

PROPOSED LOFT CONVERSION WITH FRONT DORMERS. 67, STAUNTON AVENUE, HAYLING ISLAND, HANTS. FOR MR P. WELLER.

NOTE CHECK ALL MEASUREMENTS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

DORMERS FRAME UP WITH WELL BRACED 100X50MM TIMBER BUILT OF TREBLE RAFTERS FELT BATTEN AND TILE HANGING EXTERNALLY, 12.5MM PLASTERBOARD AND SET INTERNALLY INSERT 75MM CELOTEX.

STUDWORK GENERALLY TO BE WELL BRACED 100MMX50MM TIMBER WITH 12.5MM PLASTERBOARD AND SET BOTH SIDES, STUDWORK, ABUTTING STAIRWAY AND BETWEEN ENUTE AND BEDROOM TO HAVE 2 LAYERS 12.5MM PLASTERBOARD AND SET BOTH SIDES AND TO INCORPORATE 100MM MINERAL WOOL QUILT MINIMUM DENSITY 10KG/M3

DORMER ROOFS TYVEK BREATHABLE FELT/BATTEN AND TILES TO LA APPROVAL ON 100X50MM RAFTERS AND CEILING JOISTS AT 400MM CENTRES. 12.5MM PLASTERBOARD AND SET CEILING WITH 400MM FIBRE GLASS QUILT LAID OVER.

INSULATION TO SKILLING AREAS TO BE 100MM GA CELOTEX BETWEEN RAFTERS AND 35MM CELOTEX TB OVER RAFTERS THEN PLASTERBOARD AND SET BATTEN OUT RAFTERS TO PROVIDE 50MM AIRGAP OVER PROVIDE 75MM CELOTEX TB INSULATION TO BACKS OF ALL STUDWORK EXPOSED TO ROOFSpace, 35MM CELOTEX TB OVER THEN PLASTERBOARD AND SET.

ELECTRICAL INSTALLATION BY APPROVED CERTIFICATED ELECTRICIAN TO COMPLY WITH APPROVED DOCUMENT P REQUIREMENTS P1 AND P2 OF SCHEDULE 1 B REGS 2000 AS AMENDED CERTIFICATE TO BE ISSUED ON COMPLETION OF WORK. USE ENERGY EFFICIENT LIGHT BULBS/FITTINGS.

EXISTING ROOF STRENGTHEN WITH NEW 150X50MM RAFTERS SPIKED TO EXISTING RAFTERS FROM RIDGE TO LINE OF NEW VERTICAL STUDWORK

INSERT NEW VELUX ROOFLIGHTS IN ACCORDANCE WITH THE MANUFACTURERS FOR LEAD FLASHINGS, SOAKERS ETC TRIM WITH DOUBLE RAFTERS NOTE ROOF LIGHTS TO HAVE 10,000MM TRICKLE VENTS.

VENT EXISTING EAVES WITH 25MM GLIDEVALE OR SIMILAR PROVIDE ALSO HIGH LEVEL RIDGE VENT TILES EQUIVALENT TO A CONTINUOUS 6MM AIR GAP. MAINTAIN CROSSFLOW VENTILATION TO SKILLINGS.

BEAM A WITH HANGERS SEE THE STRUCTURAL ENGINEERS DETAILS FOR BEAM SIZE/FIXING ETC.

TRIMMER SEE ENGINEERS CALCS FOR DETAILS.

STAIRCASE RISE 209MM GOING 235MM MAX PITCH 42 DEGREES WIDTH 800MM MIN WIDTH OF TAPERED TREADS 50MM, HEADROOM 2M VERTICALLY OFF PITCH LINE, HANDRAIL 900MM HIGH WITH MAX SPACING OF VERTICAL PATTERN GUARDING 100MM, TRIM STAIRCASE SEE ENGINEERS CALCULATIONS.

NOTE SMALL SECTION OF FIRST FLOOR BALUSTRADE 1.1M HIGH WITH GUARDING AS BEFORE.

PLANS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS CALCULATIONS AND DETAILS FOR BEAMS/TRIMMERS/ BEARINGS/PADSTONES, FLOOR JOISTS, FOUNDATIONS ETC.

STEELWORK TO BE ENCASED IN 2 LAYERS 9.5MM PLASTERBOARD AND SET FIXED STAGGERED JOINT.

FLOOR INSERT NEW 225X50MM FLOOR JOISTS AT 400MM CENTRES ADJACENT TO EX CEILING JOISTS PROVIDE 100MM GLASS WOOL BATTS MIN DENSITY 10KG/M3 WITH 22MM T&G BOARDING OVER.

ESCAPE WINDOWS TO BEDROOM FULLY OPENABLE WITH MINIMUM 850X500MM OPENING.

