

NEW STEEL BEAMS TO BE EXCAVED IN
21mm SURF PLASTERBOARD & SKIM OF
FIRE DETECTOR MUST TO ACHIEVE
NECESSARY FIRE PROTECTION

Provide 100x100x23kg IUB
bearing onto 300x100x20mm
MS STEEL PLATES

Provide 100x100x23kg IUB
Supporting chimney
bearing onto 300x100x20mm
MS STEEL PLATES

NEW 12mm FIRE
RESISTING DOOR &
ENCLOSURE TO STAIRCASE

ASSUMED LOADBEARING
SHOE WALL - CONTRACTOR
TO CONFIRM

PROPOSED FIRST FLOOR PLAN

Contractor to expose existing lintels over
1st floor level bedroom & bathroom windows to
confirm adequacy. If found to be inadequate
then provide 152x83x16kg IUB

Provide mains operated water connected
smoke alarms to the circulating areas
at ground, 1st & 2nd floor ceilings all
with battery back up. Provide heat
detector in kitchen linked to smoke
alarms.

all doors off staircase enclosure at
ground, 1st & 2nd floors to be 1/2 hr
fire resisting closing onto 75x35
GIRD & SCREWED STOPS & 3rd WINGS.
all walls enclosing staircase to
be 1/2 hr fire resisting including
underlying areas of staircase

Provide Loadbearing Timber
Stud Partitions. Braces must
Rafters over headspace

Provide 100mm Vapourbar &
SKIM TO EXPOSED PARTY WALL

ENSURE SHOWER ROOM
TO HAVE MECHANICAL
VENTILATION TO OUTSIDE
AIR NEW BOLTS

Ensuite
Shower

EXTEND EXISTING SUP TO
TOILET WASTE FROM NEW
ENSUITE SHOWER ROOM
INTO EXISTING SYSTEM

PROPOSED ROOMS IN ROOF SPACE

PLUMBING

PER ORDER = 15.05m³
+ 4m³ PLUMBING NOT PER'D
PERMITTED DEVELOPMENT

DORMER CREEKS

100x50 TIMBERS @ 400% 10mm EXT QUALITY
PLY 3mm SILVERLINE (OR SIMILAR) BOARDING
INTERIALLY & EXTERIALLY. LATER FELT 38x100
BATTENS. VERTICAL USING PLAIN TILES TO FINISH.
100 CELOTEX INSULATION. 4TH THERMOBOARD
INTERIALLY & SKIM.
DORMER CREEKS TO BE CONSTRUCTED OFF 3rd
RAFTERS BOLTED TOGETHER WITH N12 BOLTS @ 500%

THIS DRAWING TO BE READ
IN CONJUNCTION WITH DRG
No 4583/01

REMOVE EXISTING
CHIMNEY BREAST &
MAKE GOOD

Contractor to expose
EXISTING BEAM TO
CONFIRM ADEQUACY
DUE TO ADDITIONAL
LOADS OVER. N12 BEAM
SIZE 100x150x50kg IUB
& ADEQUATE BEARINGS
TO SATISFACTION OF L.A.

NEW ENLARGED DRAINING
Provide 100x100x40kg
IUB BEARING ONTO
300x75x20mm LAM
DOBS.

NEW FRENCH DOORS -
EXCHANGE EXISTING OPENING
WITH NEW RESTRICTED STEEL
BEAM OVER.
LIG/CLARK OR
SIMILAR (PROVED)

PROPOSED GROUND FLOOR PLAN

ALL MATERIALS TO MATCH EXISTING

Provide escape type fully
detachable CASSEMENT MIN 0.33m²
ie 750x450 BFM GILL MIN 200-
MAX 100 above H/L.

VERTICAL USING PLAIN TILES
TO DORMER FACE & CHIMNEYS.

