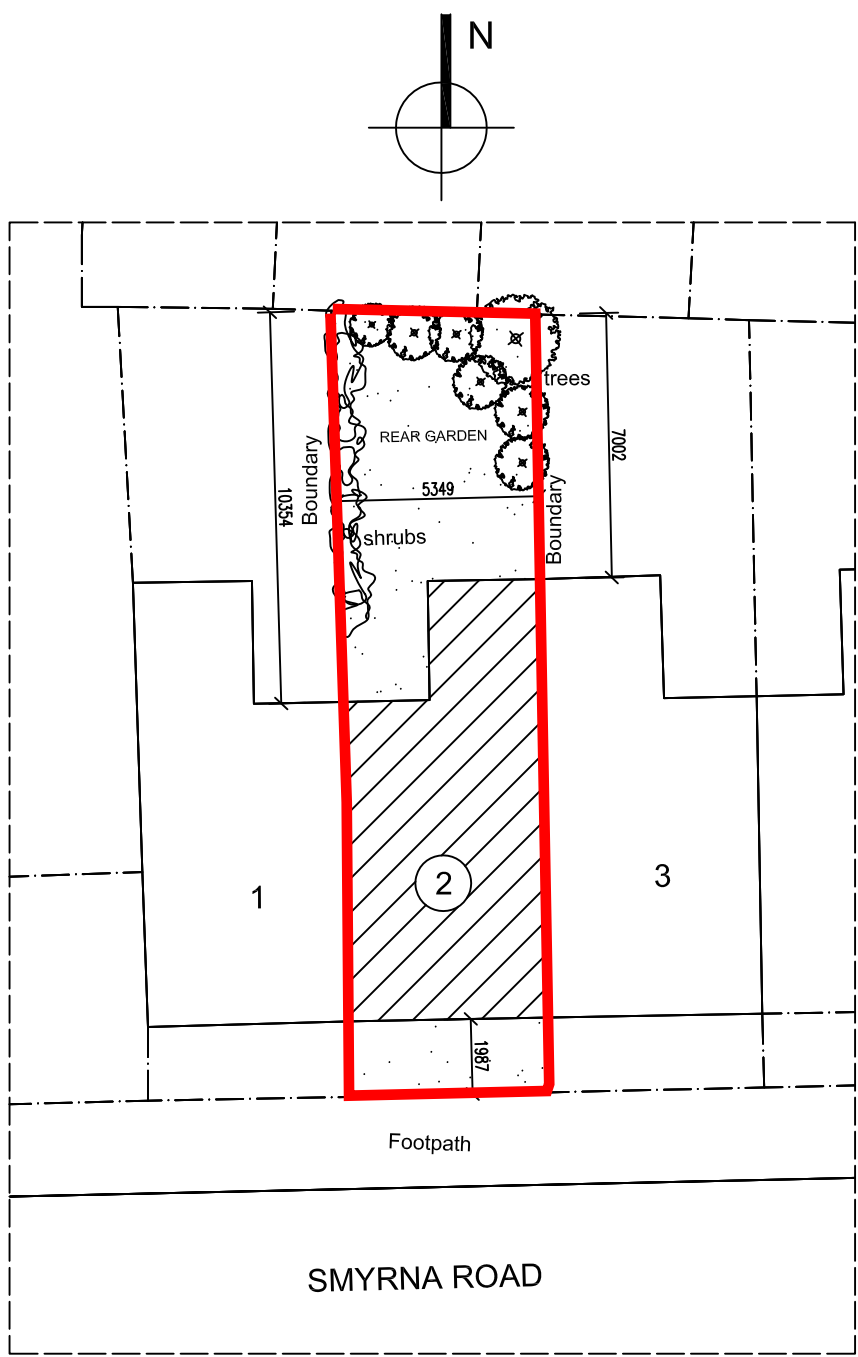
