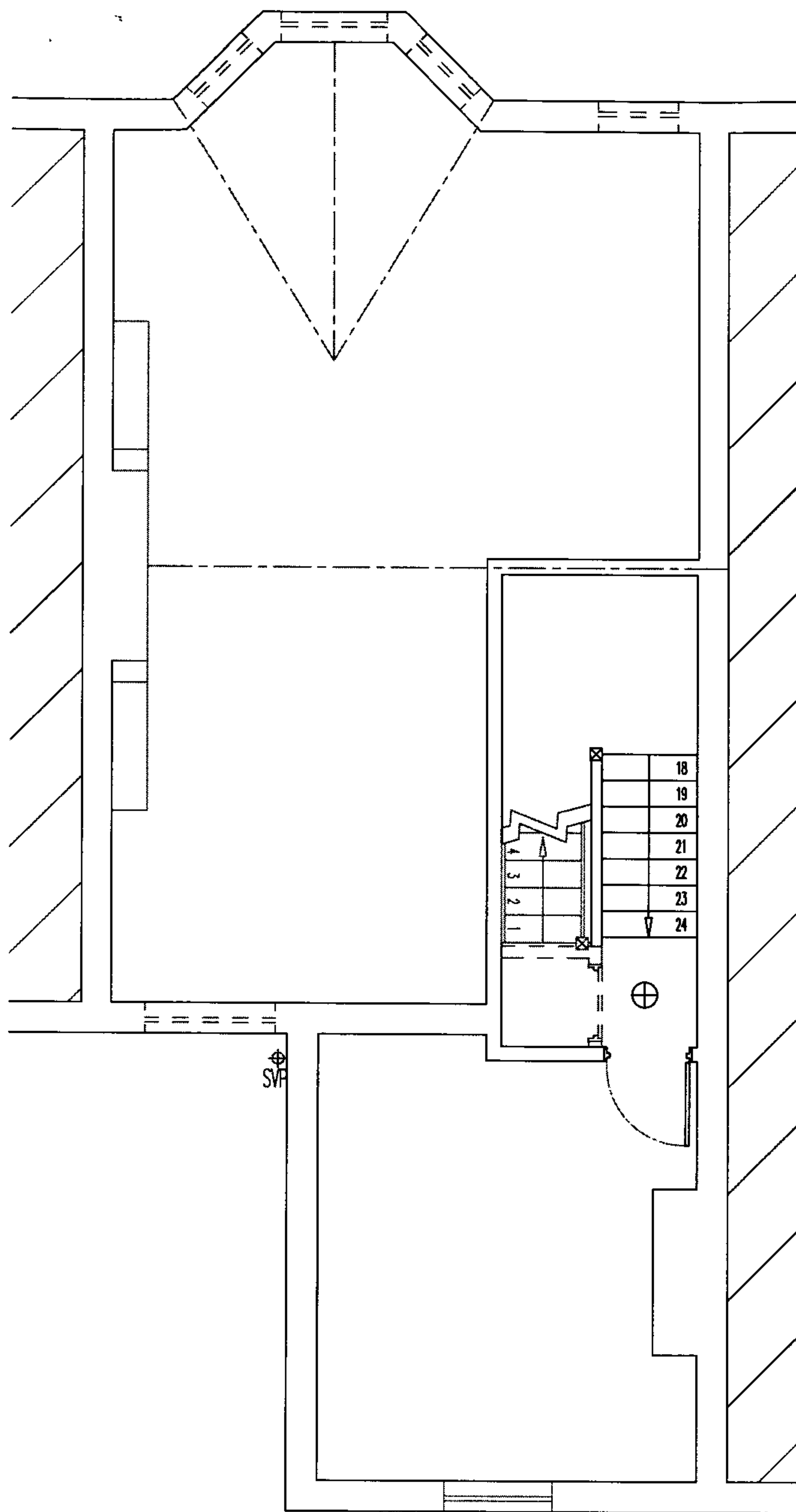
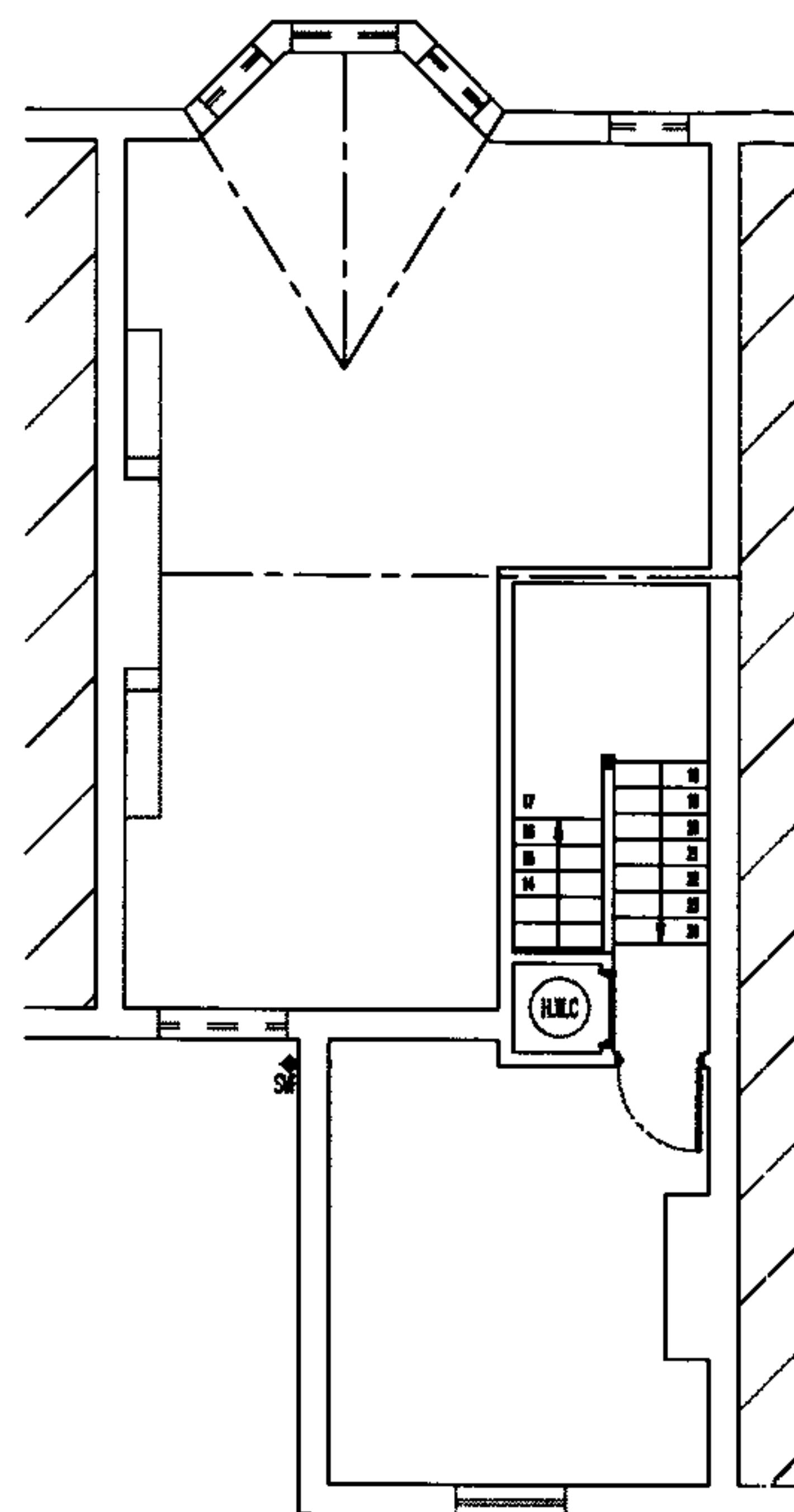


