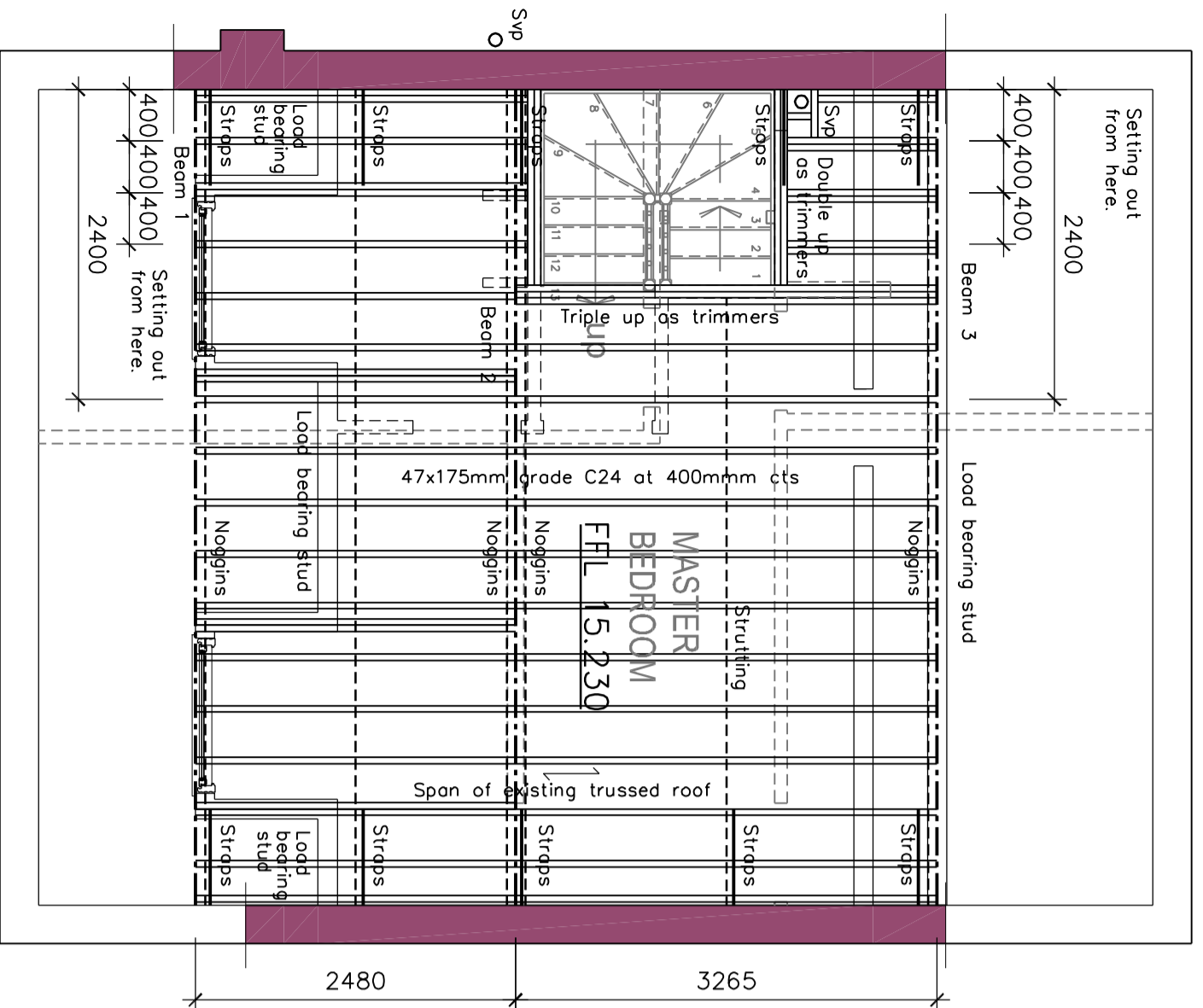


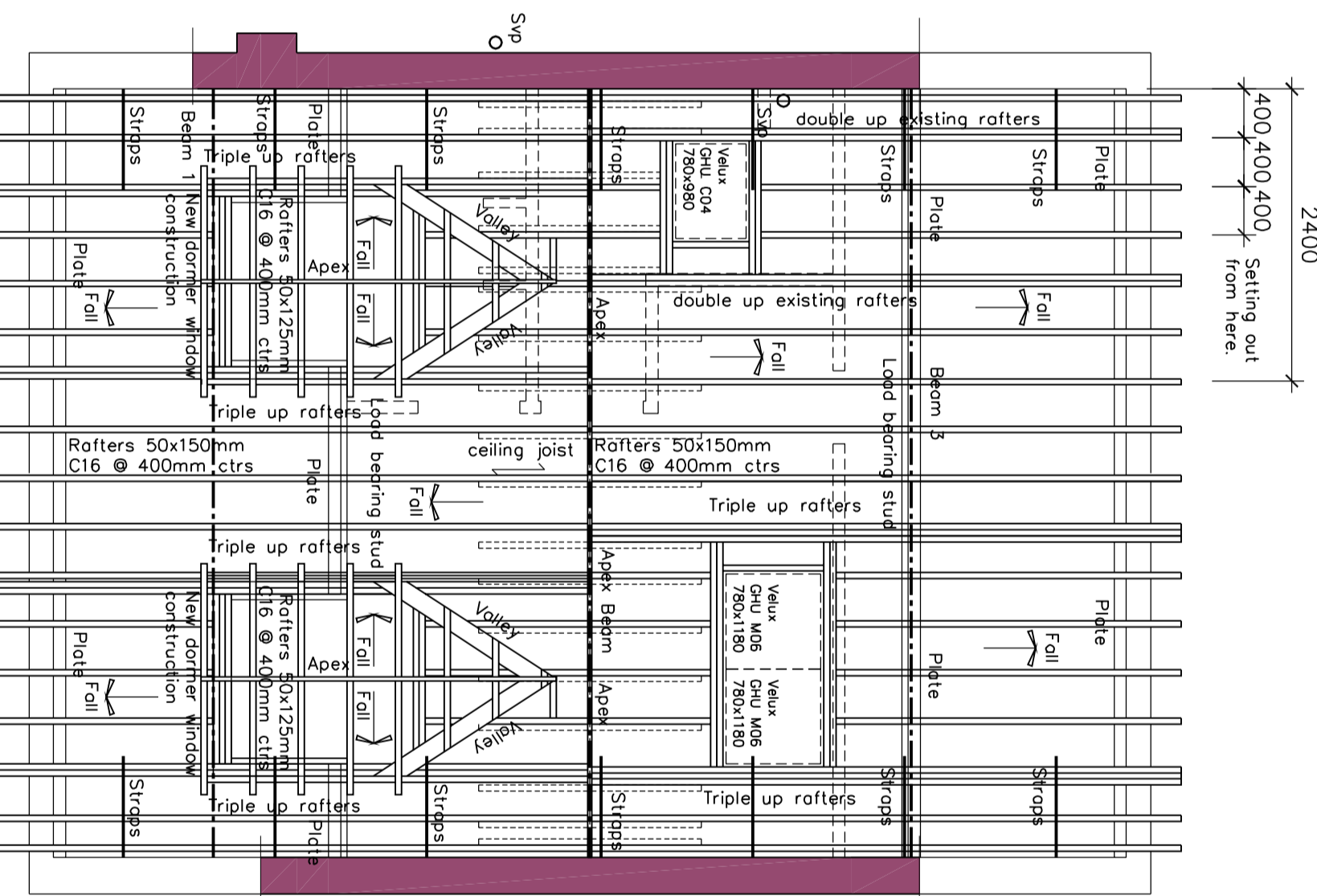
PROPOSED SECOND FLOOR JOIST PLAN



30x50mm galvanised mild steel strips at maximum 2 metre centres to provide lateral restraint to walls, fixed to topside of joists sections.
 Provide 100mm Rockwool insulation to floor void between joists.
 Joists to be supported on metal hangers all holes are to be fully nailed. Provide restraint strips at 1200mm centres if joist hangers are adopted.
 New floor joist are to be 47x175mm grade C24 at a maximum of 400mm centres. Double up floor joists below partitions and bath.
 provide strutting at mid span.
 Floor joist setting out to suit plasterboard and floor board dimensions to reduce wastage.
 Final stair aperture details to be confirmed with staircase manufacturer following site check dimensions.

