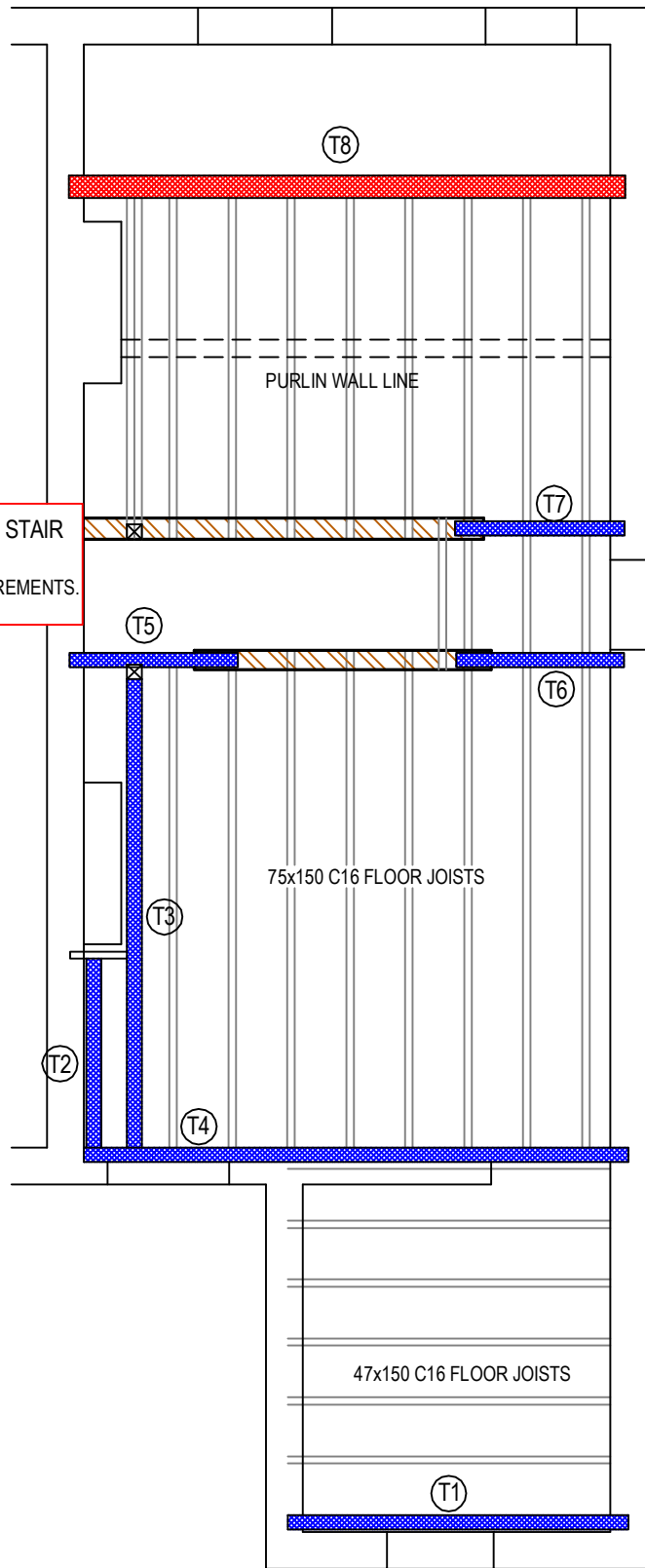
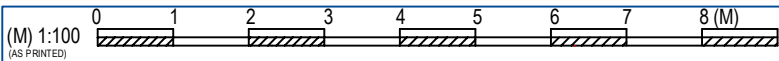
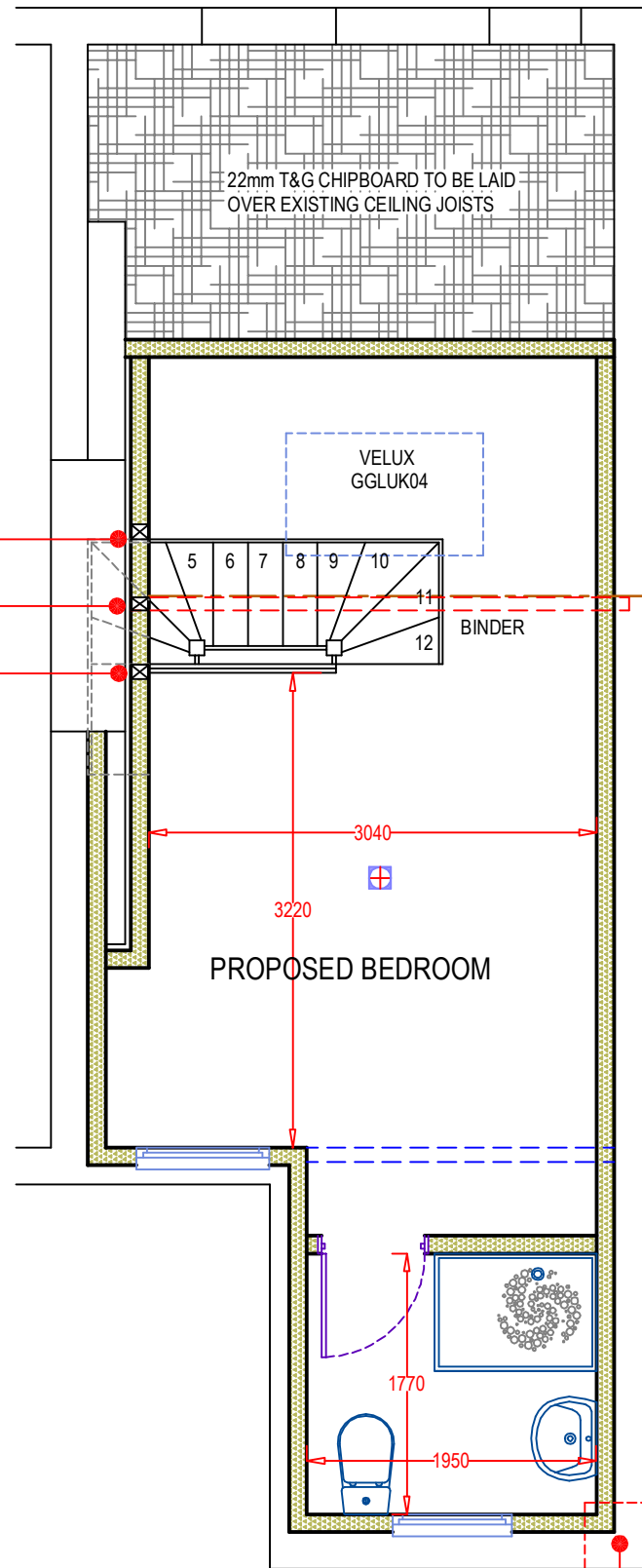