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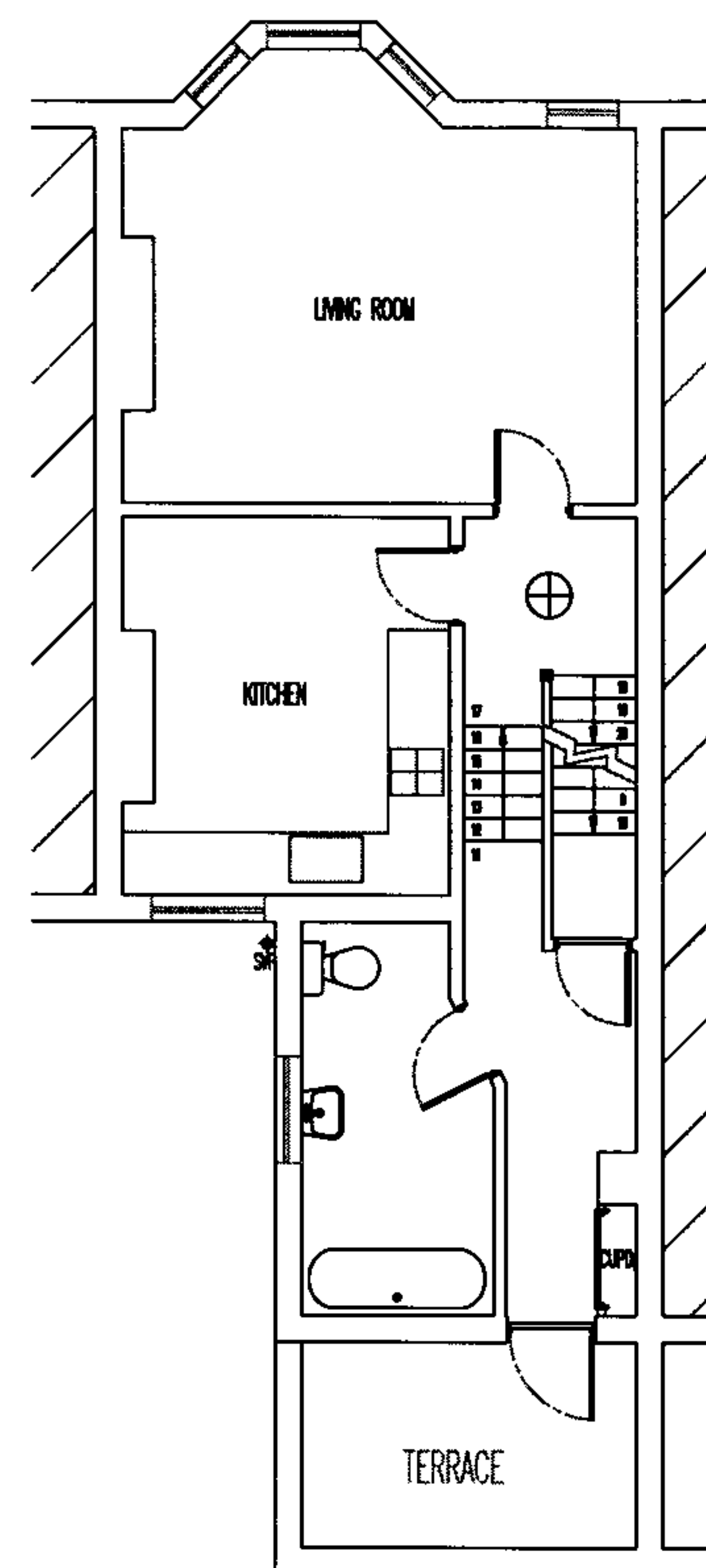
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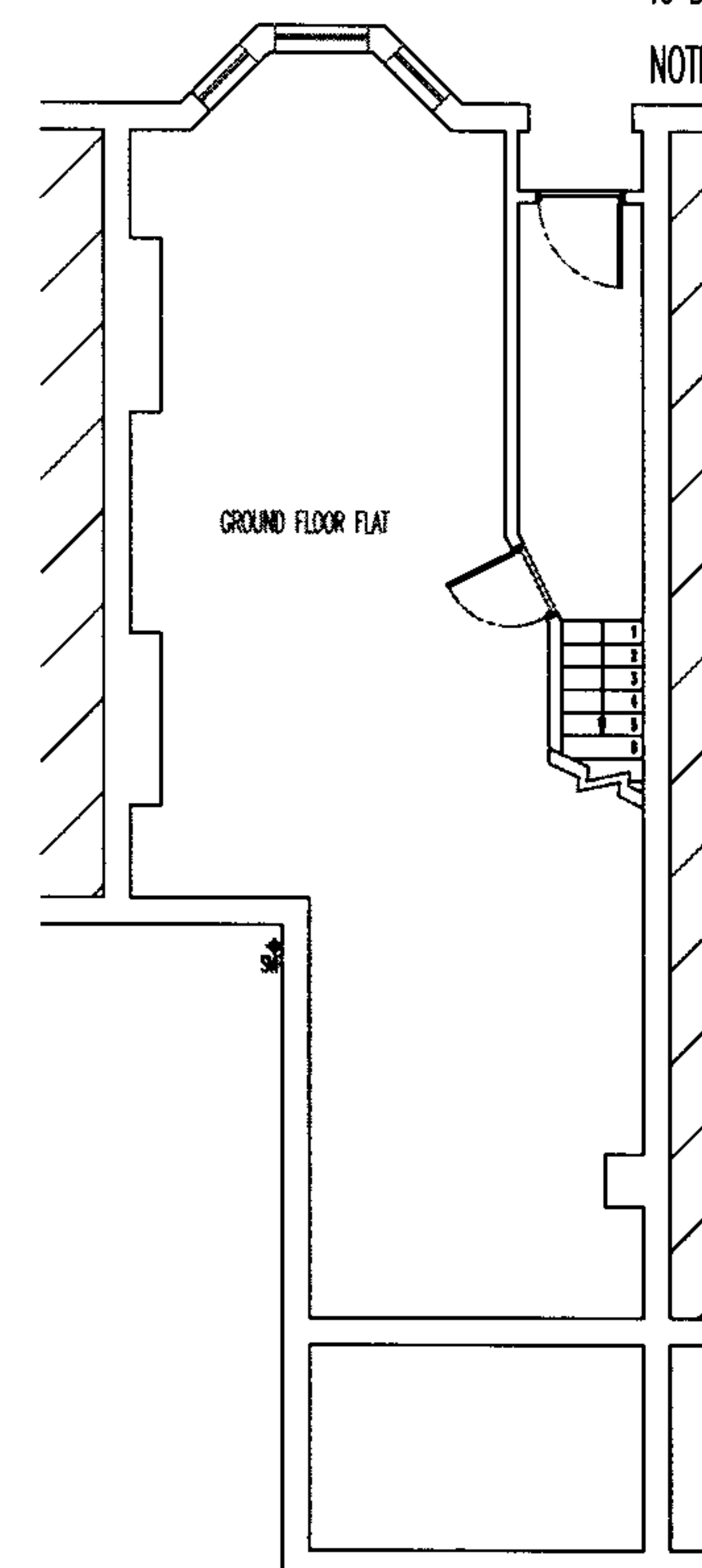
PROPOSED SECOND FLOOR



