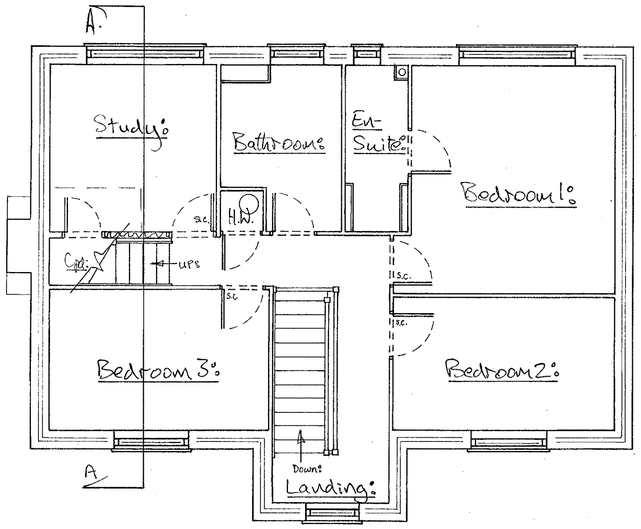
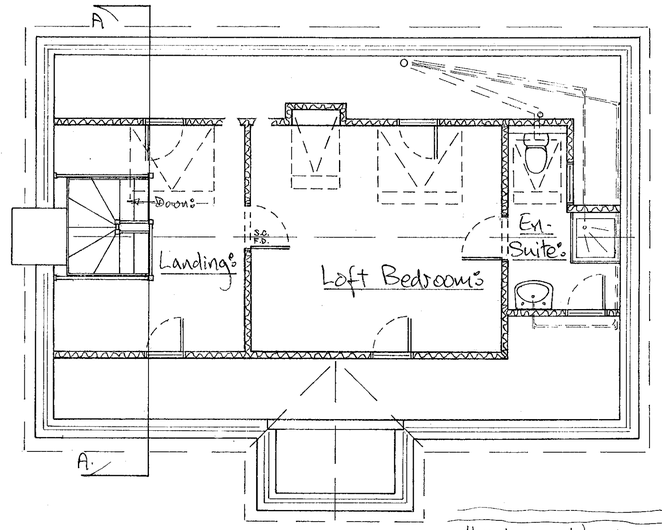
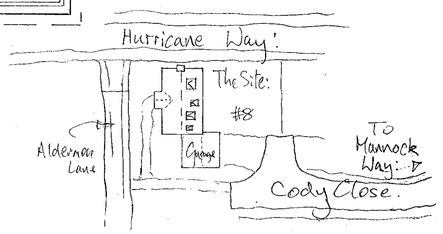


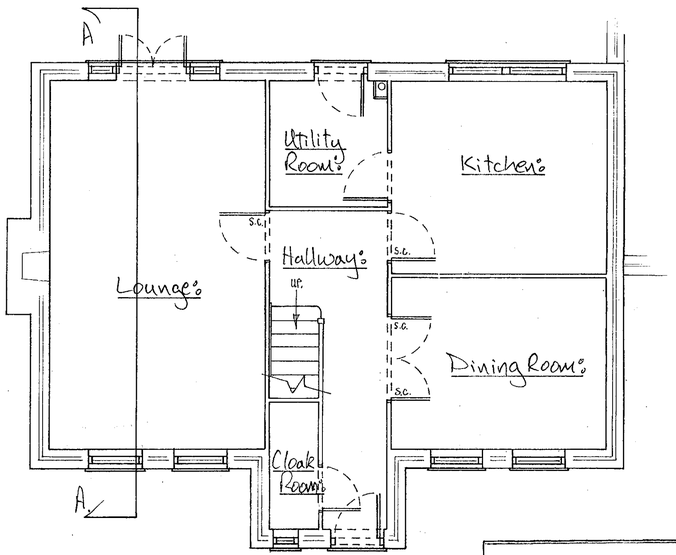
FIRST FLOOR PLAN.



