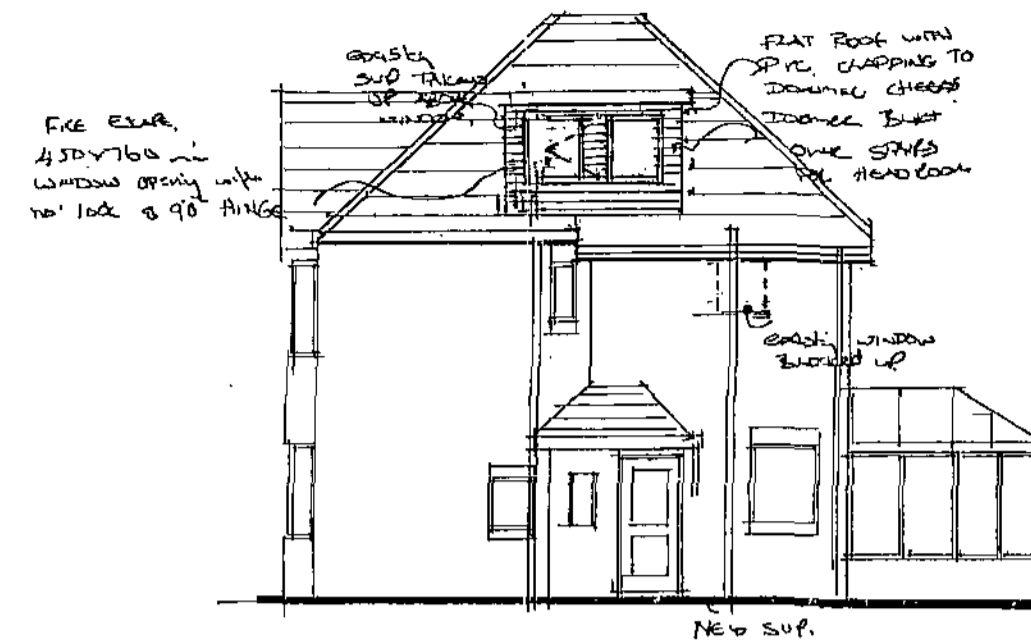
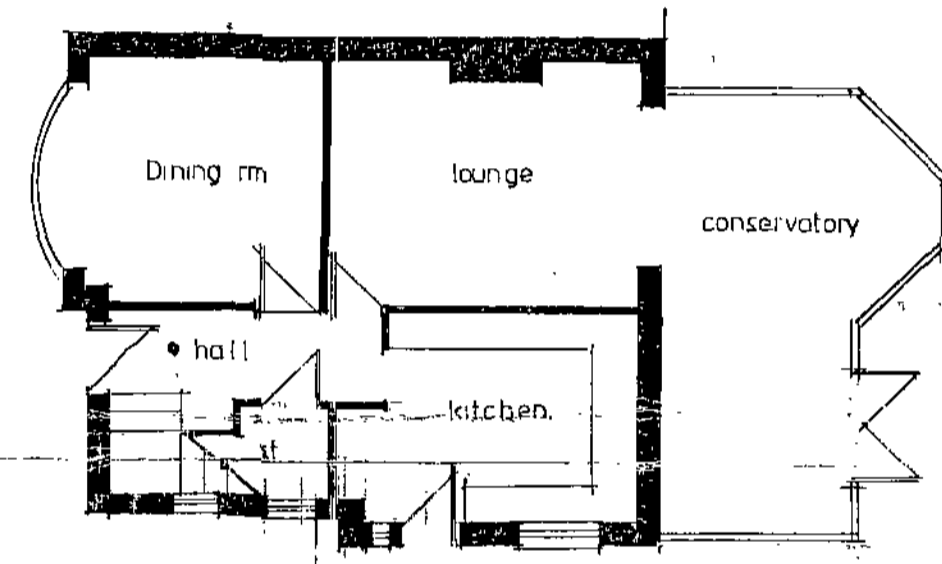
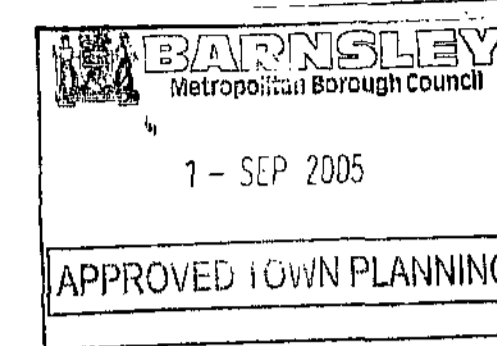


