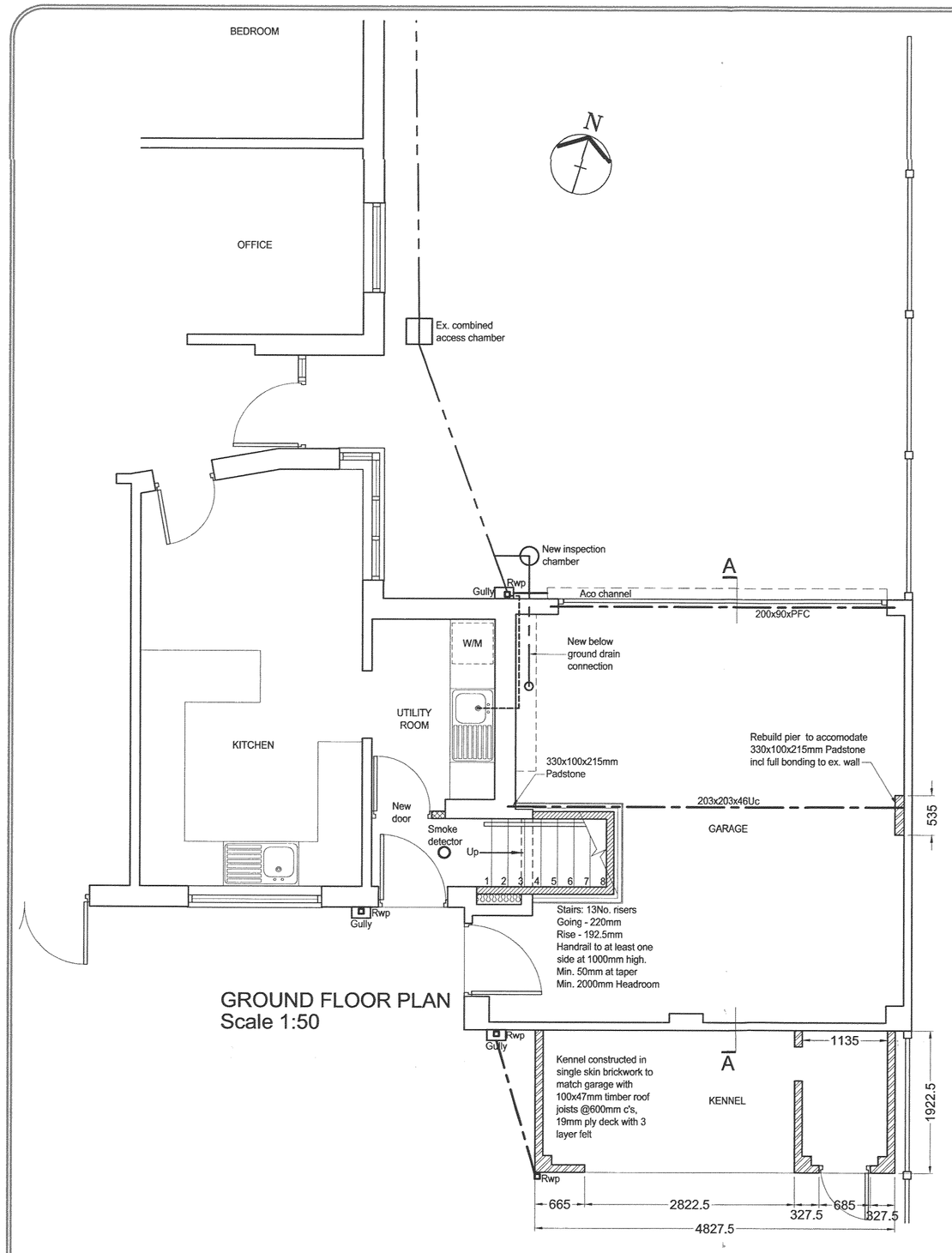
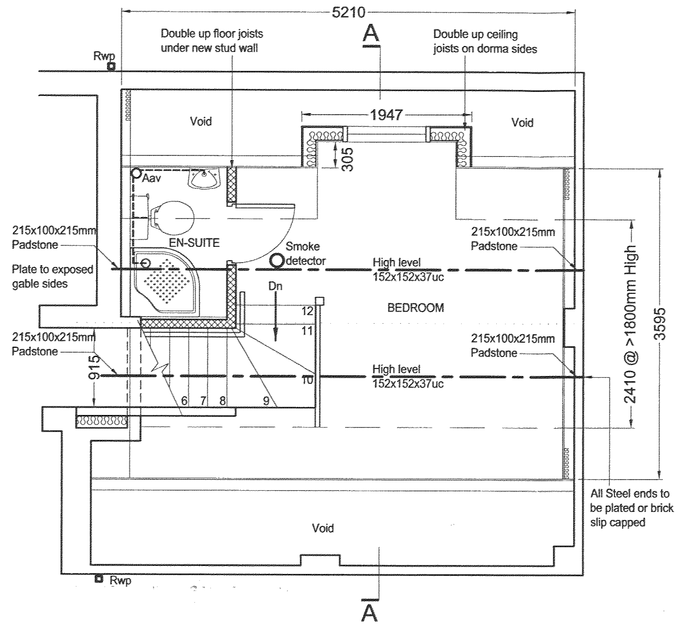
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FIRST FLOOR PLAN
Scale 1:50

