

DWG SPECIFICATION

(As Applicable)

CEILING
12.5mm Plasterboard with 3mm skim to existing rafters or new ceiling joists with 180mm Kingspan TP10 insulation to horizontal ceilings and 80mm Kingspan TP10 insulation board between rafters & 50mm Kingspan TP10 secured below rafters to sloping ceilings all to give inclusive U-value of max. 0.16 & 0.2 resp with class 1 flame spread.

WALLS
a) TO ROOF SPACE
12.5mm Plasterboard with 3mm skim on 100mm x 50mm studding with 100mm x 50mm strutting where required with 90mm Kingspan TP10 insulation between studs to give inclusive U-value of max. 0.30 and Class 1 flame spread. Provide 50mm x 25mm retaining battens to rear side.

b) IN ROOMS
Where Required 12.5mm Plasterboard with 3mm skim on one or both sides as applicable on 100mm x 50mm studding. All walls between rooms and W/C's with no door openings to room to receive min 25mm mineral fibre sound quilt to conform to Internal wall type B, Diagram 5-2 Part E 2003

FLOORS
a) NEW FLOOR
To be full 1/2 hour fire resistant 22mm tongue and grooved chipboard (15 kg/sqm) on min 50mm wide joists at 400mm centres. Floor joists spanning 2.5m to 4.5m to have herringbone strutting at mid span, joists over 4.5m to have herringbone strutting at 1/3 spans of joists adequately supported min 25mm clear of existing ceiling construction via galvanised mild steel hangers with galvanised nails or onto load bearing walls. Main trimmers to be built in or resting on load bearing walls or hung off existing load bearing walls by heavy gauge galvanised mild steel hangers.

CEILING CONSTRUCTION OF:-
1) 12.5mm Plasterboard with 3mm skim (Table 14C3 BRE Report 1998).
2) 15mm - 20mm thick good condition plaster on timber laths (condition assessed on site tracked or unsound remedial replacement may be required) (Table 14C1 BRE Report 1988).
3) 9.5mm Plasterboard & 3mm skim. With added mineral fibre protection. (BRE 208)

Note:- All ceiling constructions overlaid with 100mm Rockwool RWA45 on chicken wire secured to joists to give adequate sound resistance to conform to floor type C as diagram 5-7 to App Document Part E. Sound & floor covering to extend over whole floor area to eaves level, see LDSA Guidance notes for new Part E 2003.
NB all electric cables secured to structure above insulation to dissipate heat

b) EXISTING FLOOR
1) Is full 1/2 hour fire resistant.
2) Is modified 1/2 hour fire resistant.
3) Is modified 1/2 hour fire resistant upgraded to full 1/2 hour by overlying with 6mm dense hardboard to applicable areas.

FIRE REGS
BEAMS
Where applicable timber beams to have full 1/2 hour fire resistance (sacrificial timber method). Timber min 40mm from chimneys. Steel beams protected to 1/2 hour fire resistance with 2 layers 12.5mm plasterboard with staggered joints, secured to timber cradles, or be treated with approved intumescent paint to a 1/2 hour standard.

DOORS
a) All doors marked thus O to be made self closing with suitable device. any glazing contained within doors and fanlights to be replaced with 6mm Georgian safety wired glass to Building Regulations B paragraph 1.25 - 1.26 and approved document part N.
b) All doors marked thus @ to be made full 1/2 hour fire resistant self closing FD20 with 25mm min rebates.

STAIRCASE
a) Traditional max. pitch 42 rise, 200mm, going 228mm. Winders to have nosing of treads making a uniform angle on plan and going to be nowhere less than 50mm. Min 2000mm Headroom throughout.
Balustrade to staircase to be 900mm high vertically above pitch line. Balustrade to stairwell to be 900mm high above floor level.
No spaces in risers or balustrade to allow passage of 100mm dia sphere.

