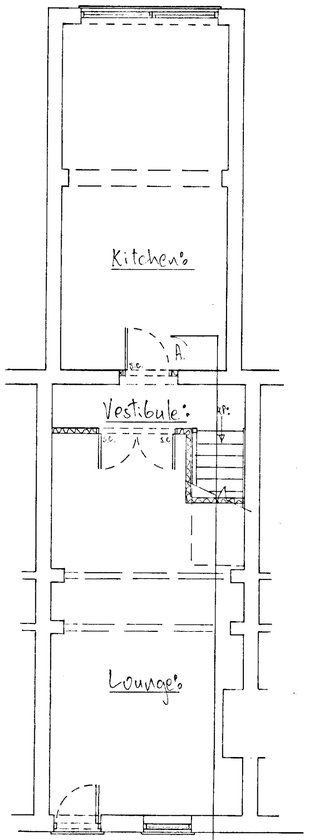
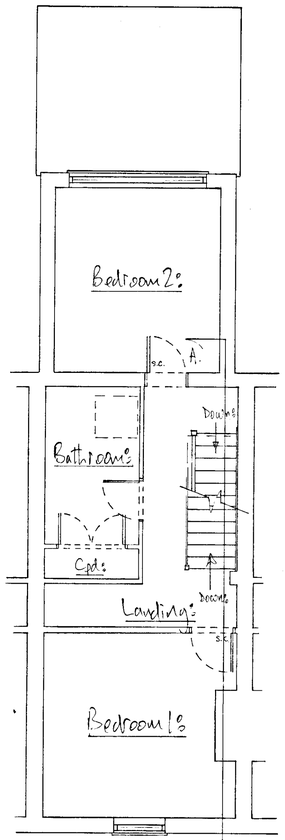
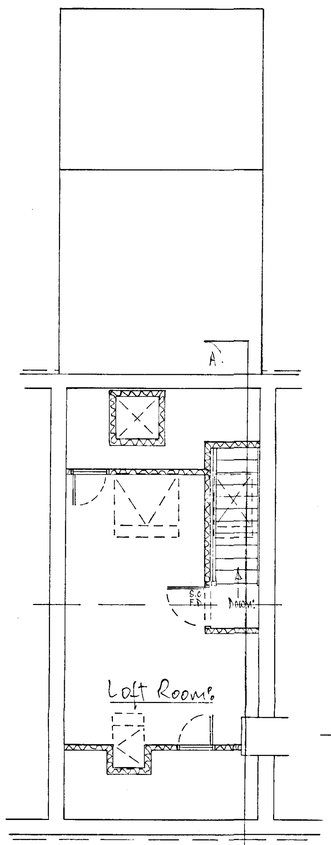


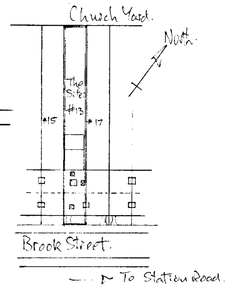
GROUND FLOOR PLAN: A.



FIRST FLOOR PLAN: A.



LOFT FLOOR PLAN: A.



Block Plan:
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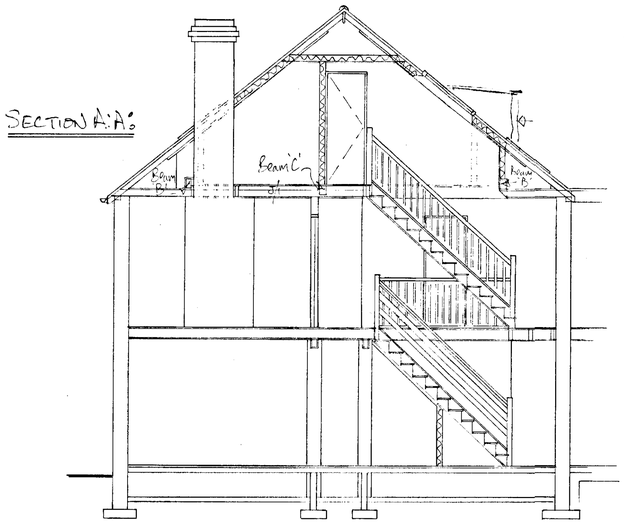