1 - ROOF CONSTRUCTION (45° PITCH) (TO ACHIEVE 0.20W/m²K 'U' VALUE)
INTERLOCKING CONCRETE ROOF TILES LAID TO B.S. 5534 ON 38x25mm SOFTWOOD TILING BATTENS ON REINFORCED ROOFING FELT TO B.S. 747 (LAPPED 150mm HORIZONTALLY AND VERTICALLY) LAID OVER 47x125mm C24 RAFTERS @ 450mm C'S (TO COMPLY WITH BS 5268 PART 3 1985 AMMENDED) FIXED TO 100x65mm SOFTWOOD WALL-PLATE ON MORTAR BED AT EAVES LEVEL AND ANCHORED TO BRICKWORK WHERE POSSIBLE BY 900mm CATNIC 'L' TYPE GALVANIZED STEEL VERTICAL RESTRAINT STRAPS (30x5mm THICK) PLUGGED AND SCREWED TO WALL (MIN 5 FIXING PER STRAP) AT MAX 1800mm CENTRES.
38x100mm C16 CEILING JOIST @ 450mm C'S AT HIGH LEVEL FORMING CROSS TIE.
38x100mm C16 ROOF JOIST @ 450mm C'S TO DORMER

CODE 4 LEAD FLASHING REQUIRED UP AGAINST ALL NEW ROOF/WALL ABUTMENTS.

9.5mm PLASTERB'D CEILINGS WITH 5mm LIGHTWEIGHT PLASTER SKIM FINISH APPLIED IN TWO COATS.
INSULATION AT SLOPING CEILINGS TO BE THIN FOIL "TRISO SUPER 10" FIXED TO UNDERSIDE OF RAFTERS SECURELY TAPED AT ALL JOINTS.
FIX A FURTHER 70mm CELOTEX TUFF-R GA3000 INSULATION SHEET BELOW TRISO 10.
AND PLASTERED AS ABOVE.

2 - EXTERNAL WALL CONSTRUCTION. (TO ACHIEVE 0.30W/m²K 'U' VALUE)
EXISTING GABLE WALLS FORMING LOFT SIDES TO BE INSULATED WITH 55MM CELOTEX TUFF-R GA3000 INSULATION ON 50X25MM BATTENS AT 600MM C'S FACED WITH PLASTERBOARD.
NEW INTERNAL GARAGE WALLS - 100mm WALL CONSTRUCTED OF 100mm LIGHTWEIGHT BLOCKWORK (THERMALITE "TURBO" OR SIMILAR), WITH 55MM CELOTEX TUFF-R GA3000 INSULATION ON 50X25MM BATTENS AT 600MM C'S FACED WITH PLASTERBOARD INCL. UNDER SLOPE OF STAIR DEPENDANT ON WHERE THE NEW WALL FINISHES.
INSULATED CAVITY CLOSURES TO BE USED AT ALL OPENINGS.
EXISTING GARAGE WALL HEIGHT TO BE INCREASED BY 4 COURSES OF MATCHING BRICKWORK.
HYLOAD D.P.M.'S TO ALL CAVITY CLOSERS AT WINDOW OPENINGS.
CAVITY TRAYS OVER ALL LINTELS AND WALL/ROOF ABUTMENTS.
CATNIC PRESSED STEEL LINTELS WITH MIN. END BEARING OF 150mm TO BE USED:

CN102 TO INTERNAL DOOR OPENING.
1No. 203x203x46 ub STEEL BEAM TO SUPPORT FLOOR JOISTS WITH MIN. 100mm BEARING (See Structural calcs). ON 330x100x215mm PADSTONES.
PLASTERBOARD CLADDED TO GIVE 30MIN. F.R.
2No. 152x152x37 ub STEEL BEAMS AT HIGH LEVEL TO SUPPORT ROOF JOISTS.

