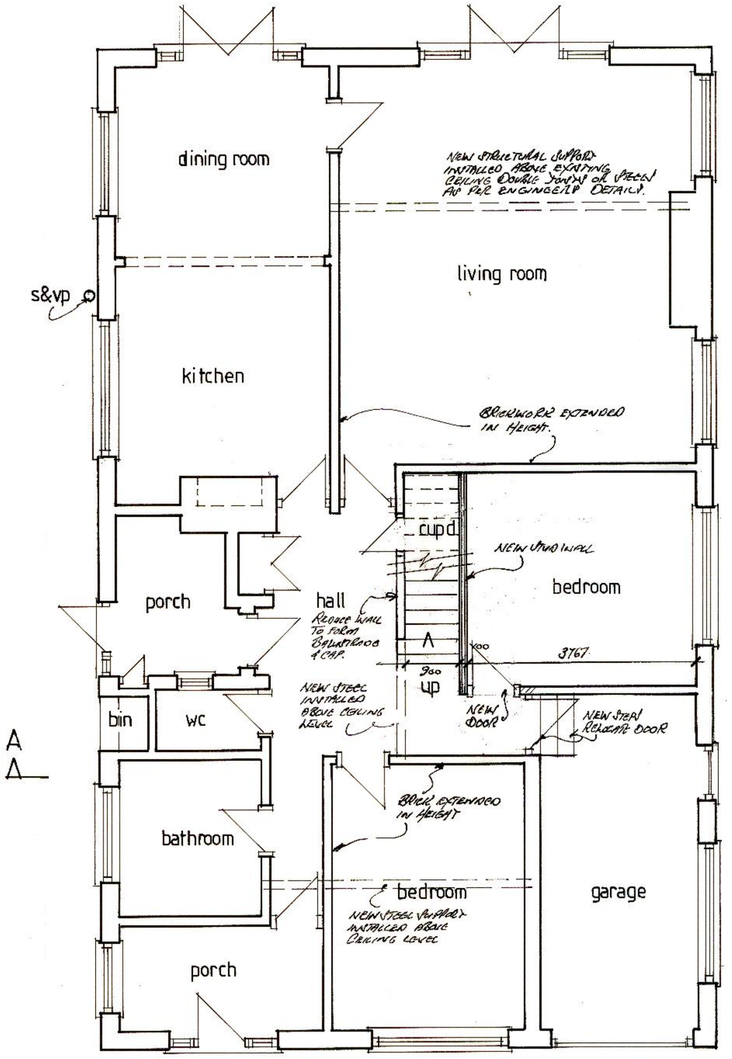
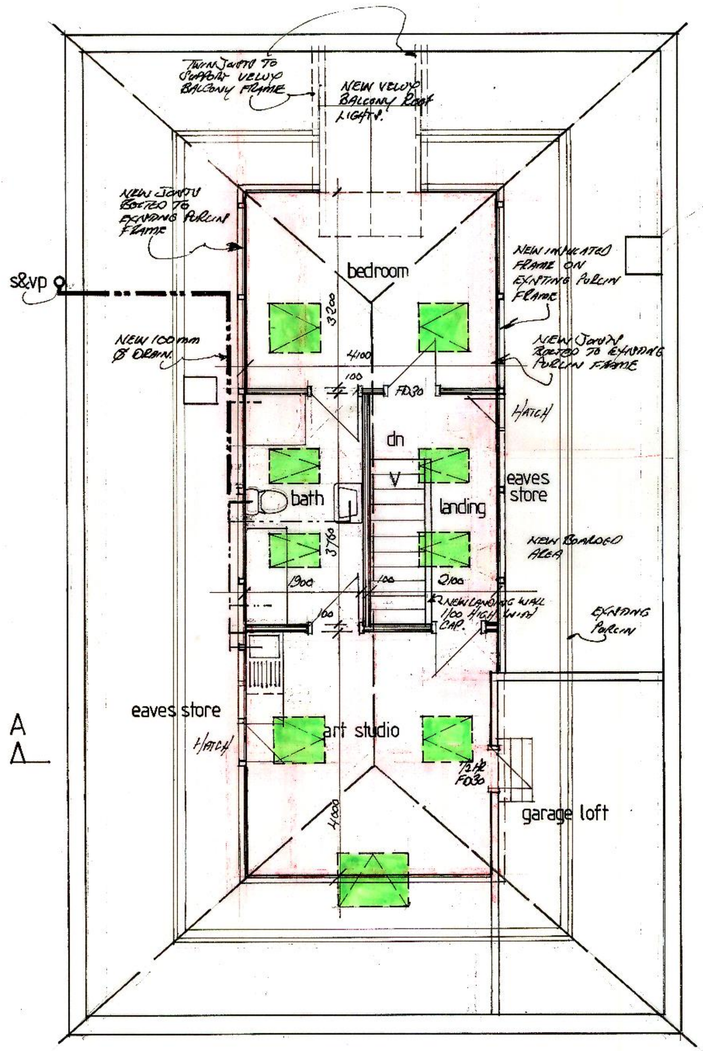


