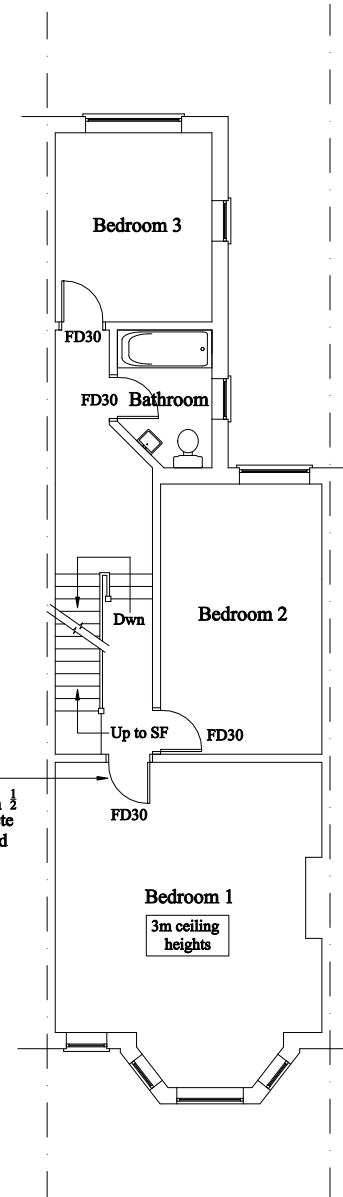


PROPOSED GROUND FLOOR PLAN
(Scale 1:100)

All internal doors, having access to the protected staircase shaft to be replaced with ½ hour solid fire resistant FD30 doors complete with stainless steel butt hinges and softwood frames



PROPOSED FIRST FLOOR PLAN
(Scale 1:100)

All internal doors, having access to the protected staircase shaft to be replaced with ½ hour solid fire resistant FD30 doors complete with stainless steel butt hinges and softwood frames

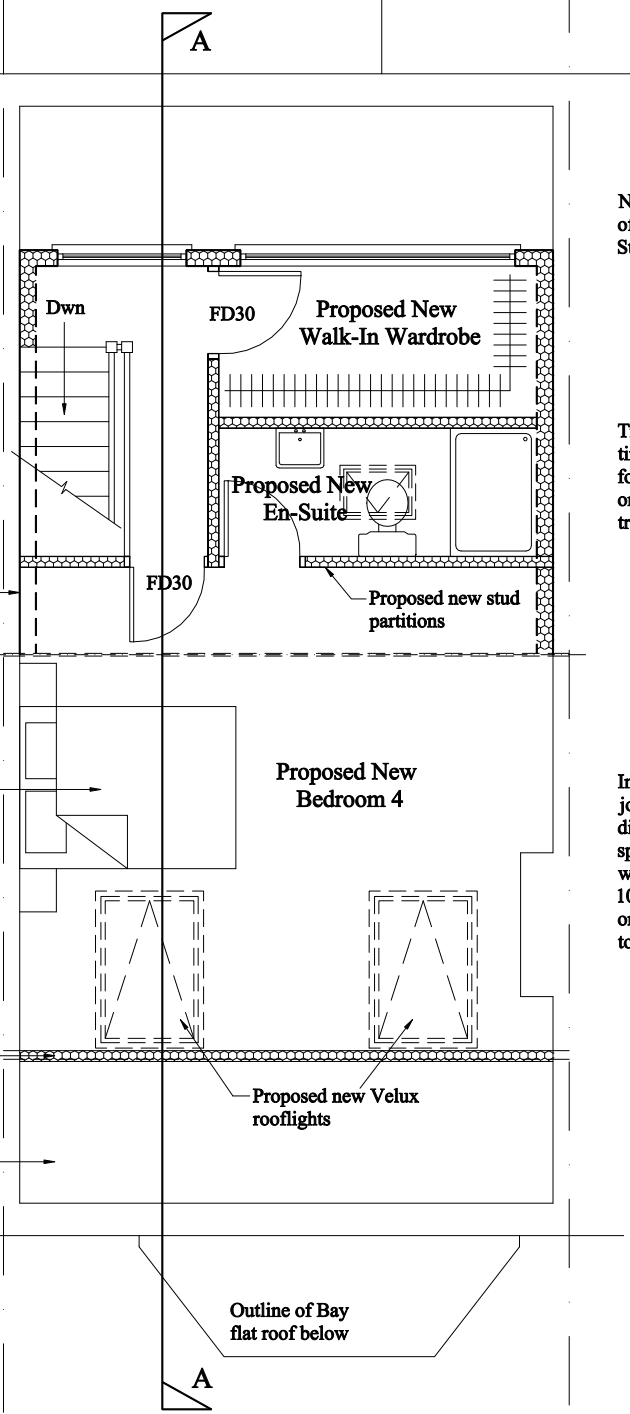
Install mains operated self contained and hard wired inter-linked smoke detectors to BS 5446: Part 1 of Approved Documents, with a secondary battery back up