EXISTING SECOND FLOOR



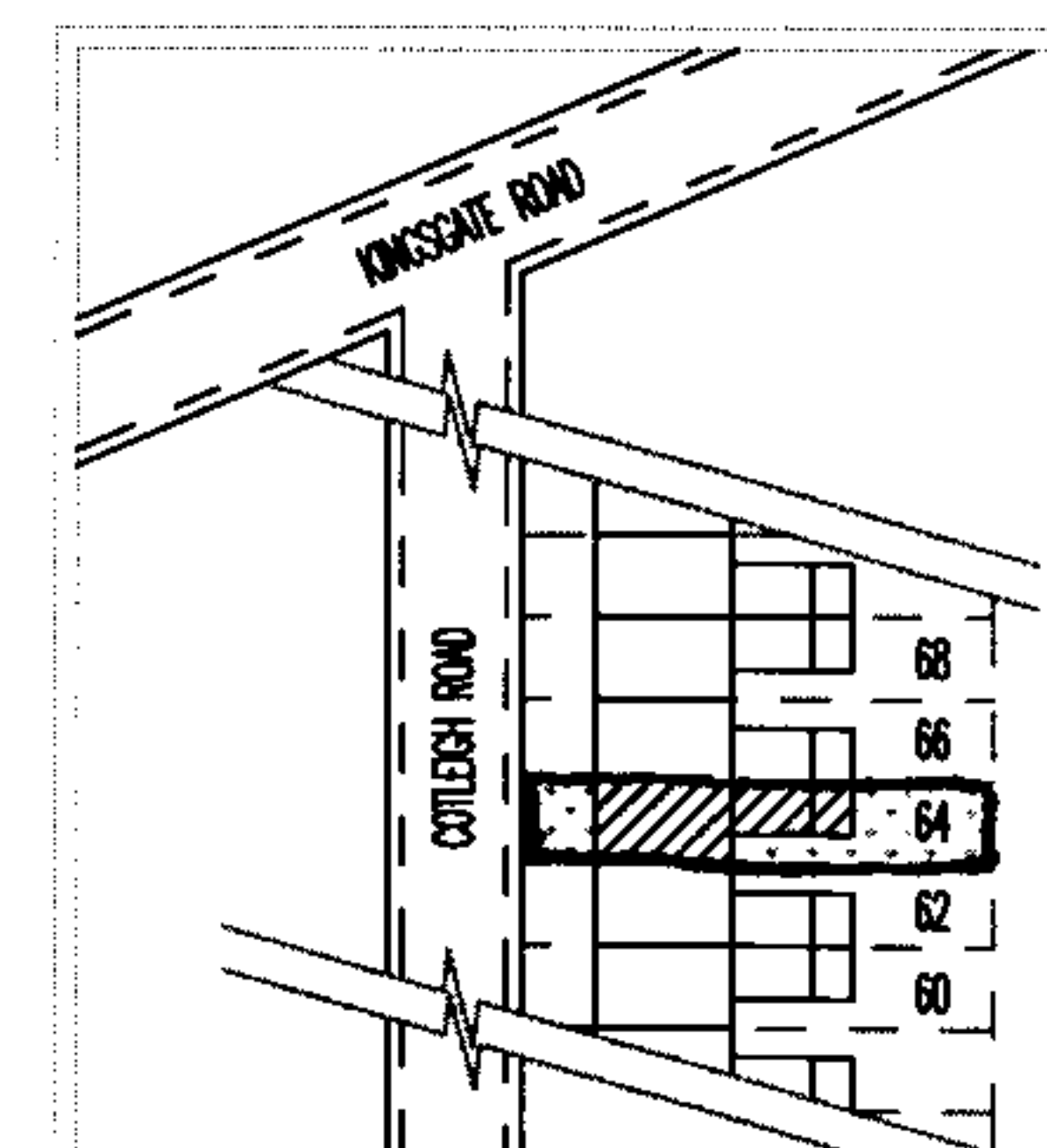
EXISTING FIRST FLOOR



EXISTING GROUND FLOOR

FIRE PRECAUTIONS:

ALL DOORS MARKED THUS * TO BE FITTED WITH AUTO CLOSURE ONLY. ALL DOORS MARKED THUS ** TO BE FD20 FIRE DOORS SET IN FIRE RESISTANT FRAME WITH AUTO CLOSURE, DOOR STOPS TO BE 25 X 38 GLUED AND SCREWED ANY GLAZING IN THE STAIR ENCLOSURE TO BE REPLACED WITH 6mm WIRED GLASS. SELF CONTAINED MAINS OPERATED INTERLINKED SMOKE ALARMS TO BE FITTED TO ALL LANDING CEILINGS. SHOWN THUS ⊕ (B.S. 5446)



