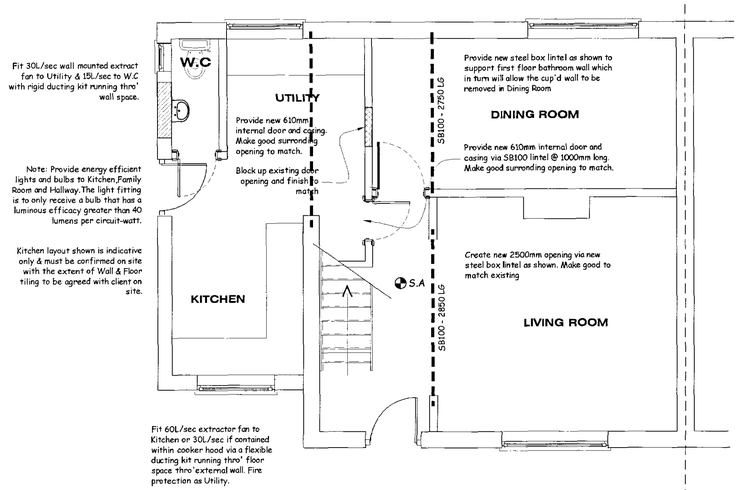
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



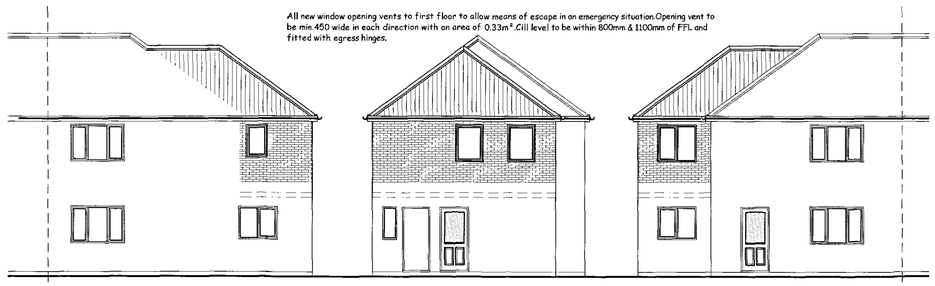
PROPOSED GROUND FLOOR PLAN
Scale 1:50



EXISTING REAR ELEVATION
Scale 1:100

EXISTING SIDE ELEVATION
Scale 1:100

EXISTING FRONT ELEVATION
Scale 1:100



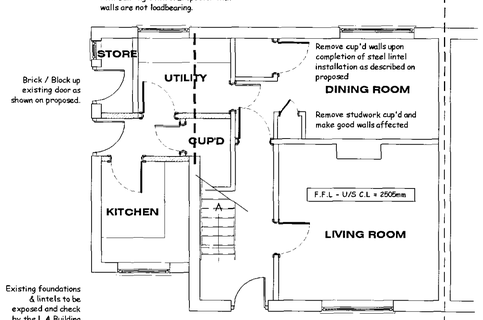
PROPOSED REAR ELEVATION
Scale 1:100

PROPOSED SIDE ELEVATION
Scale 1:100

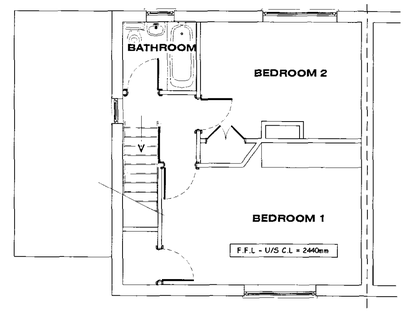
PROPOSED FRONT ELEVATION
Scale 1:100

All new window opening vents to first floor to allow means of escape in an emergency situation.Opening vent to be min.450 wide in each direction with an area of 0.33m². Cill level to be within 800mm & 1100mm of FFL and fitted with egress hinges.

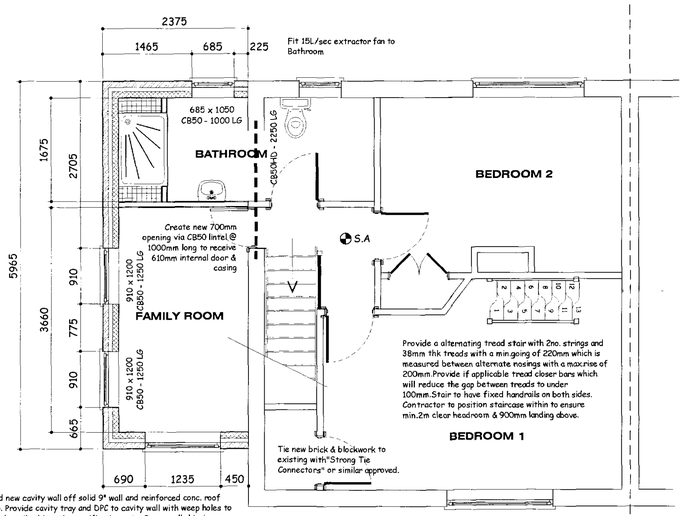
Hatched area shows extent of internal walls to be removed as shown on proposed. Contractor to confirm on site with Building Control Inspector that walls are not loadbearing.



