

Existing Ground Floor Plan

Existing First Floor Plan

Proposed First Floor Plan

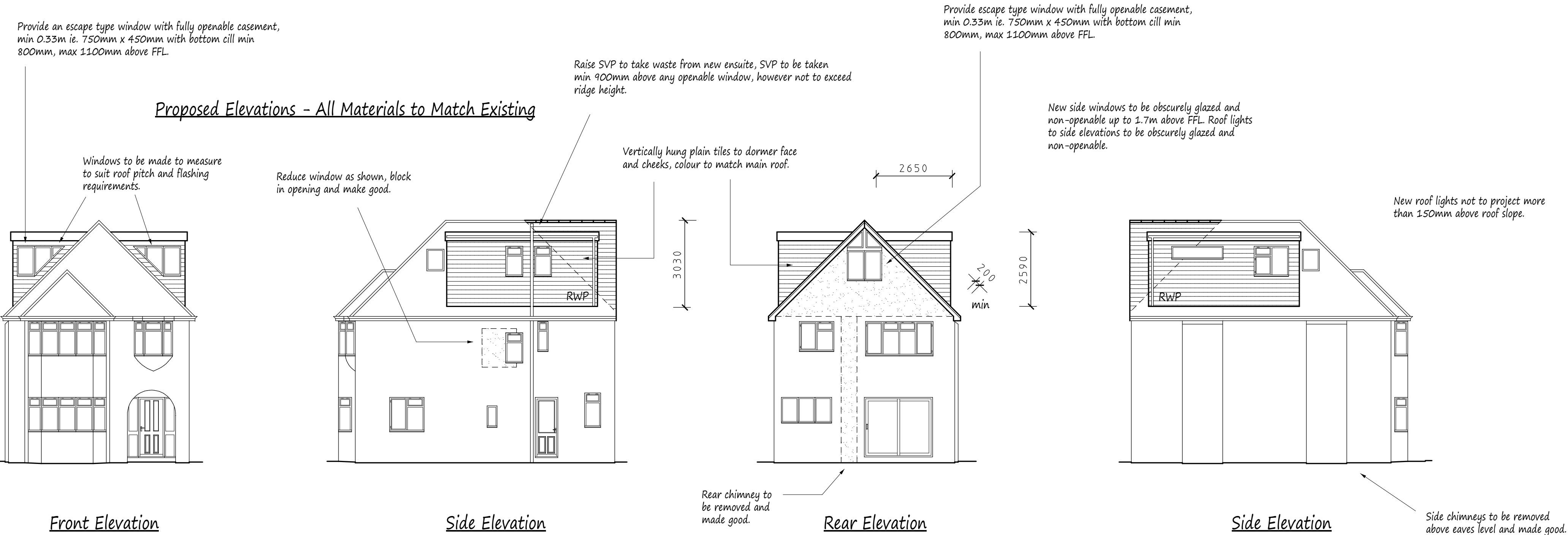
Proposed Rooms in Roof Space

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: 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.
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.BS1ELECSA.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.

Rear Gable = 10 cubic meters
Dormers = 36.1 cubic meters
Total = 46.1 cubic meters

This drawing to be read in conjunction with Drg No 4316/02



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 centres.

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.

Client
Mr & Mrs Lakhani

Job Title

17 Westholme Gardens
Ruislip
Middlesex

Drawing Title

Proposed Loft Conversion.

Scale
1:50 100

Date
November 2019

Drawn by
MDP

Drg No.
4316/01A