Thermal & sound insulation to party walls.
47 x 100mm studwork with 100mm Mineral Wool insulation between studs and 2 layers of 12.5mm plasterboard.
As per Part E of the Building Regulations

Raking ceiling insulation.
Raking ceilings to have 100mm Foil Faced PIR Rigid Insulation Board inserted between the existing 47 x 150mm rafters ensuring a 50mm clear air space between sarking and insulation

Thermal insulation to eaves walls.
47 x 100mm timber studwork with 90mm Foil Faced PIR Rigid Insulation Board between studs and two layers of 12.5mm plasterboard fixed internally with skim finish

Roof insulation at eaves.
Two layers of 150mm mineral wool quilt insulation. 1 No. 150mm layer inserted between floor joists, 1 No. 150mm layer laid crossways. 10mm continuous vent at eaves to promote cross ventilation. Use proprietary eaves ventilator to ensure equivalent 10mm air flow over insulation

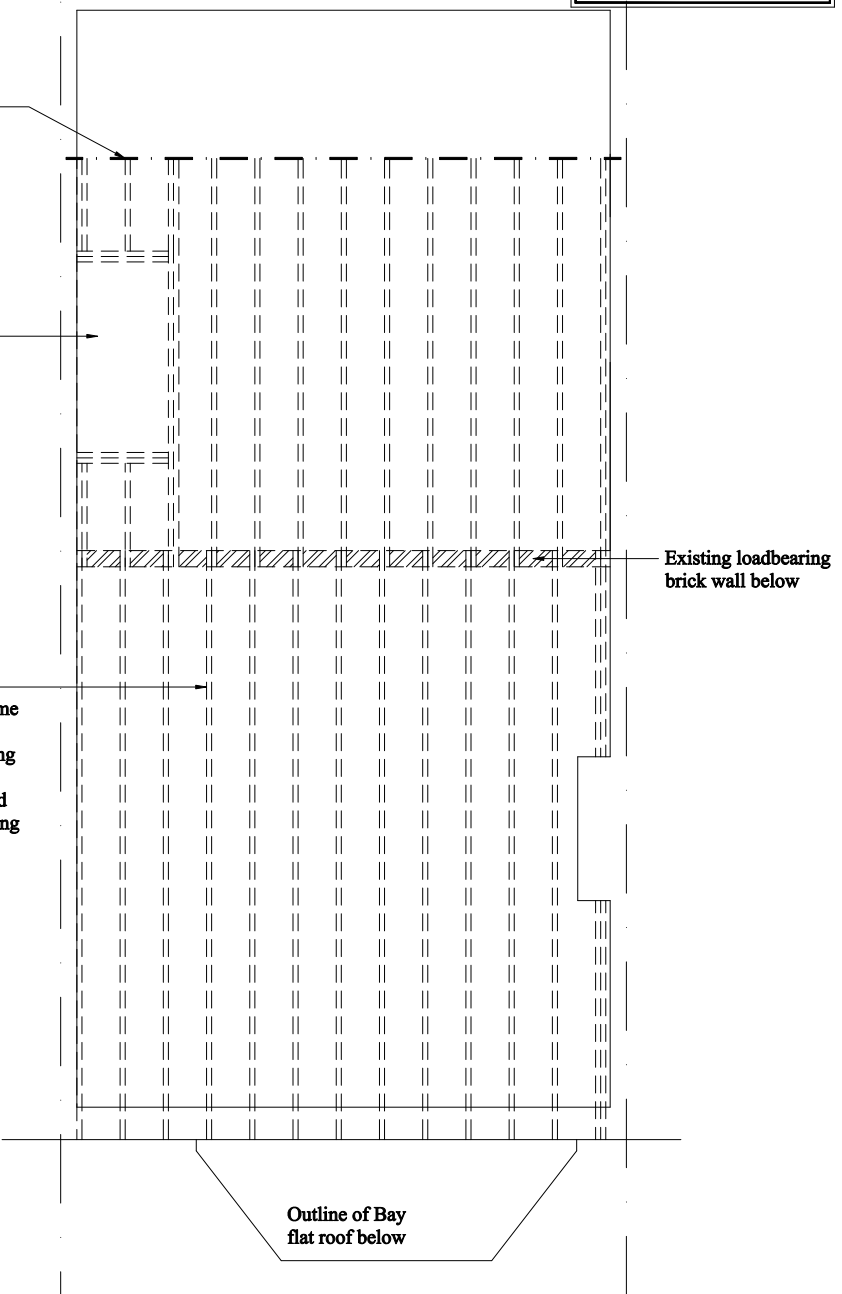


PROPOSED SECOND FLOOR PLAN
(Scale 1:50)

New floor joists to span into web of new steel beam. Steel beams to Structural Engineer's calculations

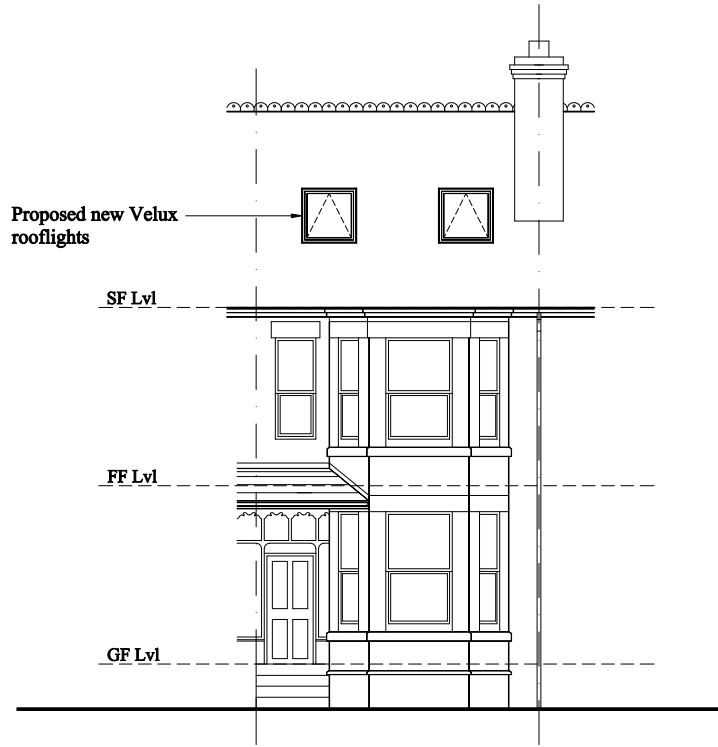
Trim out joists and install double timber trimmers, bolted together to form stairwell. Trimmed joists to sit on hangers fixed to new double trimmers

Install new 47 x 175mm Loft floor joists @ 400mm c/c to run in the same direction as the existing floor joists, spanning onto the internal loadbearing wall. Additional fire resistance - 100mm mineral wool to be supported on steel mesh off new joists, extending to existing wallplates