FLAT ROOF
3 Layers Bitumen Roofing Felt FAA rated on 18mm exterior quality plywood on 50mm wide sw joists at 400cts, set to fall 1 in 40 with 100mm Kingspan TP10 and 35mm under ceiling insulation and 12.5mm plasterboard and skim to give inclusive U-value of 0.20 and class 1 flame spread.

CHEEKS & FRONT PANEL
Vertical tile hanging on sw battens on felt on 9.5mm plywoods/heating on 100 x 50mm sw framing, checks within 1000mm of boundary to be lined externally with 12mm Supalux to give 1 hour fire resistance, 90mm Kingspan TP10 insulation and 12.5mm plasterboard and skim to give inclusive U-value of 0.30 max and Class 1 flame spread.

GENERAL NOTES
The whole of the work is to be in accordance with the Building Regulations 2000 (with amendments).
All external stud walls to receive vapour control layer of 1200 gauge visqueen sheeting provided between plasterboard and insulation.
All multiple trimmers to be bolted together at 600mm cts with 16mm dia. bolts and 50mm timber connectors. Provide double joists below all new partitions.
All walls shown shaded are load bearing to be confirmed on site for Local Authority inspector.
Soffit vents to eaves on opposite sides & to dormer front to provide cross flow ventilation to roof void equal to 2.5mm continuous (or similar).
Ridge vents to be provided giving cross flow ventilation to roof void equal to 5mm continuous (or similar).

All Glazing to meet min U-Value 1.8, 16mm glazing with soft low-E coating. Windows to give 1/20th floor area openings 8000sqmm background vent to bedrooms 4000sqmm to bathrooms. Min openings of 0.23sqm as MOE with min dimension being 450mm in any direction to all habitable rooms.
Building to be constructed following "Robust Construction Details".
Internal lighting to new areas to be energy efficient, to receive lamps that have a luminous efficiency greater than 40 lumens per circuit-watt.
Any new radiators to be installed with thermostatic valves.
All construction dimensions to be taken from site and not to be scaled from plans

All new electrical wiring or electrical components in connection with dwellings must be designed, installed and tested in accordance with Part P of the Building Regs by a person competent to do so. Prior to completion an appropriate certificate to BS 7671 is to be issued for the works by an electrician or competent person registered with a Government authorised approved body to the local authority.

(SD) Indicates position of mains operated interconnected smoke alarms to BS 5446: Part 1: 1990 to circulation areas at all levels, as required by Approved Document Part B.

