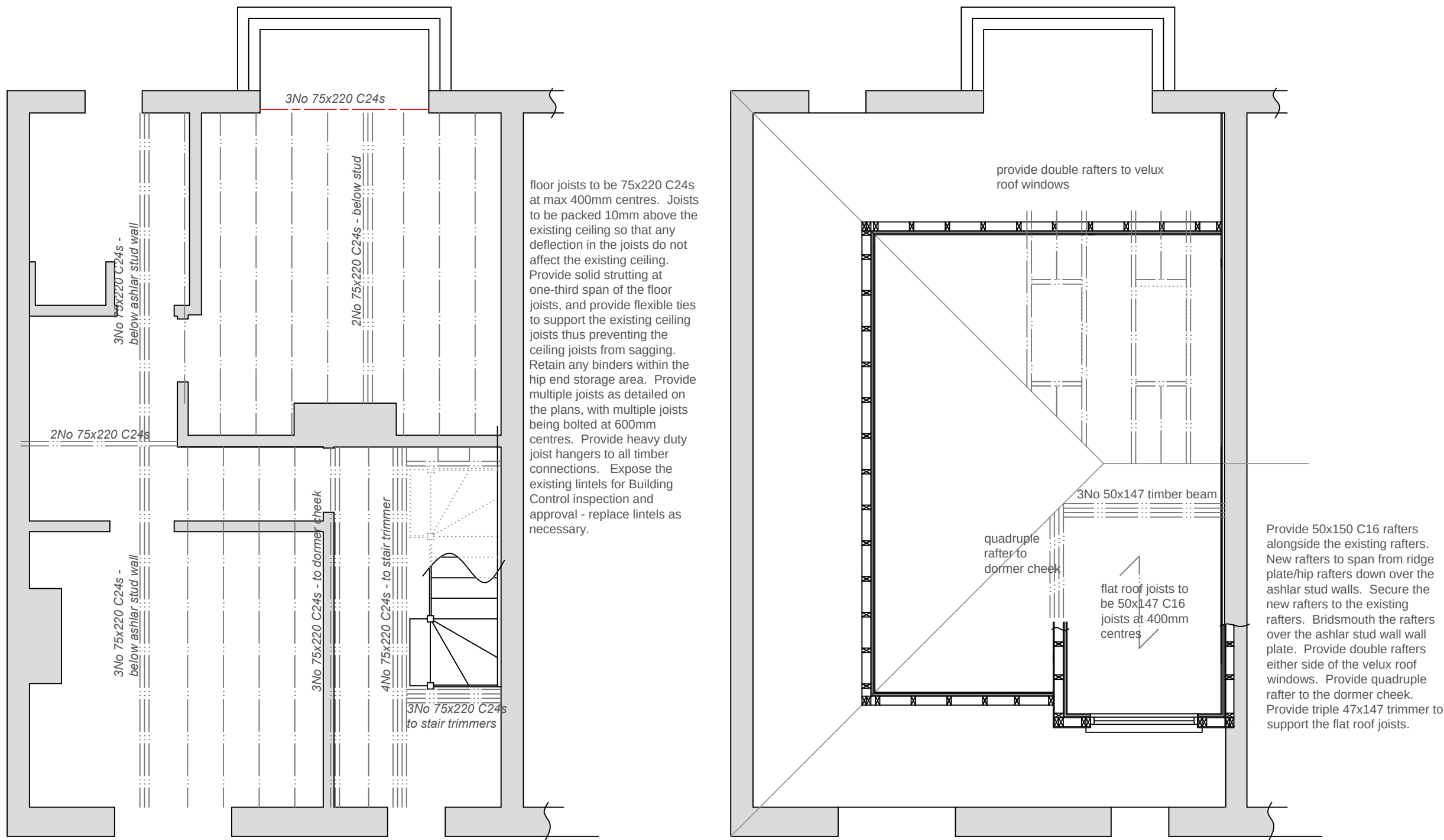