LOCATION PLAN 1:1250

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	ENG BY:	

TOP FLIGHT
THE LOFT CONVERSION SPECIALISTS
Tel 0208 566 8686 Fax 0208 566 7441

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NOTES:

FLOOR:

22mm T&G CHIPBOARD FLOORING ON 2X2 SOFTWOOD JOISTS (C16)
@ 400c/c FIXED TO BEAMS USING GALVANIZED JOIST HANGERS.
JOISTS AND BEAMS TO BE 20mm CLEAR OF EXISTING CEILING CONSTRUCTION AND 50mm CLEAR OF CHIMNEY FLUES. DOUBLE FLOOR JOISTS UNDER ALL PARTITIONS. ALL MULTIPLE BEAMS TO BE BOLTED AT 600c/c USING M12 BOLTS. ALL STRUCTURAL STEEL WORK TO BE ENCASED IN 2 LAYERS OF 12.5mm PLASTERBOARD WIRED AT 150mm c/c


BATHROOM FITTINGS NOT INCLUDED IN CONTRACT

STAIR:

MADE TO GIVE 8 EQUAL RISERS OF 208mm AND 7 EQUAL GOINGS OF 231mm
MAX PITCH OF NEW STAIR 42° MINIMUM GOING OF TAPERED TREADS 50mm
WIDTH OF NEW STAIR 700mm HANDRAIL PROVIDED TO RISK SIDE OF STAIR SET 900mm ABOVE PITCH LINE. VERTICAL SPINDLES SET AT 99mm MAX SPACINGS BALUSTRADES AS HANDRAIL.


PLUMBING:

RESITE ANY TANKS AND PIPES INTO ROOF VOID OR NEW CUPBOARD.
BATH, SHOWER, BASIN AND BIDET WASTE PIPES TO BE 40mm DIA RUNS OVER 3mtrs TO BE 50mm DIA ALL CONNECTED VIA 75mm DEEP SEAL TRAPS, WC WASTE PIPE TO BE 110mm DIA, ALL CONNECTED SEPARATELY TO EXISTING SVP OR NEW 110mm UPVC BRANCH PIPE. ALL WASTE PIPES TO HAVE 1:40 FALL, RODDING ACCESS AT ALL CHANGE OF DIRECTION. EXISTING VENT PIPE TAKEN 900mm ABOVE WINDOW HEADS AND FITTED WITH CAGE.

ENERGY EFFICIENT LIGHT FITTING CAPABLE OF TAKING ONLY LAMPS OF LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT SHOWN THUS 

FLOOR LAYOUT

ROOM PLAN

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DORMER FLAT ROOF COLD DECK:

FLAT ROOF TO BE COVERED WITH 12mm MINERAL CHIPPINGS BEDDED IN HOT BITUMEN OVER THREE LAYERS OF B.S.747 ROOFING FELT BONDED TOGETHER WITH HOT BITUMEN ON 18mm PLY WOOD DECKING TO COMPLY WITH B.S.1455 ON FURRING PIECES THAT PROVIDE A MINIMUM FALL OF 1:40 ON 50x50mm S.W. CROSS BATTENS ON ? X ? S.W. JOISTS GRADE C16 AT 400c/c. PROVIDE SOLID RAFT BRIDGING AT MID SPAN, LAY 140mm CELOTEX XR3140 INSULATION BETWEEN JOISTS WITH SECOND LAYER 12mm CELOTEX TB3012 INSULATION BOARD OVER. POLYTHENE VAPOUR BARRIER TO WARM SIDE OF INSULATION. CEILING TO BE COVERED WITH 12.5mm DUPLEX PLASTERBOARD AND SET WITH PLASTER. ALLOW 25mm VENTILLATION GAP BETWEEN FASCIA BOARD AND WALLS TO PROVIDE CROSS VENTILLATION. FORM UP-STAND AND WEATHER FELT OVER TOPS OF FASCIA BOARD. UPVC FASCIA ALL AROUND WITH 100mm GUTTER SET TO FALL TO 65mm DOWNPIPE.

EXISTING 12.5mm PLASTERBOARDS IN GOOD CONDITION
ADD 100mm OF ROCKWOOL TO BE LAID OVER FLOOR
JOISTS ON CHICKEN WIRE TO GIVE GOOD SOUND RESISTANCE

WALL & SLOPE:

50 x 100 S.W. STUDS AT 400c/c FIXED TO 50 X 100 HEAD AND SLOE PLATES. CAVITIES FILLED WITH TWO LAYERS 50mm CELOTEX GA3050 INSULATION BOARD WITH 12.5mm DUPLEX PLASTERBOARD AND SKIM FINISH. ROOF SLOPES TO HAVE ONE LAYER 50mm CELOTEX GA3050 INSULATION BOARD CUT BETWEEN RAFTERS WITH SECOND LAYER 60mm CELOTEX GA3060 INSULATION BOARD OVER. MAINTAIN 50mm AIR GAP ABOVE INSULATION. POLYTHENE VAPOUR BARRIER TO WARM SIDE OF INSULATION WITH 12.5mm DUPLEX PLASTERBOARD AND SKIM INTERNALLY. INTERNAL STUD PARTITIONS TO BE 100X 50 S.W. HEAD AND SOLE PLATE SECURED TO FLOOR AND CEILING. 100 x 50mm STUDS AT 400c/c WITH NOGGINS. 100mm SOUND DEADENING FIBER GLASS QUILT BETWEEN TIMBERS, ENCASE WITH WALLBOARD 10KG/M2 AND SET WITH PLASTER BOTH SIDES (HALF HOUR FIRE RESISTANT). WHERE WALLS RUN PARALLEL TO FLOOR JOISTS, THESE ARE TO BE DOUBLED UP AND BOLTED TOGETHER.

VELUX ROOF WINDOWS:

ALL VELUX WINDOWS TO BE DOUBLE GLAZED LOW-E SOFT COATING WITH 22mm GAP BETWEEN PANES AND FITTED TO MANUFACTURES INSTRUCTIONS TRIMMED BOTH SIDES WITH DOUBLED UP RAFTERS. PROVIDING TOP & BOTTOM TRIMMERS. ESCAPE VELUX (GPL M08) TO HAVE 500 X 850mm CLEAR WHEN OPEN AND SET 1.7mtrs MAX FROM EAVES WITH CILL HEIGHT BETWEEN 600 TO 1100mm OFF THE FLOOR LEVEL.

