1 NEW FLOOR
Existing loft floor to be replaced with new floor.
New floor to be 22 mm T&G floor boards on 50X200 joist stress graded C24 at 400mm centres. Provide 150 mm Rockwool fire insulation between the joists held in position using chicken wire fixed to the sides of the joists.
The joists are to be supported on the external walls and internal partitions.
All multiple joists are to be bolted together, with M12 bolts, at 450mm cc and 150mm from the end.

2 LOAD BEARING PARTITIONS
New load bearing partitions constructed of 50 X100 mm posts bolted to the rafters with M12 bolts and supported on the new joists. Provide 100 mm Celotex insulation between the joists held in place with chicken wire.
Provide 50X100mm plate fixed to the top of the joists, to support the partitions.

2.1 LOAD BEARING PARTITIONS (BETWEEN THE ROOMS)

To be 50X100 posts at 400mm cc, supported on a 50X100mm base plate. The top of the posts are to be bolted to the rafters.
Provide 100mm fibre glass insulation between the posts. Provide noggins mid height to the posts and at the top. Provide 12.5 mm plasterboard, screw fixed both sides, with Hessain tape to the joints and plaster skim.

2.2 DORMER CHEEKS AND DORMER FRONT
Cheeks to the dormer to be 50X100mm posts on 50X100mm wall plate with noggins mid height. Provide roofing tiles on tan. 38x25 mm timber battens on sarking felt on 6mm Supalux to give half hour FR on 12 mm plywood on the posts. Internal finish to be 12.5mm plasterboard and skim half hour FR.
Provide 100X100mm timber posts, at window openings.

3. NEW STAIRCASE
Provide new staircase for the loft to be;
Treads to be min. 220mm.
Risers to be approximately 200mm not exceed 210mm.
Winders to be min 50mm.
Balustrading to be at max. 100 mm spacing (clear gap).
Handrails to be 900mm above the pitch line of the stair.
Line the soffit of the staircase with 19mm plasterboard and 6mm skimcoat, to give min half hour FR.
The dimensions at the centre of the winders is to be min 220mm.
Take site dimensions of the staircase before manufacture. The pitch of the staircase is not to exceed 42 degree.

4. INSULATION
Dormer roof - 100mm celotex between the joists with 50mm air vent over and 40mm celotex across the underside of the joists to give a U value of min 0.18W/m2K.
Slopping roof - 50 mm celotex between the rafters with 50 mm air vent over and 75mm celotex across the underside of the rafters to give a U value of min 0.18W/m²K.
Vertical partitions supporting the slopping roof - 100mm celotex between the posts and 40mm celotex across the front of the posts to give a U value of min 0.3W/m2.

5.1. DORMER ROOF FINISH (SEE DETAILSON DRAWINGS)
Light reflective paint on 19mm 2 coat mastic asphalt on sarking felt loose laid on 19mm plywood on firings, to form falls on 175x50mm C24.
Joist at 400mm centres. For insulation see notes 4.
Provide double joists bolted together, to span across the window openings.
All roof joists to be tantalised and to have the stress grading stamped on them.

5.2.
Remove the roof tiles over the dormer, provide 6mm plywood on the rafters, turn the asphalts up the roof slope and return the tiles and felt to the tiles.

5.3.
Provide code 4 lead flashing, cast in the asphalt and dressed over the PVC gutter.

5.4.
Provide 50 mm dia asphalt upstands to the end of the dormer. Cast code 4 lead flashing in the upstands, dressed over the asphalt.

5.5.
Provide half round PVC gutter, fixed to the fascia with 63mm dia rain water pipe, to discharge on to the slopping roof.

5.6.
Provide s/wood fascia to the front and sides of the dormer. The fascias are to be primed before fixing.

6. PLUMBING
The basin is to have deep seal trap with 32mm dia waste pipe connected to the soil stack, track to be 75mm deep.
The shower is to have deep seal trap with 38mm dia waste pipe connected to the soil stack, trap to be 75mm deep.
Provide rodding access to the waste pipes where there is a change in direction.

6. PLUMBING
The basin is to have dee
32mm dia waste pipe co
stack, track to be 75mm
The shower is to have d
38mm dia waste pipe co
stack, trap to be 75mm d
Provide rodding access
where there is a change
Thermostatic radiator v
new radiators.

7. ELECTRICAL
All new electrical work i
installed inspected and t
accordance with BS 767
regulations 17TH editior
to be undertaken by an i
under a suitable self cer
or alternatively by a suit
person, with a certificat
produced by that perso
Control on completion of
All new light fittings to b
taking only energy effici
Where electrical wiring
the joists, drill at the cer

8. TIMBER STUD PART
BEARING PARTITIONS)
50X75mm top and botto
floor and ceiling.
50X75mmposts at 400m
central noggins mid. Hei
75mm fibre glass insulat
posts to be used.
15mm fire line board and
sides to give half hour F
Where the partition is pa
joists, provide double jo
partition, bolted togethe
450mm centres.
Form all door openings
drawings.

9. SHOWER ROOM and
The shower room is to b
ventilated to extract mi
per second. The fan is t
light switch and is to ha
The fan is to be connect
the roof.
Easy access to be provi
tary.
New loft conversions
rapid ventilation wh
equivalent to 1/20th
floor area.
In addition the new
be ventilated to pre
condensation and to
ventilated at the ea
and ridge.
Also be a minimum
50mm between the
and the insulation.