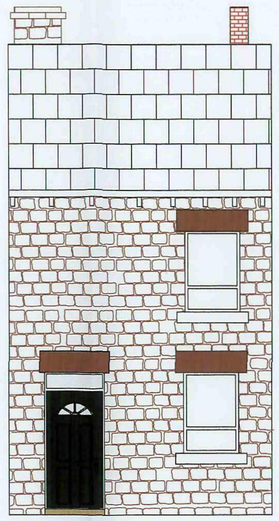
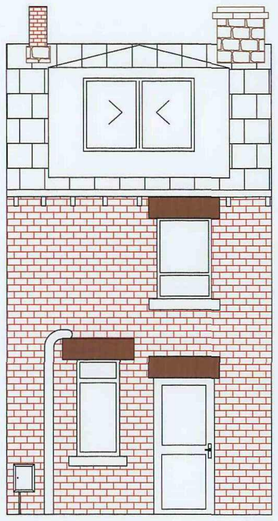


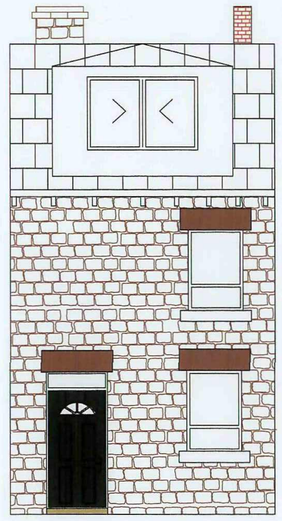
Current Rear Elevation



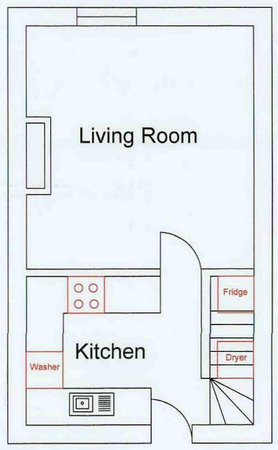
Current Front Elevation



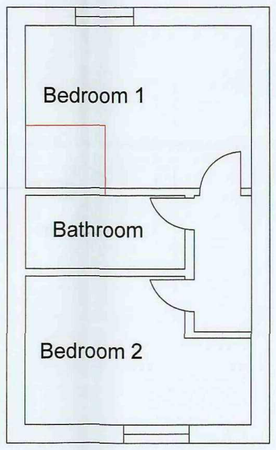
Proposed Rear Elevation



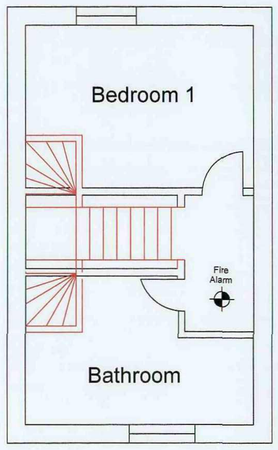
Proposed Front Elevation



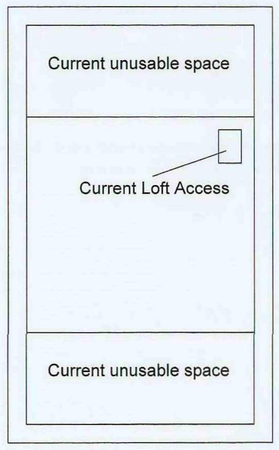
Current Ground Floor Layout



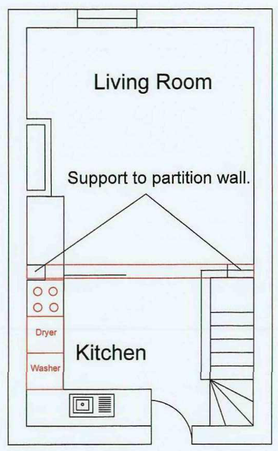
Current First Floor Layout



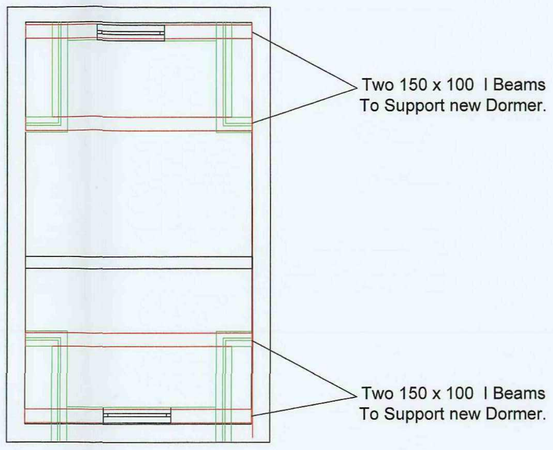
Proposed First Floor Layout



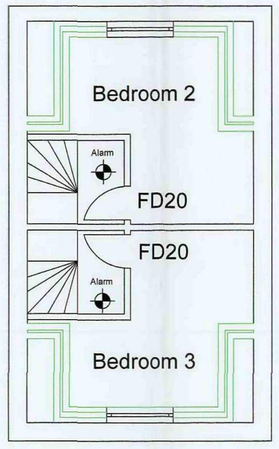
Current Loft Space Layout



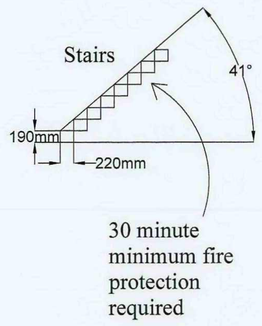
Current Ground Floor Layout

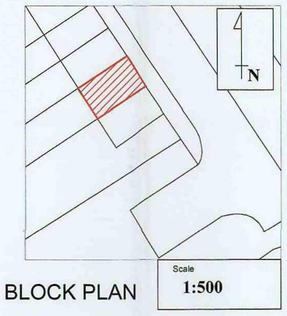


Proposed Loft Space Supports Layout.

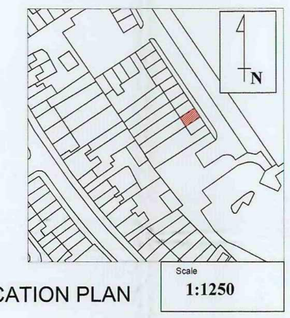


Proposed Loft General Layout

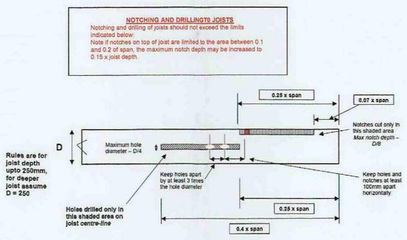




BLOCK PLAN



LOCATION PLAN



General Construction Notes

ATTIC FLOOR:

25 ptg boarding on 194 x 47 joists in Class SC4 timber at 450 centres built in both ends or hung on joist hangers as specified below; 30 x 5mm galvanised ms lateral restraint straps nailed across first three joists fixed to blockwork at max 1.800 centres; herringbone struts to joists at mid span; floor joists doubled up under stud walls with max span of joists shall be as per TRADA tables and shall not span in-excess of 4m to supports.

Around floor openings such as stairs, it will be necessary to install larger or double/ triple timber trimmers bolted together to carry the floor joists with all joined timbers supported by fully nailed proprietary joist hangers.

Solid strutting should be provided at least 38 mm thick timber extending to at least three quarters the joist depth to a minimum of at least 150 x 38mm timber used as strutting.

5 x Steel Beams will be required as shown in plan, the steels must not exceed the load bearing capacity an shall be 150 x 100 "I beams."

Use Of Joist Hangers

Only proprietary joist hangers to be used complying with BS 6178 Part 1 1999 or BS EN 845-1 and these must be installed in strict accordance with the manufacturer's recommendations. Always check the actual requirements for the product you are using, but typical general rules will include - • The hangers must be of the correct type for the strength of the blockwork being used. With the back plate of the hangers must be in contact with the face of the blockwork for the whole height of the hanger, and the hanger must be vertical.