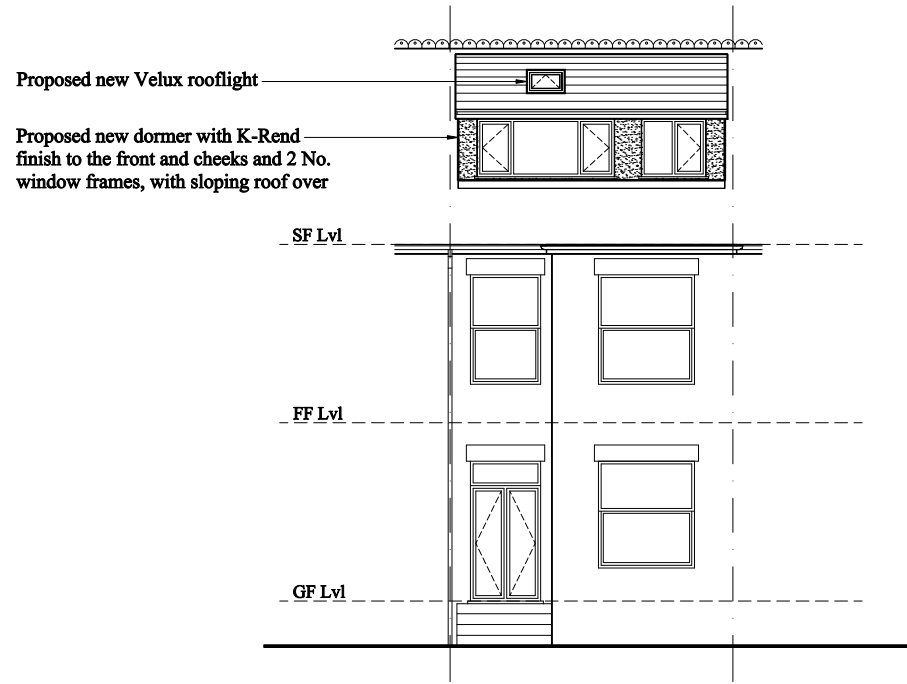


PROPOSED JOIST PLAN
(Scale 1:50)

