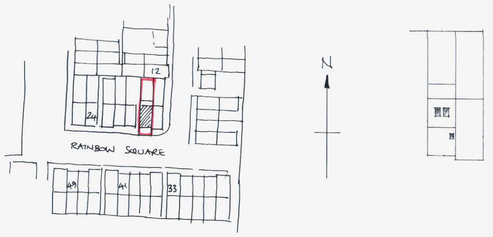
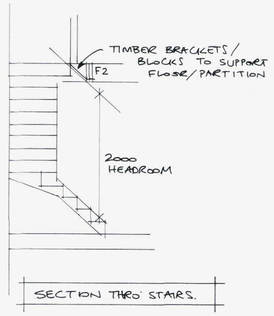
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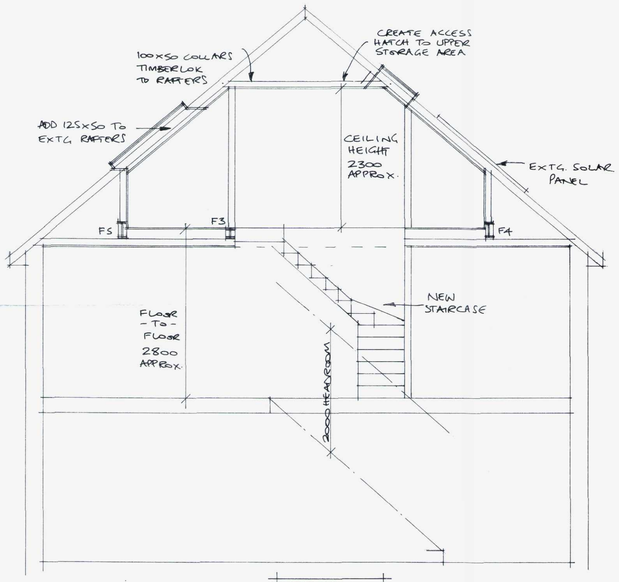


LOCATION PLAN (1/1250)

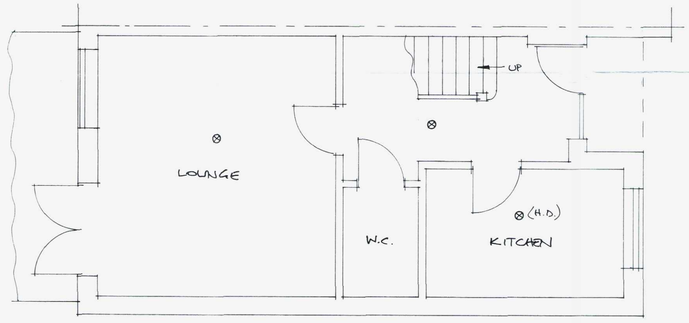
BLOCK PLAN (1/500)



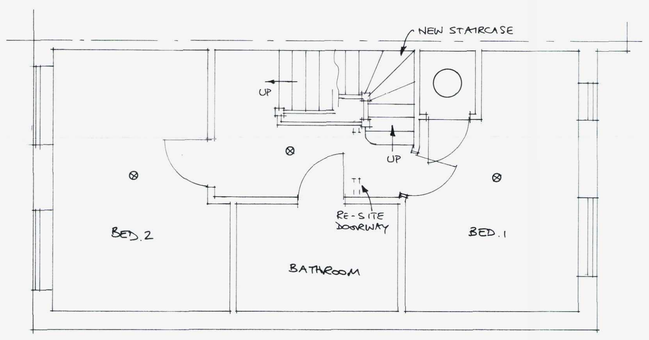
SECTION THRO' STAIRS.



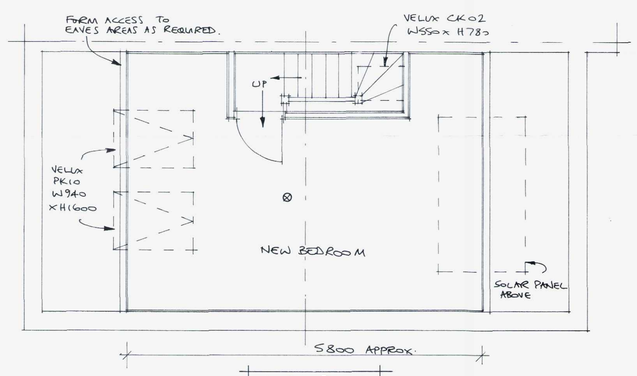
SECTION



GROUND FLOOR



FIRST FLOOR



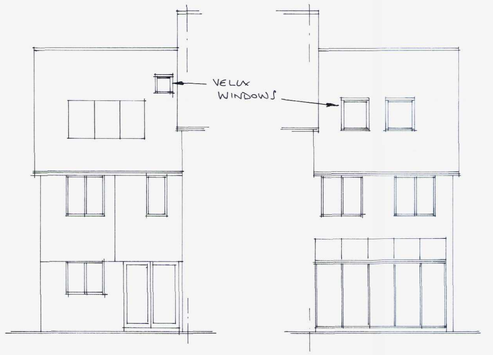
LOFT PLAN

EXISTING ELEVATIONS (1/100)