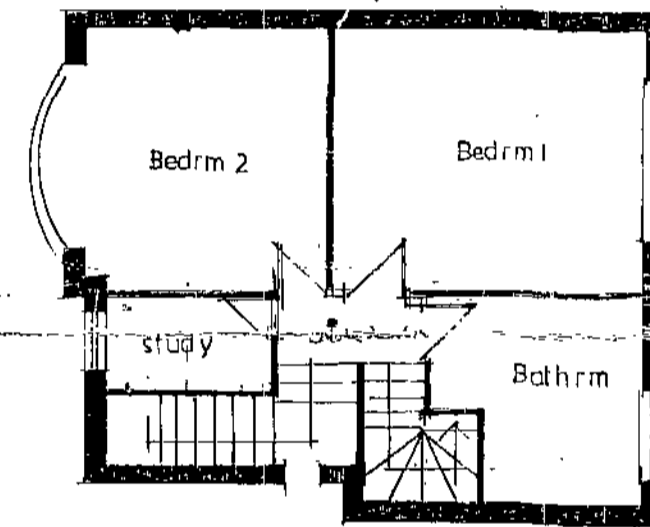
Existing Side Elevation



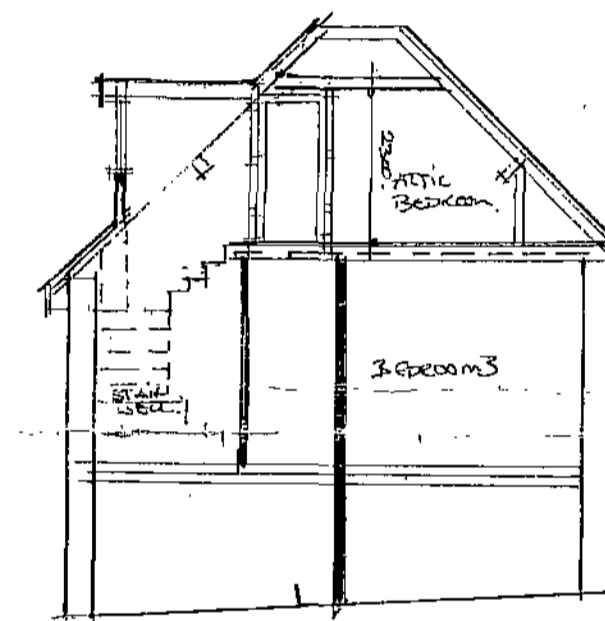
Proposed Side Elevation



