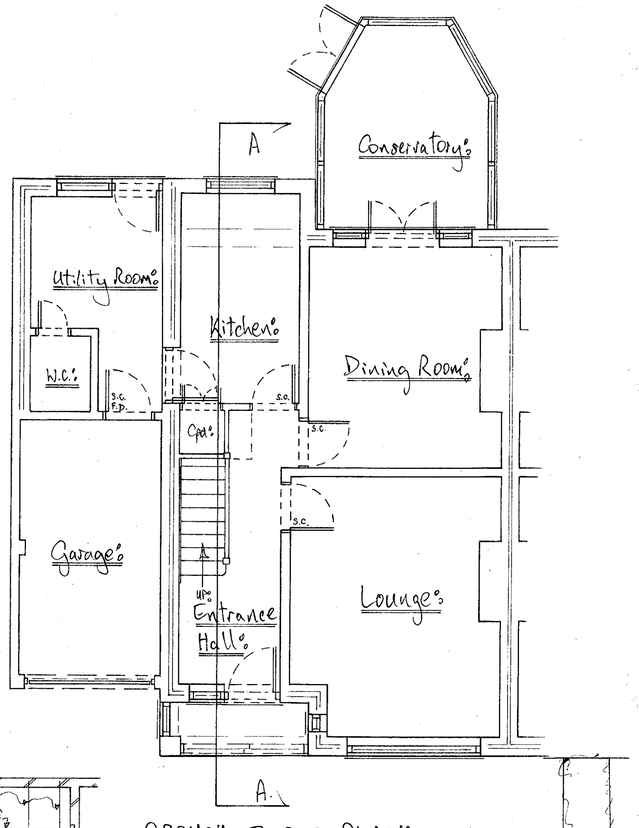
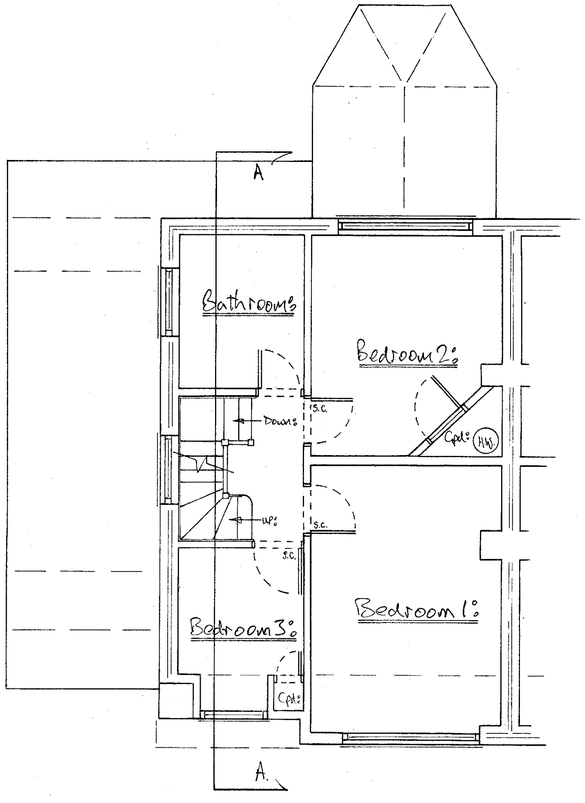
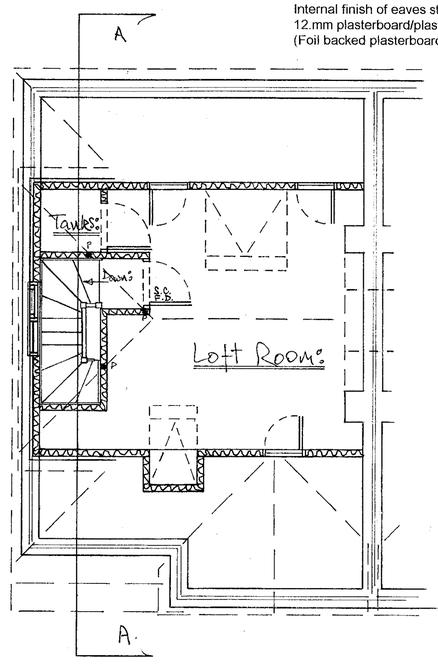


