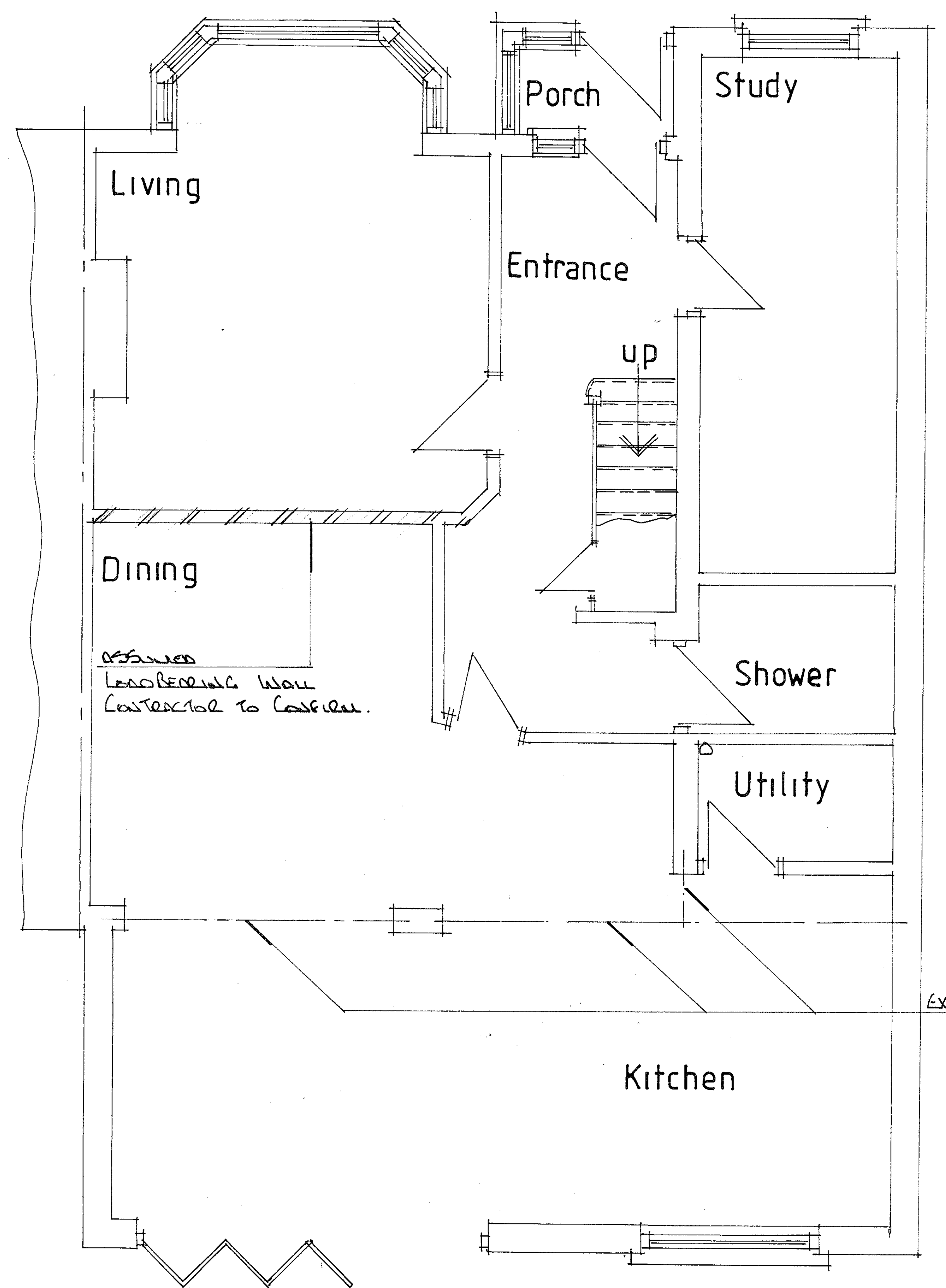
NEW STEEL BEAMS TO BE ENCASED IN 2|12mm SHTS PLASTERBOARD & SKIM OR FIRE RETARDENT PAINT TO ACHIEVE REQUIRED FIRE PROTECTION.