EXISTING GROUND FLOOR PLAN
Scale 1:75



EXISTING FIRST FLOOR PLAN
Scale 1:75



Build new cavity wall off solid 9" wall and reinforced conc. roof slab. Provide cavity tray and DPC to cavity wall with weep holes to and described in main specification notes.Remove all chippings, felt, firrings, insulation etc to reveal existing conc. It appears that the house floor level is approx. 150mm higher than top of slab (assumed 150mm thk) so, therefore install directly above new 125 timber joists as floor plan.Alternatively, install step with max. rise & min going as loft conversion ladder to suit floor levels.

PROPOSED FIRST FLOOR PLAN
Scale 1:50

Lay 22mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists with staggered joints in a brick bond pattern. Allow a min.12mm gap around perimeter where boards abut a solid wall. Unsupported ends must be supported by noggins.Apply a generous bead of approved wood adhesive to the top of the joists prior to laying the boards. Boards should be fixed using anti rust annular ring shank nails min.55mm long, positioning nails 15mm in from each end of panel with a further nail equidistant between ie.3 nails across the width of each panel.Screw fixings may be used for an even more comprehensive fit.

First and last joists to be clear of wall by 25-50mm to aid floor fixing and services installation.

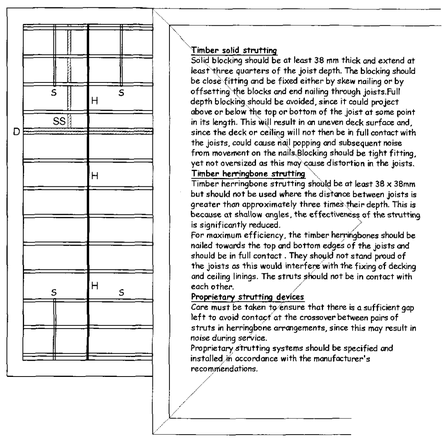
125 x 50 joists @ max.450mm ctrs. Solid herringbone strutting (H) @ mid point to spans over 2m. Strutting at third points to span over 4m. Joists to be supported at all junctions with approved Joist Hangers with 75mm min bearing on masonry and joist.Joist to be cut accurately for a tight fit in hanger with max.6mm gap. Joist bottom to be notched to keep ceiling line level.

Double up joists (D) underneath studwork wall & provide solid strutting where wall runs at right angles to joists (both shown dotted)

All cut ends of joists to be sealed with suitable preservative priorir to fixing in position.

Provide solid blocking at the ends of herringbone strutting between last joist & wall and underneath all restraint straps

30x5 m/s anchor straps (S) @ 2m ctrs with solid strutting beneath.Notch straps into minimum 3no. joists to allow level floor boards.



Timber solid strutting
Solid blocking should be at least 38 mm thick and extend at least three quarters of the joist depth. The blocking should be close fitting and be fixed either by skew nailing or by offsetting the blocks and end nailing through joists.Full depth blocking should be avoided, since it could project above or below the top or bottom of the joist at some point in its length. This will result in an uneven deck surface and, since the deck or ceiling will not then be in full contact with the joists, could cause nail popping and subsequent noise from movement on the nails.Blocking should be tight fitting, but not oversized as this may cause distortion in the joists.
Timber herringbone strutting
Timber herringbone strutting should be at least 38 x 38mm but should not be used where the distance between joists is greater than approximately three times their depth. This is because at shallow angles, the effectiveness of the strutting is significantly reduced.
For maximum efficiency, the timber herringbones should be nailed towards the top and bottom edges of the joists and should be in full contact . They should not stand proud of the joists as this would interfere with the fixing of decking and ceiling linings. The struts should not be in contact with each other.
Proprietary strutting devices
Care must be taken to ensure that there is a sufficient gap left to avoid contact at the crossover between pairs of struts in herringbone arrangements, since this may result in noise during service.
Proprietary strutting systems should be specified and installed in accordance with the manufacturer's recommendations.

Provide 100mm Mineral Fibre Insulation between joists prior to laying floor boards.