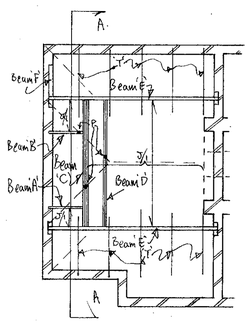
GROUND FLOOR PLAN:



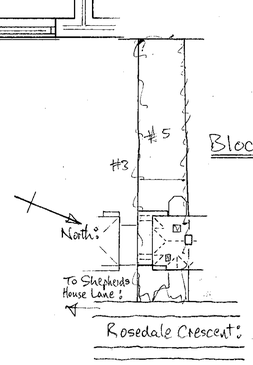
FIRST FLOOR PLAN:



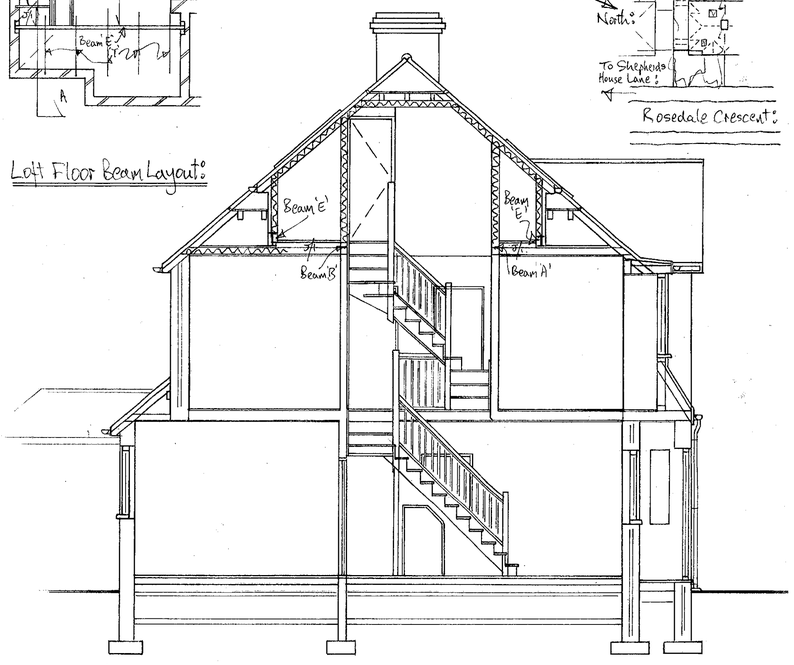
LOFT FLOOR PLAN:



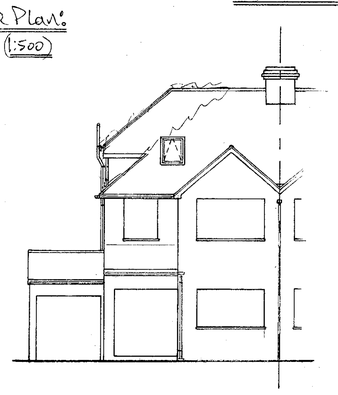
Loft Floor Beam Layout:



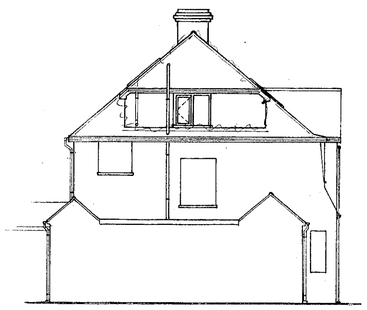
Block Plan:
(1:500)