* NOTE - LINTELS SUBJECT TO VERIFICATION BY STRUCTURAL ENGINEER.
ALL NEW INTERNAL WALLS TO BE FINISHED WITH 12.5mm GYPSUM PLASTERBOARD DRY-LINING ON DABS - TOP COAT / FINISH AS REQUIRED.

DORMER WALLS TO BE RENDERED PLY PANELS ON 25MM BATTENS WITH BREATHER MEMBRANE ON 125mm TIMBER STUDS INSULATED BETWEEN WITH 90mm CELOTEX TUFF-R GA3000 INSULATION WITH A FURTHER 35mm CELOTEX FIXED ACROSS THE INNER FACE AND PLASTERED. TAPE JOINTS TO FORM VAPOUR CONTROL LAYER.

INTERNAL STUD PARTITIONS TO BE 15mm GYPROC WALLBOARD (10Kg/M²) OR SIMILAR WITH SKIM ON 75mm TIMBER STUD WITH AT LEAST 25mm ROCKWOOL INSULATION QUILT.

3 - 1st FLOOR CONSTRUCTION. (TO ACHIEVE 0.22W/m²K 'U' VALUE)
19mm TONGUE AND GROOVE TIMBER FLOOR BOARDS LAID ON 122x63 C24 JOISTS @ 400mm CENTRES FIXED TO CATNIC GALVANIZED STEEL JOIST HANGERS AT EXTERNAL ENDS AND STEEL BEAM IN CENTRE OF GARAGE SPAN.

50mm GYPROC "THERMALINE PLUS" INSULATED PLASTERBOARD WITH ADDITIONAL LAYER OF PLASTERBOARD AND SKIM COAT TO U/S OF JOISTS FOR CEILING INCLUDING U/S OF STAIR SLOPE.
ENSURE FIRE SEAL AT CEILING PERIMETERS AND PENETRATIONS TO FLOOR.
120mm ROCKWOOL BATT INSULATION FIXED BETWEEN FLOOR JOISTS.
PROVIDE ADDITIONAL TIMBER STRUTTING AT MID SPAN OF ALL JOISTS.

4 - VENTILATION
RAPID VENTILATION - VENTILATION OPENINGS TO BE MIN 1/20th OF THE FLOOR AREA OF ROOMS AND WITH SOME PART OF THE VENTILATION OPENINGS AT LEAST 1.75M ABOVE THE FINISHED FLOOR LEVEL.
BACKGROUND VENTILATION - TO BE PROVIDED BY "TRIMLINE" TRICKLE VENTS OR SIMILAR, RECESSED INTO WINDOW HEAD FRAME TO GIVE A MIN 8000mm² FREE AIR TOTAL AREA.
EXTRACT FANS - EN-SUITE TO HAVE 15L/Sec WITH 15MIN OVER-RUN.
ROOF TO HAVE A 25mm CONTINUOUS AIR GAP ALONG EAVES WITH A CONT. 5mm AIR GAP (OR EQUIV.) AT TOP OF ROOF. TILE VENTS TO BE USED WHERE EAVES VENTILATION NOT POSSIBLE.
EAVES VENT TRAY TO BE USED BETWEEN RAFTERS TO PROVIDE 50mm CLEAR AIR PATH OVER INSULATION.