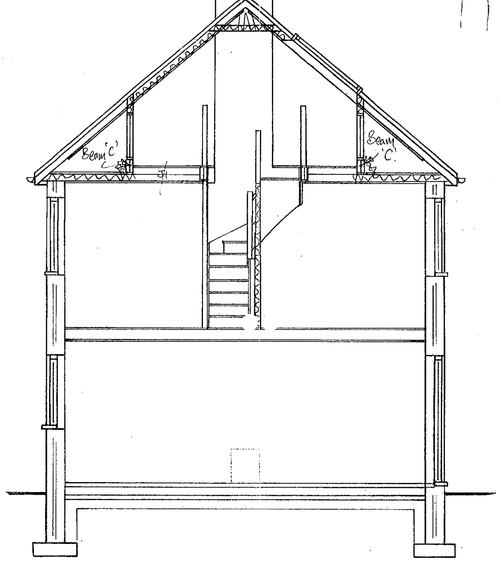
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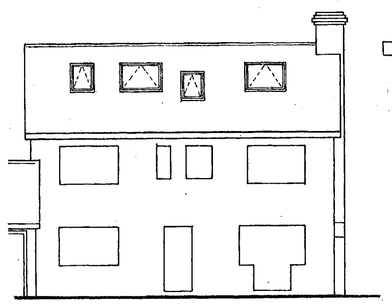
BLOCK PLAN.
(1:500)



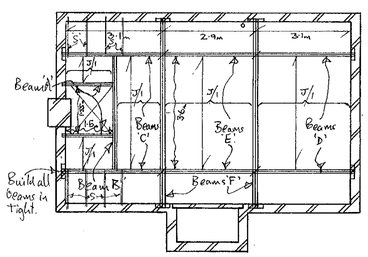
GROUND FLOOR PLAN.



SECTION A:A.



REAR ELEVATION.
(1:100)



Loft Floor Beam Layout.
(1:100)

PLUMBING:
All to BS 5572. Supply pipework with appropriate diameter copper pipework provided with shut-off valves as necessary and insulated to the required standards. All waste pipes to run directly to a macerator unit which will be connected via a 22mm rigid uPVC pipe to the existing soil/vent pipe which will have the upper part changed if necessary to exit not less than 900mm above any opening window on same elevation within 3m distance. All to the manufacturers specification.

STRUCTURAL FLOOR BEAMS etc.:
A.....1/50 x 175mm SC4 set 16mm above the existing ceiling.
B.....2/63 x 200mm SC4 set 16mm above the existing ceiling.
C=D.....2/50 x 250mm SC4 set 144mm above the existing ceiling. Notched and strapped over beam 'F' as per. structural details fig. 1 page 4 accompanying engineer's calculations.
E.....2/50 x 225mm SC4 set 144mm above the existing ceiling. Notched and strapped over beam 'F' as per. structural details fig. 1 page 4 accompanying engineer's calculations.
F.....2/178 x 89mm x 26.81k RSC bolted back to back (M12 @ 900mm centres) set 16mm above the existing ceiling on 200 x 100 x16mm ms. plates.
S..... each 2 lengths of ms. galv. strapping from rafter foot to beam 'C' underside and wrap.
J/1.....50 x 175mm SC4 @ 600mm centres set 16mm above the existing ceiling (double joists under partition walls).

FIRE DOOR:
A self-closing half-hour fire-check door is to be fitted at the top of the new stairway (one to each loft bedroom). The frames are 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 plaster-board/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 either to solid doors or to Georgian wired glass.

EMERGENCY EXIT:
An emergency exit route is to be provided from the new loft room by means of the installation of a VELUX GPL 308 special purpose window on the front roof slope. Each 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. Un-obstructed access for a ladder to reach these points 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 and rear of the house. This 22mm flooring, together with the existing good condition 18mm plaster/lathe 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 roof windows to achieve min. AC fire rating.

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 timber stud framework and the 12.5mm plasterboard/plaster skim.

GENERAL NOTES:
The existing 35 x 75mm rafters and ceiling joists at 600mm centres are all to be temporarily supported during installation as nec. Bolting, nailing etc. of all 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 2587mm in 13 equal rises of 199mm with goings of 221mm. Max pitch not to exceed 42 degrees. Min. head-room not to be less than 2.0m measured vertically above pitch line of the nosing (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 are 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.

EAVES WALLS IN LOFT:
Internal eaves walls replace the purlin and support any tendency of deflection of the rafters and will be of 50mm x 100mm softwood @ 600mm 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'. They are to be insulated with 100mm mineral wool. Internal finish of eaves studwalls to be 12.5mm plasterboard /plaster skim finish. (Foilbacked plaster board).