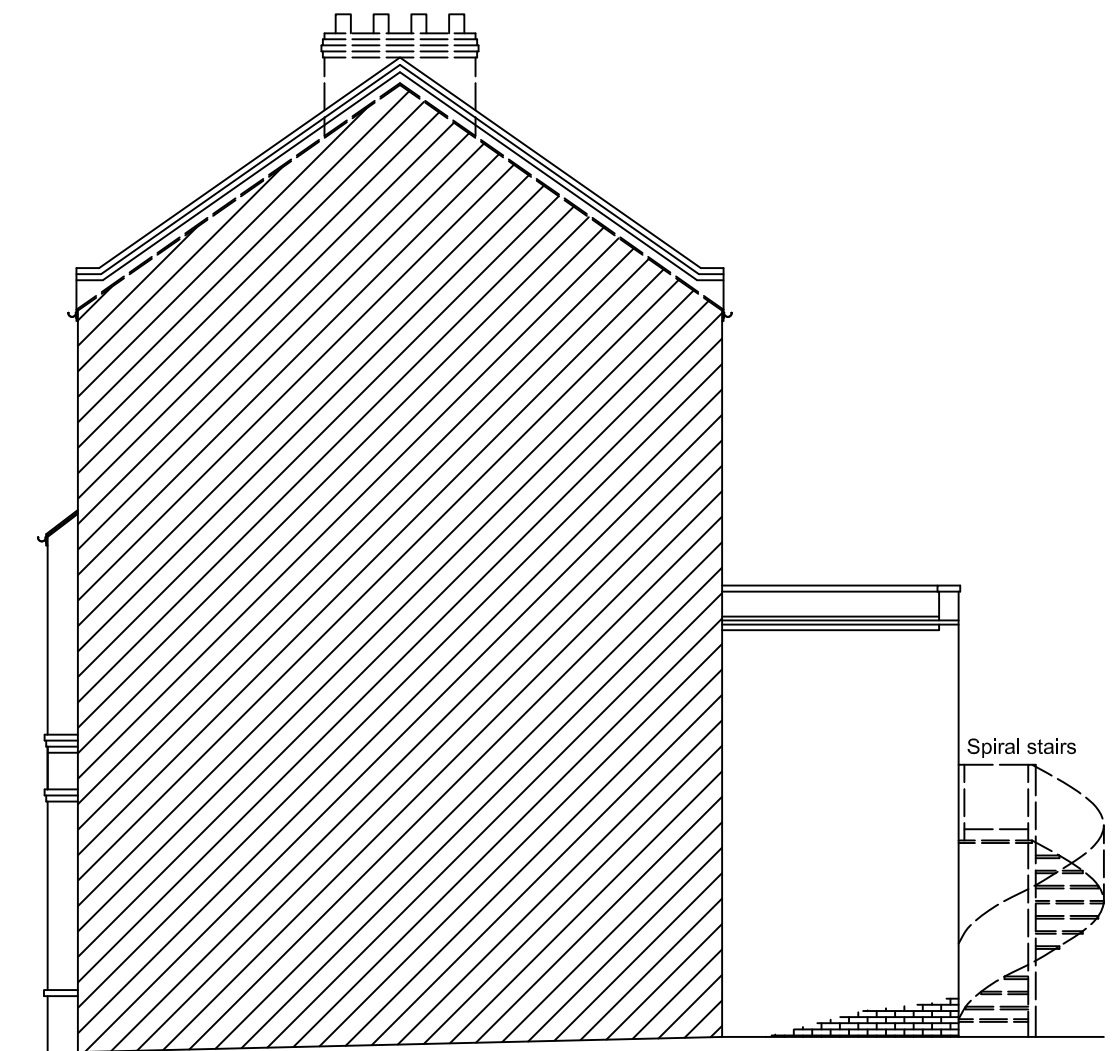