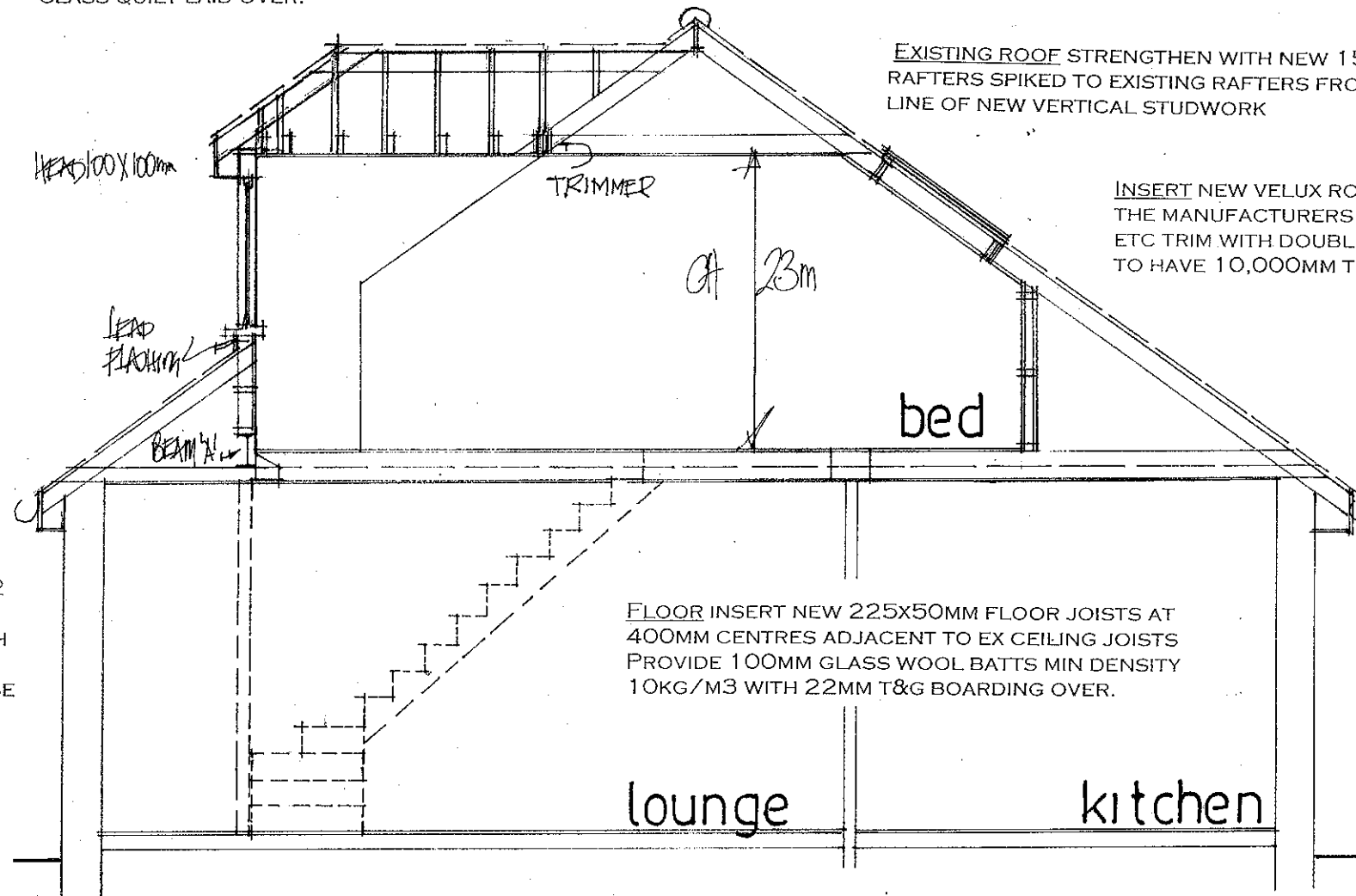
WINDOWS TO BE DOUBLE GLAZE AND TO ACHIEVE A U VALUE OF 1.6W/M2 WITH A MINIMUM 1/20TH OF THE FLOOR AREA AS OPENING. PROVIDE 10,000 MM SQ. TRICKLE VENTS TO ALL NEW ROOMS. ANY LOW LEVEL GLAZING TO CRITICAL AREAS IN DOORS/WINDOWS/SIDELIGHTS ETC. TO BE SAFETY GLASS TO B.S 6206

EXISTING FOUNDATIONS, LINTELS TO BE OPENED UP FOR INSPECTION AND APPROVAL AS REQUIRED BY LA PRIOR TO THE COMMENCEMENT

PLUMBING : SINGLE STACK PLUMBING TO BE BS 5572, 75 MM DEEP SEAL TRAPS SVP TO TERMINATE MINIMUM 900 MM ABOVE THE NEAREST OPENING WINDOW PROVIDE ALSO RODING ACCESS AT BASE OF STACK. AND AT ALL CHANGES IN DIRECTION

INSERT NEW WINDOWS CATNIC LINTELS OVER

DRAINS NEW DRAINS 100MM DIAMETER APPROVED PLASTIC LAID 1.40 BEDDED AND SURROUNDED IN 150MM PEASHINGLE, HAUNCH IN 150MM CONC WHERE SHALLOW AND PROTECT WITH LINTELS THROUGH FOUNDATIONS.



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SECTION DRAWING

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scale 1:50

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