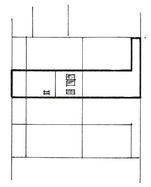


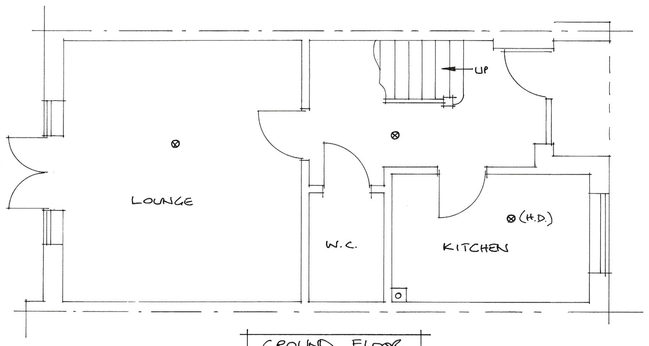
LOCATION PLAN (1/1250)



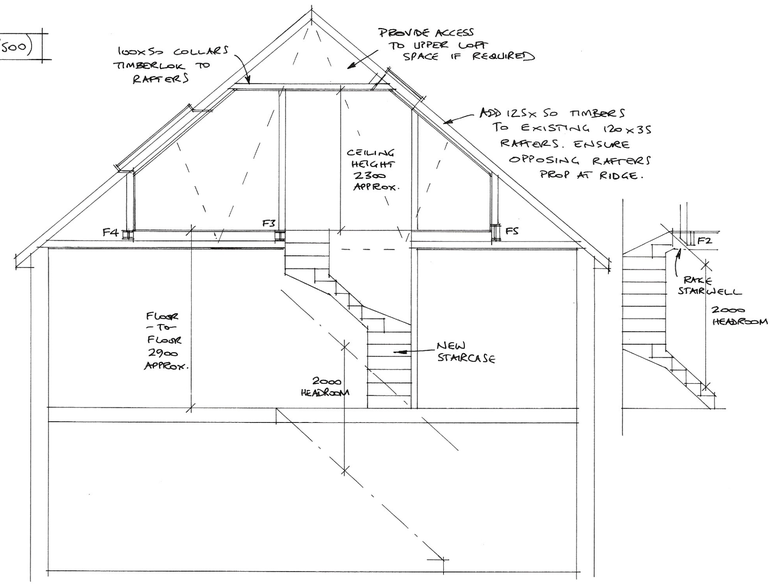
BLOCK PLAN (1/500)



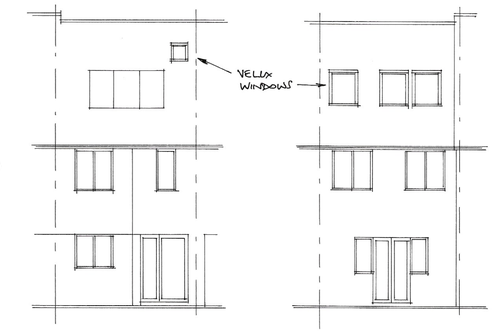
EXISTING ELEVATIONS (1/100)



