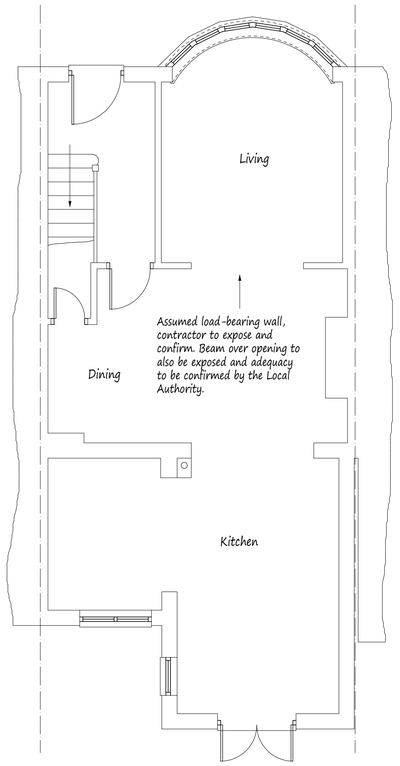
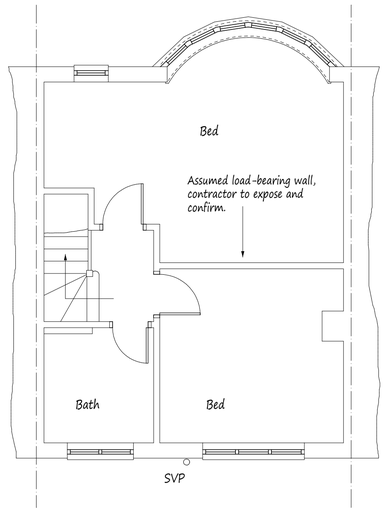
Contractor to expose existing foundations prior to commencement to confirm adequacy to the satisfaction of the Local Authority.

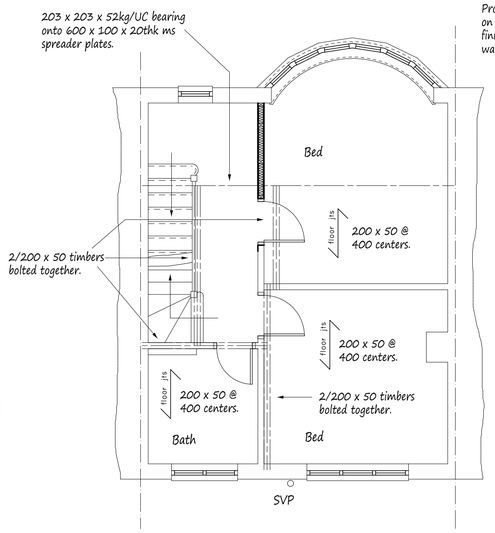


Existing First Floor Plan

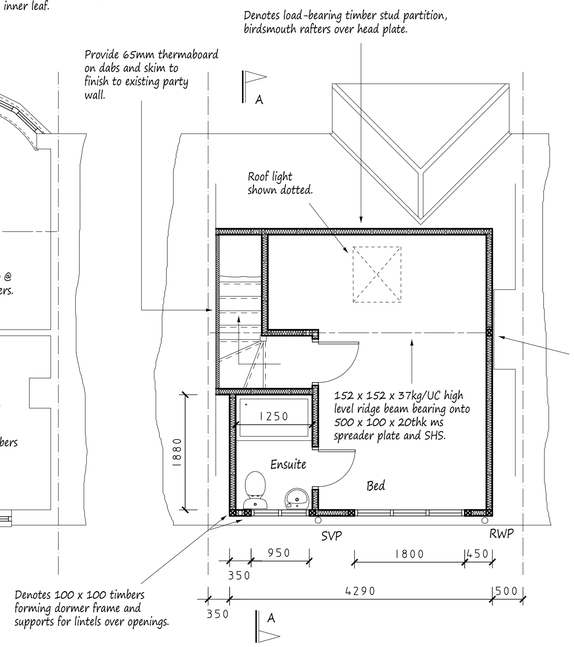
Contractor to expose existing lintels over 1st floor rear windows to confirm adequacy, if found to be inadequate then provide 152 x 89 x 16kg/UB to inner leaf.



Proposed First Floor Plan



Proposed Rooms in Roof Space



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 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.

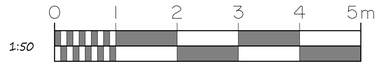
Denotes 100 x 100 x 10SHS with welded top and bottom plates, 2No M12 locating bolts fixed to high level ridge beam and 2No M12 holding down bolts into preformed concrete pad on load-bearing wall below.

