

TRIMMER T1 :2No.50x200 c24 GRADE TIMBER
TRIMMER T2 :2No.50x200 c24 GRADE TIMBER
BEAM R1 :152x152x37UC ON 100x450x215 PAD
BEAM R2 :152x89 UB ON 100x215x75 PADS
BEAM F1,F2,F3 :203x203x52 UC ON 100x600x20 PLATES

FLOOR JOISTS TO BE WEDGED TIGHT INTO NEW STEEL SUPPORTS

BOLT TOGETHER DOUBLE JOISTS / RAFTERS WITH M10 BOLTS
WITH 50 DIA TOOTHE PLATE CONNECTORS AND WASHERS AT 900 c/c

STEEL BEAMS TO BE PAINTED WITH INTUMASCANT PAINT -
TO MANUFACTURERS INSTRUCTIONS

ALL NEW WINDOWS TO BE DOUBLE GLAZED WITH TOUGHENED GLASS
TO BS 6206, IF WITHIN 800MM OF FLOOR

ALL INTERNAL STUD WALLS BETWEEN THE W.C./BEDROOM AND
STAIRS TO BE FILLED WITH 100MM MINERAL WOOL
DENSITY 15KG/M3

STUD WALLS TO STAIRS ENCLOSURE TO BE HALF HOUR FIRE
RESISTING 50X100 STUDS AT 400c/c VERTICALLY AND
HORIZONTALLY LINE BOTH SIDES WITH 12.5MM PLASTER BOARD
AND SKIM, FILL VOIDS WITH 100MM MINERAL WOOL DENSITY 15KG/M3

SOFFIT OF NEW STAIRS TO BE LINED WITH 12.5MM PLASTER
BOARD AND SKIM

PROVIDE CODE 4 LEAD FLASHING BETWEEN THE DORMER CHEEKS
AND THE ROOF

BASIN AND SHOWER WASTE TO BE 38MM WITH 75MM UPVC DEEP
SEAL TRAP, W.C. TO HAVE TURNED P TRAP MULTIKWIK
CONNECTOR-DISCHARGE INTO THE EXISTING SOIL AND VENT PIPE,
IN ACCORDANCE WITH BS5572

PROVIDE RODDING ACCESS IN WASTE PIPES AT CHANGE IN DIRECTION

PROVIDE ELECTRIC FAN TO W.C./SHOWER ROOM TO GIVE
15 LITRES PER SECOND AIR EXTRACT RATE WITH 15 MINUTE
TIMER

PROVIDE AT EACH LANDING SELF CONTAINED SMOKE
DETECTORS PERMANANTLY WIRED TO A SEPARATELY
FUSED CIRCUIT AT THE DISTRIBUTION BOARD WITH
BATTERY BACK UP,
SMOKE ALARMS TO BE LINKED AND DENOTED THUS:- O
SMOKE ALARMS TO COMPLY WITH BS 5446;PART 1

ANCHOR GABLE WALL TO ROOF AND FLOOR
JOISTS WITH 30x5x1200 LONG GALVANISED MILD
STEEL STARPS AT 1200 c/c

STEEL BEAMS TO AVOID BEARING ON TO BRICK WORK THAT
PREVIOUSLY FORMED PART OF THE CHIMNEY BREAST

RAISE GABLE WALL IN 215MM CELCON BLOCKS BUILT OFF
EXISTING SIDE WALL, DRY LINE INTERNALLY WITH
100MM CELOTEX GA4000 WITH 12.5MM PLASTERBOARD
WITH DABS - 'U' VALUE 0.18W/M2K

PROVIDE CATNIC LINTEL CN71A OVER
WINDOW OPENING IN GABLE WALL

PROVIDE 10MM GAP TO WC DOOR FOR AIR INTAKE

FLUSHING DEVICES TO W.C. TO BE PROVIDED WITH PROVISION
OF WHOLESOME WATER FROM THE MAINS

BASIN/SHOWER TO BE PROVIDED WITH HEATED WHOLESOME
WATER OR SOFTENED WATER

ALL ELEMENTS OF HOT WATER SYSTEM TO BE DESIGNED,
CONSTRUCTED AND INSTALLED TO RESIST EFFECTS OF
TEMPERATURE DURING NORMAL USE AND IN THE EVENT OF A
MALFUNCTION. SYSTEM TO BE ADEQUATELY SUPPORTED AND
COMPLY WITH APPROVED DOCUMENT G (G3)

HOT WATER STORAGE VESSEL REQUIRES PRECAUTIONS TO
PREVENT WATER EXCEEDING 100 DEGREES C. SAFTEY
DEVICES TO DISCHARGE TO A SUITABLE PLACE OF SAFTEY
TO PREVENT INJURY TO PEOPLE

DOUBLE UP RAFTERS AROUND ROOF LIGHTS

DOOR FRAMES RECEIVING FD30 DOORS ARE TO HAVE 25x25MM
DOOR STOPS AND FD30 DOORS ARE TO BE HUNG ON 3No.
HEAVY DUTY STEEL HINGES