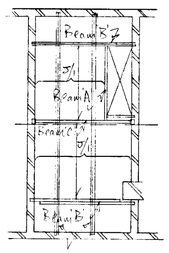

ROOF WINDOWS:
New roof windows are to be Velux windows and will be installed to the manufacturer's instructions with doubled-up rafters both sides of new apertures and trimmers both top and bottom. (Also see engineer's notes). All to achieve min. AA fire rating.

EMERGENCY EXITS:
An emergency exit route is to be provided from the loft room by means of the installation of a Conservation Velux GVT 154 roof window on the front roof slope. It will give a free opening of not less than 450mm wide by 450mm high and will it will give a clear opening of not less than 0.33 square metres. with its lower sill at no greater distance than 1.7m from the nearest fascia and at least 600mm (and no more than 1100mm) above internal floor level. Unobstructed access for a ladder to reach this point from the outside ground level is to remain always possible.

HEATING:
The new loft room is to be heated with water filled radiator fed from the existing heating system. It would both be controlled with its own thermostatic valves.

NEW FLOOR:
Floor joists, beams, trimmers, etc. are to be 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. Joist to joist connection 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. Double joists to be used in the floor directly below any internal partition wall when running in the same direction.

FIRE DOOR:
A self-closing half-hour fire-check door is to be fitted at the top of the new stairway leading into the new loft room. The frame is to be fitted with 25mm (fin.) door stops glued and screwed. All landing/stairway/hallway, walls/partitions/floors over habitable rooms, down to ground floor, are to half-hour fire rated. All new partitions to stairways are to be built from 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 rooms and stairway /hallway are either to be changed to 18mm ply or to Georgian wired glass.

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EAVES WALLS:
The internal eaves wall at the front and rear of the loft rooms are to be constructed from 50 x 75mm timber stud framework at 600mm centres. This load bearing studwork is to have sole and head plates of the same timbers unless stated differently elsewhere. The face of these walls is to be 12.5mm foil backed plasterboard/plaster skim finish and they will have 100mm mineral wool set vertically between this stud framework.

VENTILATION:
All new loft rooms are to be fitted with controllable trickle vents of not less than 8000mm2. The roof ventilation is to be achieved by means of a 25mm continuous vent (or its equivalent) at eaves level leading to a 50mm clear and unobstructed void above the new insulation in the roof and exiting with a continuous vent of 5mm (or its equivalent) at the new ridge level.

NEW STRUCTURAL BEAMS, etc:
The existing roof structure is a site cut roof of 85 x 50mm rafters and 120 x 50mm ceiling joists at 400mm centres weathered with natural Welsh slates.
A.....1/75 x 150mm SC4 set 10mm above the existing ceiling.
B.....2/50 x 250mm SC4 set 135mm above the existing ceiling but one beam member cut back by 500mm on the LHS and the other by 500mm on the RHS in order to allow placement. RSA shoe extension to bearing (see page 4 of struct. calcs) Beams bolted M12 @ 800mm centres.
C.....1/152 x 89mm x16k UB with 12mm end plates finished 100mm short of room width set 10mm above the existing ceiling. NB strap each joist across beam and provide temporary support while beam and joists placed and until straps in place. Nail min. 2/100mm spikes

J/1.....75 x 150mm SC4 @ 400mm centres and set 10mm above the existing ceiling.

GENERAL NOTES:
The existing 85 x 50mm rafters and ceiling 120 x 50 ceiling joists set at 400mm centres, etc. are to be temporarily supported during installation as necessary. Bolting, nailing, etc. of timbers is to be staggered.... not on the same plane throughout individual timbers. The suitability of existing load bearing structures to be verified as necessary. Any otherwise un-protected steel beams to be clad with min. 12.5mm plasterboard or similar to give one half-hour fire resistance if required. Foundations, lintels etc. are to be exposed for inspection and approval of adequacy, if required.