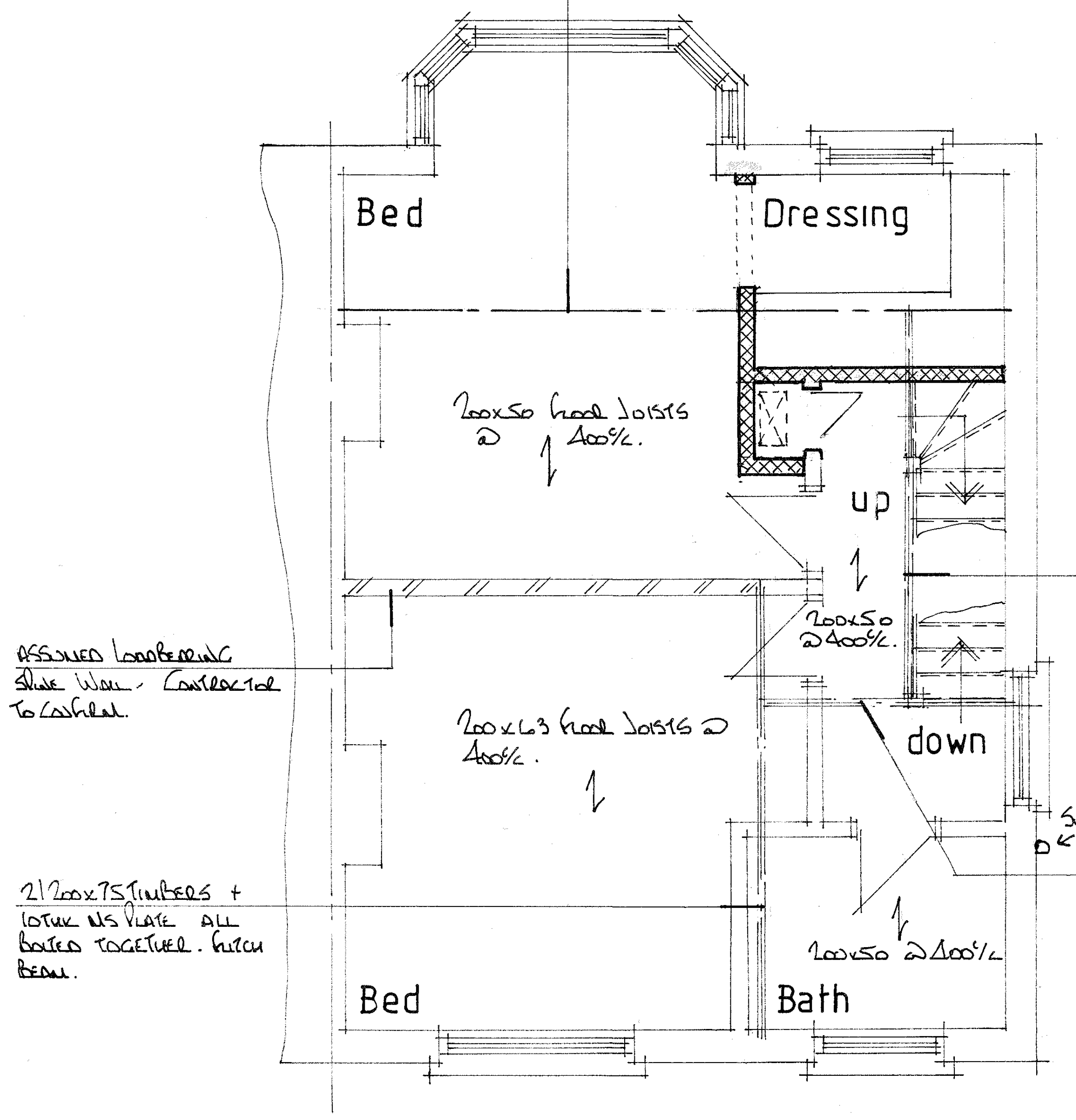
ASSUMED LOADBEARING WALL CONTRACTOR TO CONFIRM.

CONTRACTOR TO EXPOSE EXISTING FOUNDATIONS AS NECESSARY TO SATISFACTION OF L.A.

GROUND FLOOR PLAN

203x203x60KG UC BEARING ONTO 1000x100x15THK MS SPREADER PLATES.

PROVIDE 1/2 HR FIRE RESISTING DOORS OFF STAIRCASE ENCLOSURE AT GROUND, 1ST & 2ND FLOORS CLOSING ONTO 35x25 GLUED & SCREWED STOPS & 3No HINGES. WALLS ENCLOSING STAIRCASE TO BE 1/2 HR FIRE RESISTING TO INCLUDE UNDER LYING AREAS OF STAIRCASE.



ASSUMED LOADBEARING SPINE WALL. CONTRACTOR TO CONFIRM.

2|200x75 TIMBERS + 10THK MS PLATE ALL BOLTED TOGETHER. FLITCH BEAM.

2|200x50 TIMBERS BOLTED TOGETHER. (STAIR TRIMER).