LEAD FLASHING TO HAVE 150MM UPSTAND

DORMER TILES TO BE PLAIN CONCRETE

WINDOW AREA TO BE 1/10TH OF THE FLOOR
AREA AND OPENABLE AREA EQUAL TO 1/20TH
OF THE FLOOR AREA

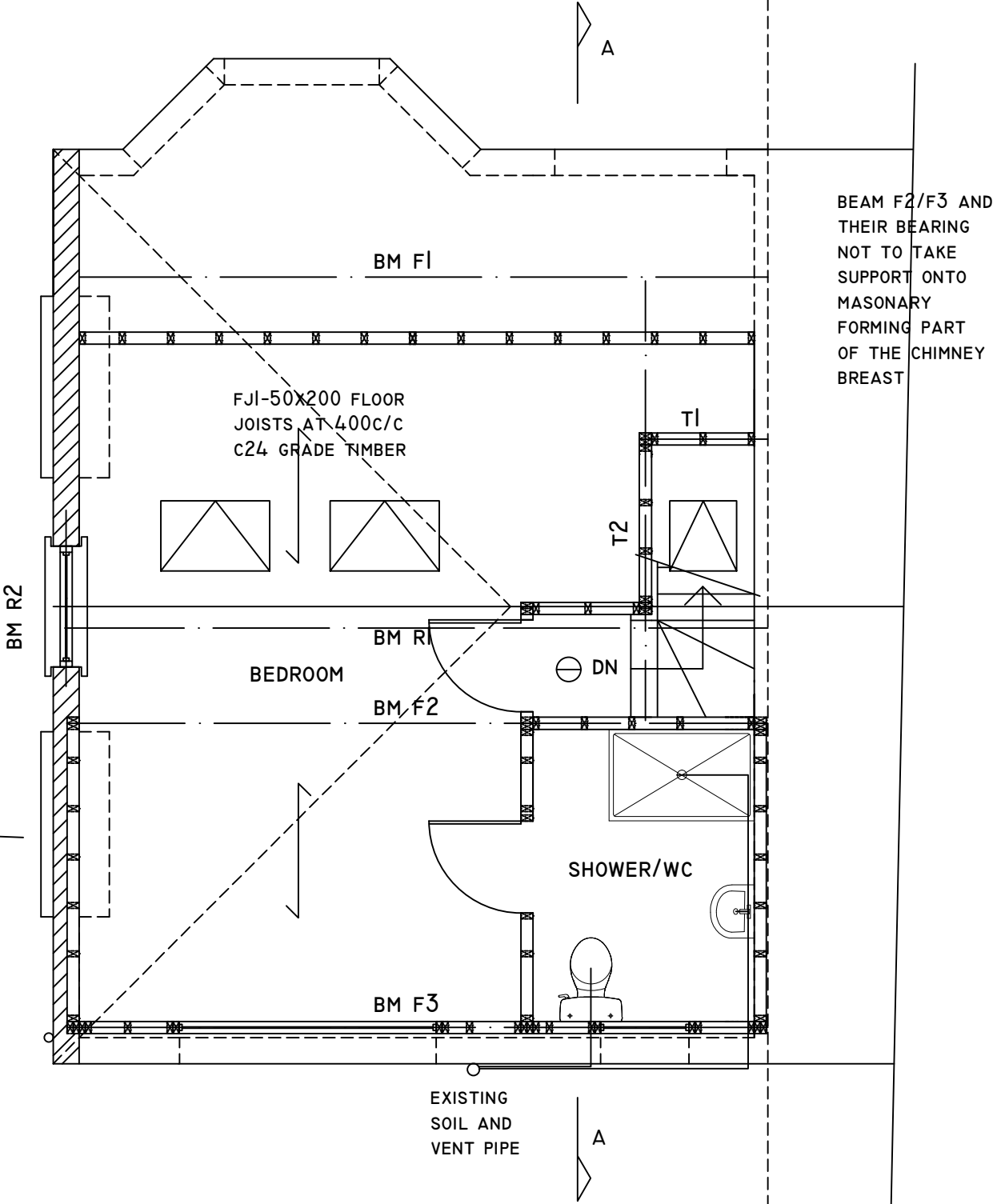
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MARKED	REVISION	DATE

PROVIDE 8000MM2 BACKGROUND VENTILATION
TO NEW LOFT ROOMS, VIA TRICKLE VENTS
IN WINDOWS

PROVIDE 10MM GAP TO WC DOOR FOR AIR
INTAKE

DOUBLE UP FLOOR JOISTS UNDER STUD
PARTITIONS AND BOLT TOGETHER WITH 10MM
BOLTS AT 600c/c

PROVIDE ACCESS FOR RODDING AT BASE OF
ALL STACKS



LOFT PLAN

PLUMBING - ALL ABOVE GROUND DRAINAGE TO COMPLY WITH BS
5572. BASIN/SHOWER - 32MM SLOTTED WASTE AND
CHAIN WITH PLUG, 75MM UPVC DEEP SEAL TRAP
W.C. - TURNED P TRAP, MULTIKWIK CONNECTOR
W.C. WASTE TO RUN SEPARATELY TO THE SOIL AND VENT PIPE
FROM OTHER WASTES

PROVIDE RODDING ACCESS AT CHANGE IN DIRECTION OF WASTE
PIPES

W.C. TO HAVE MECHANICAL VENTILATION VIA ELECTRICALLY
OPERATED FAN TO GIVE 15 LITRES PER SECOND AIR EXTRACT
FITTED WITH 15MINUTE TIMER AND DUCTED TO OUTSIDE

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10M

	CHECKED:	DATE: JAN 2026	DRAWING TITLE: PROPOSED LOFT PLAN	PROJECT: 38 VICTORIA AVENUE HILLINGDON UB10 9AH	
	DRAWN:	SCALE: 1:50			
	DRAWING NUMBER: L3				