SUPERSEDED

NOTES:

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 on both faces (new eaves walling on one face only). New ceilings (both the sloping and horizontal) to be of 12.5mm plasterboard (foil backed) with plaster skim finish. Double joists to be used in the floor directly below any internal partition wall when running in the same direction.

INSULATION:
59mm Celotex TS2 (or similar) to be used between rafters and 200mm mineral wool to be used over flat ceilings of the remaining first floor room ceilings. All to give at least 0.35w/m2K as required for loft conversions.

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

STAIRCASE TO LOFT:
The new loft staircase is to rise through 2535mm in 13 equal rises of 195mm with goings of 220mm. Max. pitch not to exceed 42 degrees. Min. head-room not to be less than 2.0m, measured vertically above pitch line (or min. 1.8m on outer of ceiling slope with min. 1.9m in centre if needed over tapered treads on a change of direction). All handrails to be 900mm above pitch line of nosing on rise and above floor on landings and continuous handrail to be provided on the rise of the staircase and taken around that part of the string with the widest going on the winder treads. Max. gap between and baluster to be less than 100mm. Min. depth of landings at both top and bottom of flight to be no less than clear width of stairs. Min. going of any tapered tread to be no less than 50mm.

A		
	Date	Revisions

© Copyright

THE 'LOFT' 5040
CONVERSION
COMPANY (RG):
0118 945 3469.

Client
Mr. & Mrs. I. Doward:

Job Title
Loft Conversion @
13 Brook St., Twyford,
Berks, RG10 9NX.

Drawing Title
Planning/Building Control
Plans: Location:
Sections: Block:
Elevations: Notes:

Scale 1:50 1:100 1:500

Date 25-10-01 Drawn by

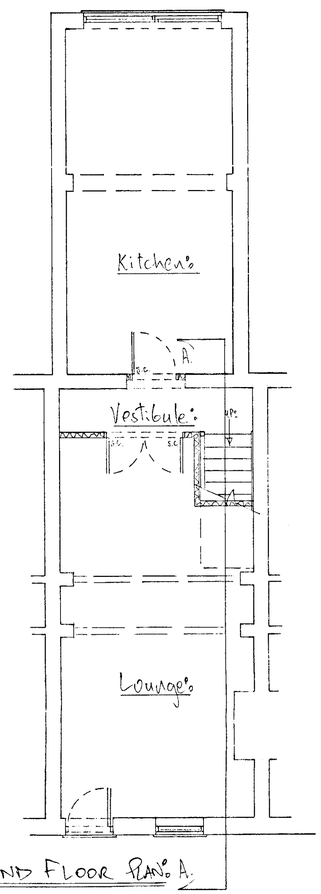
Drg. No. 0046-318 Rev.