GROUND FLOOR



LOFT

RAISED WALLS & BEAM SUPPORTS FOR NEW FLOOR



CONSTRUCTION NOTES.

CLIENT TO CLEAR LOFT AREA TO ALLOW FULL ACCESS FOR THE NEW WORKS. INCLUDES ALL STORED ITEMS.

DEMOLITION & PREPARATION.

TAKE DOWN BRICK WALL UNDER EXISTING STEEL BEAM ABOVE THE KITCHEN / DINING ROOM DIVIDE. CART AWAY ALL RUBBLE. MAKE GOOD TO FLOOR, WALLS & CEILING READY FOR DECORATION.

TAKE DOWN HALL BEDROOM / DIVIDE WALL TO ALLOW FOR NEW STAIRCASE. INSTALL 225 DEEP OR 2NO TIMBER JOISTS AS PER STRUCTURAL ENGINEERS DETAILS. REMOVE CEILING FOR STAIRCASE INSTALLATION. MAKE GOOD TO FLOOR, WALLS & CEILING READY FOR DECORATION.

NEW WORKS.

CONSTRUCT THE NEW FLOOR TO THE LOFT. EXTEND EXISTING BRICK WALLS BY 2 COURSES TO PROVIDE SUPPORT FOR NEW FLOOR JOISTS. INSTALL PARALLEL TO THE EXISTING PURLIN FRAME NEW C24 225 x 50 mm TIMBER JOISTS. BOLT TO THE EXISTING FRAME AND JOISTS TO REST ON NEW BRICKWORK. USING JOIST HANGERS INSTALL 225 x 50 FLOOR JOISTS @ 400 C/C SPANNING THE WIDTH OF THE NEW LOFT FLOOR. INSTALL TIMBER NOGGINS AT STAGGERED 1200 mm C/C.

ALL WORKS ABOVE EXISTING CEILING STRUCTURE.

PROVIDE & LAY NEW 150 mm INSULATION QUILT BETWEEN JOISTS.

PROVIDE & LAY 18 mm MOISTURE RESISTANT PARTICLE FLOOR BOARDS. SECURE ALL WITH FLOORING SCREWS.

DOUBLE UP FLOOR JOISTS BELOW NEW STUD WALLS IN LOFT.

NEW WALLS - USING 50 x 75 mm C/S FRAME WORK VERTICLE STUDS @ 450 mm C/C. BRACING TIMBERS @ 900 mm C/C STAGGERED INSTALLED BETWEEN VERTICAL STUDS. INSTALL SOUND INSULATION CAVITY BATTS BETWEEN C/S FRAME.

FACE BOTH SIDES WITH 12.5 mm PLASTERBOARD & 3 mm SKIM COAT. USE GREEN BOARD FOR THE SHOWER ROOM.

JOINERY - PROVIDE & INSTALL NEW FLUSH DOORS & TIMBER FRAMES & DOORS TO THE BEDROOM AND ART STUDIO TO BE FD30. ALLOW FOR IRONMONGERY TO MATCH EXISTING AT GROUND FLOOR. MDF SKIRTING & ARCHITRAVES SOLID MOULDED PROFILE.

WORKS TO THE EXISTING PURLIN FRAME. ALLOW FOR ADDITIONAL C/S TIMBERS TO BE BUILT INTO THE FRAME @ 450 C/C. TO RECEIVE 12.5 mm PLASTERBOARD & 3 mm SKIM COAT TO THE INNER FACE.

PROVIDE & FIX CELOTEX INSULATION BOARD TO THE EAVES FACE. BOARDING TO BE 60 mm.

PROVIDE & INSTALL CEILING COLLAR TIES TO THE EXISTING RAFTERS AS INDICATED ON SECTION A-A. UNDER DRAW WITH 12.5 mm PLASTERBOARD & 3 mm SKIM COAT. PROVIDE & LAY 300 mm INSULATION QUILT OVER THE COLLAR STRUCTURE.