New structure to be clarified by the structural engineer, including details of poddones and work sequence.
 Joists to connect to supporting beams as indicated by Engineer these should be clear of existing remaining ceiling members which should also be supported at steel beam positions.
 Provide a structural stud wall above beams to replace removed partition structure, adopt 50x100mm C16 studs at a maximum of 600mm centres sheathed with 12mm marine plywood well screwed to stud, head and sole plate at 150mm centres or as detailed by the structural engineers details.
 provide strutting at mid span.
 Floor joist setting out to suit floorboard dimensions to reduce wastage.
 Provide a 100mm of Rockwool quilt insulation to floor void for sound reduction.
 Any recessed lighting to be adopted should be inclusive of a fixed fire shroud and not hood type. Such as those manufactured by Aurora.
 Structural steelwork to support roof and new floor to the engineers detailed designs.

PROPOSED ROOF TIMBER PLAN



400 400 400
 2400
 Setting out from here.

Modify and remove redundant area of roof structure all to the structural engineers details, expose existing hidden beams and advise engineer to clarify sole removal.
 Buildup new dormer cheeks from new triple rafters from existing roof line in 100x50 mm grade C16 treated timber studwork.
 New guttering and fascio's to match existing or to client instruction.
 Setting out of rafters to suit plasterboard dimensions to avoid wastage.
 30x50mm galvanised mild steel strips at maximum 2 metre centres to provide lateral restraint to walls, fixed to underside of rafter sections.
 New 50x125 & 150mm C16 at 400mm cts as indicated.
 Ceiling joists for normal horizontal ceilings are to be 50x125mm C16
 Build up existing internal wall to support new roof beams.
 Soil pipe to connect to terminate at least 900mm above any opening.
 Fan extracts to connect to the ventilator via flexible ducts.
 Provide an insulated draught sealed loft access hatch, in a position agreed with client (for access out side of converted space, if required by client).
 Double or triple up rafters as trimmers to Velux window openings and dormers, allow at least 25mm around velux window side or as advised by the manufacturer.
 Velux rooflights to be installed strictly in accordance with the manufacturers instructions complete with a vapour control layer, felt collar, insulated collar and appropriate flashing kit. Electrical operation to be confirmed by the client in any case provide a 1.5mm cable to the head for future operation, sissto blinds to client specification.
 Make good any defects as required.

New guttering and fascio's to match existing or to client instruction.

Setting out of rafters to suit plasterboard dimensions to avoid wastage.
 30x50mm galvanised mild steel strips at maximum 2 metre centres to provide lateral restraint to walls, fixed to underside of rafter sections.
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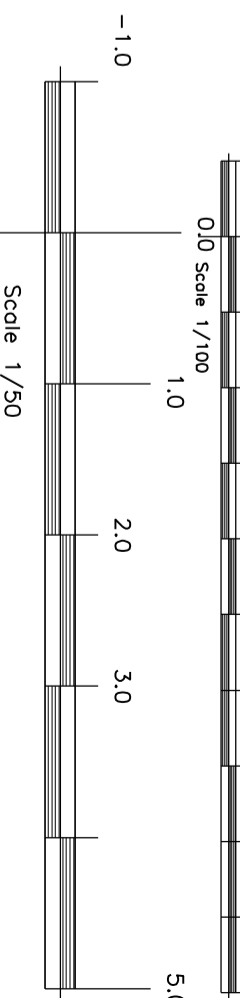
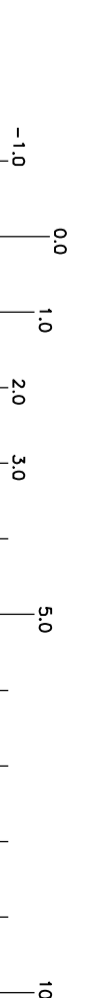
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These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual, or unlikely, to be obvious to a competent contractor or other designer will be highlighted. This information may be subject to revision as the design develops.

Refer also to Drawings

VERIFICATION STATUS	Verified by	Date
MF/D/SON		
PLANNING		
BUILDING CONTROL	Neil	Jan 14
CONSTRUCTION		

No	Revision	Date	Drn	Chkd
	No			
	Revision			



NINGO ARCHITECTURE LTD

Dr. No. **L-05**
 CLIENT: Mr & Mrs Collins
 Project Title: Proposed Loft Extension
 Date of Issue: 1/15/10
 Date: Jan 14
 Drawing Title: Proposed Second Floor Joist And Roof Timber Plans
 Checked: NHH
 Drawn: NHH
 The: 17/10/10
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