ALL TIMBER TO BE SC16 STRENGTH CLASS ,DRY GRADED TO BS4978 AND MARKED "DRY" or "KD"

PROPOSED JOIST PLAN
Not to Scale

In order to minimise movement of the wallplate caused by the hip rafter, fix a 1200mm long galvanised steel angle restraint strap around the outside of the wallplate.

Support all purlin connections directly over a rafter / strut or connection to be made with a "Scarf" joint near strut so that the joint supports the longer span. Provide metal plate under scarf joint.

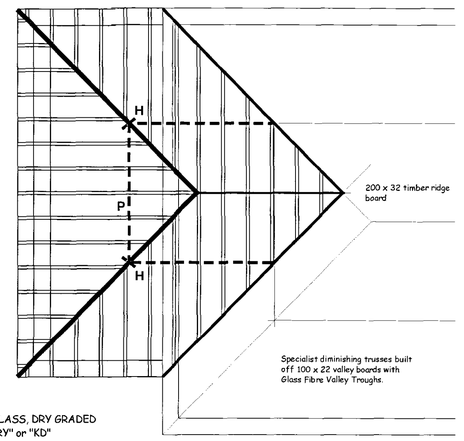
uPVC soffit and fascia profile to match existing.

All cut ends of joists to be sealed with suitable preservative

Dotted line shows 225 x 75 continuous purlin (P) birdsmouthed to 150 x 50 rafters at 400mm ctrs and built into gable walls where applicable with 175 x 38 collar & 100 x 50 vertical hangers at positions shown (H). Supply 100 x 50 ceiling joists / collars with strutting / lateral straps as floor joists specification and double up at vertical hanger positions.

Note:Provide 50x50 timber noggings for partition head fixing and pendant light fixings. Position of light fixings to be agreed on site with client.

New 150 x 50 rafters @ 400mm ctrs (Nominal 1200mm principle rafters) and birdsmouthed over wallplate



ALL TIMBER TO BE SC16 STRENGTH CLASS, DRY GRADED TO BS4978 AND MARKED "DRY" or "KD"

PROPOSED ROOF PLAN
Not to Scale

Loft Conversion Insulation Installation guidelines: Ventilated

1.Make sure there is enough rafter depth to accommodate not only the thickness of the GA3000Z insulation but also a 50 mm ventilated air space above the boards.

2.Fix battens or nails (leaving 50% of their length exposed) to the inside face of the rafter so that the bottom of the battensnail is 50mm below the slaters felt. These nails should be spaced at regular centres to offer sufficient resistance to stop the board obstructing the air space.

3.Measure the space to be filled between the inside face of the rafters prior to cutting board.

4.Cut tuff-R at a slight angle, making the board width slightly oversize on one surface, to achieve a 'friction fit'.

5.Push the boards into the void between the rafters until tight up to the underside of the stop batten or nails, ensuring that lateral joints are closely butted (Fig 4).

6.Secure the second layer of Celotex tuff-R GA3000Z to the underside of the rafters with broad-headed clout nails. Joints between boards must be tightly butted.

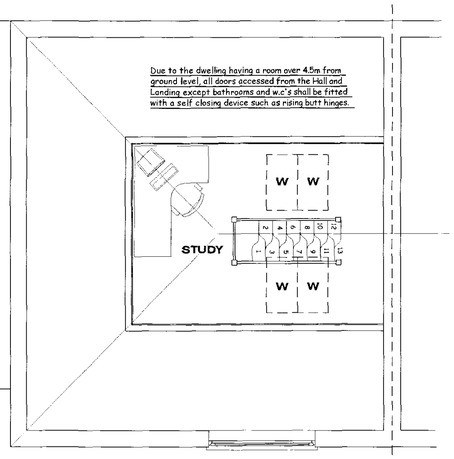
7.The length of fasteners required to secure the plasterboard lining should be considered.

8.It is good building practice to vapour seal all insulation board joints. This may be achieved by the use of a self-adhesive aluminium foil tape.

9.Clearly mark rafter-lines on the board face, using a spirit-based felt-tip marker.

10.Nail or screw plaster board or other lining through the insulation to the rafter.

11.Alternatively, secure the boards in place using softwood battens and fix the plasterboard direct to the batten. This also provides a void for lighting cables/conduit.



PROPOSED SECOND FLOOR PLAN
Scale 1:50

PLEASE NOTE:
Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.

GENERAL CONDITIONS
Contractors are resonsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

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Mr & Mrs Ribeiro
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PE11 2LR

Site :
Proposed Loft Conversion & Internal Alterations

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Date : aug04 | Scale : as noted

Drawing No:
rem 990 - 01

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DETERMINED PLAN