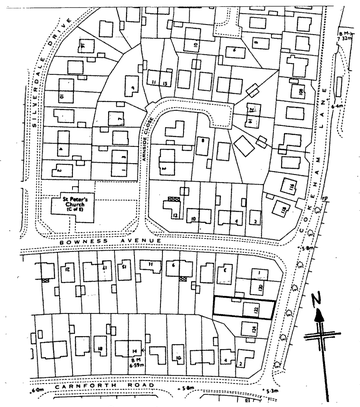
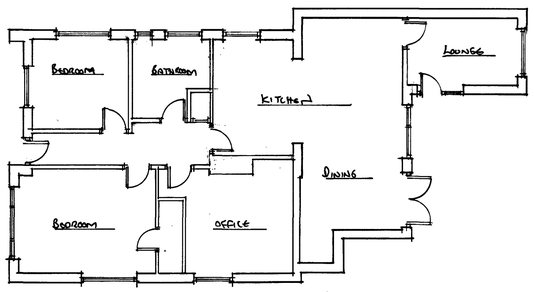


EXISTING FRONT & REAR ELEVATIONS

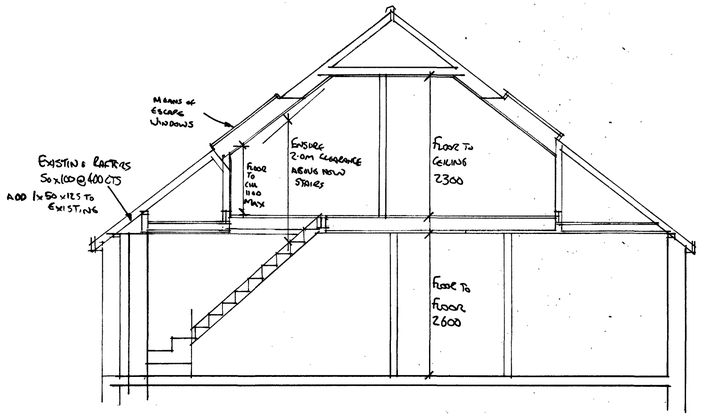
PROPOSED FRONT & REAR ELEVATIONS



LOCATION PLAN 1:1250



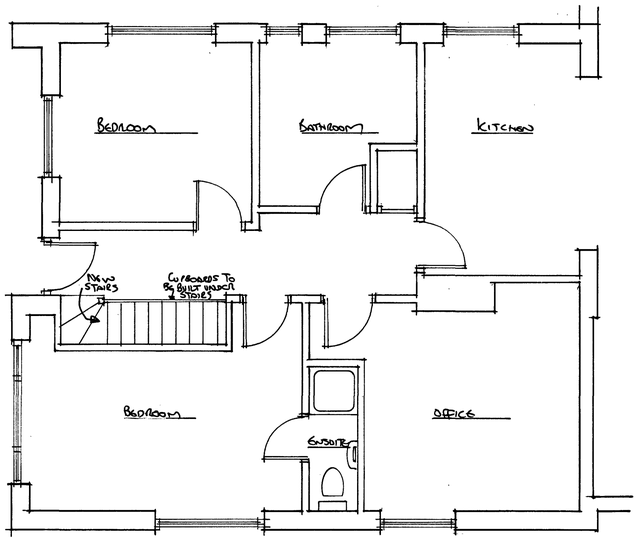
EXISTING GROUND FLOOR PLAN



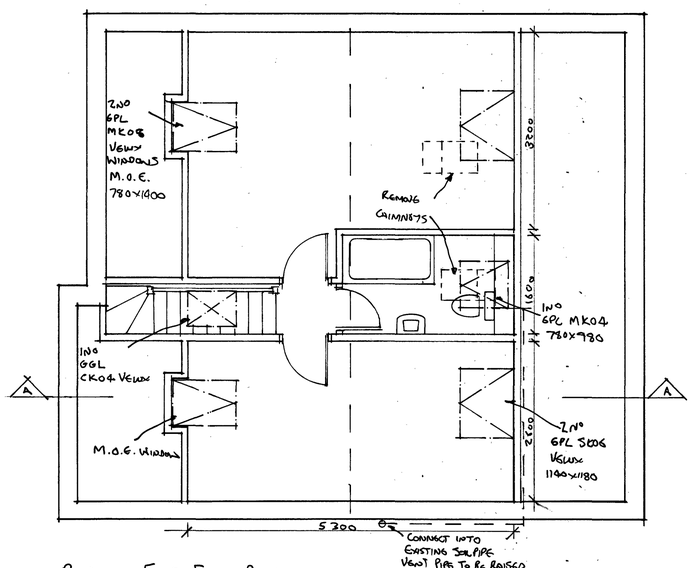
PROPOSED SECTION A-A

BEAM SCHEDULE

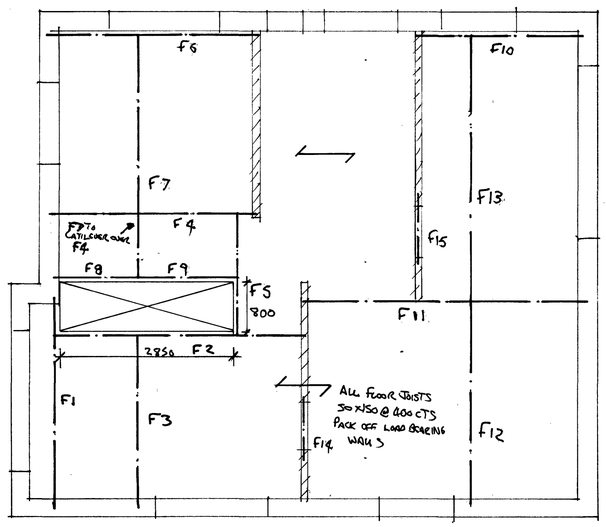
New Joists		360 CTS
F1	152x 89x 16WJ	2no 200x100 x10
F2	152x 152x 23UC	R1 NOTCH INTO F1 R2 200x100 x10
F3	152x 89x 16WJ	R1 250x100x15 R2 NOTCH INTO F2
F4	152x152x30UC	2no 300x100x15
F5	3no 50 x150 c/c	
F6	152x 89x 16WJ	2no 150x100x6
F7	152x 89x16WJ	R1 NOTCH INTO F6 R2 CANTILEVERING RAFTER
F8	2no 50x150 c/c	
F9	2no 50x 150 c/c	
F10	152x152x23UC	2no 200 x100x10
F11	152x152x 37UC	R1 250x100 x15 R2 600x100 x20
F12	178 x102x19UB	R1 300x100x15 R2 NOTCH INTO F11
F13	203x133x30WJ	R1 NOTCH INTO F11 R2 NOTCH INTO F10
F14	2no 50x150C/C	
F15	2no 50x 150c/c	
REF	DESCRIPTION	BEARING PLATES



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED JOIST PLAN

NOTES:
All dimensions must be checked on site

SPECIFICATION

GENERAL

Ventilation: Provide equivalent to 5 continuous ventilation strip at ridge. Ensure/provide 25 ventilation strip (or Equivalent) to existing eaves. Provide trickle ventilator to give 8000mm2 background ventilation to loft room(s). Provide 25 ventilation strip above Velux roof windows to ensure continuous flow over sloping ceiling areas.

Structural: Double rafters to trim all round Velux window apertures. NOTE: existing structure bearing additional load to be exposed and checked for adequacy.

Conservation of fuel and power: Glazing to have U value 1.6 W/m²K (double glazing with a "soft" low-EG coating, 16 airgap or 12 argon-filled gap). Install min. 3 per 4 energy-efficient light fitting. New radiator(s) to be fitted with TRV's.

Electrical Work: All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so.

STAIRCASE
Rise = 200 Going = 222 No. equal risers = 13

Overall width = 700 Box = 75 Maximum pitch 42°

Floor/pitch line to top of handrail 900. Spindles at 100 centres. Tapered treads to have min 50 going and same going as straight treads at mid-point.

CEILING & SKEILINGS
Existing rafters to achieve 50 ventilation gap; add 50x50 batten 80 Celotex insulation between rafters; ensure 25 gap between Celotex and Apply Alumaflex foil across rafters, then 25x50 counter battens at 450 centres before adding 12 foil-backed plasterboard + 5 plaster skim.