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

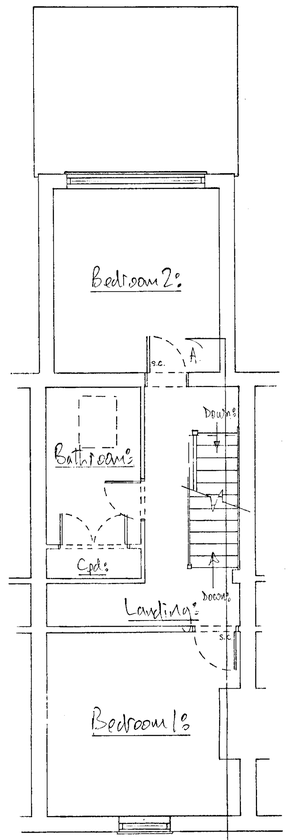
5340

REVISED PLAN

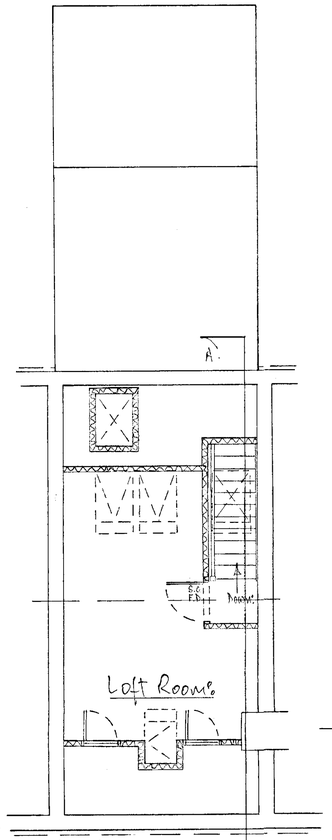
PART 1 REGISTER



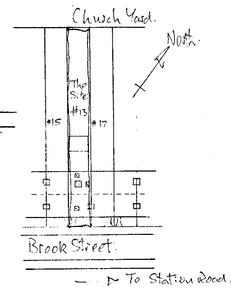
GROUND FLOOR PLAN° A.



FIRST FLOOR PLAN° A.



LOFT FLOOR PLAN° A.



Block Plan°
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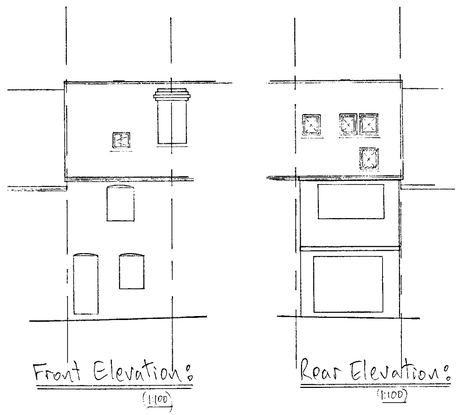

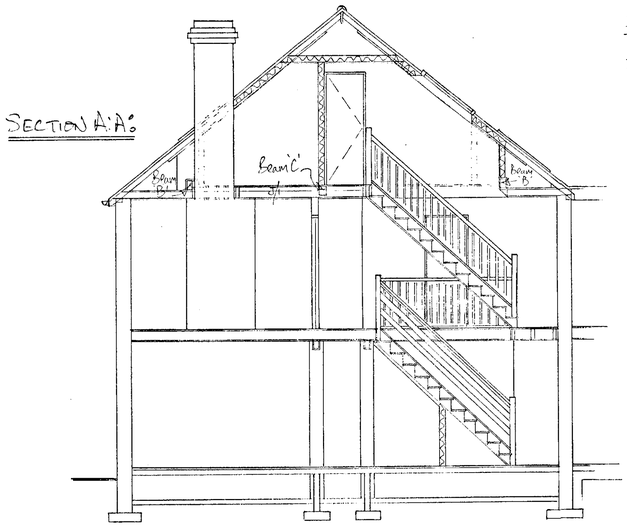

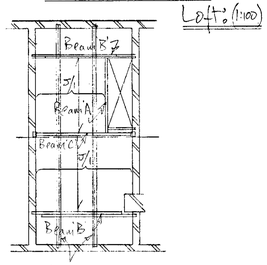

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		request of planning officer.
A	26-1-02	Velux changed and/or positioned as per
	Date	√Revisions√

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THE LOFT CONVERSION COMPANY (Rdg)°

0118 945 3469.

Client
Mr & Mrs. I. Doward°

Job Title
Loft Conversion @ 13 Brook St., Twyford, Berks, RG10 9NX.

APPROVED

Drawing Title
Planning/Building Control
Plans° Location°
Sections° Block°
Elevations° Notes°

PLANNING SERVICES	NOT
HOL	TLS
DC	S&BF
APP	
CS	
28 JAN 2002	
LETTER TO:	ACK
	S&BF

Scale 1:50 1:100 1:500

Date 25-10-01 Drawn by TCN

Drg. No. 0046-318 Rev. 'a'

30/1/02

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

594 x 841mm A1