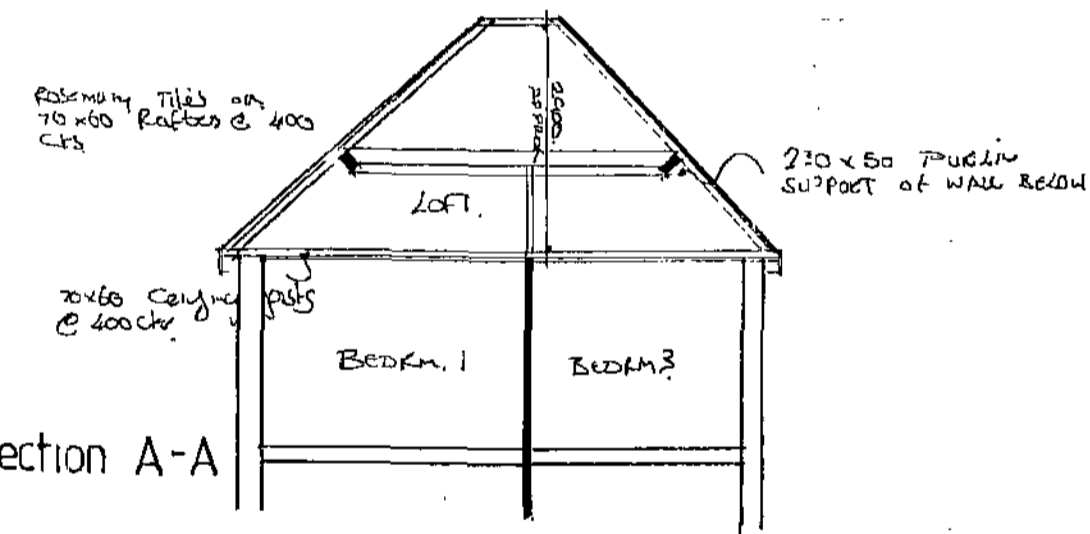
Existing Ground floor plan



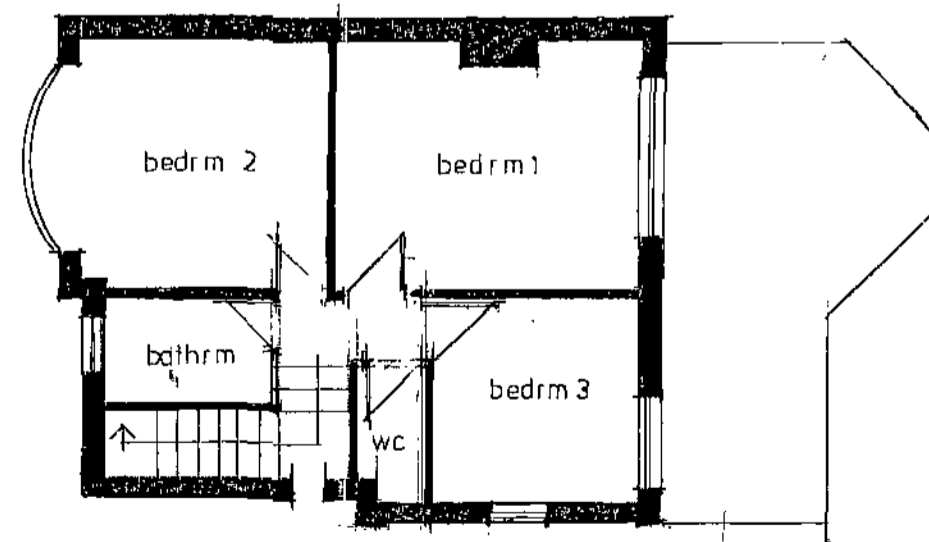