NOTES:

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.

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

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 the rooms light switch and would be via a time delay mechanism.

HEATING:
The new loft rooms are to be heated with a water filled radiator powered from the existing central heating system. Each would be fitted with a thermostatic valve.

A		
	Date	Revisions

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25.JAN.2001 * 3223

THE LOFT CONVERSION COMPANY (RDS).

0118 945 3469.

Client: Mr. & Mrs. K. Bryant.

Job Title: Proposed Loft Conversion @ 8 Cody Close, Woodley, Reading, Berks. RG5 4XN.

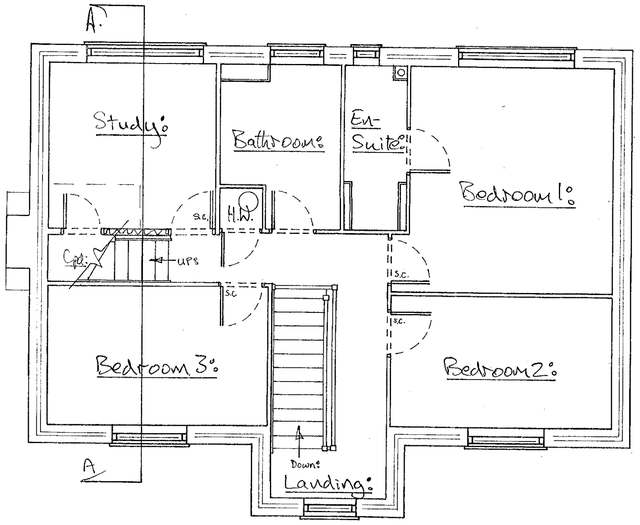
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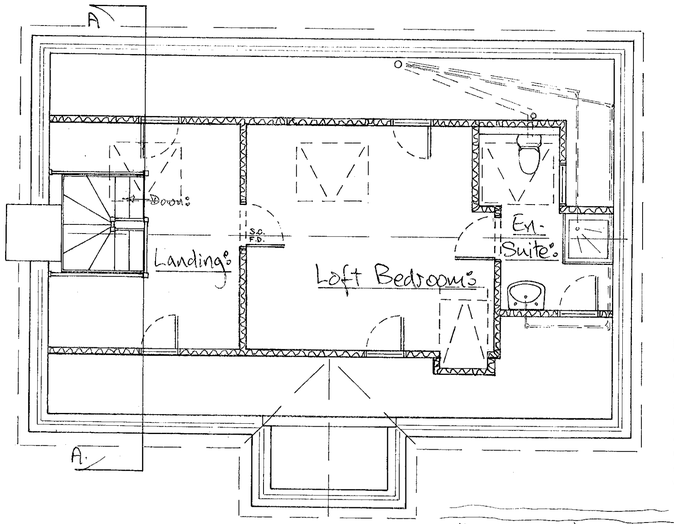
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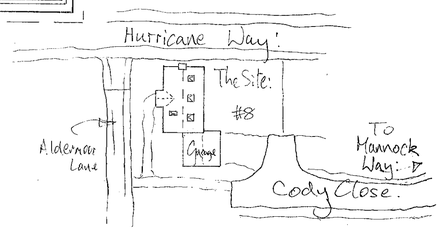
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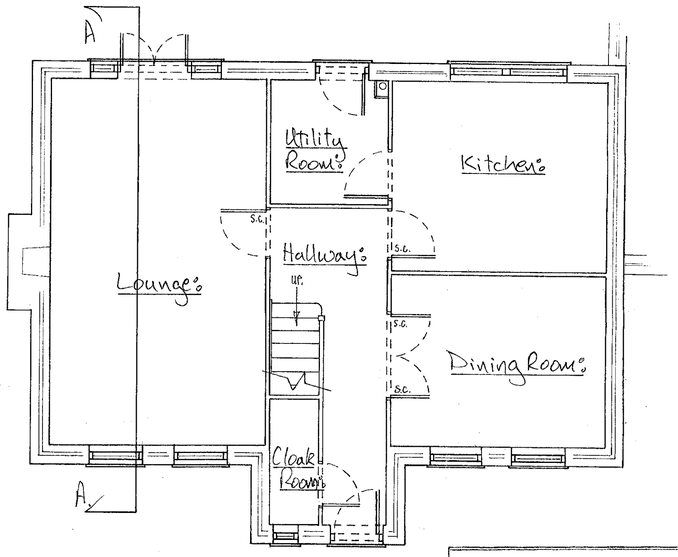
FIRST FLOOR PLAN.



