

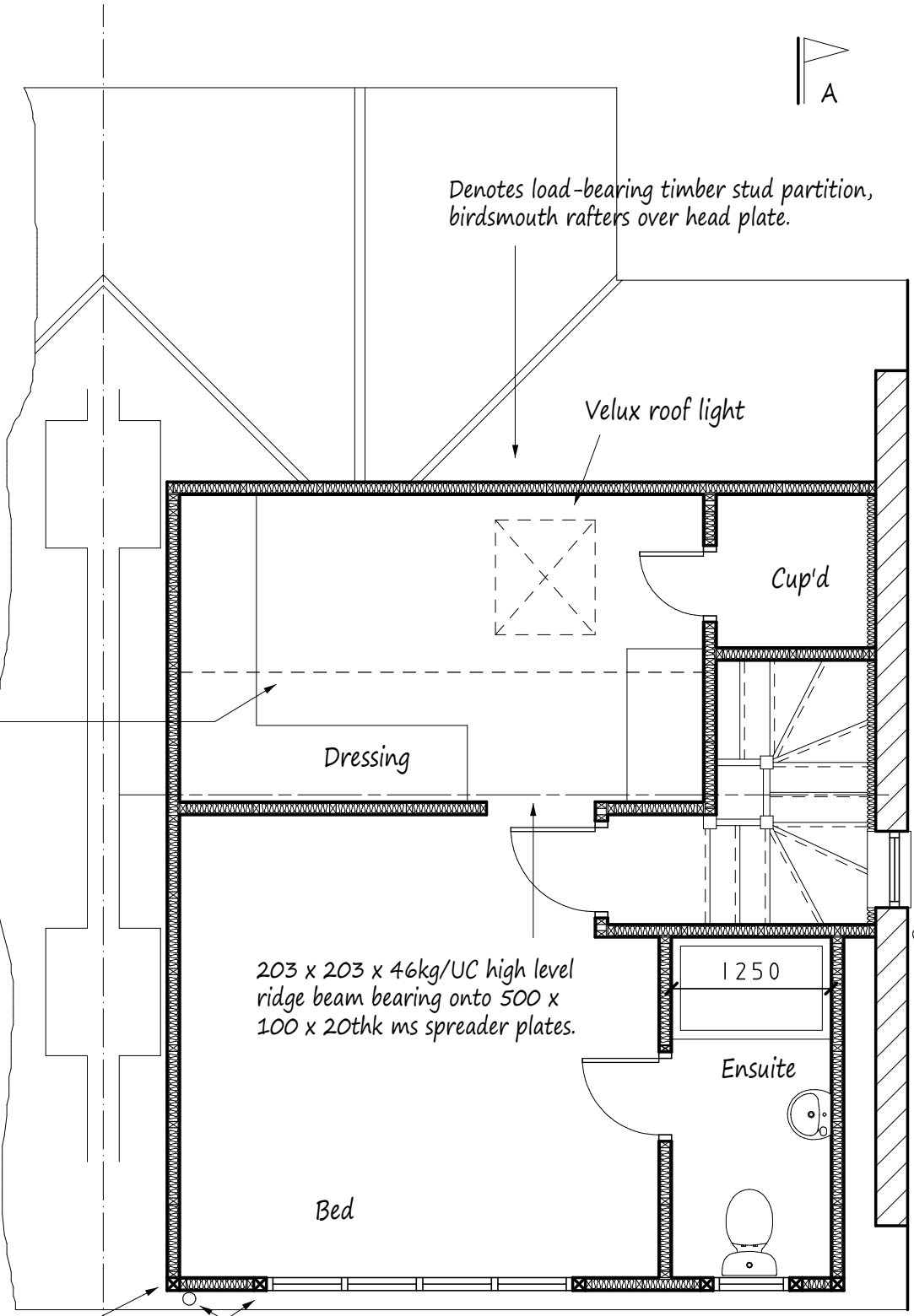
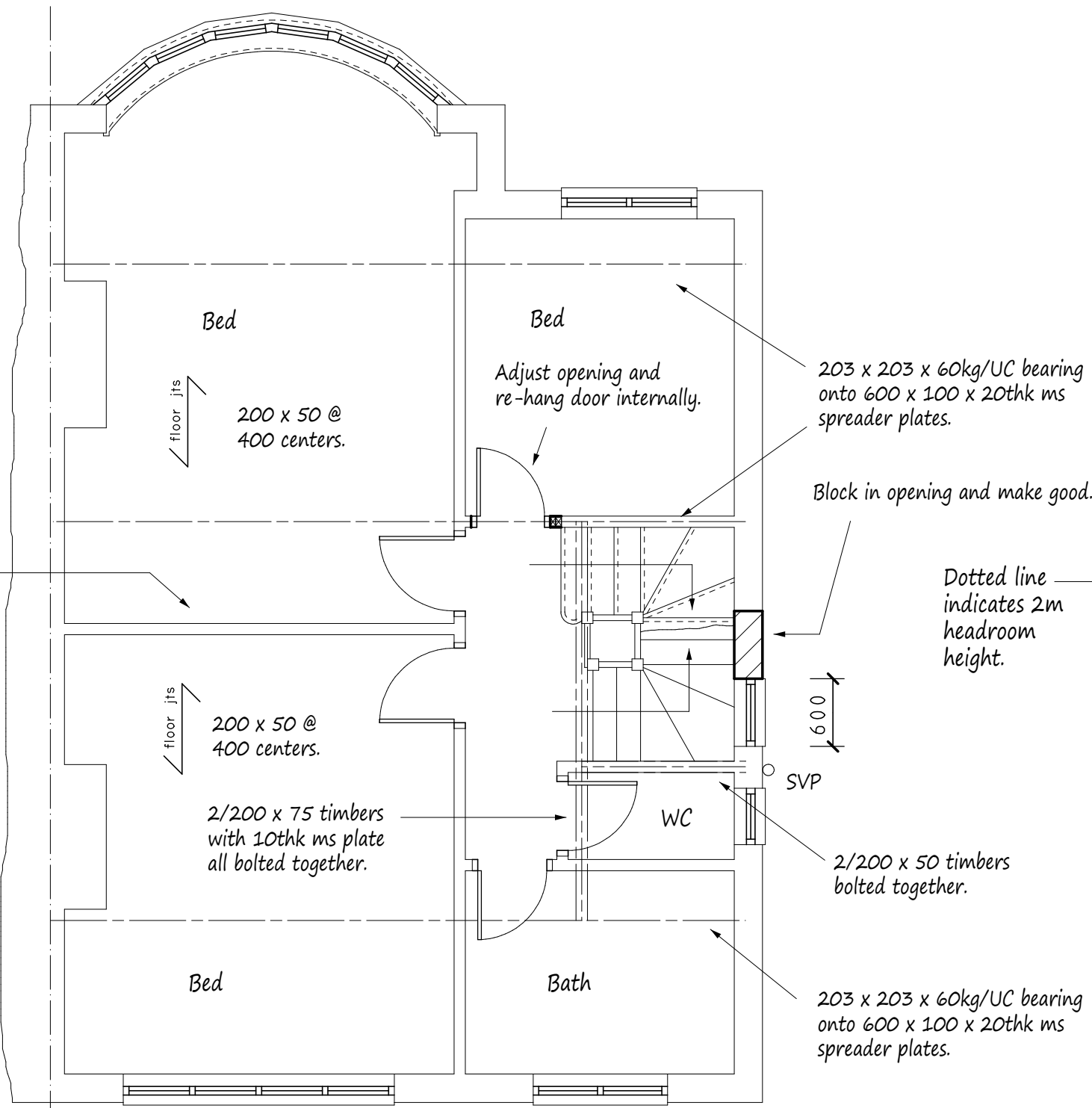