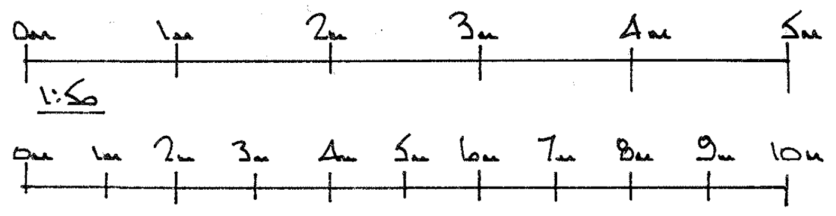
2|200x75 TIMBERS BOLTED TOGETHER.

EXISTING 203x203x52KG UC'S.

CONTRACTOR TO EXPOSE LINTELS OVER FIRST FLOOR REAR WINDOWS TO CONFIRM ADEQUACY. IF NOT THEN PROVIDE 152x89x16KG UB TO INNER LEAF

FIRST FLOOR PLAN (showing proposed alterations)

BAR SCALE

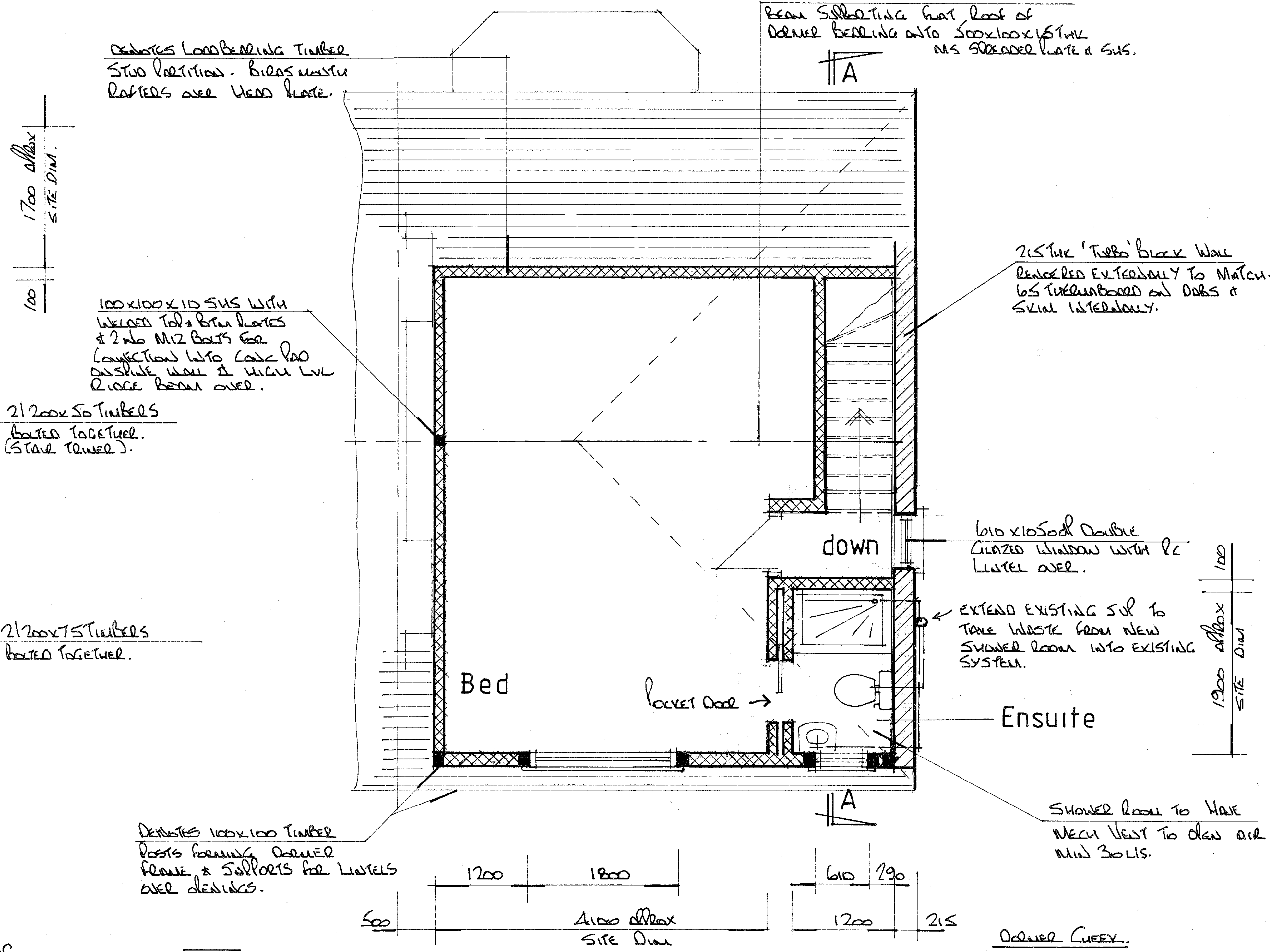


PLANNING

PROPOSED HIP/GABLE ROOF : 16.81 m^3
PROPOSED REAR DORMER : 27.23 m^3
TOTAL : 44.04 m^3 *
50 m^3 ∴ PLANNING NOT REQUIRED
PERMITTED DEVELOPMENT

