

TRIMMER T1 :2No.50x150
BEAM R1 :152x152x23UC ON 100x300x150 PADS
BEAM R2,F4 :127x76x13 UB ON 100x215x75PADS
BEAM F1,F2,F3:152x152x30 UC ON 100x450x20MM PLATES

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

SINK WASTE TO BE 50MM WITH 75MM UPVC DEEP
SEAL TRAP, - DISCHARGE INTO THE EXISTING SOIL AND VENT PIPE,
IN ACCORDANCE WITH BS5572

PROVIDE ROODING ACCESS IN WASTE PIPES AT CHANGE IN DIRECTION

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

PROVIDE AT EACH LANDING SELF CONTAINED SMOKE
DETECTORS PERMANENTLY 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

NEW RAFTERS TO HIP END 50x150 AT 400c/c
RIDGE BOARD 50x150

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 BRICKS, BUILT
OFF THE EXISTING 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

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)

DOUBLE UP RAFTERS AROUND ROOF LIGHTS

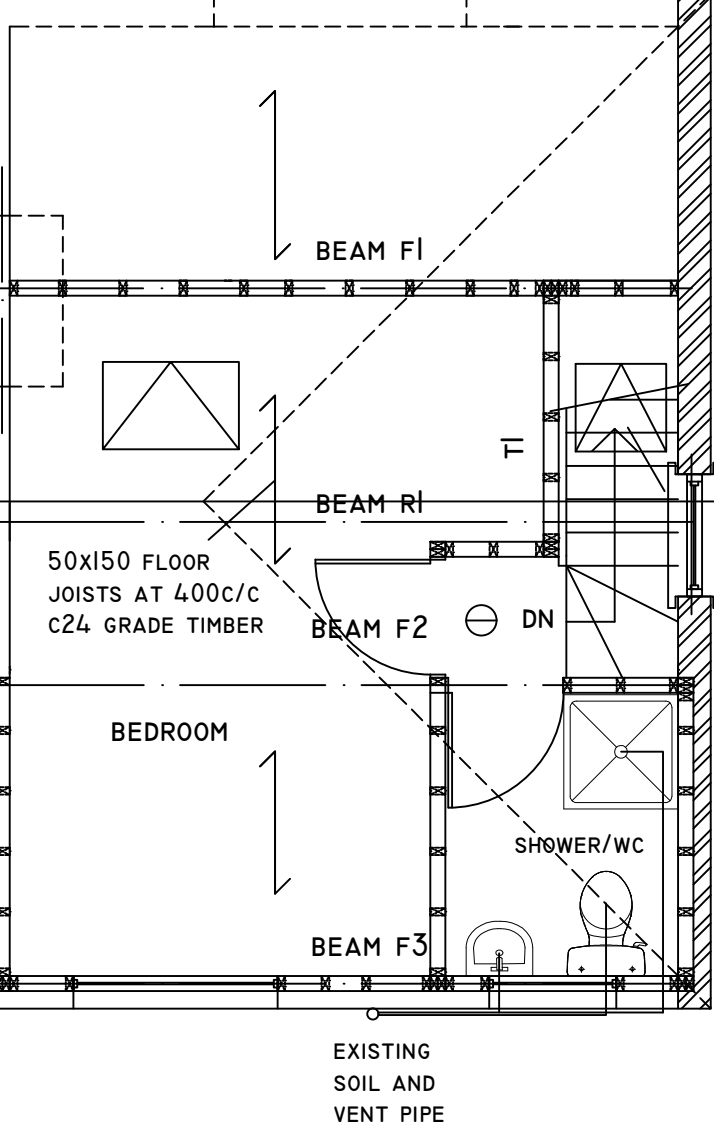
DOOR FRAMES RECEIVING FD30 DOORS ARE TO HAVE 25x25MM
DOOR STOPS AND FD30 DOORS ARE TO BE HUNG ON 3NO.
HEAVY DUTY STEEL HINGES

LEAD FLASHING TO HAVE 150MM UPSTAND

DORMER TILES TO BE PLAIN CONCRETE

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

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



LOFT PLAN

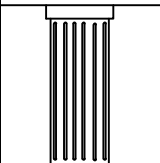
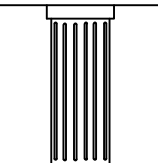
DOUBLE UP FLOOR JOISTS UNDER STUD PARTITIONS
AND BOLT TOGETHER WITH 10MM BOLTS AT 600c/c

PROVIDE ACCESS FOR RODDING AT BASE OF ALL STACKS

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

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	CHECKED:	DATE: JULY 2026	DRAWING TITLE: PROPOSED LOFT PLAN	PROJECT: 197 WOODROW AVENUE HAYES UB4 8QR	
	DRAWN:	SCALE: 1:50			
	DRAWING NUMBER: L3				