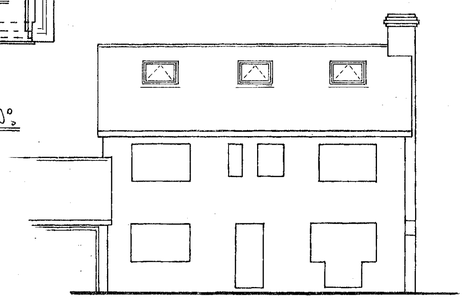
LOFT FLOOR PLAN.



BLOCK PLAN.
(1:500)

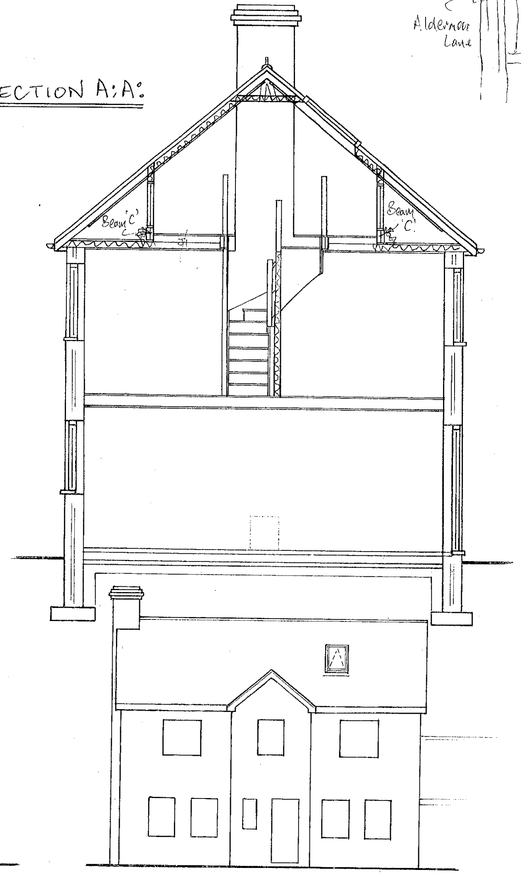


GROUND FLOOR PLAN.



REAR ELEVATION.
(1:100)

SECTION A:A.

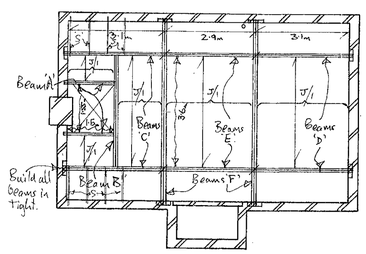


FRONT ELEVATION.
(1:100)

PLUMBING:
All to BS 5572. Supply pipework with appropriate diameter copper pipework provided with shut-off valves as necessary and insulated to the required standards. All waste pipes to run directly to a macerator unit which will be connected via a 22mm rigid uPVC pipe to the existing soil/vent pipe which will have the upper part changed if necessary to exit not less than 900mm above any opening window on same elevation within 3m distance. All to the manufacturers specification.

STRUCTURAL FLOOR BEAMS etc.:
A.....1/50 x 175mm SC4 set 16mm above the existing ceiling.
B.....2/63 x 200mm SC4 set 16mm above the existing ceiling.
C=D.....2/50 x 250mm SC4 set 144mm above the existing ceiling. Notched and strapped over beam 'F' as per. structural details fig. 1 page 4 accompanying engineer's calculations.
E.....2/50 x 225mm SC4 set 144mm above the existing ceiling. Notched and strapped over beam 'F' as per. structural details fig. 1 page 4 accompanying engineer's calculations.
F.....2/178 x 89mm x 26.81k RSC bolted back to back (M12 @ 900mm centres) set 16mm above the existing ceiling on 200 x 100 x16mm ms. plates.
S..... each 2 lengths of ms. galv. strapping from rafter foot to beam 'C' underside and wrap.
J/1.....50 x 175mm SC4 @ 600mm centres set 16mm above the existing ceiling (double joists under partition walls).