Proposed First floor Plan



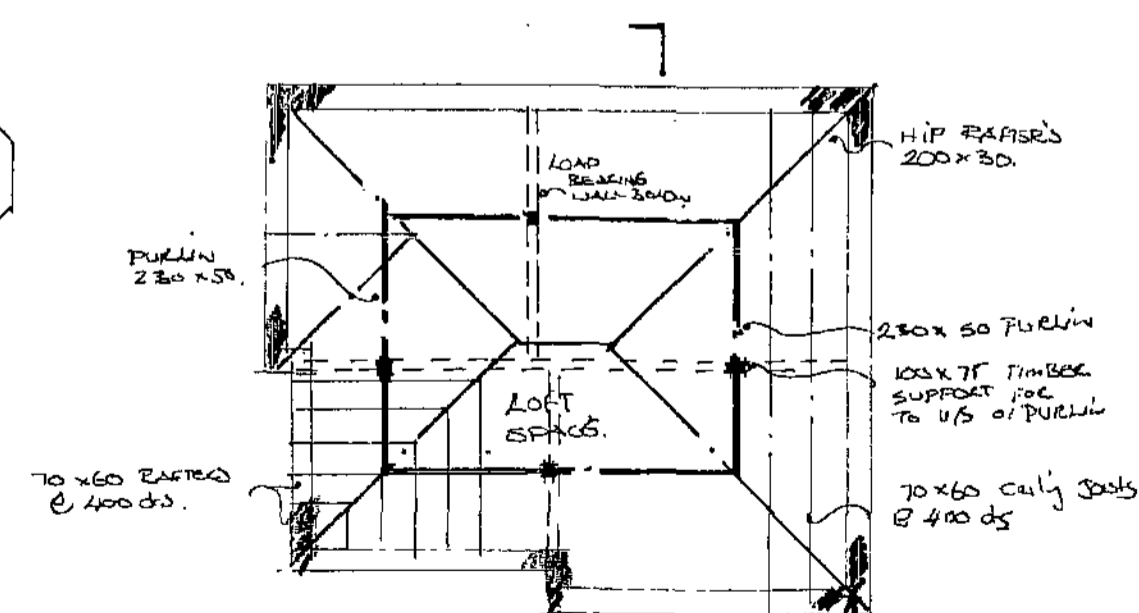
Section B-B



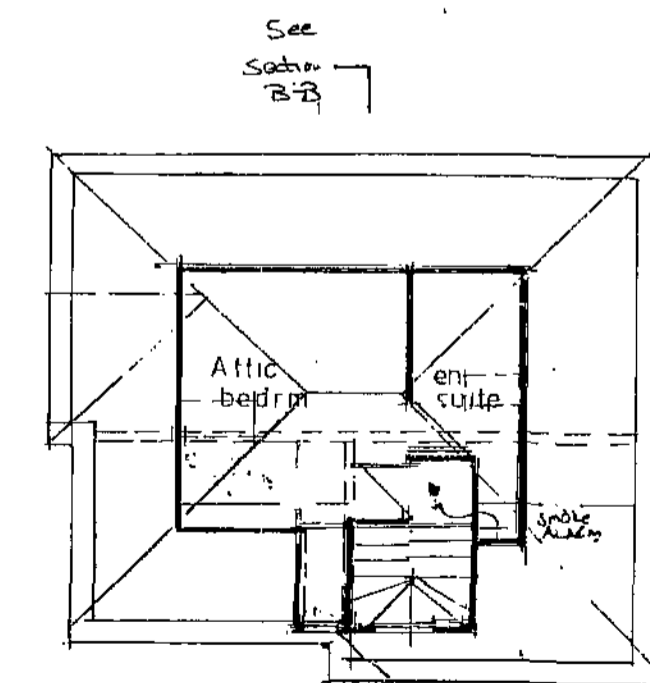
Section A-A