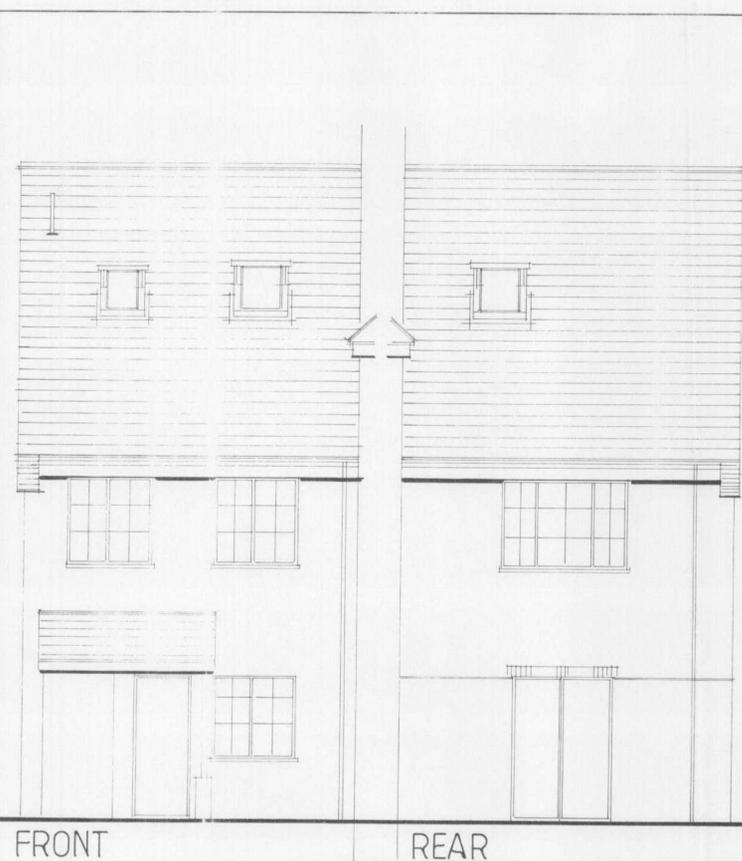
AMENDMENTS	DATE

LOCAL AUTH:		
FLASHING TYPE:	TILES:	CALCS ADDED:

PROPOSED LOFT CONVERSION AT:-
107 CAMPION RD

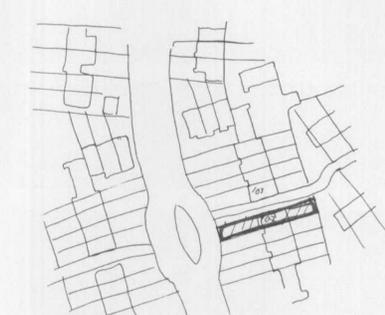
WELWYN HATFIELD PLANNING OFFICE COPY	HATFIELD HERTS	MR MRS MUKUDEM
11 JUN 2007	CONTRACT No. 59091	
SCALE 1:50	DATE 4:04:07	DWG. NO. 7942
No: 56/2007/884		

Elite Econoloft Ltd.
The Loft Conversion Authority



FRONT REAR

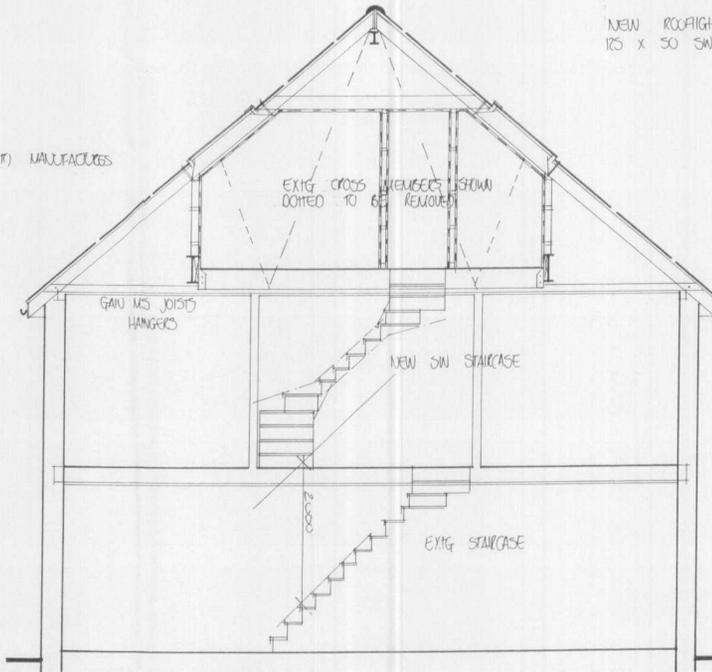
ROOFLIGHTS FULLY WEATHERED TO MANUFACTURERS INSTRUCTIONS



