

LISTED NOTES

- 1-All work to be carried out in accordance with building regulations and British codes of practice.
- 2-All dimensions to be checked on site. Any discrepancies must be notified at once to PMS Engineering Ltd.
- 3-There must be no encroachment with any adjoining properties.
- 4-New doors and windows are to be double glazed and fitted with safety glass to BS6206, having 15mm cavity between the glass and low-emissivity (LOW-E) coating. Low-E coatings reduce Energy loss (U-factor) for as much as 30% or 50%.
- 5-Steel beams to have half an hour fire resistance with and noggin around the beam.
- 6-Rain powered smoke detection required at all three levels with battery backup.
- 7-Half hour fire escape door to new rooms.
- 8-Any glazing in existing doors to be panelled over or replaced with Georgian wired safety glass.
- 9-Self closers to existing doors.
- 10-Kitchen and bathroom to have mechanical ventilation extracting at 60 l/s and 15 l/s respectively.
- 11-Bolt fix flat roof to rafters.
- 12-Existing Rear first floor, lintels to be exposed for suitability.
- 13-All new wastes to be in PVC requirements for traps and clean-outs to prevent harmful gases and odors from entering into the building. Minimum seal traps are:
 - Washing basin-32mm
 - Kitchen sink-40mm
 - WC-100mm
 - Bathroom-45mm
 - Shower-50mm
- 14-All masters to be fitted with rodding points at all changes in direction.
- 15-Rain water gully to surface water drain otherwise to main drain.
- 16-Mastic around all windows and doors.
- 17-Saniflow system with 22mm thick copper pipe to be provided for waste discharge.
- 18-In case of chimney removal, chimney breast must be supported by a calculated and designed angle brackets.

Partitions

Partitions around stairwell are to be constructed with 100mmx50mm stud work at 400mm c/c with 12.5mm plasterboard on both sides. All partitions to have 12.5mm thick plasterboard/skin either side. Infill the partitions with 100mm Rockwool insulation. Double up floor joists under partitions. Front dwarf partition below original partition to be formed with 100mmx50mm at 400mm c/c studwork. Infill this with 100mm kingspan and 12.5mm foil backed plasterboard which is also fixed to the front slopes.

Smoke Detectors (Fire Alarms)

The loft lobby, first floor and ground floor (plus basement, where found) are to have a smoke detector at each of the levels. They should be mains operated with battery back up and be inter connected.

Structural Detail, please refer to the calculation booklet.

125mmx50mm Timber studwork at 400mm c/c on a 125mmx50mm base plate. Around windows and a support to dormer roof joists over windows. Refer to the drawing or the calculation booklet. Infill with 125mm celotex insulation. The exterior of the frame to have 12.5mm thick exterior grade plywood. Felt underlay finish off with tiles.

Dormer Check, if any:

12.5mm thick exterior grade plywood with additional 6mm supalux or fireline board, felt, butters and finish off with tiles. Infill stud frames with 100mm thick kingspan or celotex.

FLAT ROOF:

- List of layers from the, warm flat roof:
- 1-15mm Mineral chipping bedded on hot bitumen
- 2-3 layer of roofing felt, one top layer and two underlayers.
- 3-6mm WBP plywood bonded to celotex
- 4-125mm celotex to achieve U-value of 0.2W/M2K
- 5-Furring pieces, 60mm to 100mm sitting along the joists to give a slope of 1:60 fall.
- 6-Refer to the drawings or calculation booklet for size of the roof joists.

Junction of warm to cold deck:

Junction of the cold roof, sloping roof, and flat roof, warm deck, to be sealed at ridge level with rockwool.

Ventilation:

If no eaves ventilation, then the front roof slope is to have low level roof tile vents at 1.5m c/c and high level vents at 1.5m c/c

Fire Exit

Roof window: 500mm wide & 850mm height.

Gutter:

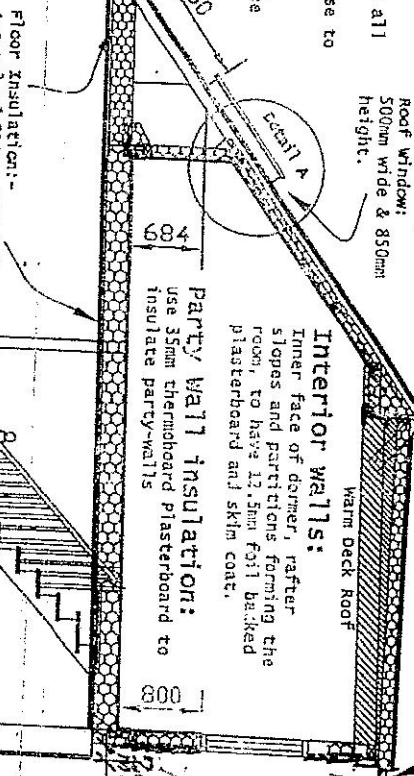
100 mm half round PVC

Interior walls:

Inner face of dormer, rafter slopes and partitions forming the room, to have 12.5mm foil backed plasterboard and skin coat.

Party Wall insulation:

use 35mm thermoboard plasterboard to insulate party-walls



Floor Insulation:

A total of 270mm (120+150) thick rockwool is required between joists and to the front (and/or rear) roof voids, laid in two layers.

Emergency Egress window (Roof window fire exit)

Size of the window: 500mm wide & 850mm height. It must have clear opening. Maximum distance from eaves must not be greater than 1700mm and the minimum distance from loft floor has to be within 600mm to 1100mm. The window should be located to allow access for rescue by ladder from the ground level.

Section Through Stairway to Loft

Notes

Front Rafters:

The front rafters should be either increased in depth to 150mmx50mm or strengthened between the ridge and front dwarf partition.

Strengthening Rafters:

double up the existing 50mmx100mm rafters and connect them with three bolts, one at middle and two in either ends. Use 12mm or 15mm carriage bolts.

Front dwarf partition:

Use 125mmx50mm c/c studwork, infill this with 125 mm kingspan and 12.5mm foil backed plasterboard which is also fixed to the front slopes.

Detail A: scale 1:10

Stair case:

Minimum Tread (going)=220mm: Minimum going at Newel, winder= 50mm
Maximum Rise=220mm: Maximum Angle=42 degree
No glazed area to the staircase, otherwise use wired glass.
Staircase stringers to be supported upon doubled-up floor joists at landings.

Minimum landing = width of staircase
Minimum headroom=2000mm: Height of handrails=940mm
Maximum Spindale spacing=100mm: 100mm diameter sphere must not pass through.
Newel post to winders to be supported upon doubled up floor joists at both floor levels.

Heating/hot water

Use wall hung boiler, where renewed. Energy efficiency, SEDBUR rating must be A or B, at least 85% efficient, use thermostatic radiator valves. Heating to be fitted by a corgi registered contractor.

New Floor

Minimum clear distance of new floor joists from existing ceiling=50mm. Use noggin at both ends of joists and every 1200mm length of the joists. Noggins should extend at least half depth of the joist and be at least 38mm thick. Noggins are used to keep the joists from twisting or buckling. Measure and square cut noggins to fit snugly between the joists. Attach these in a staggered manner at 1200 centres. Use double-up joist under studwall. Refer to the drawings or the calculation booklet for primers around the staircase. New floor to be 15mm tongue & grooved chipboard on new joists. Refer to the drawings or calculation booklet for size of the floor joists.

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Drawn by: Money Cadr (Agent)
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Description: Proposal for a Loft Conversion

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