FIRE DOOR:
A self-closing half-hour fire-check door is to be fitted at the top of the new stairway (one to each loft bedroom). The frames are 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 plaster-board/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 either to solid doors or to Georgian wired glass.



Loft Floor Beam Layout.
(1:100)

EMERGENCY EXIT:
An emergency exit route is to be provided from the new loft room by means of the installation of a VELUX GPL 308 special purpose window on the front roof slope. Each 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. Un-obstructed access for a ladder to reach these points 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 and rear of the house. This 22mm flooring, together with the existing good condition 18mm plaster/lathe 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 roof windows to achieve min. AC fire rating.

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 timber stud framework and the 12.5mm plasterboard/plaster skim.

GENERAL NOTES:
The existing 35 x 75mm rafters and ceiling joists at 600mm centres are all to be temporarily supported during installation as nec. Bolting, nailing etc. of all 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 2587mm in 13 equal rises of 199mm with goings of 221mm. Max. pitch not to exceed 42 degrees. Min. head-room not to be less than 2.0m measured vertically above pitch line of the nosing (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 are 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.

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NOTES:

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.

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

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 the rooms light switch and would be via a time delay mechanism.

HEATING:
The new loft rooms are to be heated with a water filled radiator powered from the existing central heating system. Each would be fitted with a thermostatic valve.

A		
	Date	Revisions

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THE LOFT CONVERSION COMPANY (RDG).

0118 945 3469.

Client
Mr. & Mrs. K. Bryant.

Job Title
Proposed Loft Conversion @ 8 Cody Close, Woodley, Reading, Berks. RG5 4XN.

Drawing Title
Planning Dept.
Plans: Block:
Section: Notes:
Notes: Location:

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LP			
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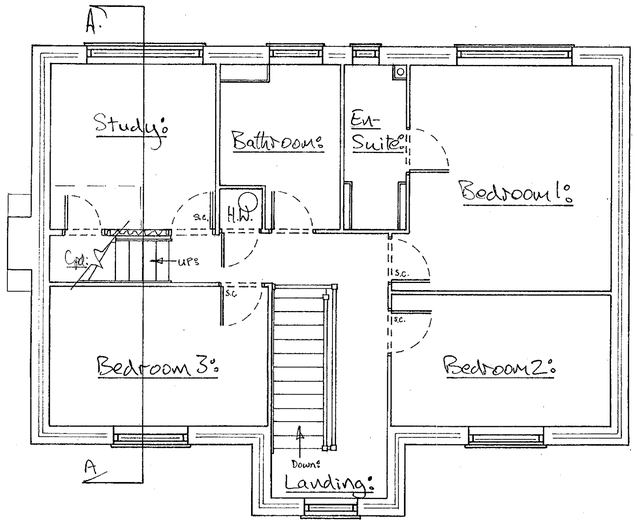
Date 1-11-'00 Drawn by

Drg. No. 0046-295. Rev. A.

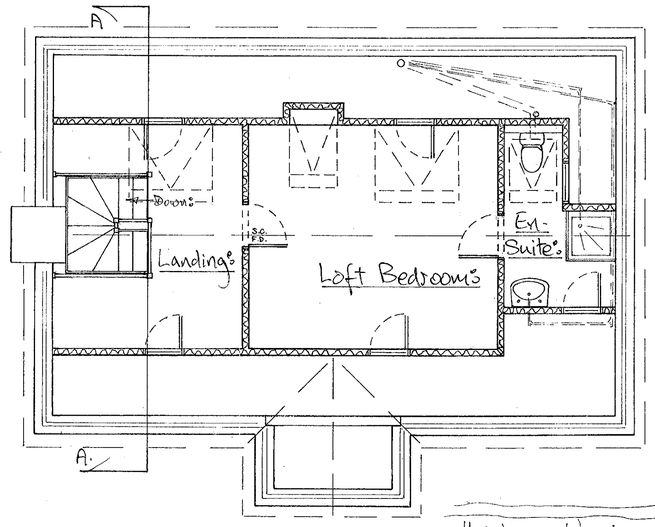
A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7311