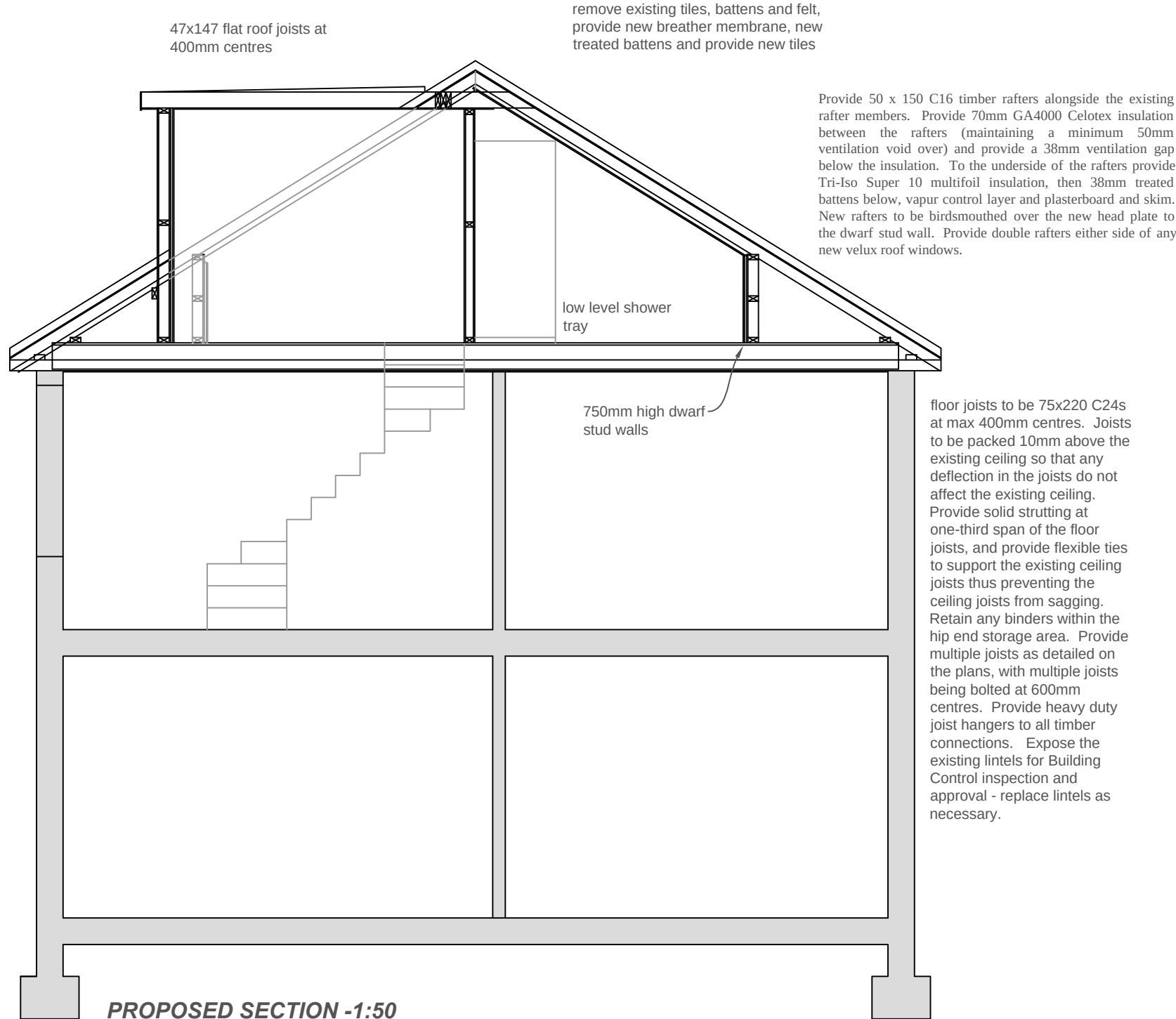