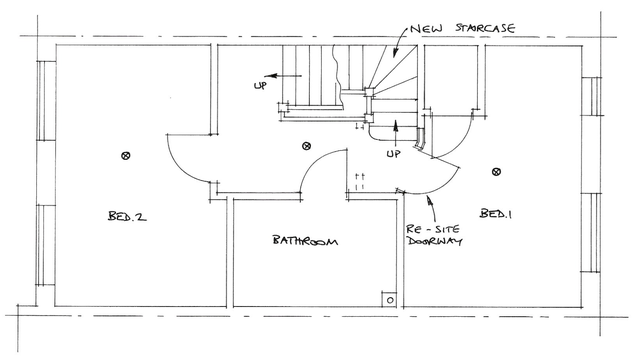
GROUND FLOOR



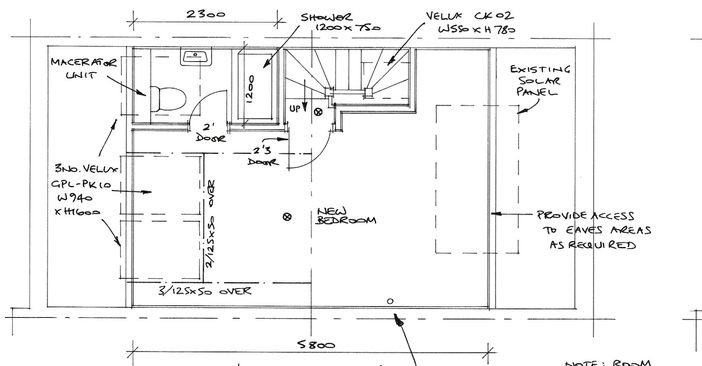
SECTION



PROPOSED ELEVATIONS (1/100)



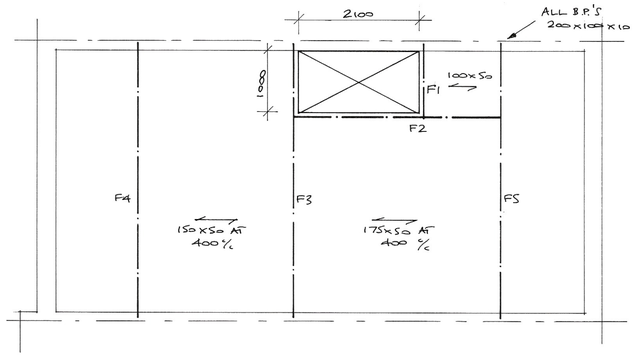
FIRST FLOOR



LOFT PLAN

NOTE: ROOM SIZES APPROXIMATE.

EXISTING SOIL PIPE AT LOFT FLOOR LEVEL - VENT UNDER FLOOR TO FRONT EAVES SPACE WITH STUB STACK + MAV, OR VERTICALLY + BOXED IN.



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 C24 grade.
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 = 207 Going = 230 No. equal risers = 14 Overall width = 700 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. Staircase & stairwell dimensions to be verified by staircase manufacturer prior to fitting stairwell trimmers.

SKEILINGS
Existing 120x35 rafters to have additional 125x50 timbers alongside, and to achieve 50 ventilation gap behind 70 Celotex insulation between rafters; multi-foil insulation across rafters (70mm overlaps with aluminium tape); counterbattens at 400 centres, plasterboard & skim internally. Horizontal ceilings with 270 mineral wool insulation between/above joists.

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. Internal stud walls with 100 mineral wool infill as sound insulation.

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 (typical connection detail). Lay 100 mineral wool between new floor joists for sound insulation and fire resistance. Existing ceiling joists strapped up to new floor structure where 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. "BP" = steel bearing plate.

FIRE REGULATION NOTES
Existing ceilings plasterboard & skim or lath & plaster. 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 doors not required to be fire doors.
⊙ = mains powered interlinked smoke alarms to BS5446, "HD" = heat detector.

SOIL/DRAINAGE
40 dia PVC waste to shower & basin, 100 dia PVC waste to WC, connecting into Saniplus macerator unit with 32mm PVC discharge pipe connecting into existing soil pipe, with vent pipe extended to 900 above new windows with terminal guard (if within 3m). 75 deep seal traps (anti-vac if necessary). Roddable access from stub stack.

Mechanical ventilation – fit 15 l/s extractor fan.

REF	DESCRIPTION	BEAM SIZE (all timbers C24 grade)	Length including bearing
F1	Floor beam	2/100x50	
F2	Floor beam	2/175x50	
F3	Floor beam	152x152 UC23	4460
F4	Floor beam	152x152 UC23	4460
F5	Floor beam	203x133 UB25	4460

Julian Adams (BEng) Loft conversion design
01273 243031 www.adamsattics.co.uk

PROJECT
Proposed loft conversion for Mr & Mrs Ford
19 Rainbow Square, Shoreham

SCALE	DATE	DRG. NO.	REVISIONS
1/50 on A1 paper	08/02/2019	FO/01	