Existing First floor Plan



Loft plan

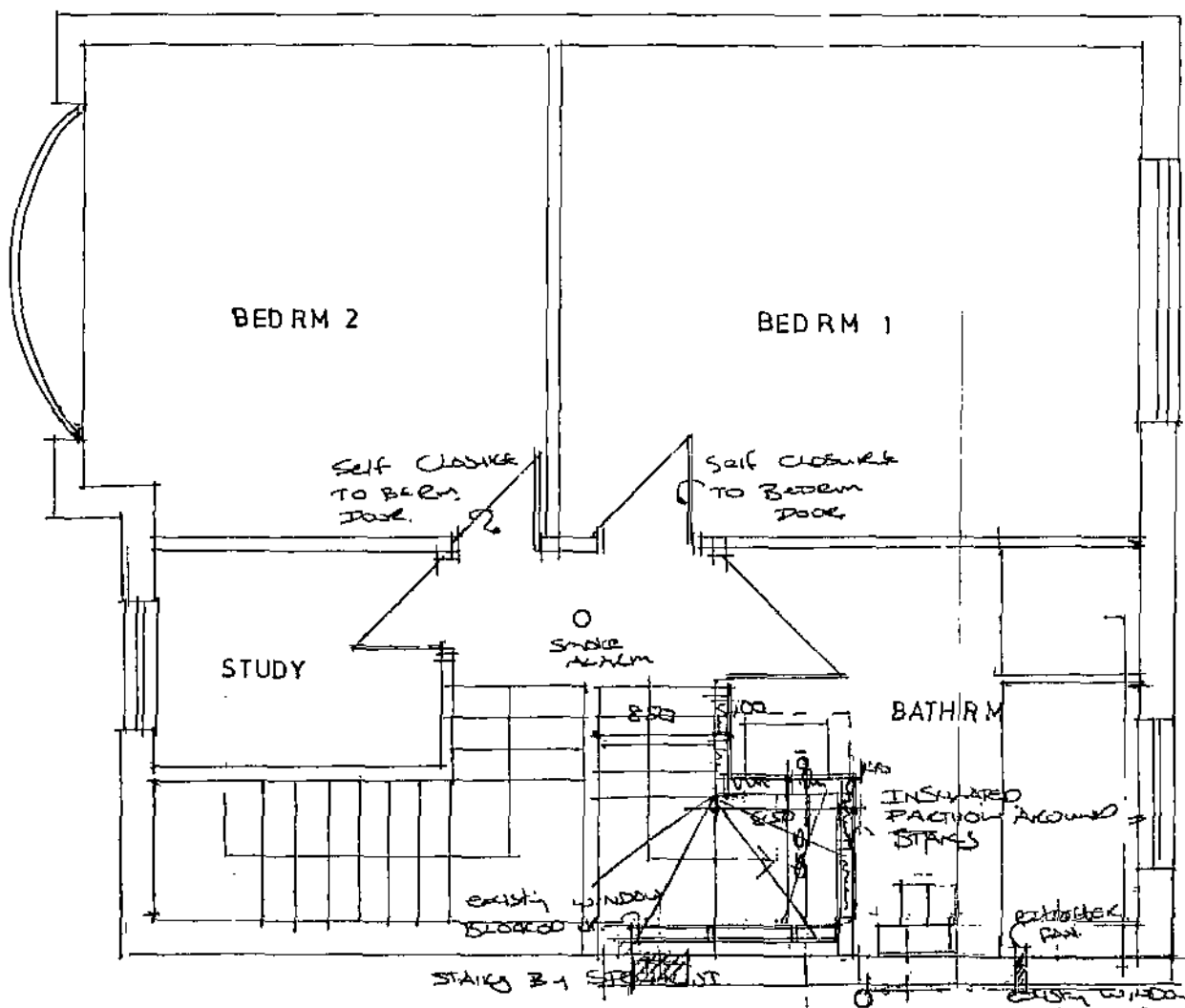


Proposed Attic plan