FLOOR STRUCTURE PLAN (1:50)

100x100 TIMBER POST
FRAME SUPPORTING
BINDER



EXISTING CHIMNEY STACK TO BE
REMOVED AND B/WK MADE GOOD

PROPOSED ROOM PLAN (1:50)

AREA = 24
EAVES = 6.8

FLOOR:
22mm T&G CHIPBOARD V313 TYPE OR 22mm T&G TIMBER FLOORING (15kg/m²) ON GRADE C16 FLOOR JOISTS AT 400c/c FIXED TO TRIMMERS & BEAMS USING SIMPSON STRONG-TIE JHA450 HANGERS. 100mm ROCKWOOL (10kg/m³) LAID BETWEEN EXISTING CEILING JOISTS SUPPORTED ON CHICKEN WIRE IF EXISTING CEILING CONSTRUCTION IS LATH & PLASTER OR 9.5 PLASTERBOARD WITH 3mm PLASTER SKIM (10kg/m²). JOISTS AND BEAMS TO BE 20mm CLEAR OF EXISTING CEILING CONSTRUCTION AND 40mm CLEAR OF CHIMNEY FLUES. ALL MULTIPLE MEMBER TIMBER BEAMS TO BE BOLTED AT 800 STAGGERED CENTRES USING TIMBERLOC FASTENERS. ALL STRUCTURAL STEEL WORK TO HAVE AN INTUMESCENT COATING TO ACHIEVE ONE HOUR FIRE RESISTANCE.

