

basin waste 32mm diameter (upto max. 1.7m, or 40mm for runs upto 3.0m. Provide ani-siphon traps for runs in excess of this

Smoke detectors to be mains powered on a separate circuit and interconnected

1/2 hour fire resistance to be provided to u/side of staircase where over accomodation below

dormer studwork with 100mm Celotex & 30mm thermaboard/6mm skim plaster finish internallyto achieve max 0.30W/m2K u-value

pitched roof @ ceiling level to have 270mm rockwool insulation between & over ceiling joists to achieve max 0.16W/m2K u-value

Staircase to have min going of 220mm and max rise of 220mm to achieve max 42o pitch

floor to have 270mm quilt insultion between & over joists to achieve max 0.22W/m2K u-value

pitched roof @ rafter level to have 100mm Celotex between rafters with 30mm thermaboard /plaster finish internally to achieve max 0.20W/m2K u-value

All doors to protected stair enclosure are to be FD20 fire doors (with frames) with 1.5 pairs of steel hinges & self cloers. Door stops 19x38mm (glued & screwed)

Glazing in critcal areas to be provided with safety glass to BS 6206

Provide counter battens beneath vertical tile hanging to prevent premature corrosion of nail fixings, in accordance with tile manufacturer's guidelines

new flat roof to have 150mm Celotex between joists to achieve max 0.20W/m2K u-value

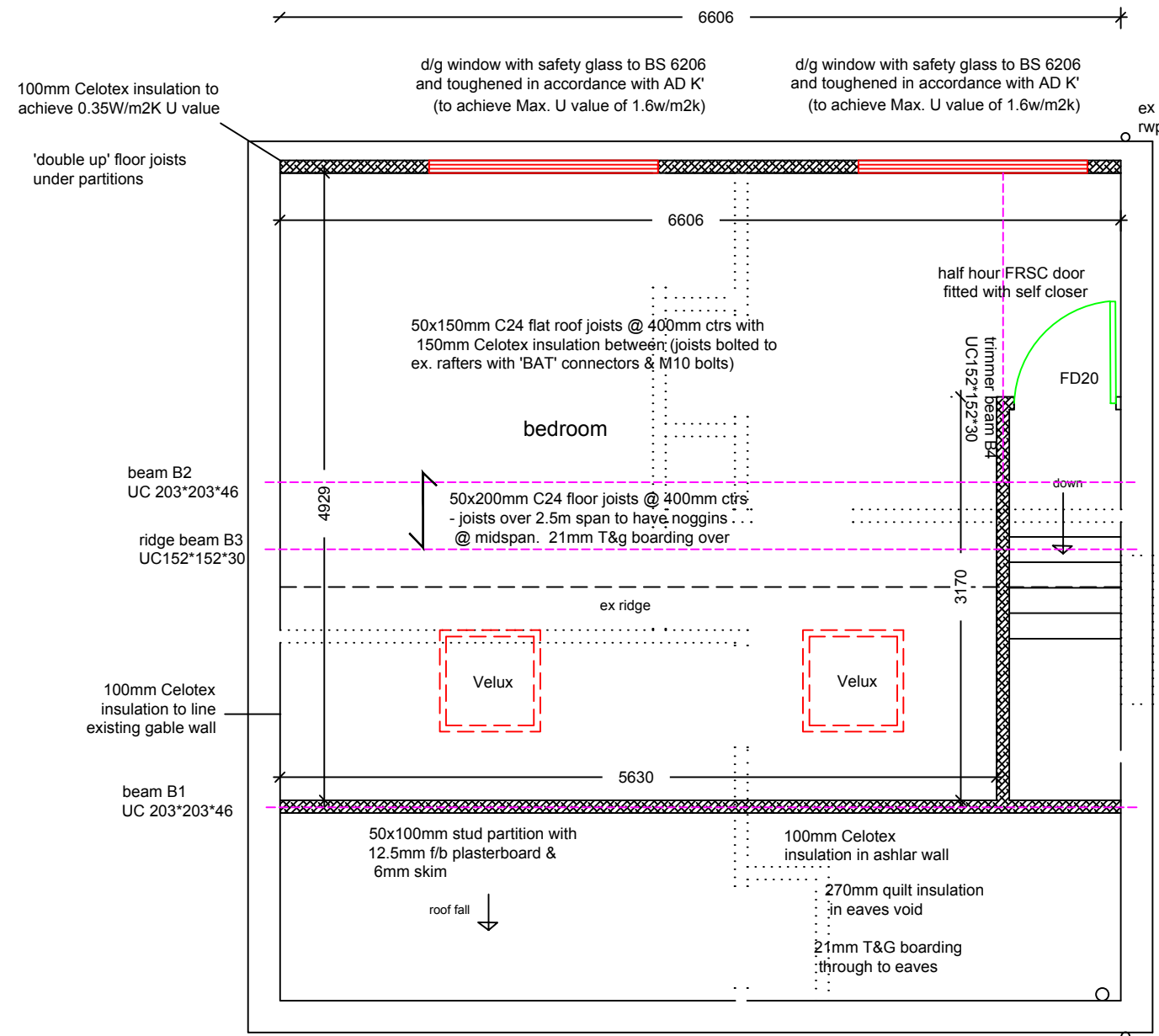
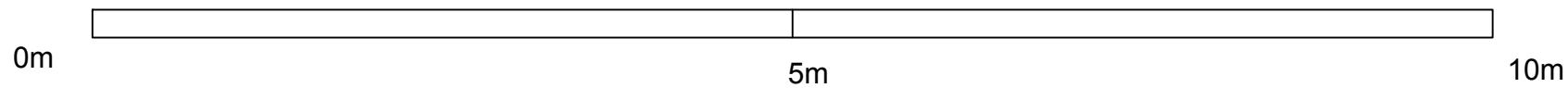
provide moisture resistant floor boarding in bathroom

svp to terminate minimum 900mm above any window opening within 3metres

Heating controls to any extension of existing heating system to be in accordance with A.D. part L, i.e. all new radiators to have TRV's, boiler to be operated by a full programmer to enable heating & hot water operations to be timed independently