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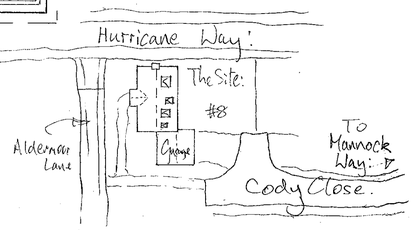
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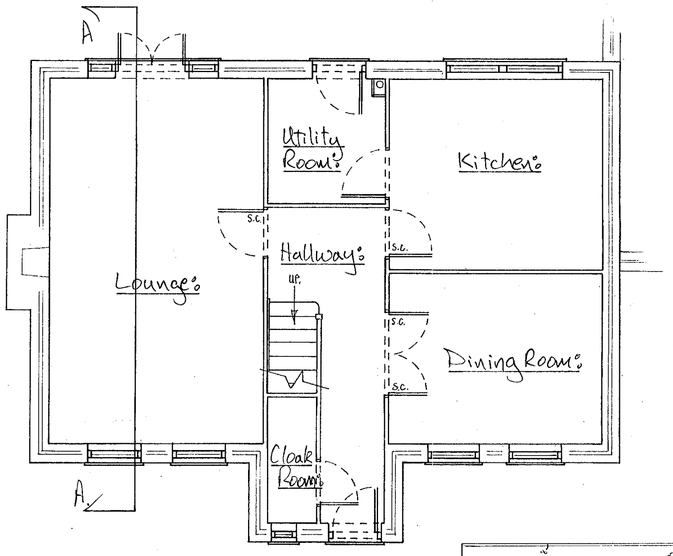
FIRST FLOOR PLAN.



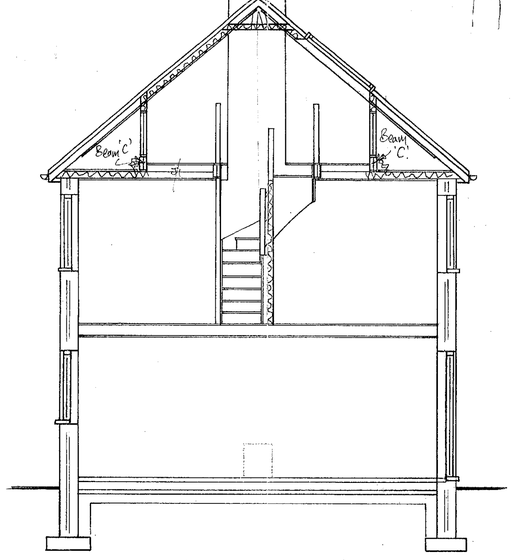
LOFT FLOOR PLAN.



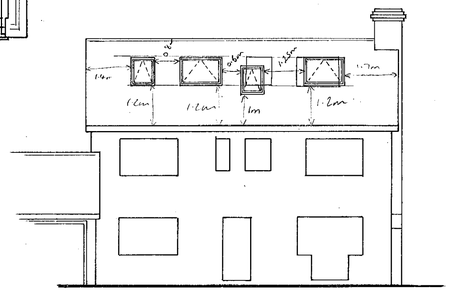
BLOCK PLAN.
(1:500)



GROUND FLOOR PLAN.



SECTION A:A.

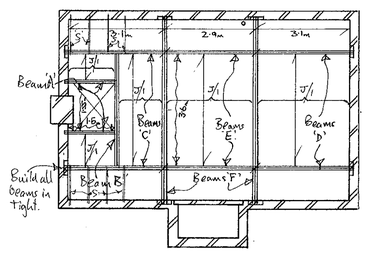


REAR ELEVATION.
(1:100)

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Loft Floor Beam Layout.
(1:100)

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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 the rooms light switch and would be via a time delay mechanism.

HEATING:
The new loft rooms are to be heated with a water filled radiator powered from the existing central heating system. Each would be fitted with a thermostatic valve.

A		
	Date	Revisions

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25 JAN 2001 3223

THE LOFT CONVERSION COMPANY (RDG).

0118 9453469.

Client
Mr. & Mrs. K. Bryant.

Job Title
Proposed Loft Conversion @ 8 Cody Close, Woodley, Reading, Berks. RG5 4XN.

Drawing Title
Planning Dept.
Plans: Block:
Section: Notes:
Notes: Location:

DEFUNCT

Scale 1:50 1:100 1:500

Date 1-11-00 Drawn by

Drg. No. 0046-295. Rev.

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