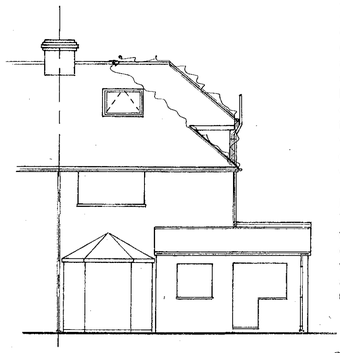
SECTION A:A:



Front Elevation:



Side Elevation:



Rear Elevation:

INSULATION:
59mm Celotex TS2 (or similar) to be used between existing rafters and 150mm mineral wool to be used in eaves spaces over ceilings. All to give at least 0.35w/m2k as is required for loft conversions.

EAVES WALLS IN LOFT:
Internal eaves walls replace the strut/ purlins and support any tendency of deflection of the rafters and will be of 50mm x 75mm softwood @ 400mm centres. This load-bearing studwork is to have sole plates and head plates of the same timbers unless stated differently else-where in 'structural notes'. All internal wall to have 100mm mineral wool. Internal finish of eaves studwalls to be 12.mm plasterboard/plaster skim finish. (Foil backed plasterboard).

FIRE DOOR:
A self-closing half-hour fire-check door is to be fitted at the top of the new stairway. The frame is to be fitted with 25mm (fin.) door stops glued and screwed.
All landing/stairway/hallway, walls and partitions down to ground floor, are to half hour fire rated. New partitions to stairway are to be 12.5mm plasterboard/plaster skim. All other doors in the house from other habitable rooms opening onto landings and hallways are to be fitted with self-closing devises. Any glass areas between habitable room and stairway /hallway are to be changed to ply or Georgian wired glass.

FIRE ALARMS:
All hallways and landings are to be fitted with smoke detecting fire alarms installed to manufacturer's instructions. They are to be wired into the mains electrical system and will be fitted with a back-up battery system.

INTERNAL PARTITIONING & FINISHES:
All new internal walling to be 50 x 75mm timber studwork at 400mm centres with compressed 100mm mineral wool (for sound insulation only) between the studs and 12.5mm plasterboard/plaster skim (foil backed).

GENERAL NOTES:
Existing 50 x 100mm rafters and ceiling joists at 400mm centres etc. to be temporarily supported during installation as nec. Bolting, nailing etc. of timbers to be staggered.....not on the same plane throughout individual timbers. Suitability of existing load bearing structures to be verified as necessary. Any otherwise unprotected steel beams to be clad with min. 12.5mm plasterboard or similar to give one half-hour fire resistance. Foundation, lintels etc. to be exposed for inspection and approval of their adequacy if required.

STAIRCASE TO LOFT:
The new loft staircase is to rise though 2691mm in 13 equal rises of 207mm. with goings of 230mm. Max. pitch not to exceed 42 degrees. Min. headroom not to be less than 2.0m measured vertically above pitch line (or a min. 1.8m on outer of ceiling slope with min. 1.9m in centre if needed.) Min. going of any tapered tread to be not less than 50mm. The going on central walk line of the tapered treads to be not less than the going on the parallel treads. Handrails to be 900mm above pitch line of nosing on rise and above floor level on landings. Max. gap between any baluster and treads to be less than 100m. Min. depth of landing at both top and bottom of flight to be not less than clear width of stairs.

DORMER:
A pitched roof dormer is to be constructed on the rear roof slope. They would be of 50 x 100mm SC4 framework well braced against raking with diagonal galvanised metal banding. Ceiling joists to be 50 x 100mm SC4 at 400mm centres. It would contain a 1.2m by 1.05m white uPVC double glazed window providing natural light and entilation to the new stair -way. The external finish of the dormer would be plain tiles to match those others existing in the house at present on treated softwood tile battens on tiler's felt for both the pitched roof slopes and the vertical walls. Flashing are to be of 4lb sheet lead. Fascias and soffits are to be of low maintenance white uPVC. Ventilation and insulation as noted elsewhere. Rainwater to discharge off the new roof into new 112mm half round black plastic guttering to 68mm rainwater pipe to shoe to the existing rainwater down piping.