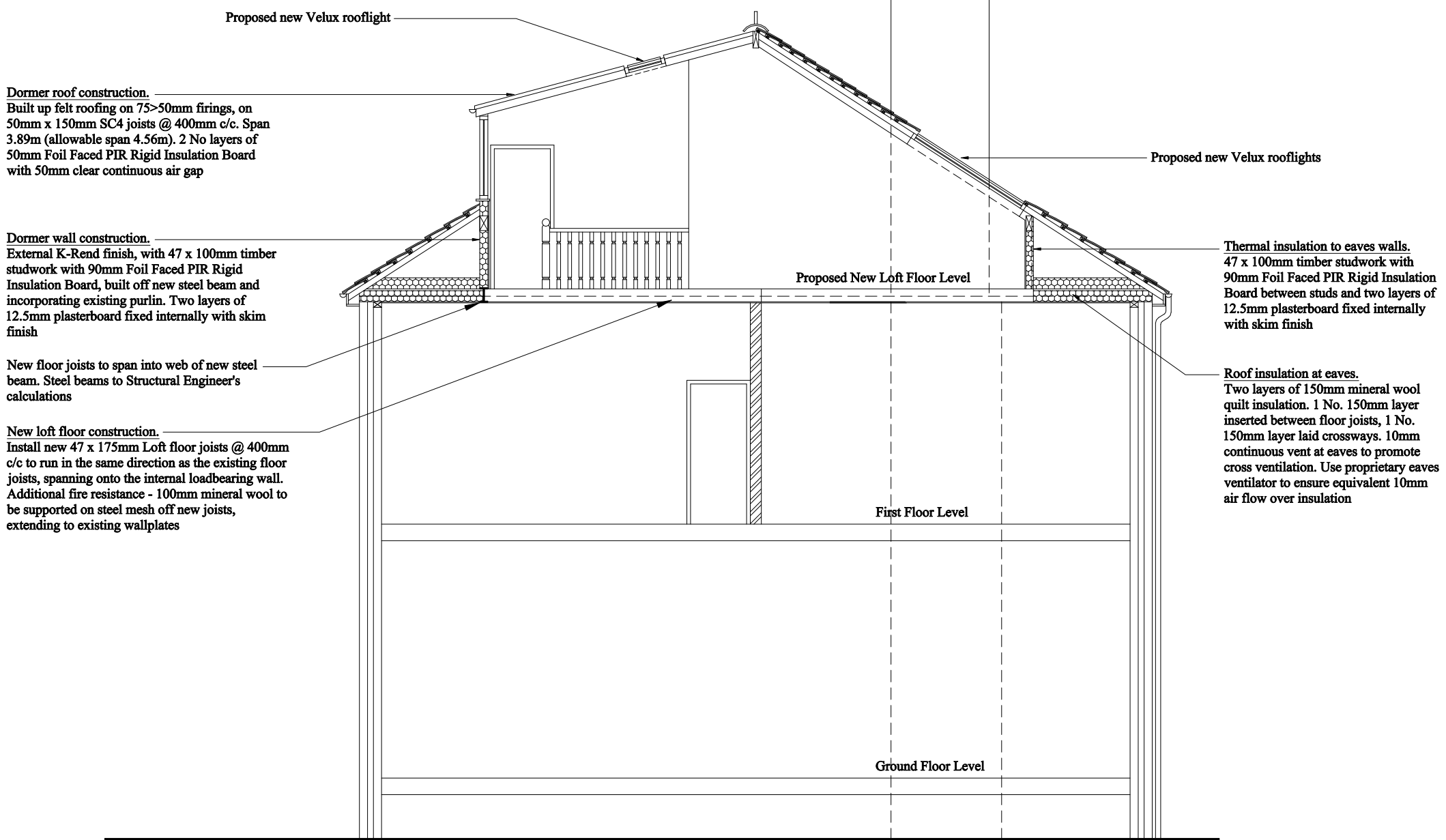
Estimators Ltd. Proposed Loft Conversion - Option 2 with 1 new Bedroom with Walk-In Wardrobe & En-Suite. Sample Drawings.			
Proposed SF & Joist Plan	Scale: 1:50 @ A3 Size	Date: 08.10.11	02



PROPOSED FRONT ELEVATION
(Scale 1:100)



PROPOSED REAR ELEVATION
(Scale 1:100)



Dormer roof construction.
 Built up felt roofing on 75>50mm firings, on 50mm x 150mm SC4 joists @ 400mm c/c. Span 3.89m (allowable span 4.56m). 2 No layers of 50mm Foil Faced PIR Rigid Insulation Board with 50mm clear continuous air gap

Dormer wall construction.
 External K-Rend finish, with 47 x 100mm timber studwork with 90mm Foil Faced PIR Rigid Insulation Board, built off new steel beam and incorporating existing purlin. Two layers of 12.5mm plasterboard fixed internally with skim finish

New floor joists to span into web of new steel beam. Steel beams to Structural Engineer's calculations

New loft floor construction.
 Install new 47 x 175mm Loft floor joists @ 400mm c/c to run in the same direction as the existing floor joists, spanning onto the internal loadbearing wall. Additional fire resistance - 100mm mineral wool to be supported on steel mesh off new joists, extending to existing wallplates

Proposed new Velux rooflights

Thermal insulation to eaves walls.
 47 x 100mm timber studwork with 90mm Foil Faced PIR Rigid Insulation Board between studs and two layers of 12.5mm plasterboard fixed internally with skim finish

Roof insulation at eaves.
 Two layers of 150mm mineral wool quilt insulation. 1 No. 150mm layer inserted between floor joists, 1 No. 150mm layer laid crossways. 10mm continuous vent at eaves to promote cross ventilation. Use proprietary eaves ventilator to ensure equivalent 10mm air flow over insulation

PROPOSED SECTION A-A
 (Scale 1:50)