WALLS
75 x 50 studwork at 400 centres infilled with 75 Celotex insulation, 25mm Celotex across the front then 12 foil-backed plasterboard + 5 plaster skim each side (internal walls) or one side (perimeter walls). All New Internal Stud walls to have sound insulation. Provide Sand/cement render to party walls in loft.

NEW FLOORS
Main beams on load bearing walls supporting new and existing structures. Supporting wall 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 with tails taken over stud wall sole plate. New joists to be 50 minimum from chimney breasts. Existing ceiling joists strapped up to new floor beams where binders/truss members removed. New flooring to be 18 tongues and grooved flooring grade chipboard.

FIRE RESISTANCE
Existing ceilings – Plasterboard

New loft floor to be full half-hour fire-resistant. Lay 100 Rockwool over chicken wire over existing ceiling joists, prior to laying new floor joists. Rockwool to continue under steels and into eaves areas to provide fire protect for RSJs. Flooring of eaves areas also required for fire protection. Ensure first floor achieves modified half-hour fire resistance. Doors marked • to be FD 20. Any glazing to be replaced with fire resisting glass

○ Mains powered interlinked smoke alarms to BS 5446.

SOIL/DRAINAGE
40a UPVC wastes to bath/shower and basin, 100Dia UPVC waste to WC, all connecting into existing SVP. Or connecting into 'Saniplus' shredding and pumping unit with 32ø UPVC waste connecting into existing SVP. Vent pipe extended to terminate 900 above new windows. 75 deep seal traps (anti-vac if necessary). Rodding eyes at bends.

NEW BATHROOM/SHOWER ROOM
Fit extractor fan with 15 litres per second flow rate, + 15 min overrun.

COMMISSIONING PLAN

Heating & Hot water	Commissioned by Qualified Plumber
Internal Lights	Commissioned by Part P Electrician
External Lights	Not to be commissioned. Not being fitted
Mechanical Ventilation	Not to be commissioned fitting non adjustable extractor fan
Mechanical Air-conditioning	Not to be commissioned. Not being fitted
Renewable Energy Systems	Not to be commissioned. Not being fitted

ALLtoPLAN
Architectural Designers

Drawing Title
PROPOSED LOFT CONVERSION
FOR CHRIS & DAVE BROCKLEY
122 CORKHAM LANE
STAPLETON BN15 9SG

REV A 15/2/22 EXISTING ELEVATIONS

Scale 1:50 1:100 1:1250

Date 17/9/21 Drawn by

Drg No. 072/2021 Rev. A

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

594 x 841mm A1