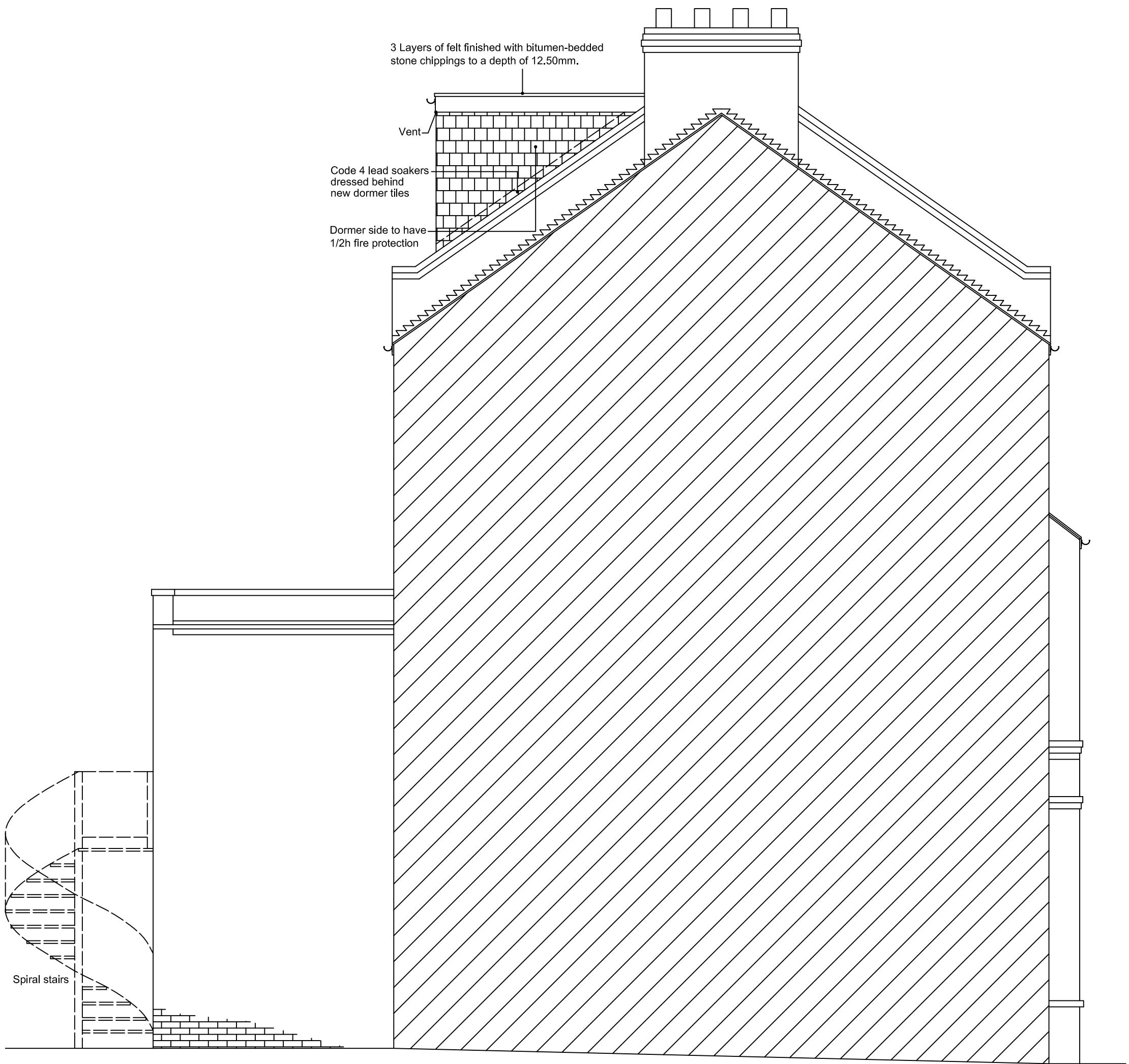
EXISTING SIDE ELEVATION
(scale 1:100)