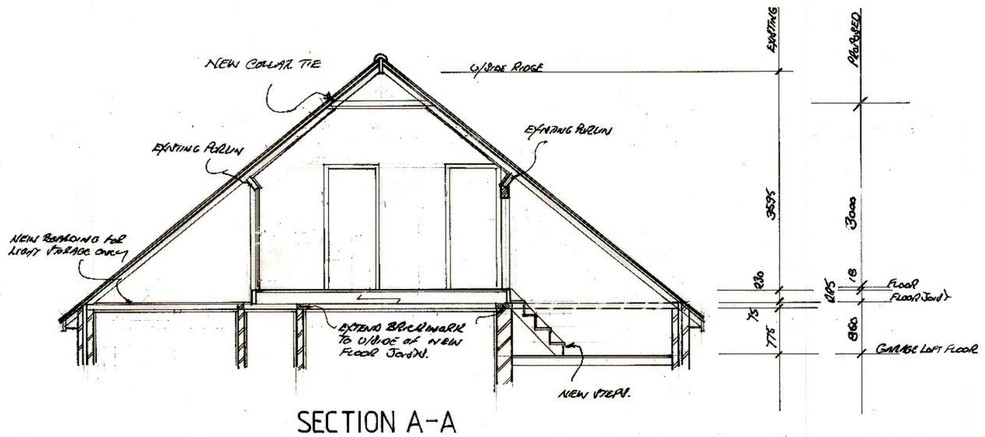
INSULATION TO THE SECTION OF EXISTING RAFTERS THAT ARE WITHIN THE ROOM ENCLOSURE TO HAVE CELOTEX GA4000 BETWEEN RAFTERS @ 50 mm THICK & CELOTEX PL4000 THERMAL LAMINATE PLASTERBOARD TO THE UNDERSIDE.

ROOFLIGHTS.

ALLOW FOR THE SUPPLY AND INSTALLATION OF THE FOLLOWING ROOF LIGHTS BY VELUX OR FAKRO. OR KEYLITE. COMPLETE WITH FLASHING KITS.
2NO 780 x 1180 mm TOP HUNG. 1NO 1140 x 1180 ART STUDIO.
2NO 780 x 1180 mm TOP HUNG. SHOWER ROOM.
1NO 550 x 780 AVOX. OVER STAIRCASE LANDING
1NO 780 x 1180 mm TOP HUNG BEDROOM.
PROVIDE & INSTALL VELUX CABRIO WINDOW BALCONY

PLUMBING

PROVIDE ALL MATERIALS AS REQUIRED TO SUPPLY HOT & COLD SERVICES TO THE SPLITTER ROOM TO SUPPLY SHOWER WITH THERMOSTATIC VALVE WC & WB. ALSO STAINLESS STEEL SINK IN THE ART ROOM.
REPLACE THE EXISTING CAST IRON SOIL & VENT WITH NEW 110 mm SOIL & VENT IN PLASTIC. CONNECT WASTES FROM LOFT.
ART STUDIO SINK TO HAVE 32 mm WASTE WITH 75 mm SEALED TRAP.
SHOWER ROOM. SHOWER TRAY WITH SHALLOW 38 mm WASTE
SHOWER ROOM. WASH HAND BASIN 32 mm WASTE WITH 75 mm SEALED TRAP.
SHOWER ROOM. WC. 100 mm Ø WASTE WITH 'P' TRAP.
ALL CONNECTED TO 100 mm Ø WASTE AND DISCHARGED TO SOIL & VENT.
MINIMUM GRADIENT 1 IN 40.



SECTION A-A

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

LOFT FLOOR AREA NEW ACCOMMODATION AREAS.
45.71 sq m.
492 sq ft.

Rev	Date	Revisions
A	24/5/21	CLIENT REVISIONS

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FRED DAVIDSON LIMITED
THE OFFICE
10 LOWER MAPLES
SHIPLEY DERBYSHIRE
DE75 7JU
01773 710621
07973 722421

Client
Mr & Mrs D CLARKE

Job Title
PROPOSED LOFT CONVERSION
12 GARNETT AVENUE
HEANOR DE75 7AS

Drawing Title
FLOOR PLANS SECTIONS & DETAILS

Scale 1:50

Date 11/5/2021 | Drawn by F

Drg No. FDLTD/CLARKE/02 | Rev. A

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