2500

REMOVE EXISTING
SUP - NOT TO
EXCEED ROOF
HEIGHT

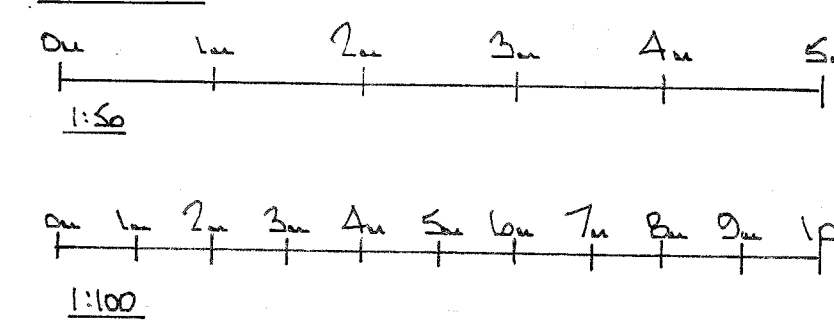
EXCHANGE EXISTING DRAINING
WITH NEW BEAM OVER. SUPPLY
& FIT NEW FRENCH DOORS &
MAKE GOOD

REAR ELEVATION

SIDE ELEVATION

SIDE ELEVATION

BAR SCALE



Provide 3rd VERTICAL VENT
TILES AS CLOSE TO RIDGE
AS PRACTICALLY AS
POSSIBLE.

Best possible flat
roof joists to
RAFTERS.

Flat roof covering to
BE DRESSED MIN 250
UP UNDER TILES.

WATER DECK ROOF CONSTRUCTION
SEE ENCLOSED SPECIFICATION
SUT - 150x50 flat roof JOISTS @
400%. 12mm PLASTERBOARD & SKIM.

Provide INSULATION BETWEEN
JOISTS OVER LINTELS TO
PREVENT COLD BRIDGING.

Provide SOLID
BRACING BETWEEN
WALLS & GIRD BOLTS
TO PREVENT COLD
BRIDGING.

2150x50 TIMBERS BOLTED
TOGETHER TO FORM LINTELS
OVER OPENING AS.

100x50 TIMBERS @ 400% 10mm
EXT QUALITY PLY. LAYER
FELT 38x100 BATTENS. VERTICAL
USING PLAIN TILES TO FINISH.
100 CELOTEX INSULATION. 4TH
THERMOBOARD INTERIALLY & SKIM
TO FINISH.

NEW STRUCTURAL FLOOR
WITH 21mm T&G BOARDING OVER.
WALL WITH ROCKWOOL MINERAL
Wool QUILT BOLTED ON CHIMNEY
WALL STAKED TO JOISTS ENSURE MIN
12mm GAP BETWEEN UNDERSIDE OF NEW
JOISTS & EXISTING CEILING G.

EXISTING MIN 75mm VENT
GAP TO ROOF SPACE
ENSURE MIN 275mm INSULATION
TO ROOF JOISTS

NEW SOFTWOOD STAIRCASE

CROSS SECTION

- 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 room area (min)
 - Lintels to have min of 150 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
100x50 timbers @ 400 centres with
horizontal noggins. Infill with rockwool
mineral wool quilt, 2 x 12mm sheets of
plasterboard and skim. Partitions to be of
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/m² i.e. 16mm
spacer with low E glass to inner pane.
 - Staircase: 14 No. equal risers @ 192mm
- No. equal treads @ 235mm
- Max 42° pitch, min 2000mm clear headroom
height
Min 900mm finished floor level to
handrail/stairnosing.
Max 100 centres balustrading. Min 50mm
treads to winder box.
Staircase manufacturer to visit site and
confirm the above.
- Provide code 4 lead flashing and soakers to
dormer at junction of main roof.
 - Plumbing: Waste pipe sizes: sink 38
diameter, bath - 38 diameter, shower - 38 -
diameter, wash hand basin 32 diameter.
All with 75 deep seal traps. All plumbing to be
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.
(BRE, BSI, ELECSA, NAPIT or NICEIC)

Date	Revisions

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Client
Charilou Felix Redondo

Job Title
89 HARTLAND DRIVE
RUISLIP
MIDOX

Drawing Title
ALTERATIONS TO MAIN
ROOF FOR LOFT
CONVERSION

Scale 1:50, 100

Date June 2021 Drawn by GEL

Org No 4583/02 Rev