PROPOSED FLOOR STRUCTURE PLAN -1:50

PROPOSED ROOF STRUCTURE PLAN -1:50



Building Notes/Specification

This is not a specification of works but has only been produced for gaining Building Regulation and Planning approval. The builder/client is responsible for checking prior to commencement all scaled and stated dimensions, with any discrepancies being reported to the designer. The builder/client is also responsible for checking all structural elements (walls, foundations, lintels etc) prior to commencement. Client is to ensure that any Party Wall Act notices are signed and resolved prior to commencement. No works to overhang the boundary line.

Preliminary

Any existing lintels, walls and foundations taking additional load are to be exposed prior to commencement for Building Control Inspection. If Building Control consider the existing lintels to be inadequate then these should be replaced, or trimming provided within the new floor structure to remove the loads from these lintels.

Loft Conversion Floor Joists

Provide new 75X220 c24 timber floor joists at max 400mm centres, alongside the existing ceiling joists. Joists to be packed 10mm above the existing ceiling. Provide strutting to joists at one-third span and ensure existing ceiling joists are suitably supported to prevent sagging. Provide multiple joists as detailed on the plans, with bolts at 600mm centres. Provide heavy duty joist hangers to timber connections.

Joists to be covered in 22mm t&g moisture resistant floor boarding, with boarding extending out to the eaves area to maintain the fire resistance of the floor. Provide 100mm sound insulating rockwool (min density 10kg/m3) between the new floor joists. Provide Thermal insulation within the floor joists where outside the air of the loft conversion floor.

Existing Roof Covering

Remove the existing tiles, the existing battens and felt. Provide new breather membrane, new treated battens and provide new roof tiles.

Sloping Ceilings

Provide 50 x 150 C16 timber rafters alongside the existing rafter members. Provide 70mm GA4000 Celotex insulation between the rafters (maintaining a minimum 50mm ventilation void over) and provide a 38mm ventilation gap below the insulation. To the underside of the rafters provide Tri-Iso Super 10 multifoil insulation, then 38mm treated battens below, vapour control layer and plasterboard and skim. New rafters to be birdsmouthed over the new head plate to the dwarf stud wall. Provide double rafters either side of any new velux roof windows.

Dwarf Stud Wall

Ashlar/dwarf stud walls enclosing the loft room to be constructed off the new floor joists. Studs to consist of 100 x 50 studs at 400mm centres, with head and sole plates and intermediate noggins, and ply bracing. Provide 70mm celotex GA4000 insulation within the stud work. To the room side of the stud provide 12mm bracing ply, 20mm Celotex TB4000 insulation with the joints taped with aluminium tape, with 12mm plasterboard and skim finish. Ensure rafters are birdsmouthed over the wall plate of the ashlar studs. Provide insulated access panels/doors with the dwarf stud walls as requested by the client.

Existing Party Walls

Provide a 35mm insulated backed plasterboard to the existing gable end walls, with plaster skim finish. It is advised that a parging coat is provided to both gable end walls to seal any voids.

Dormer Roof

Rear dormer flat roof to be formed with 47x147 C24 joists at max 400mm c/cs with firring pieces over, (to provide a fall of 1:60). Over the firrings provide 22mm water resistant flat roof decking with three layer felt finish (to achieve an AA fire rating). Provide a triple 47x147 roof beam spanning between the dormer cheek rafters and the party wall to support the ends of the flat roof.

Between the flat roof joists provide 100mm celotex insulation which is pushed up flush with the top of the firrings. Ensure the edges of the insulation are sealed with mastic. Over the firrings provide 18mm moisture resistant decking then 50mm celotex, 18mm decking and three layer felt finish. To the underside of the joists provide a 500G vapour control layer to the ceiling prior to fixing 12.5mm plasterboard and skim. Ensure that the junction of the warm flat roof with the pitched roof areas are suitably sealed with mineral wool insulation.

Dormer Walls

Dormer walls/cheeks to be constructed with 100x50mm studs at 400mm centres with head and sole plates, intermediate noggins and cross bracing. Dormer cheeks to be built off the quadruple rafters.

Provide 70mm GA4000 celotex insulation within the studs, and a further 20mm TB4000 of Celotex insulation to the room face of the stud (joints taped), with 12.5mm plasterboard and skim internally. Externally line dormer with ply, (to dormer cheeks also provide 6mm masterboard), breather membrane, battens and tile/slate hanging to match the existing roof covering. Provide double studs either side of the window openings in the dormer, with double 50 x 150mm timbers over as lintel. Provide lead flashing to the dormer cheeks in accordance with the LDA guidelines.

Stairs

Provide a new 740mm wide timber staircase to comply with Part K. Stair to have a maximum rise of 220mm and a minimum going to 220mm, but a maximum pitch of 42 degrees. All treads and risers to be equal. Provide a continuous handrail 900mm above the pitchline of the stairs. Maintain an unobstructed 2m headroom over the staircase. Balsutrading to the landing to be 1000-1100mm in height and to consist of vertical balusters at max 100mm centres. Landings to be 900mm in length.

Detailed stair design to be prepared by the stair fabricator prior to installing the floor joists. Stair fabricator will dictate the level of the floor joists and the position of the trimmers.