Energy efficient lighting to be LED light fittings, bulbs, reflectors, diffusers, housing, etc to control light output to have a luminous efficacy greater than 40 lumens per circuit watt

1. All doors to habitable rooms opening onto staircase at ground and first floor level to be half hour fire resisting and to be fitted with self closing devices & 25x38mm door stops, glued & screwed (if no other means of escape)
2. Provide power operated smoke alarms on ground & first floor ceilings & second floor landing area
3. Smoke detectors required to each landing level
4. Vertical insulation in roof void to continue to the ceiling insulation
5. All steel beams to be fire protected with 2 layers of 12.5mm f/b plasterboard abd binding wire to provide half hour fire resistance
6. Provide trickle vents in new windows to achieve min. 8,000mm of background ventilation
7. New loft room door to be half hour fire door fitted with steel hinges & self closing device & 25x38mm door stops, g
8. Provide mechanical ventilation to bathroom by means of extractor fan with 3 air changes per hour & 15 minute over run (min. capacity 15 litres/second
9. Bath, basin and wc waste to go into ex. svp with cleaning eyes at bends & changes of direction (basin 32mm waste & bath 38mm waste with
10. min. 50mm 'going' at newel post



proposed loft floor plan

1:50

NO MEASUREMENTS TO BE SCALED FROM THE DRAWINGS AND ALL ACTUAL MEASUREMENTS TO BE CHECKED & AGREED WITH CONTRACTOR ON SITE AT THE TIME OF CONSTRUCTION

DORMER ROOF:
Provide 3 layers torch on roofing felt to BS 747 laid to CP 144 on 18mm exterior plywood on 47 x 50mm cross battens on tapered firrings (1:40 fall) on 50 x 150mm C24 flat roof joists @ 400mm CRS with 150mm Celotex insulation between and polythene vapour barrier to warm side of insulation and 12.5mm plasterboard internally. Provide 63.5mm downpipe and 112mm gutter and Glidevale strip vents in soffit for cross ventilation to flat roof.

DORMER WALLS:
Plain vertical tile hanging on 19 x 38mm tanalised roofing battens on slaters felt to BS 747 on 9.5mm exterior plywood nailed to 50 x 100mm studwork at 400mm CRS. 100mm Celotex insulation to all cavities with polythene vapour barrier and 9.5mm plasterboards and skim internally. Walls within 1 mtr of boundary to have 12.5mm plasterboard internally with 9.5mm Supalux to achieve half hour fire resistance (BRE REPORT 126).

WALLS/SLOPE:
50 x 100mm studwork at 400mm CRS fixed to 50 x 100mm head and sole plates. Cavities filled with 100mm fibreglass insulation with 12.5mm pl.b d and skim. Roof slopes to have 120mm Celotex insulation board cut between rafters & 25mm below, and to maintain 50mm air gap above insulation. Polythene vapour barrier to warm side of insulation with 9.5mm plasterboard and skim internally. Internal walls 50 x 100mm studwork @ 400mm CRS fixed to 50 x 75mm head and sole plates with 9.5mm plasterboard and skim finish. Staircase enclosure 12.5mm plasterboard and skim both sides for half hour fire resistance.

STAIR:
Maximum pitch of new stairs to be 42° and minimum going of tapered treads to be 50mm. Width of new staircase to be 700mm. Provide handrail at risk side of staircase at 900mm above pitch line with vertical spindles at max. 100mm CRS.

WINDOWS/VENTILATION:
All windows to be double glazed. Habitable rooms to have trickle vent 8000mm. Proprietary tile/slate vents to promote ventilation equal to 25mm continuous at eaves level and 5mm continuous at ridge level.

dormer cheek to be lined with 9.5mm 'Supalux' for half hour fire resistance where within 1m of party wall

Party wall to be provided with 50mm thermaboard for adequate thermal insulation

120mm Celotex insulation bet ex rafters & 25mm to u/s of rafters to achieve U-value of 0.18

Smoke detectors to be mains powered on a separate circuit and interconnected such that activation of one device results in the alarm sounding in all devices

Flat roof covering to be surface spread of flame rating A-A

Provide min 50mm clear ventilation over dormer flat roof insulation with 25mm wide continuous ventilation strip on opposing sides

New intermediate floor to comply with App.Doc E, section 4 as per diagram 4.6

Openable ventilation to habitable rooms by means of trickle vents in windows (min 8,000 sq.mm)

Proposed staircase to have min 2m headroom over & 2m over existing staircase to be provided

Ex gable wall to be lined with 100mm Celotex

120mm Celotex insulation bet ex rafters & 25mm to u/s of rafters to achieve U-value of 0.18

Provide 100mm Celotex insulation in ashlar wall

All electrical installations required to meet requirements of Part P (Electrical Safety) must be designed, installed inspected & tested by a person competent to do so. Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so

General Notes

	Drg. No. AYS/2805	
No.	Revision/Issue	Date

Firm Name and Address
Middlesex & Herts
7 Elgin Drive
Northwood
Middlesex
HA6 2YR
01923 826280

Project Name and Address
Mr & Mrs Khan
25 Thames Drive
Ruislip
Middlesex
HA4 7AY

Project loft conversion & two storey rear & s/s side extension	Sheet
Date 14-06-22	05
Scale 1:50	