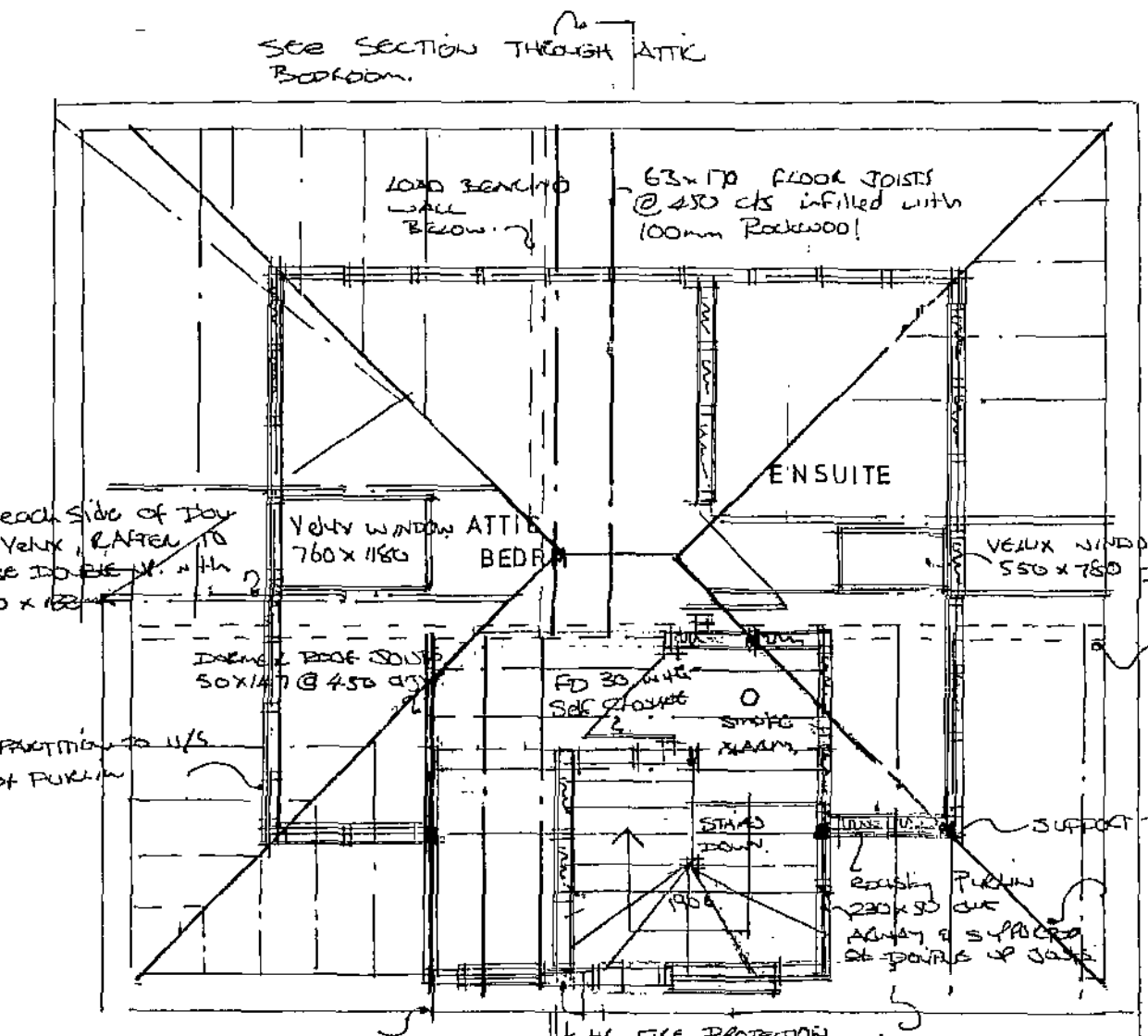
CLIENT	T HOWLEY <i>[Signature]</i>
TITLE	PROPOSED LOFT CONVERSION AT NO CARRHEAD LANE BOLTON UPON DEARNE