The stairs on the plans have been designed with a total rise of 2701mm, this would then provide 13 risers at 208mm and goings of 230mm.

Internal Stud

Provide 75 x 50 studs at 400 centres with head and sole plates and intermediate noggins. Line the studs either side with 12mm bracing ply and 12.5mm plasterboard and skim. Provide 50mm sound insulation mineral wool (minimum density 10kg/m3) within studs. Provide double joists below stud walls.

Leadwork

Provide cavity trays and lead flashings to all roof/wall abutments. Provide lead valleys in accordance with the LDA guidelines. Repair any leadwork to the existing chimneys.

Beams

Provide beams, bearings and piers in accordance with the structural engineers design. Beams to be encased/coated to achieve 30 minutes fire resistance.

Fire Safety

Provide mains operated (with battery back-up) and interlinked smoke detection in the position shown on the plans.

Any existing or proposed downlighters are to be provided with fire hoods over. Any existing or proposed ceiling mounted extract fans are to be have collars fitted.

The dormer cheeks are to be lined with masterboard on the external face of the structural studwork to achieve 30 minutes fire resistance externally.

Agreement has been reached with Butler & Young Building Control that fire doors are not necessary on this project at the loft conversion discharges into a first floor lobby which has a means of escape window.

Change the hinges to the existing rear window to the stair enclosure for means of escape hinges.

The floor boarding is to be extended out into the eaves/skilling ceiling to maintain the 30 minute fire resistance to the new floor.

Windows/Glazing

New windows to be upvc double glazed units with a 16mm air gap, soft low E coating argon filled and warm edge spacer bar to achieve a U value of 1.6W/m2k. Provide safety glass in the critical areas.

Windows/doors to have trickle vents giving background ventilation of 8000mm2. Window to the Bathroom to have 4000mm2 trickle vents. Frames to be sealed externally and internally with mastic.

Ventilation of Rooms

Habitable rooms to have trickle ventilation of 8000mm2 and 4000mm2 to non habitable rooms. En-Suite to have extract ventilation of 15 litres per second extract fan which is ducted to the outside air. Extract fans to be tested by installer on completion to verify that they achieve the correct extract rate.

Heating/Hot Water

The existing boiler system is to be assessed by a Gas Safe Engineer for being extended to serve the new rooms. Hot water and heating system to be designed, installed and commissioned by a Gas Safe Engineer. Provide a TRV to any new radiators. All works to be carried out by a Gas Safe engineer.

Surface Water Drainage to be UPVC gutters and downpipes to match the existing.

Foul Water Drainage

Existing SVP to the front of the property is to be extended to serve the new en-suite. Provide stud stack in En-Suite with air admittance valve. Wash hand basin and shower to have 38mm diameter waste pipes, and 100mm dia to the WC. Combined wastes to be minimum of 50mm diameter. Above ground drainage pipes to have deep seal traps and to be laid to a suitable fall.

Electrics

Electrical installations to be in accordance with the latest edition (17th) of the IEE Regulations, and to be carried out by a NICEIC registered competent person, with a certificate of installation provided on completion of the project. Locations of sockets and switches to be determined on site.

75% of all new lights to only accept low energy light bulbs.

The drawings, details and specifications are solely for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawing to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

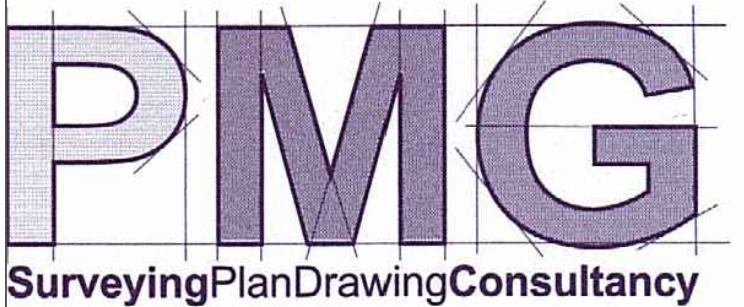
The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

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Any boundaries shown on the plan are their assumed location/line. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

Project Title	Proposed Loft Conversion 19 Bath Road Emsworth Hampshire PO10 7EP
Drawing Title	Proposed Section Proposed Structural Plans Construction Notes
Client	Mr D Welch
Date:	September 2014
Scale:	1:50 at A1
Drawing No.	002 rev C



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