

**SPECIFICATION**

**CEILING**  
 12.5mm Plasterboard and skim fixed to existing rafters or new ceiling joists with 270mm fibreglass insulation to horizontal ceiling and 100mm Celotex double R insulation board to sloping ceilings between rafters and 150mm across rafter face with 50mm minimum air flow above, alternatively use YES super quilt under rafters with lapped joints and fixed with minimum 20mm thick battens, if approved by local Building Control.

**WALLS IN ROOF SPACE**  
 12.5mm Plasterboard and skim on 100mm x 50mm studing with 100mm x 50mm strutting with 100mm celotex insulation on back. Provide 50mm x 25mm raftering battens to rear side.

**WALLS IN ROOMS**  
 12.5mm Plasterboard and skim on 100mm x 50mm studing with 100mm Celotex infill.

**NEW FLOORS**  
 To be 1/2 hour fire resistant 22mm tongue and groove chipboard on min 50mm wide joists at 400 centres. Floor joists spanning 2.5m to 4.5m to have herringbone strutting at 1/2 span of joists, adequately supported min 20 mm clear of existing ceiling construction via galvanised mild steel trapezoidal or channel sections or on load bearing walls. Make trimmers to be built in or to be resting on load bearing walls or hung off existing load bearing walls by heavy gauge galvanised mild steel trapezoidal 100 mm Rockwool to be placed between joists in new floor.

**EXISTING CEILING CONSTRUCTION OF:-**  
 1) 12.5mm (1/2 inch) Plasterboard and skim (Table 14 C3 BRE report 1988)

**FIRE SELECTIONS**  
 Smoke detection marked and to be mains connected and interlinked.

**BEAMS**  
 Where applicable timber beams to have full 1/2 hour fire resistance (traditional timber method). Timber min 50mm (2") from chimneys. Steel beams protected with 12.5 mm plasterboard with staggered joints lapped and jointed secured to timber crossers.

**DOORS**  
 All doors marked + to be full half hour fire resistant.

**STAIRCASE**  
 New staircase enclosure 12.5mm Plasterboard with Oppam plaster skim both sides on 100mm x 50mm studing at 400mm centres infilled with 100mm Rockwool giving full 1/2 hour fire resistance.

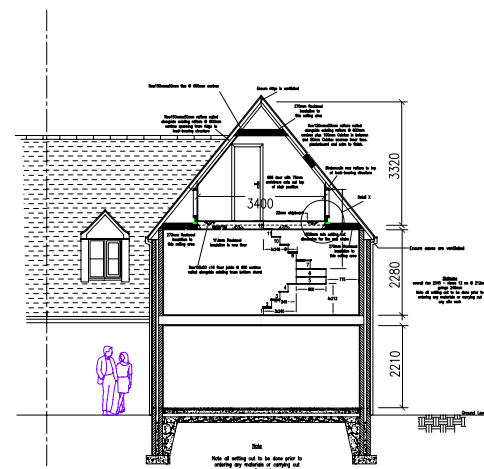
**ESCAPE WINDOW (habitable only)**  
 Window with minimum opening of 850mm x 500mm with sill height between 600mm and 1100mm. Distance from eaves to sill no more than 1700mm. One escape window is required per habitable room.

**GLAZING**  
 Windows to be double glazed with 16mm air gap and soft low-E coating to achieve a U value of 2.0 and to be timber or plastic framed.

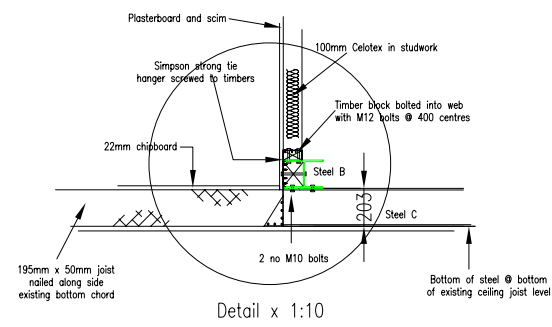
**STAIRCASE**  
 Traditional max pitch 42degree rise 212mm going 245mm. Winders to have nosings of treads making a uniform angle on plan and going to be nosings less than 50mm (2").  
 Balustrade to staircase to be 900mm high vertically above pitch line. Balustrade to stair well to be 900mm high above floor level.  
 No space in treads or balustrade to allow passage of 100mm diameter sphere.  
 Stairwell trimmers to be set during construction to suit site dimensions.

**VENTILATION**  
 Background trickle ventilation in window heads to be minimum 8000mm square to habitable rooms and 4000mm square to others.  
 Roof ventilation (if roof does not have existing ventilation) via soffit vents to eaves on opposite sides to provide cross flow ventilation to roof void equal to 25mm continuous (or similar).  
 Ridge vents to provide cross flow ventilation to roof void equal to 5mm continuous (or similar).

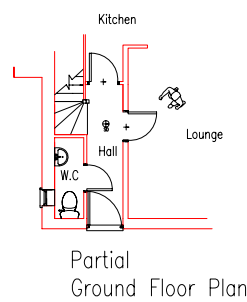
**Proposed Elevations**



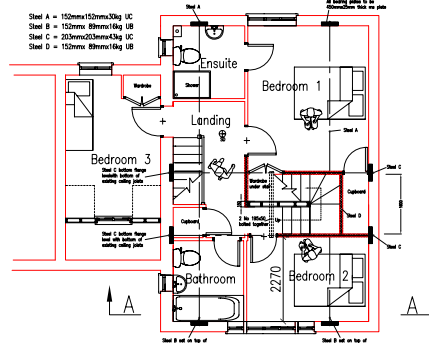
Section A-A 1: 50



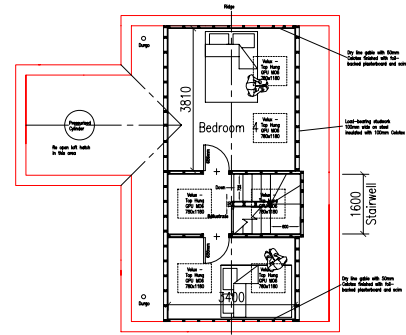
Detail x 1:10



Partial Ground Floor Plan



Proposed First Floor Plan



Proposed Loft Plan

**GENERAL NOTES:**  
 Trimmers to be double up adjacent to ventilated windows.  
 All double trimmers to be bolted together at 600mm centres with 16mm dia bolts and 50mm timber connectors.  
 Plaster finish to match existing house and to client's requirements.  
 All decoration, location of electrical services and heating to be client's heating to be radiators with thermostatic valves extended from existing house system.  
 This drawing should not be scaled from and all dimensions given should be checked and set out on site prior to work starting.  
 The whole work should be in accordance with current Building Regulations and all other statutory requirements.  
 All materials to be used as per manufacturer's specification.  
 The provisions of the Party Wall Act should be adhered to if applicable.  
 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 should be satisfied that Part P has been completed with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by the person competent to do so.  
 All relevant Health and Safety legislation should be adhered to.  
 Contractor to terminate and remove all redundant services and make good.



Eastlands II, London Road, Basingstoke, RG21 4AW 01256 691077

client: Information withheld due to data protection

project:

title: Proposed Floor Plans and Elevations for Loft Conversion.

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scale: 1:50, 1:100 @A1	drawing no: 02A