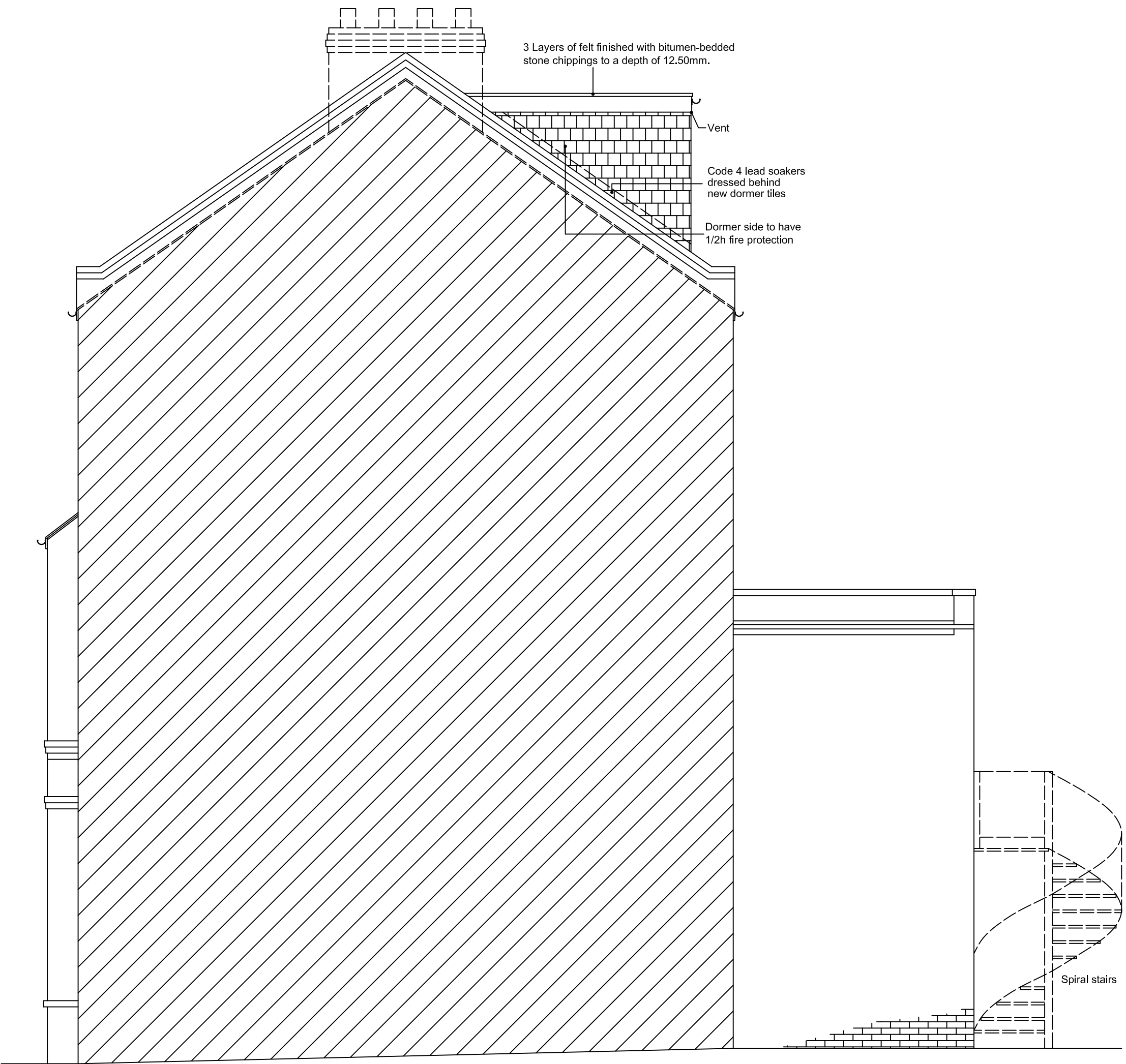
EXISTING AND PROPOSED SITE PLAN
scale 1:200