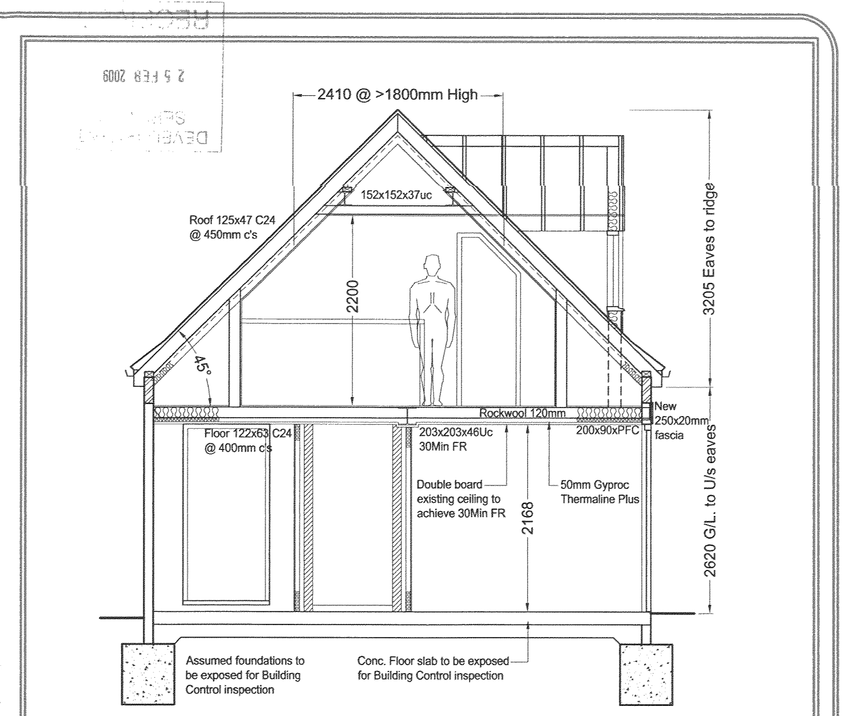
5 - DRAINAGE
STORM DRAINAGE ABOVE GROUND TO BE 100mm HALF ROUND UPVC GUTTERING CONNECTING TO EXISTING 65mm UPVC R.W.P.'s EXTENDED TO ACCOMMODATE HEIGHT OF NEW ROOF
FOUL DRAINAGE ABOVE GROUND TO BE 40mm UPVC WASTES WITH 75mm DEEP SEAL TRAPS CONNECTING INTO NEW STACK FOR EN-SUITE BATHROOM.
FOUL DRAINAGE BELOW GROUND TO BE 100mm SUPERSLEEVE LAID TO MIN 1:40 FALL CONNECTING INTO EXISTING GULLY. ENSURE GULLY IS TRAPPED AND REPLACE IF NOT.
ALL NEW AND EXISTING DRAINS PASSING UNDER OR WITHIN 1000mm OF BUILDING TO BE ENCASED IN MIN 150mm CLASS 'X' CONCRETE (TO B.S. 5328 - O. P. MIX C20P.)

6 - WINDOWS
WINDOW TO BE OF UPVC CONSTRUCTION WITH PILKINGTON "K" DOUBLE GLAZING (TO BE 4mm TOUGHENED GLASS) WITH AN ARGON FILLED CAVITY AND A "SOFT" LOW-E COATING WITH A MAX 'U' VALUE OF 1.8W/M²K
ALL GLAZING TO COMPLY WITH BS6206 PART 1.
ALL NEW OPENINGS TO BE FITTED WITH DRAFT EXCLUDERS.

7 - HEATING
HEATING TO BE CONNECTED TO EXISTING GAS FIRED CENTRAL HEATING SYSTEM.
ALL NEW RADIATORS TO BE FITTED WITH TRV'S.
ENERGY EFFICIENT LIGHT FITTINGS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT TO BE USED WHERE POSSIBLE. (MIN. OF 1 REQUIRED).

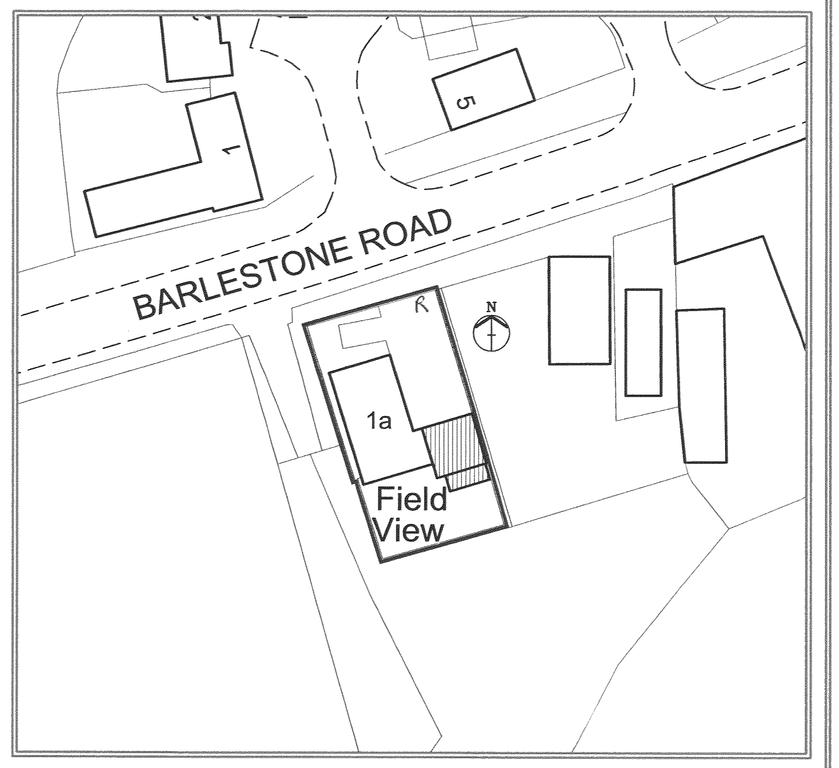
8 - ELECTRICAL
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
SMOKE DETECTORS TO TOP AND BOTTOM OF NEW STAIRS WIRED TO MAINS.