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. Remove light panels over doors at 1st floor level and provide half hour fire resistant panels.

Surface water to be taken back to existing outlets.

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

Scale Bar



Existing Ground Floor Plan

Dormer cheeks
100 x 50 timbers @ 400 centers, 10mm external quality ply with 9mm supalux boarding internally and externally, 1 layer felt, 38 x 19 sw battens and vertical hung plain tiles to finish. 100 celotex insulation, 47mm thermaboard internally and skim. Dormer cheeks to be constructed off 3No rafters bolted together with M12 bolts @ 500 centers.

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

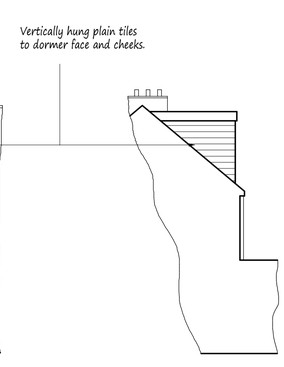
'Warm Deck' roof construction - see enclosed specification sheet. 150mm x 50mm flat roof joists, 12mm plasterboard and skim.

Proposed Elevations - All Materials to Match Existing

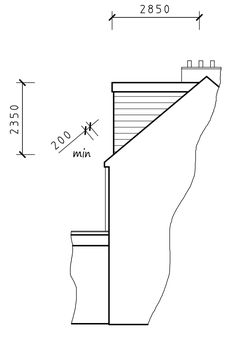
New bedroom window in loft space to be escape type window with fully openable casement, min 0.33m² i.e. 750mm x 450mm with bottom cill min 800mm, max 1100mm above FFL.

Front Elevation

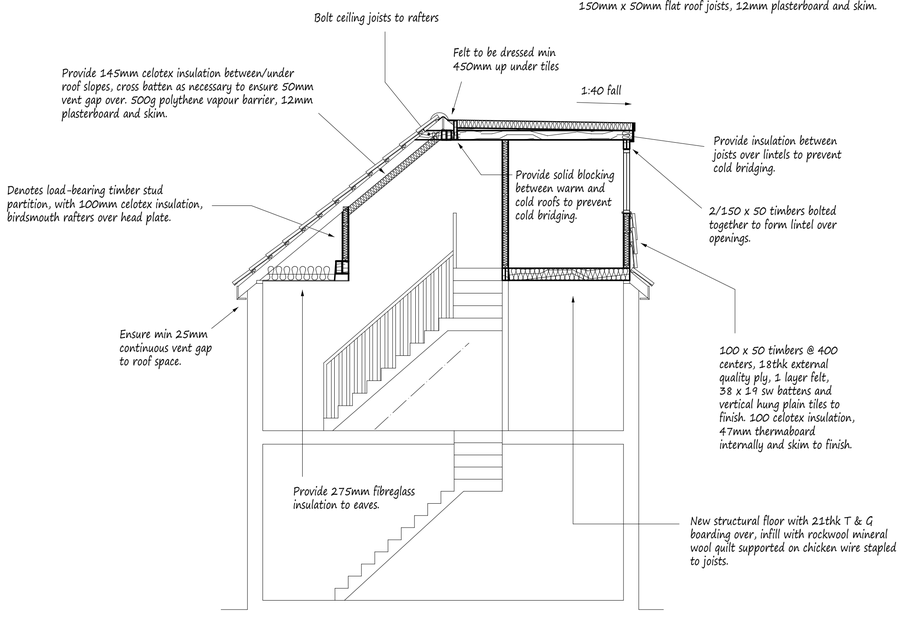
Front Elevation



Side Elevation



Side Elevation



Section A-A

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

1. All dimensions are in millimetres.
2. Ventilation to be 1/20 of floor area (min)
3. Lintels to have minimum of 150mm end bearings.
4. New habitable rooms to have background ventilation of at least 8000mm² i.e. trickle vent or air brick.
5. New stud partitions to be constructed of 100 x 50 timbers @ 400 centres with horizontal noggins. 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.
6. 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.
7. Staircase: 13 No of Equal Risers @ 206mm
   12 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 winder box. Staircase manufacturer to visit site to confirm the above.
8. Provide code 4 lead flashing and soakers to dormer at junction of main roof.
9. 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.
10. 75% light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
11. 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.
    (BRE, BSI, ELECSA, NAPIT, or NICEIC)
12. 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.

Dormer = 15 cubic meters

A		
	Date	Revisions

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Client
Mrs Buckley

Job Title
3 Selby Chase
Ruislip
Middlesex

Drawing Title
Proposed Loft Conversion

Scale
1:50. 100

Date	Drawn by
November 2020	MDP

Drg No.
4485/01