EXISTING ADJ. SIDE ELEVATION
(scale 1:100)



PROPOSED SIDE ELEVATION
(scale 1:50)



PROPOSED ADJ. SIDE ELEVATION
(scale 1:50)

4. NEW ATTIC FLOOR :- 18mm T&G flooring grade chipboard (V313 grade water resistant to new bathroom) to 170x47mm C16 at 400 c/c. Doubled trimmers to floor and for stair opening to be 170x47mm C24 as per floor plan. Floor joists doubled below all new stud partitions as per plan. Provide for mid span herringbone strutting as per floor plan. Provide for Chickenwire mesh laid over the existing ceiling joist with 100mm Rockwool flexislab (for half hour fire protection to the existing ceiling) set between at 400 c/c carried to eaves voids where it is to be overlaid with 175mm Rockwool quilt insulation. To give a total thickness to unheated voids of 275 mm.

5. LINTELS & STEELWORK:- Unless otherwise stated lintels to be Catnic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided(sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. Where steel U.B's are used they are to be braced together 300mm from each bearing point and at mid span & set to concrete padstones each end. Half hour fire protection to steelwork as above.

6. DAMP PROOF COURSES :- Horizontal and vertical DPC's will comply with BS743(pitch polymer) and be incorporated :-

- (a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.
- (b) Vertically built into jambs of all external openings.
- (c) Horizontally stepped to all external openings.

7. DRAINAGE :- New rainwater goods to be new 110mm upvc half round gutters taken to and connected into 68mm dia upvc downpipes

Above ground drainage to comply with BS.5572.1978. for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe

W/c - 6m for 100mm pipe for single wc

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with prEN 12380, placed at a height so that the outlet is above the trap of the highest fitting

Waste pipes not to connect within 200mm of the wc connection. Supply hot and cold water to all fittings as appropriate.

8. TIMBER PARTITIONS:- 100x50mm vertical softwood studs at 600c/c secured to 100x50mm head and sole plates. Noggins at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 sound insulation to partition voids at bathrooms & around bedrooms to comply with E2 requirements for sound deadening. Floor joists to be doubled up when running parallel with and under timber partitions. Stud to eaves to be 100x100mm at 400c/c with 125x47mm doubled bearer beam to top with timber fillet to provide support to re-inforced rafters to roof set on new main bearer beam. 85mm Kingspan Thermawall K12 should be provided within the studwork with an internal finish of 12.5mm plasterboard. P/B - vapour check type and skim finished, to give a U-value of 0.28mm. All load bearing stud partitions to be 100x100mm C16 at 400c/c with min. 12 mm ply or OSB face to either side.

9. INTERNAL WALL LININGS:- Existing gable walls at loft to be upgraded with Kingspan Kooltherm K18 insulation system comprising 62.5mm Kingspan Kooltherm K18 (containing 12.5mm P/B-vapour check type) insulated Dry-lining boards (fixed to timber/battens (50x25mm at maximum 600mm c/c - the wider side of the timbers to faced the solid wall) all to provide a 'U' Value of 0.28 or less all to be skim finished.

10. FIRE PRECAUTIONS:- All doors to stairway serving habitable rooms are to be FD20 doors with 25x38mm rebates (existing to be replaced with new). 18mm fireline board to underside of new staircase to skim finish. Mains operated, self contained and inter linked smoke alarms must be provided at each landing level. The smoke alarms must conform to BS 5446 : Part 1. All units to have rechargeable batteries in case of mains power loss. New attic floor to have Rockwool flexislab on chickenwire as above. Any glazing to the stairway enclosure to be replaced with fire-resisting (un-insulated) glazing retained by a suitable glazing system and beads compatible with the type of glass.

11. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES :- New external windows to be UPVC and double glazed or to client instructions. Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered.



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Project: Loft Conversion

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Scale: As shown	Dwg. no: KJM09203	Ref. no: 002K
Drawn by: K. Miller	Date Drawn: FEB-2013	