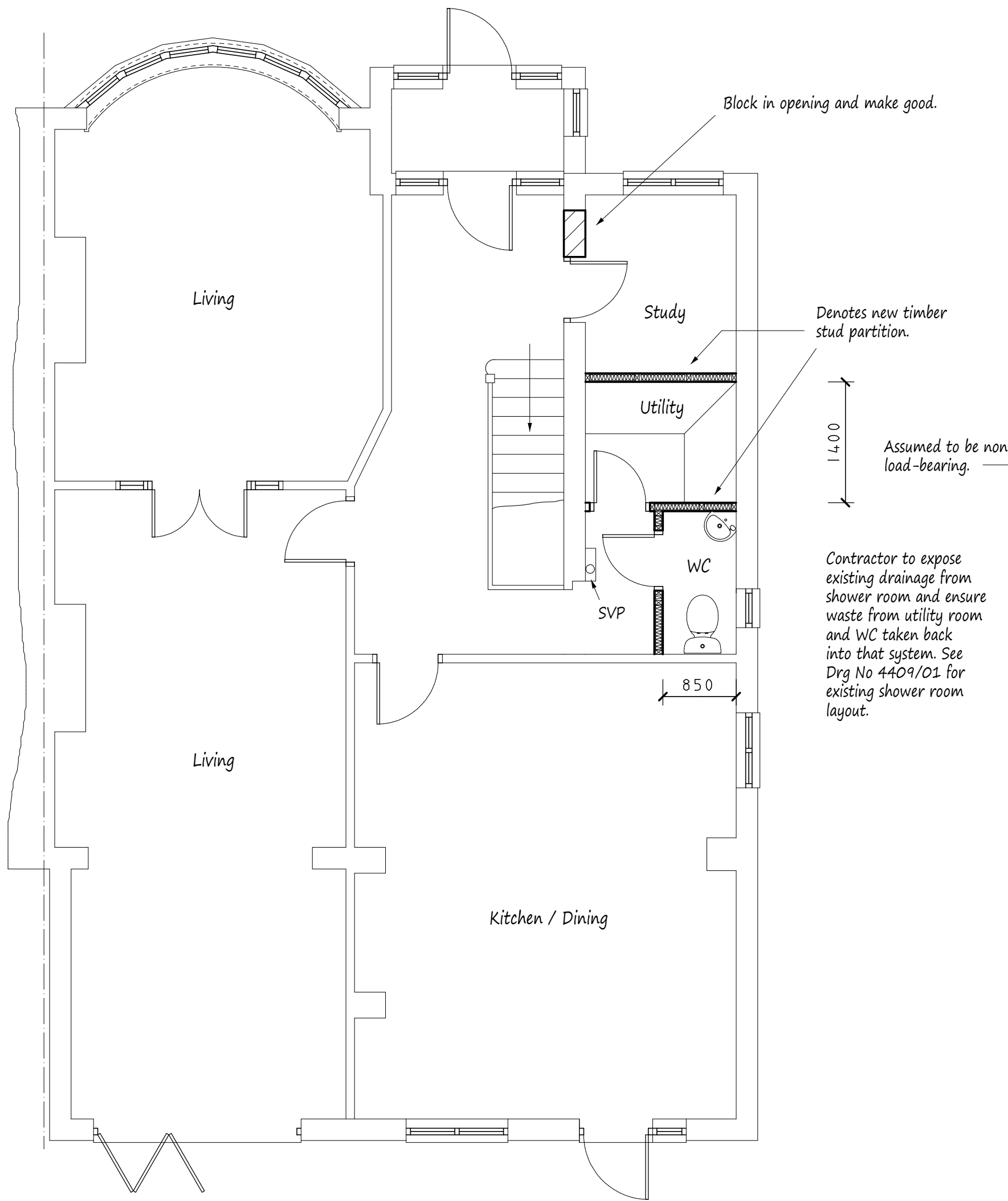
Contractor to expose existing foundations prior to commencement to confirm adequacy to the satisfaction of the Local Authority.