PROPOSED STAIRCASE (ESTIMATED):
FLOOR-FLOOR = 2756, WIDTH= 750 AT 42° PITCH GIVES 13 EQUAL RISERS OF 212mm AND EQUAL STRAIGHT TREAD GOING OF 236mm. CONSECUTIVE TAPERED TREADS TO HAVE EQUAL GOING AND AT LEAST THE GOING OF THE STRAIGHT TREADS, MINIMUM GOING OF TAPERED TREADS TO BE 50mm. HANDRAIL PROVIDED TO RISK SIDE OF STAIRCASE SET 900mm ABOVE PITCH LINE WITH VERTICAL SPINDLES SET AT 99mm SPACINGS. BALUSTRADE SET AS HANDRAIL.
NOTE! THE RISE, GOING AND STAIR WIDTH SHOWN ARE ONLY ESTIMATED.

VELUX WINDOWS:
ALL WINDOWS TO BE DOUBLE GLAZED (3x16x4 lowE PROTEX STAR) AND FITTED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS, TRIMMED BOTH SIDES WITH DOUBLE RAFTERS WITH TRIMMERS ABOVE AND BELOW VELUX.

WINDOWS & VENTILATION:
ALL NEW WINDOWS TO BE DOUBLE GLAZED USING LOW E GLASS 4:16:4 ARGON FILLED TO ACHIEVE A WINDOW ENERGY RATING (WER) C OR BETTER (U= 0.16W/m² K) CILL HEIGHT SET 800mm MINIMUM ABOVE FLOOR LEVEL, HABITABLE ROOMS TO BE PROVIDED WITH RAPID VENTILATION 1/20th OF ROOM AREA AND 8000mm² BACKGROUND VENTILATION. SHOWER / BATHROOM (IF INSTALLED) TO HAVE BACKGROUND VENTILATION OF 4000mm² AND FITTED WITH A MECHANICAL EXTRACTOR TO ACHIEVE 15 L/S EXTRACTION (CONNECTED TO THE LIGHT SWITCH AND SET TO OVERUN 15 MINUTES IF WITHOUT WINDOW).

PLUMBING:
SHOWER AND BASIN WASTE PIPES TO BE 40mm DIAMETER, RUNS OVER 4 METRES TO BE 50mm DIAMETER ALL CONNECTED SEPARATELY VIA 75mm DEEP SEAL TRAPS TO EXISTING S.V.P. OR NEW 110mm COMMON BRANCH PIPE (1:40 FALL), CLEANING ACCESS TO BE PROVIDED AT CHANGE OF PIPE DIRECTION. CONNECTIONS TO S.V.P. TO BE AT LEAST 200mm FROM W.C. BRANCH. EXISTING VENT PIPE WITHIN 3 METRES OF OPENABLE WINDOWS TO EXTENDED 900mm ABOVE OPENINGS AND PROVIDED WITH VENTILATING COVER.

PART P (ELECTRICAL)
A: ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENT OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
B: PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAT REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

LIGHT FITTINGS
ONE PER FOUR FIXED LIGHTING FITTINGS TO BE ENERGY EFFICIENT AND ACHIEVE A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT.



ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT
NO DESIGN ALTERATIONS TO THE APPROVED DRAWINGS TO BE MADE
WITHOUT LOCAL AUTHORITY APPROVAL.

Rev:

PROJECT: LOFT CONVERSION	Job No: 1901	Issue:	Drawing No: 2289 / 02
CLIENT: MR. A. STAPLEY & MS. K. SAWYER 147 HIGH STREET NORTHWOOD MIDDLESEX HA6 1ED			
DATE: JULY: 2017	SCALE: @ A3 1:50 & 1:100	talk: 020 8537 0361 mail: sma-lofts@aol.com web: www.sma-lofts.co.uk	