



PROPOSED LOFT SECTION (SIDE)

EXISTING HEATING SYSTEM TO BE EXTENDED INTO LOFT / EXTENSION.
RADIATORS TO BE FITTED WITH THERMOSTATIC RELEASE VALVES.

ESCAPE WINDOW TO HAVE AN UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 450MM HIGH AND 450MM WIDE TO PROVIDE A MINIMUM OPENING OF 0.33M², THE BOTTOM OF THE OPENABLE AREA SHOULD NOT BE MORE THAN 1100MM ABOVE THE FLOOR.

GABLE DETAILS

BUILD UP GABLE WALL IN TIMBER FRAME STUDWORK, WITH A VENTILATED CAVITY, TILE HUNG OR RENDERED TO MATCH EXISTING. IF THE GABLE IS BUILT WITH 2 SKINS, THEN THE TOP OF THE CAVITY IS TO BE CLOSED WITH MATERIAL OF LIMITED COMBUSTIBILITY. EXTEND RIDGE WITH NEW 175 X 38 RIDGE BOARD, REMOVE HIP END RAFTERS AND HIP BOARDS AND LAY NEW 100x50 C16 RAFTERS @ CENTRES AS REQUIRED TO FRONT AND REAR SLOPES. RETILE WITH EXISTING TILES WHERE POSSIBLE. INSTALL NEW 30x5MM X 1200 LONG, ANGLED GALVANIZED RESTRAINT STRAPS @ 1800MM CENTRES TO NEW GABLE WALL AND TIE BACK ACROSS NEW RAFTERS. INSULATE TIMBER FRAME WITH 90MM CELOTEX GA4000 WITHIN STUDWORK & 50MM CELOTEX GA4000 ACROSS FACE.

NO TIMBER TO BE WITHIN 50MM OF CHIMNEYS.
DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.
FLITCH BEAMS TO BE BOLTED @ 600MM STAGGERED CENTRES, DOUBLE BOLTED AT BEARING ENDS WITH M12 BOLTS AND SQUARE PLATE WASHERS.
ALL STRUCTURAL SOFTWOOD SPECIFIED FOR DRY APPLICATIONS (RAFTERS, JOISTS AND STUDWORK ETC) MUST BE STRESS GRADED WHEN DRY AND INCLUDE THE GRADING MARK "DRY" OR "KD".

THE NEW FLOOR REQUIRES A MINIMUM OF 100MM QUILT INSULATION (MINIMUM DENSITY OF 10KG/M³ QUILT TO BE USED) SUSPENDED ON CHICKEN WIRE STAPLED IN BETWEEN FLOOR JOISTS. NEW STUD PARTITIONING TO HAVE MINIMUM OF 10KG/M³ PLASTERBOARD TOGETHER WITH MINIMUM 50MM QUILT INSULATION BETWEEN STUDS (MINIMUM DENSITY OF 10KG/M³ QUILT TO BE USED).



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Project:
LOFT CONVERSION WITH FRONT AND REAR DORMERS, SINGLE STOREY REAR EXTENSION AND NEW PORCH.

Date:
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Drawn By:
MB

Plan No:
1626/11