Contractor to expose existing lintels over 1st floor rear windows to confirm adequacy, if found to be inadequate then provide 152 x 89 x 16kg/UB to inner leaf.

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

- All dimensions are in millimetres.
- Ventilation to be 1/20 of floor area (min)
- Lintels to have minimum of 150mm end bearings.
- New habitable rooms to have background ventilation of at least 8000mm² i.e. trickle vent or air brick.
- New stud partitions to be constructed of 100 x 50 timbers @ 400 centres with horizontal nogginns. Infill with rockwool mineral wool quilt, 2 x 12mm sheets of plasterboard and skim. Partitions to be constructed off doubled up floor joists bolted together with M12 bolts at 500 centres.
- New windows to be double glazed and achieve a 'U' value of 1.6w/m²K i.e. 16mm spacer with low E glass to inner pane.
- Staircase: 14 No of Equal Risers @ 191mm
13 No of Equal Treads @ 235mm
Max 42 degree pitch, min 2000mm clear headroom height. Min 900mm finished floor level to handrail/stair nosing. Max 100mm centres balustrading. Min 50mm tread to windor box. Staircase manufacturer to visit site to confirm the above.
- Provide code 4 lead flashing and soakers to dormer at junction of main roof.
- Plumbing: Waste pipe sizes: Sink - 38mm diameter, Bath - 38mm diameter, Wash hand basin - 32mm diameter. All with 75mm deep seal traps. All plumbing to be to BS 5572:1978.
- 75% light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
- All electrical works to be designed and installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and Building Regulation Part P (electrical safety) by a competent person with a self certification scheme authorised by the secretary of state.
- Thermostatic rad valves to be provided to the extension of existing heating, extend existing hot and cold water supplies to new works with thermostatic mixing valves.

Gable = 17.4 cubic meters
Dormer = 24.8 cubic meters
Total = 42.2 cubic meters



Provide mains operated inter-connected smoke alarms to circulating areas at ground, 1st and 2nd floor ceiling levels, all with battery back up. Provide heat detector to kitchen linked with smoke alarms.

Steel beams to be encased in 2/12mm sheets of plasterboard and skim or use fire resistant paint to achieve necessary fire protection.

New ensuite, wc and utility room to have mechanical ventilation to open air, min 30l/s.

New roof lights to be A-A fire rated and installed to manufacturers requirements. Double up and bolt together rafters each side of roof light with M12 bolts @ 500 centers.

Surface water to be taken back to existing outlets.

All doors off staircase enclosure at ground, 1st and 2nd floors to be half hour fire resistant onto 25 x 35 glued and screwed stops. All walls enclosing staircase to be half hour fire resistant and all doors to have 3No fire hinges. Underlying areas of staircase to be half hour fire protected.

Raise SVP to suit new works, taking waste from new ensuite back into existing system.

New gable wall to be constructed as existing wall below, assumed to be 21.5thk therefore provide 'Turbo' blockwork and 65mm thermaboard internally on dabs and skim to finish to achieve minimum U-Value requirements. Render externally to match.

Proposed First Floor Plan

Proposed Rooms in Roof Space

This drawing to be read in conjunction with Drg No 4409/01

Proposed Ground Floor Plan

Proposed Elevations - All Materials to Match Existing

Line of existing roof shown dotted.

New roof light not to project more than 150mm above roof slope.

Extend SVP as shown to suit new works, to be raised min 900mm above any openable window, however not to exceed ridge height.

New side windows to be obscurely glazed and non-openable.

Vertically hung plain tiles to dormer face and cheeks.

Provide 145mm celotex insulation between/under roof slopes, cross batten as necessary to ensure 50mm vent gap over. 500g polythene vapour barrier, 12mm plasterboard and skim.

Denotes load-bearing timber stud partition, with 100mm celotex insulation. Construct off new structural floor.

Ensure min 25mm continuous vent gap to roof space.

Provide 3No high level vent tiles as close to ridge as realistically possible.

'Warm Deck' roof construction - see enclosed specification sheet. 200mm x 50mm flat roof joists, 12mm plasterboard and skim.

Felt to be dressed min 450mm up under tiles

1:40 fall

Provide insulation between joists over lintels to prevent cold bridging.

2/150 x 50 timbers bolted together to form lintel over openings.

100 x 50 timbers @ 400 centers, 18thk external quality ply, 1 layer felt, 38 x 19 sw batten and vertical hung plain tiles to finish. 100 celotex insulation, 47mm thermaboard internally and skim to finish.

Section A-A

New structural floor with 21thk T & G boarding over, infill with rockwool mineral wool quilt supported on chicken wire stapled to joists. Ensure min 12mm gap to top of existing ceiling, temporarily prop existing ceiling joists when cutting in for new structural steel beams then fix existing ceiling joists to new structural floor / beams.

Front Elevation

Side Elevation

Rear Elevation

Side Elevation

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	Date	Revisions
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Tel: 01895 622800 www.pottle.uk.com		
Client Mr & Mrs Westby		
Job Title 27 Marlborough Avenue Ruislip Middlesex		
Drawing Title Proposed Loft Conversion and Internal Alterations		
Scale 1:50, 100		
Date July 2020		Drawn by MDP
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