DORMER STUD WALLS SLATE:

SW STUD WALL WITH 100 x 50mm STUDS AT 400mm CENTERS AND 100 x 100mm POST TO EACH SIDE OF THE WINDOW OPENING 100 X 75mm HEAD AND SOLE PLATE AND INTERMEDIATE NOGGINS. STUD FACED EXTERNALLY WITH 12mm RESIN BONDED PLYWOOD, 1 LAYER OF REINFORCED BREATHABLE FELT, HORIZONTAL BATTENS OF 38 X 19mm AT 100mm CENTRES COVERED BY FIBRE SLATE HANGING OR SIMILAR, ONE LAYER 75mm CELOTEX GA3075 INSULATION BETWEEN STUDS WITH SECOND LAYER 12mm CELOTEX TB3012 INSULATION BOARD OVER WITH VAPOUR BARRIER AND 12.5mm DUPLEX PLASTERBOARD AND SKIM INTERNALLY. ALL WALLS WITHIN 1mtr OF THE BOUNDARY TO HAVE 10mm MASTERBOARD WELL NAILED TO OUTSIDE FACE OF STUDS TO ACHIEVE HALF HOUR FIRE RESISTANCE.

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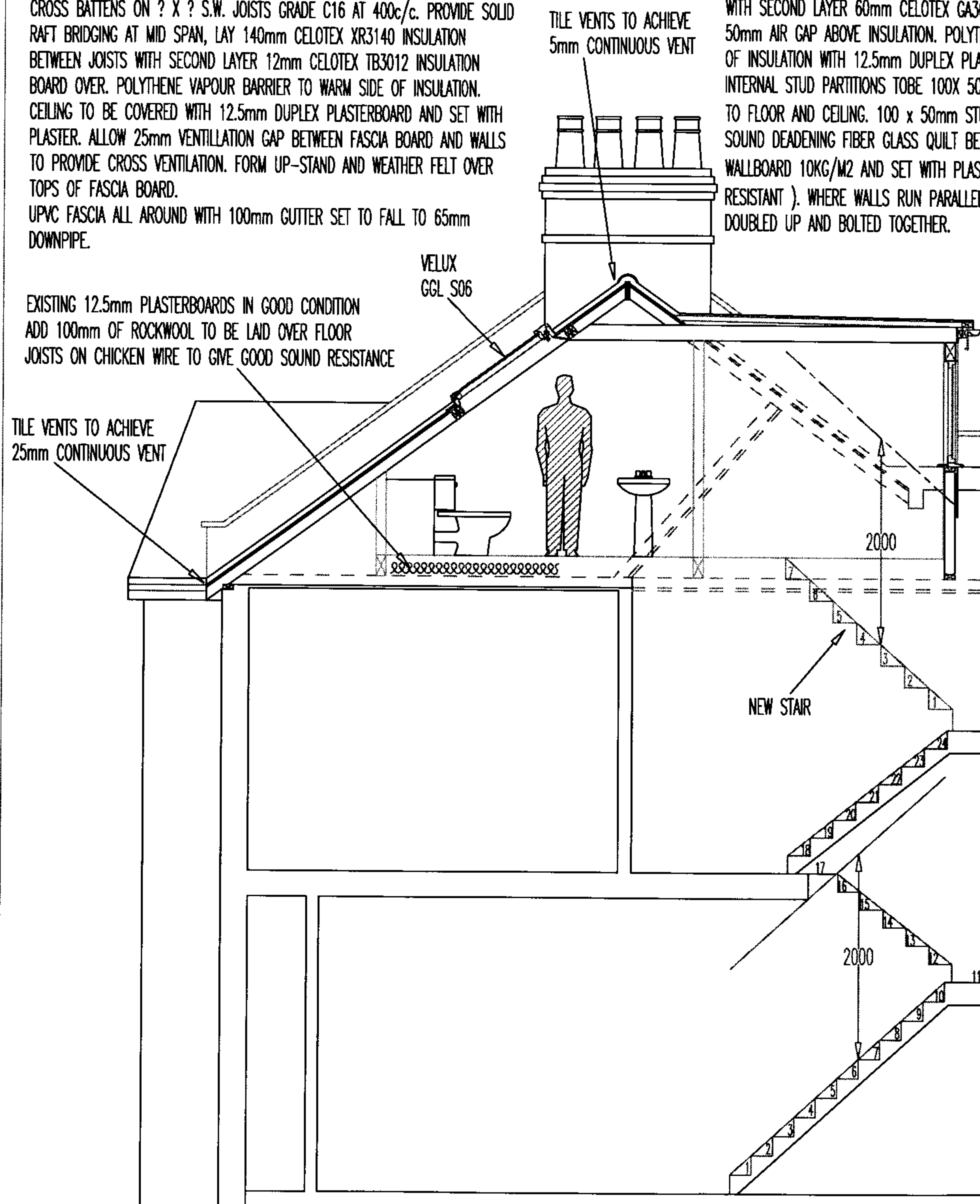
NOTES:

WINDOWS & VENTILATION:


GLAZING IN ALL DOORS TO BE FITTED WITH SAFETY TOUGHENED OR LAMINATED GLASS EXCEPT FIRE DOORS. ALL EXTERNAL WINDOWS AND DOORS TO HAVE DOUBLE GLAZED UNITS WITH A 22mm AIR GAP AND LOW-E GLASS ON THE INNER PANE TO MEET A U-VALUE OF 1.8W/M2K FOR PVC-U AND TIMBER AND 1.8W/M2K FOR ALUMINIUM AND STEEL. HABITABLE ROOMS TO HAVE A MIN OPENING OF 1/20 OF THE INTERNAL FLOOR AREA OF THE ROOM WITH SOME PART OF THAT BEING AT LEAST 1750mm ABOVE FINISHED FLOOR LEVEL. BACKGROUND VENTILATION IS TO BE PROVIDED BY TRICKLE VENTILATORS WITHIN THE WINDOW TO GIVE A MIN FREE AREA OF 8000mm SQU. NEW SHOWER OR BATHROOM TO HAVE A TRICKLE VENT OF 4000mm2 IF FITTED WITH WINDOW AND MECHANICAL VENTILATOR TO ACHIEVE 15L/S EXTRACTION. SAFETY GLASS TO BE USED WHEN LOWER THAN 800mm ABOVE F.L. PROPRIETARY TILE AND SLATE VENTS TO PROMOTE VENTILATION EQUAL TO 25mm CONTINUOUS AT EAVES LEVEL AND 5mm CONTINUOUS AT RIDGE LEVEL.