SCALE	DATE	DRAWING NO	REV
1:100	JUNE 05	CBH.02	

DO NOT SCALE THIS DRAWING



PROPOSED FIRST FLOOR PLAN



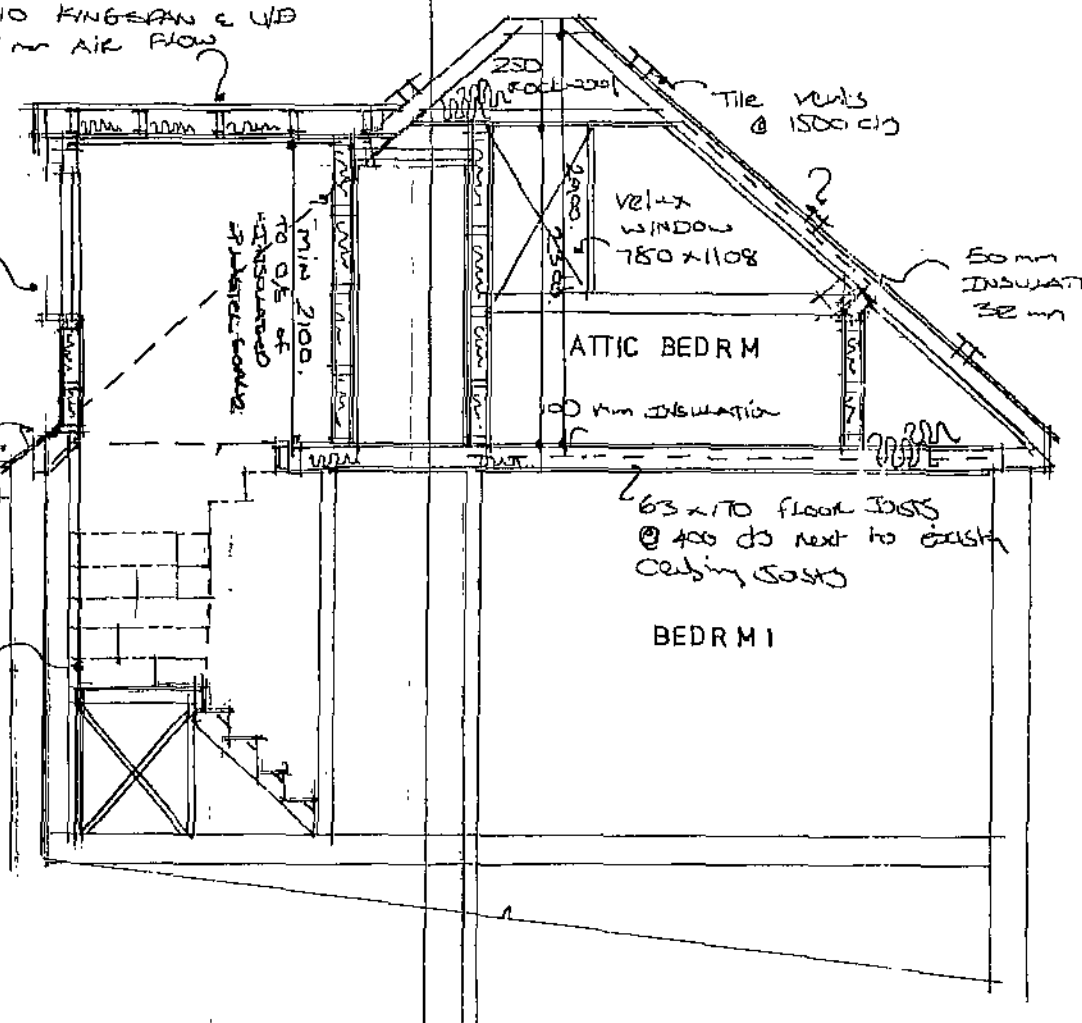
PROPOSED ATTIC PLAN

3 LAYER ROOF ON 50mm T&G WOOD, ON 50mm FURFINGS, ON 50x147mm PITCH ROOF JOISTS @ 450 cts, INFILLED WITH 70mm TP10 KINGSPAN & UTD WITH 32mm INSULATED PLASTERBOARD, 25mm AIR GAP & 1500mm TILE VENTS

FIXED WINDOWS WITH TICKLE VENTS OVER STAIRS. NOTE NOT FOR FIRE ESCAPE WINDOW.

TRIMMER LOGGERS WITH PVC CLADDING, INSULATED WITH KINGSPAN 70mm TP10, 25mm INSULATED PLASTERBOARD, 1500mm TILE VENTS, 25mm AIR GAP, ALSO OF 1500mm TILE VENTS.

STAIRS BY SPECIMIST & AS SPECIFICATION



SECTION THROUGH ATTIC

Ventilation: Windows to be no less than 1/10 of floor area and Opening to be 1/20 of floor area. Windows to have trickle vent in window to give 8000mm² of ventilation. tile vents incorporated in roof 1500 cts to give 25mm continuous air gap. With insect mesh. Windows to be min clear opening of 450mm x 60mm. Windows and door to be double-glazed to match units with 16mm air gap & LOW E coating to glazing, also to be toughened glass.

Electrical: All electrical works to comply with current I.E.E Regulations, all fittings to be earthed to this requirement. Electric sockets/switch to be max 1200mm/min 450mm. Ground floor all electrical work to be tested and certified on completion by approved electrician for new and existing supply.