VENTILATION:
All new habitable rooms to have controllable trickle vents of not less than 8000 square mm. Roof voids to have continuous 25mm vent gap (or equivalent) at soffit level, with not less than 50mm clear gap over insulation to exit at ridge level with continuous 5mm gap (or equivalent). The new loft shower room is to also have an electrical/mechanic ventilator, extracting not less than 80 cubic meters per hour. To be controlled via room's light switch via time delay.

HEATING:
The new loft rooms are to be heated with water filled radiators powered from the existing central heating system. They would be fitted with thermostatic valves and they would have a max. output of 6500 BThU/hr.

STRUCTURAL FLOOR BEAMS etc.:
A=B.....1/50 x 200mm SC4 set 20mm above the existing ceiling.
C.....3/50 x 200mm SC4 bolted M12's @ 900mm centres. Centre beam cut 150mm short to allow joist hanging of outside beams and set 20mm above the existing ceiling.
D.....1/50 x 200 + 1/75 x 200 SC4 set 15mm above the existing ceiling.
E.....1/254 x 146mm x 37k UB set 60mm above the existing ceiling.
F.....1/100 x 50 x 8mm RHS with 150mm bearing each end or 1/150 x 90 10mm RSA with 150mm leg down cavity.
P.....75 x 75 SC4 posts.
T.....doubled length of galv. strapping taken 600mm into new floor and over rafters at their base.
.....2/50 x 150 SC4 set 10mm above the existing ceiling.
K.....1/100 x 100 x 6.3mm RHS set 10mm above the existing ceiling.
J/1.....50 x 200mm SC4 @ 400mm centres set 15mm above the existing ceiling.
P.....new 100 x 100mm post at first floor carrying beam 'K'.
R.....1/150 x 100 x 5mm RHS carrying 75 x 75 SC4 tie beam to landing (T) ..all as shown on page 5 of calculations.

NOTES:

EMERGENCY EXIT:
An emergency exit route is to be provided by means of the installation of VELUX GPL 308 special purpose window on the front roof slope. This will give a free exit of not less than 500mm wide by 850mm high with its lower sill at no greater distance than 1.7m from the nearest fascia below it and at least 600mm (and no more than 1100mm) above internal floor level. Unobstructed access for a ladder to reach this point externally is always to be maintained.

NEW LOFT FLOOR:
Floor joists, beams, trimmers, etc., are to be as set down in engineer's calculations (see separate list). Floor covering to be 22mm T&G chipboard floor sheeting. This floor covering will be carried out fully to the eaves at the front of the house and at the rear where there is an external are there will be firring strips and 18mm WBP external ply weathered with SARNAFIL membrane overlaid with special tiles designed for use with foot traffic on this type of material. Joist to joist connections by galv. m.s. joist hangers plus 40mm galv. nails. Joist to brick connections by either heavy gauge galv. m.s. joist hangers or housed min. 100mm into brickwork as detailed. This 22mm flooring, together with the existing good conditions 18mm plasterlathe ceiling will mean that the new loft floor structure will achieve a full half-hour fire resistance.

ROOF WINDOWS:
New roof windows are to be VELUX windows and will be installed to the manufacturer's instructions with double-up rafters both sides of new apertures and trimmers both top and bottom. All to achieve min. AC fire rating.

A		
	Date	Revisions

©Copyright

THE LOFT CONVERSION COMPANY (RDG):

0118-945-3469

Client
Mr.& Mrs. A. Belcher:

Job Title
Proposed Loft Conversion with side Dormer @ 5 Rosedale Crescent, Earley, Reading. RG6 1AS.

Drawing Title
Building Control: Plans: Block: Section: Notes: Elevations:

Scale 1:50 1:100 1:500

Date 6-2-00 Drawn By PJW.

Drg. No. 0046-268 Rev.

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT. No. 7311

594 x 841mm A1

CD 6/6/00.