LOCATION PLAN SCALE 1:1250

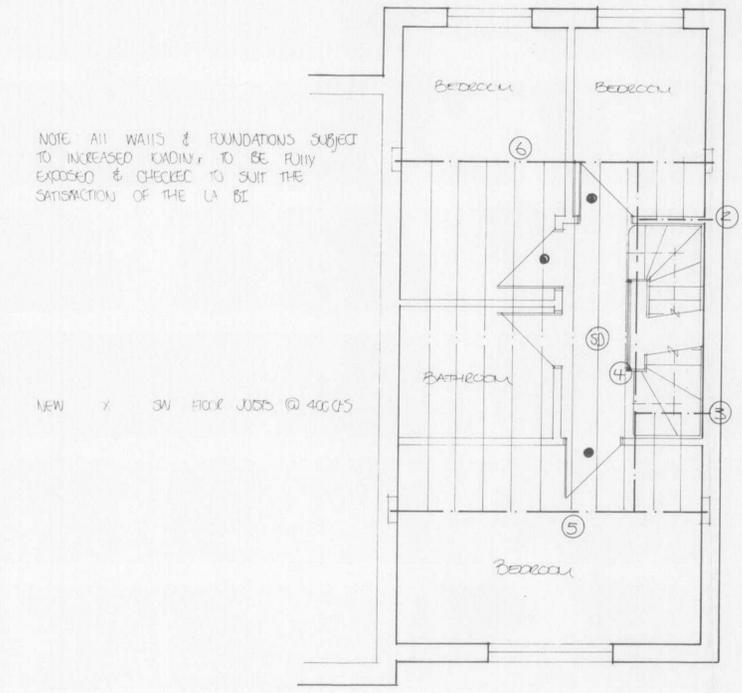
- ① 203 x 133 x 30 UB 300 x 100 x 20 MSBP
- ② 150 x 50 CB
- ③ 150 x 50 CB
- ④ 200 225 x 50 CB + 200 x 6 FINCH PLATE
- ⑤ 254 x 146 x 37 UB 400 x 100 x 20 MSBP
- ⑥ 254 x 146 x 37 UB 400 x 100 x 20 MSBP

PROVIDE SIM CONTINUOUS AIR GAP OR SIMILAR TO RIDGE LENGTH ALLOWING CROSS VENT TO ROOF

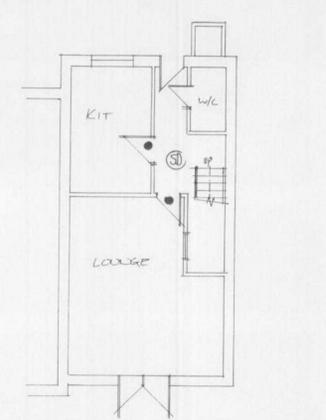


CROSS SECTION

PROVIDE SIM CONTINUOUS AIR GAP OR SIMILAR TO EAVES LENGTH ALLOWING CROSS VENT TO ROOF

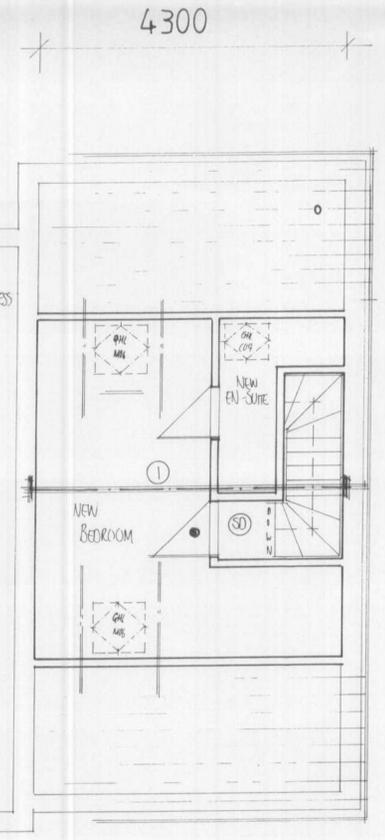


FIRST FLOOR PLAN



GROUND FLOOR PLAN

POSITION OF ALL ELECTRICS AND ACCESS PANELS TO BE DETERMINED ON SITE



ROOF PLAN

NB: Clients are hereby advised that a Party Wall Agreement is required under the Party Wall etc Act 1997, Prior to commencement of works on site. Please contact for further advice or clarification as necessary.