ATTIC
Dormer roof, 3 layers of asphalt on 22mm external plywood on 10mm fixing fixed to 50x147mm roof joist at 400 cts with 70mm TP10 kingspan insulation under drawn with 32mm insulated plasterboard on 100 x 75mm timber bearer of dormer checks supported of existing purlin and roof joists (to be doubled up). Existing purlin and hip rafter to be supported of new steel beam (size and details to be confirmed by structural engineers). 12mm external quality ply soffit or 10mm pvc soffit boards & 25mm pvc fascia board, 100 x 75mm wall bearer, 25mm min air gaps. Continuous eaves vent fixed to so fits with insect mesh. 70mm TP10 kingspan insulation between rafters with 50mm timber batters to be fixed to existing rafters to give a 50mm air gap between insulation and u/a of roof felt. Under drawn with 32mm insulated plasterboard to give 0.16 u values. Where dormer on existing rafters, then existing rafters to be doubled up with 50 x 150mm rafters as required. Dormer walls to be 100 x 50mm stud work vertical @ 450 cts & 600 cts fixed to floor. 75 x 100 mm timber bearer fixed to roof joists. Outer face with pvc cladding on slates. On slate/roof building paper on 22mm sheathing ply. Inner face with 32mm insulated plasterboard with vapour barrier to warm side of insulation wall to be in filled with 75mm TP10 kingspan insulation board. Code 4 lead flash of turned up behind building paper where dormer abuts roof with min 150mm up stand. Existing rosemary tiles roof to be stripped and relayed roof tiles on new 38 x 25mm saw installed roof tiles on nona flex untreatable roofing felt. The vents to be installed to roof at 1500mm to give cross ventilation. Dormer should not rise above ridge line. Dormer to be set back from eaves min of 0.5m and to max of 1.7m up pitch of roof from eaves.

Floor: New floor joists 63 x 170mm to be independent to existing joists @ 450mm cts. Joist to be fixed to new steel beam size and details to be confirmed by structural engineer means of screwing or joists hangers. Joist over 3m in span to provide herringbone strutting. Trimmer around stairs well to be doubled up floor joists 63 x 170 mm, where joists to carry a load then the joist are to be doubled up as required and roof joists 100mm fibre wool with a density of 10 kg/m² between floor joists as soundproofing. Existing ceiling to be check on site by local authority's approval for 1/2 hr, if required to be reboarded with 12.5mm plasterboard.

Ventilation: Windows to be no less than 1/10 of floor area and Opening to be 1/20 of floor area. Windows to have trickle vent. Windows to be min clear opening of 450mm x 60mm. With 90 degrees hinge and no locks. Windows to be double-glazed to match units with 16mm air gap & LOW E coating to glazing. Vexux 760 x 1180 to bedroom and 550 x 780mm to ensuite to be installed max 1000 above floor level.

Insulation: roof void to have 250mm insulation between joist under drawn with 12mm plasterboard to achieve 0.25 u value in roof void. Party wall and dormer cheeks to be 75mm TP10 kingspan insulation board between studs to achieve 0.16 u value. Between rafters to be 75mm TP10 Kingspan.

wall: 75x50mm timber partition, vertical studs @ 450mm cts and 600mm horizontal stud work with 75mm TP10 kingspan insulation between stud with 32mm insulation board. Walls to attic stairs, to be 1/2hr fire construction to be 75x50mm timber partition, vertical studs at 450 cts & 600mm cts horizontal with 6mm cape board (fire board) or 12.5mm plasterboard skim, in filled with 100mm rock wool density of 10 kg/m² as soundproofing.

Stair: To Have equal risers each riser 200mm, total rise 2800mm (site check by building) each going 225mm, pitch 42 max. Handrail to one side of stairs fixed min 850mm above pitch line. Handrail to landing min 900mm above floor. stairs or balustrade to allow passage of 100mm sphere. Staircase to be min 850mm to wide and min going of 50mm and. Min head room above pitch line of stairs to be 2 meters. Stairs to be under drawn with 15mm fire plasterboard and skid finish.

Doors: Doors to first floor attic 1/2 hr fire resistance with self-closing devices fitted existing doors to have self-closing devices. Ground and first floor doors to have self-closing devices fitted.

Smoke Alarms: Provide ceiling mounted smoke alarm to all floors. Smoke alarms with battery back up should be mains operated units, wired directly to separately fused circuit in the consumer unit. Alarms should be interlinked so that detection of smoke by one operates the alarm signal in all of them.

CLIENT	T HOWLEY
TITLE	PROPOSED LOFT CONVERSION AT NO CARR HEAD LANE BOLTON UPON DEARNE
SCALE	1:50
DATE	MAY 05
DRWG NO	CBH 01
Rev	