PLEASE NOTE THESE DRAWINGS ARE FOR BUILDING REGULATIONS ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.



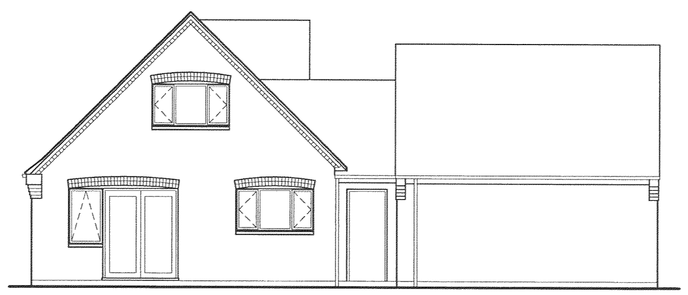
SECTION AA

SECTION Scale 1:50

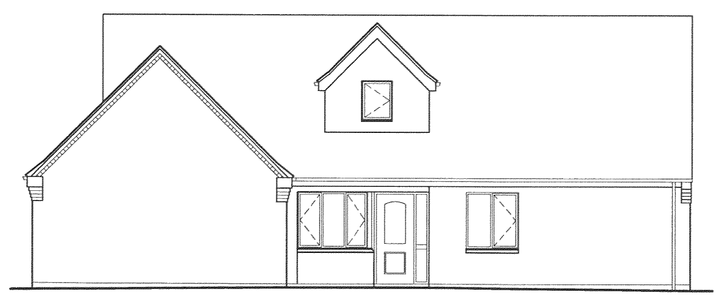


SITE PLAN Scale 1:500

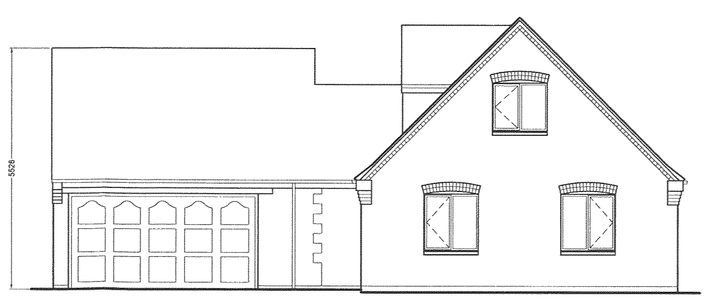
EXISTING



SOUTH ELEVATION
Scale 1:100



EAST ELEVATION

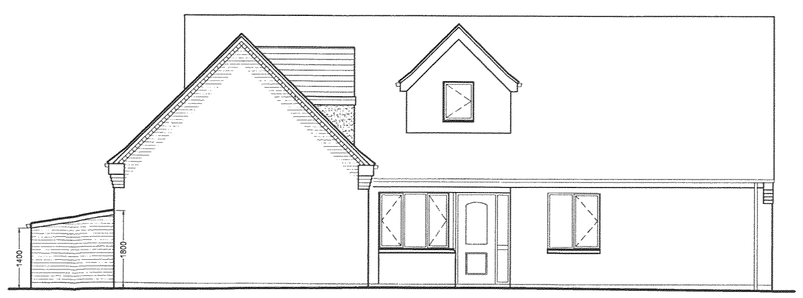


NORTH ELEVATION

PROPOSED



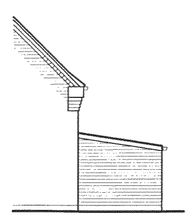
SOUTH ELEVATION
Scale 1:100



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

0 1 2 3 4 5 6 7 8 9 10m
Scale 1:100

0 1 2 3 4 5m
Scale 1:50

Revisions
A 5/1/09 Building Control requirements.

CLIENT Mr M. Price
A1 Sheet
PROJECT 1a FIELD VIEW, BARLESTONE ROAD
BAGWORTH, LEICS., LE67 1DD

LOFT CONVERSION

scale	drawn	drawing no.
1:50, 1:100 1:500	JPP	1
job no. 1	date Sept 2008	rev. A

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