Note

- Joists must be accurately cut to length - the maximum overall tolerance is 6mm.
- *Do not load joists until at least 3 courses have been built over the* flange and the mortar has set.
- Where the wall supporting the joists is over 3m long, special "restraint" type hangers (to BS 5628: Part 1) are required at a maximum of 2m centres, to provide lateral restraint to the wall itself.

VENTILATION New windows to be 16mm double glazed PVCu units with low E coating and opening area minimum 5% floor area of room served; windows to have "trickle" ventilation 8000 sq.mm to habitable rooms .Windows to be escape type and have a minimum 450x750 opening. Window frames shall be BBA HAPAS Approve with safety glazing to BS6206 to all windows.

An air gap of at least 50mm is provided between the felt and the insulation. Ventilation strips along the eaves (gutter line) and tile vents at or near the ridge line shall be provided.

FIRE DETECTORS: fitted in locations shown in accordance with BS 5839; smoke detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that both sirens sound if one detector triggered

WALLS

Stud partition walls in 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides.Timber framing insulated with ACTIS TRI-ISO Super 9 Foil to walls, stairs partition and underfoot of stairs to meet requirements of 30 minute fire resistance.

Ceilings

All ceiling to first floor to be fire protected with fire protection boarding to give 30 minutes fire resistance. Ceiling to stairs to have a minimum clear head height of 2m.

ceiling to loft to have a minimum clear head height of 1.9m.

Insulation

Insulation is to be provide to achieve a minimum of the following U-values:-

Pitch Roof (rafter levels) = 0.2

Pitch Roof (ceiling level) = 0.16

100mm of sound insulation quilt is to be provided to floor joists.

Competent persons.

All electrical work is to be undertaken by a qualified electrician to part P.

All plumbing and gas central heating to be undertaken by a Gas Safe registered plumber.

Rev.	By	Amendments	Date

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Project

LOFT CONVERSION

Drawing title

PLANNING AND BUILDING REGULATION DRAWING

Scale	Drawn	Checked	Date
1:50	SC	SS	03/09/10

Drawing No.	Revision	File
D/SSE/SC_1	-	