ELECTRICAL:

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P(ELECTRICAL SAFETY)MUST BE DESIGNED/INSTALLED/INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO THE COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P. HAS BEEN COMPLIED WITH.THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

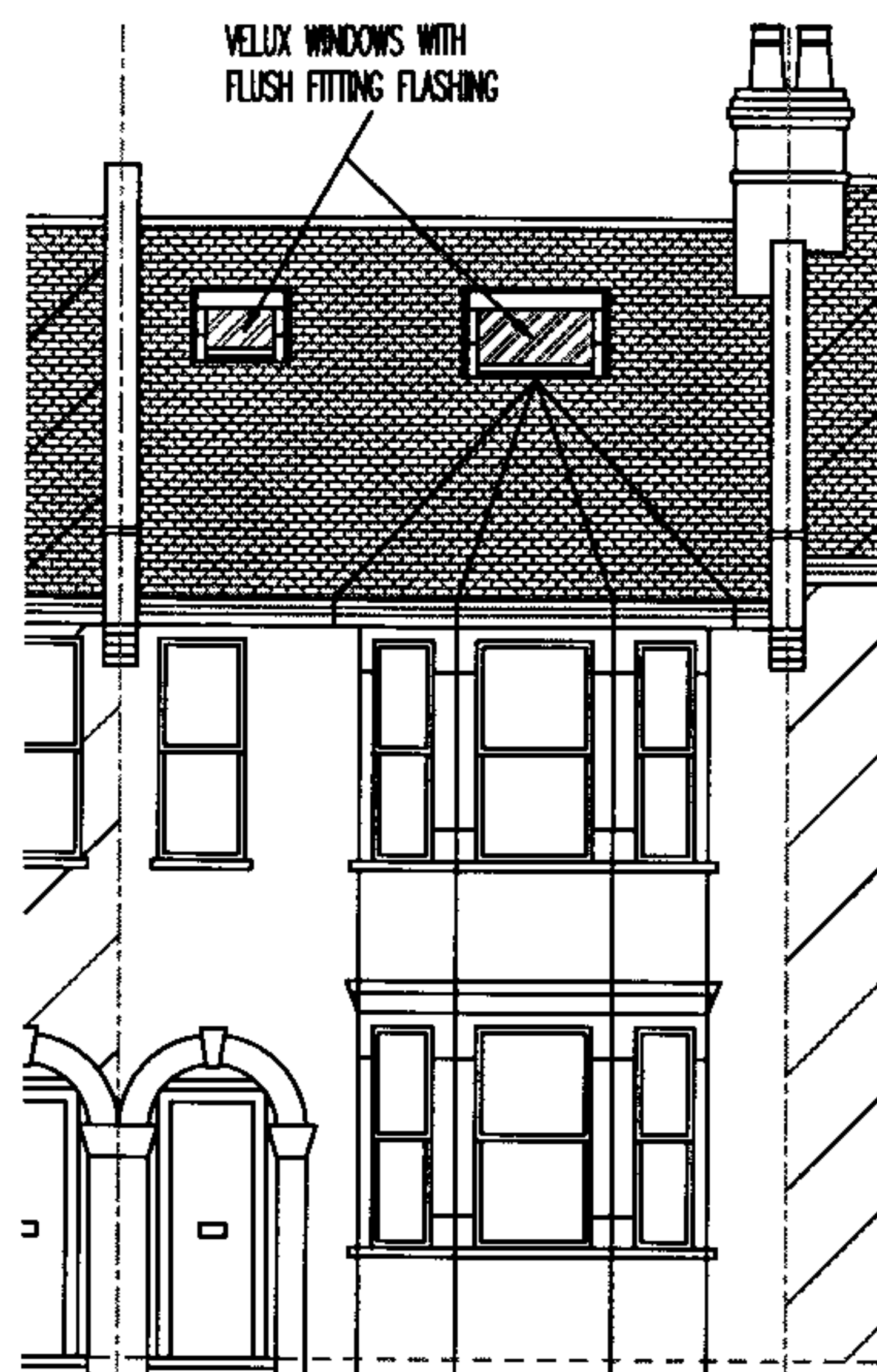


SECTION 1:50

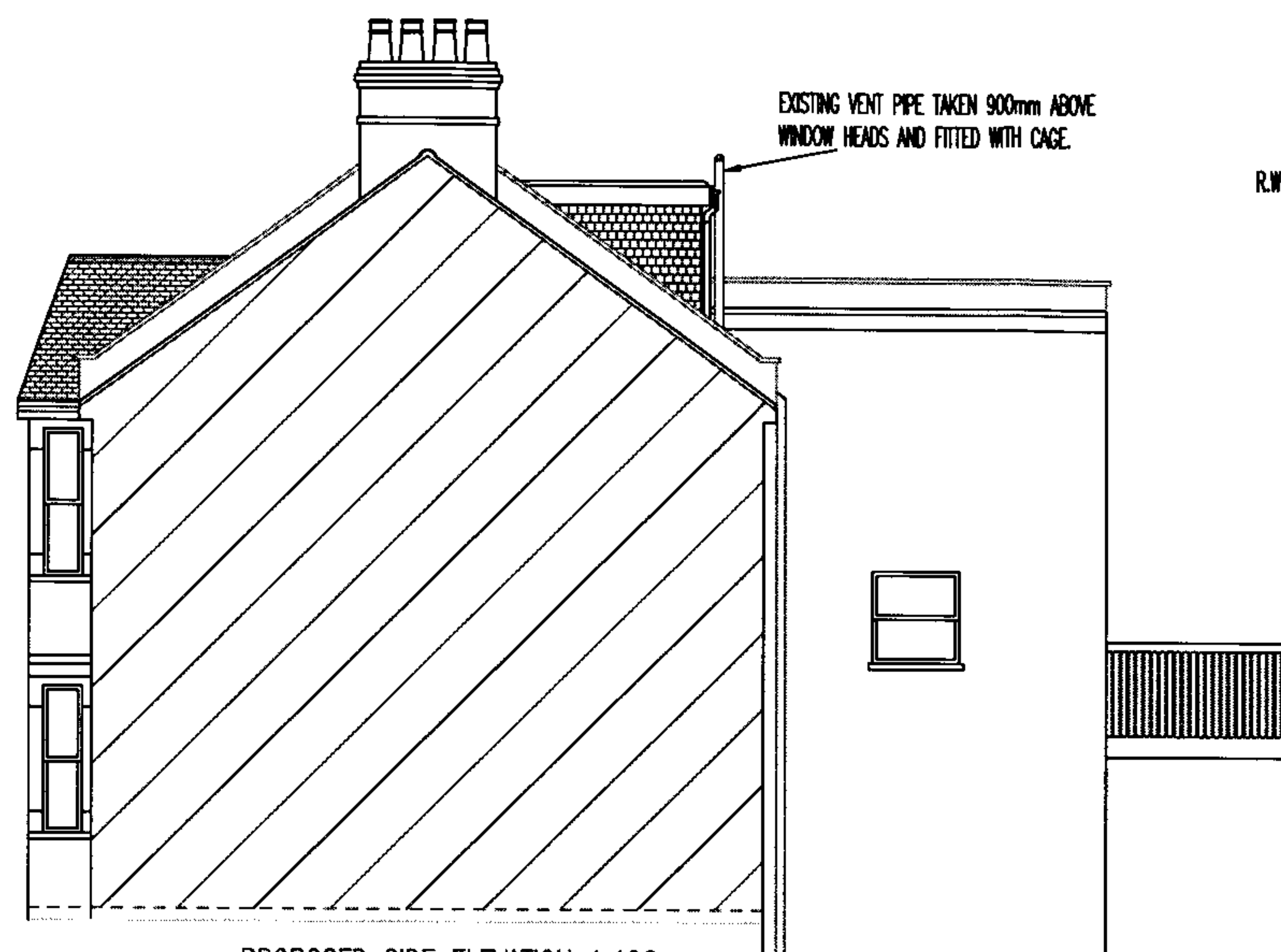
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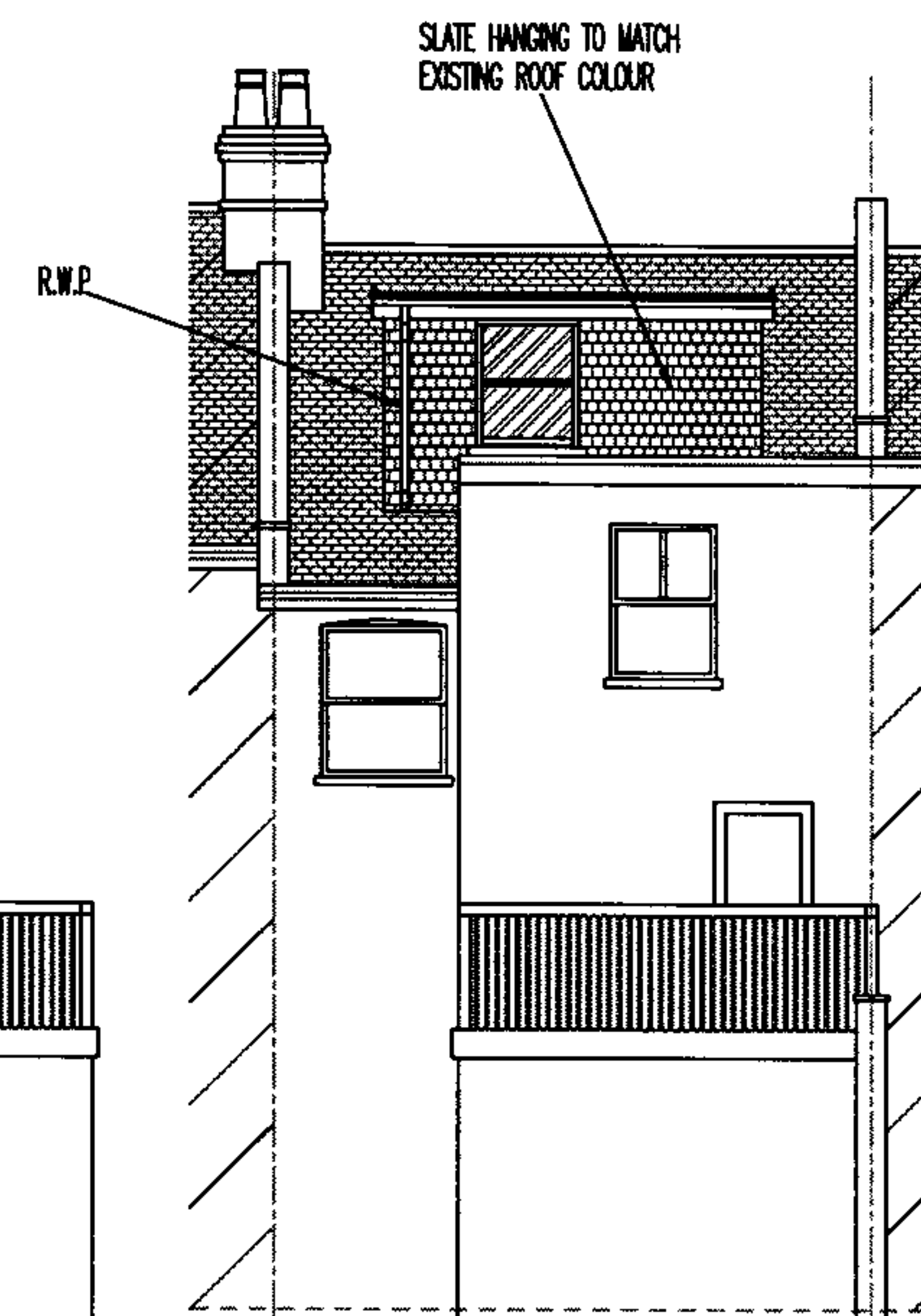
NOTES:



PROPOSED FRONT ELEVATION 1:100



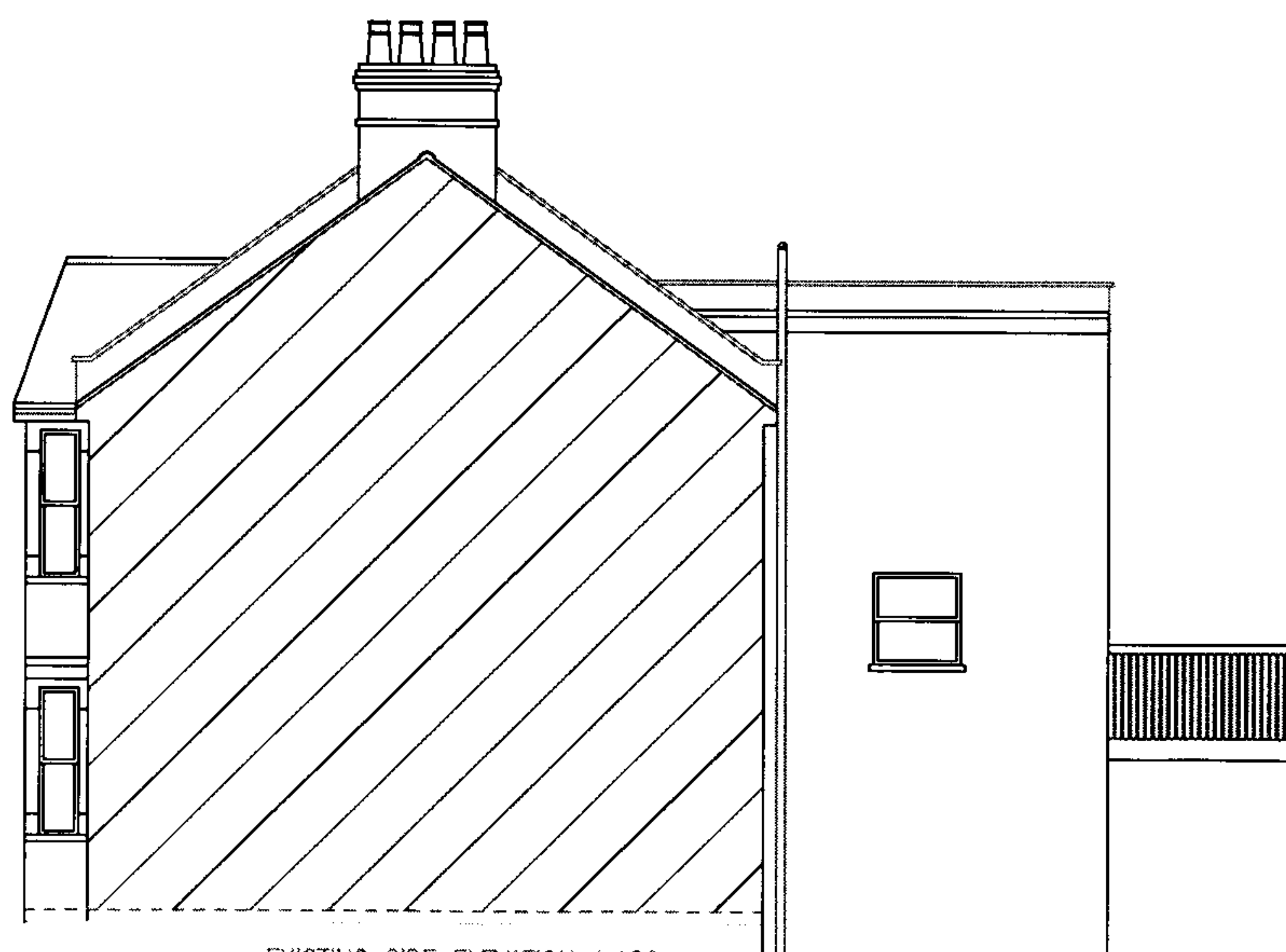
PROPOSED SIDE ELEVATION 1:100



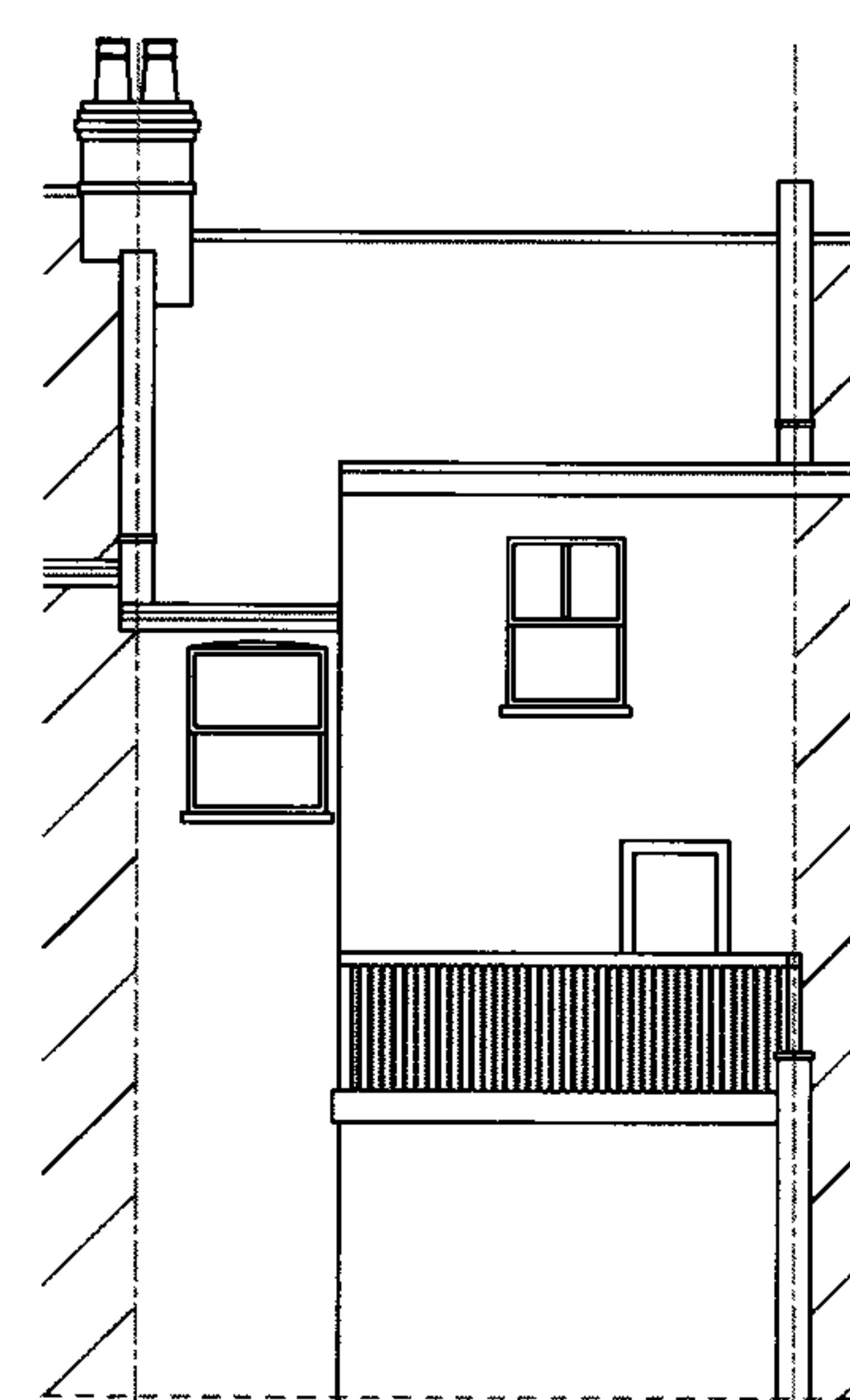
PROPOSED REAR ELEVATION




EXISTING FRONT ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



EXISTING REAR ELEVATION

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