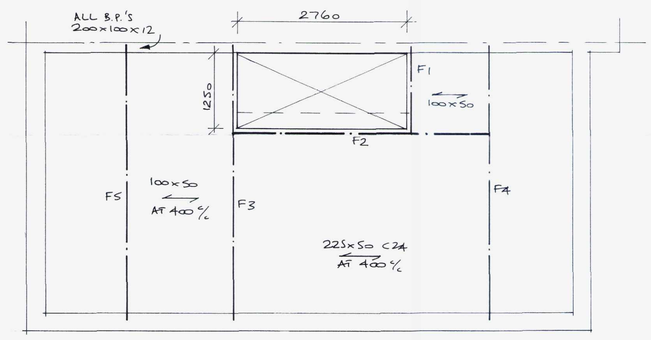


FRONT

REAR



PROPOSED ELEVATIONS (1/100)



JOIST PLAN

SPECIFICATIONS

GENERAL
All dimensions in millimetres, are approximate and should be verified on site.
Structural: Velux windows to have double rafters each side of aperture. Double-up floor joists under partitions ("D.J." = double joist). All timber C16 grade unless specified otherwise.
Ventilation: provide equivalent to 5mm continuous ventilation strip at ridge. Ensure/provide 25 vent strip (or equivalent) to existing eaves. Provide 8000mm² background ventilation (trickle vent) to loft room and opening windows of 1/20th floor area.
Conservation of fuel & power: Glazing to have U value 1.6W/m²K. Install energy-efficient light fittings. New radiators to have thermostatic valves.
Electrical work: to meet requirements of Part P and designed, installed, inspected & tested by competent tradesman. Building Regulation authority to inspect the work and be provided with an appropriate electrical installation certificate.

STAIRCASE
Rise = 200 Going = 222 No. equal risers = 14 Overall width = 750 Box = 100
Maximum pitch 42 degrees. Floor/pitch line to top of handrail 900. Spindles at 100 centres. Tapered treads to have min 50 going. Stairwell dimensions to be verified by staircase manufacturer prior to fitting stairwell trimmers.

SKEILINGS
Existing 120x35 rafters to have additional 120x45 rafters alongside, and to achieve 50 ventilation gap behind 70 Celotex insulation between rafters; 50 Celotex insulation across rafters with plasterboard & skim. Horizontal ceilings with 270 Rockwool insulation between/above joists (or 90 Celotex between collars & 50 below/above).

WALLS
100x50 studwork at 400 centres with 70 Celotex insulation between studs & 12 Celotex across; plasterboard & skim internally. Insulate back of access panels to eaves areas with 70 Celotex. Ashlar walls providing rafter support to have 100x50 head plate following line of rafters with Timberlok structural screws to each rafter, plumb cuts to ashlar studs well nailed to head plate. GMS straps at 1200 centres across 3 front & rear rafters with solid noggins, to brace gable end.

NEW FLOOR
Main beams on load-bearing walls supporting new & existing structure. Supporting studwork under rafters to have sole plate bolted to top flange of RSJ via M6 bolts at 600 centres. Timber packing bolted through RSJ web via M12 bolts at 600 centres, carrying GMS joist hangers. Lay 100 Rockwool between new floor joists for sound insulation and fire resistance. Existing ceiling joists strapped up to new floor structure where binders/truss members removed. Noggins or herringbone strutting where joist span exceeds 2.5m. Steel beams to have half-hour fire protection. New flooring 18 T&G moisture-resistant flooring grade chipboard. Any walls shown as load-bearing to be confirmed as such by contractor prior to commencing building work. "BP" = steel bearing plate.

FIRE REGULATION NOTES
Existing ceilings plasterboard & skim. New loft floor to be full half-hour fire resistant. Circulation areas to be half-hour fire resistant. Existing doors min 32mm thick, sound & well fitting. New loft bedroom door to be FD20.
⊗ = mains powered interlinked smoke alarms to BS5446. "HD" = heat detector.

REF	DESCRIPTION	BEAM SIZE	Length inc bearing
F1	Floor beam	2/100x50	
F2	Floor beam	2/225x50 C24	
F3	Floor beam	152x152 UC23	4480
F4	Floor beam	203x133 UB25	4480
F5	Floor beam	178x102 UB19	4480
	Rafters	Add 120x45 to existing rafters	

Julian Adams (BEng)
Loft conversion design
01273 243031

Contractor:-
Amazingspace
LOFT CONVERSIONS

PROJECT
Proposed loft conversion for Mr & Mrs Deacon
16 Rainbow Square, Shoreham by Sea

SCALE	DATE	DRG. NO.	REVISIONS
1/50	14/03/2017	DE/01	