152x152x37KG UC HIGH LVL RIDGE BEAM SUPPORTING FLAT ROOF OF DORMER BEARING ONTO 500x100x15THK MS SPREADER PLATE & SHS.

DENOTES LOADBEARING TIMBER STUD PARTITION. BIRDSMOUTH RAFTERS OVER HEAD PLATE.



100x100x10 SHS WITH WELDED TOP & BTM PLATES & 2No M12 BOLTS FOR CONNECTION INTO CONC PAD ON SPINE WALL & HIGH LVL RIDGE BEAM OVER.

215THK 'TURBO' BLOCK WALL RENDERED EXTERNALLY TO MATCH. 65 THERMABOARD ON DABS & SKIM INTERNALLY.

610x1050H DOUBLE GLAZED WINDOW WITH PC LINTEL OVER.

EXTEND EXISTING SVP TO TAKE WASTE FROM NEW SHOWER ROOM INTO EXISTING SYSTEM.

SHOWER ROOM TO HAVE MECH VENT TO OPEN AIR MIN 30L/S.

DENOTES 100x100 TIMBER POSTS FORMING DORMER FRAME & SUPPORTS FOR LINTELS OVER OPENINGS.

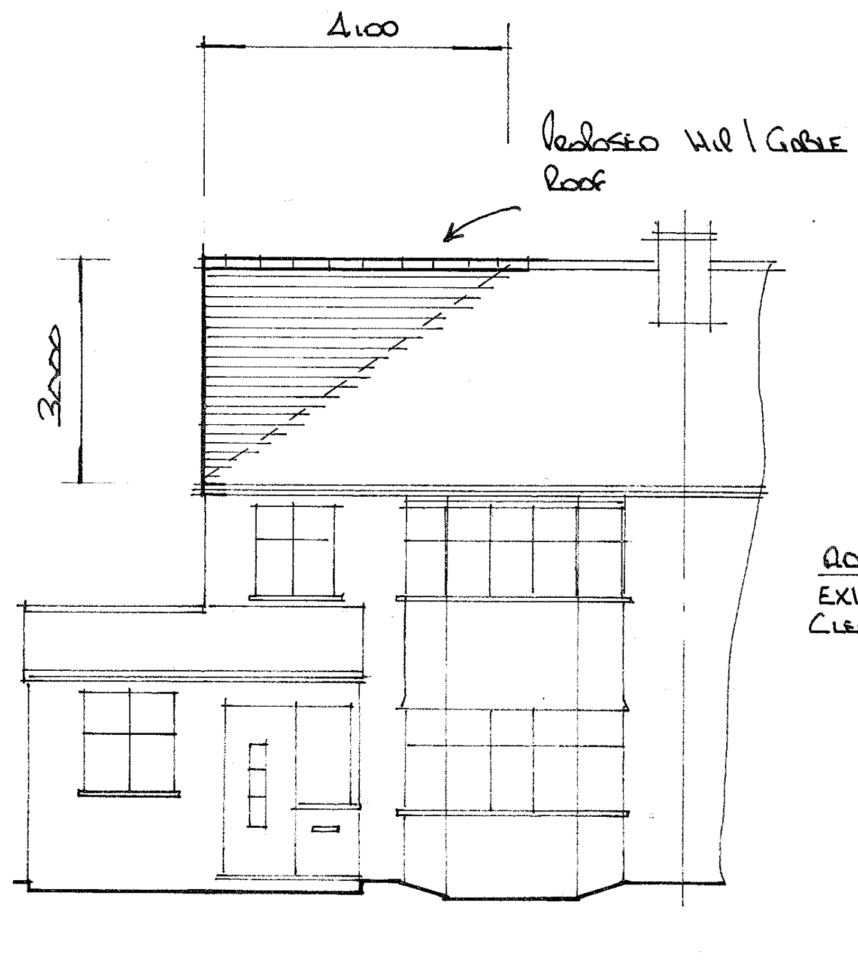
PROVIDE MAINS OPERATED INTER CONNECTED SMOKE ALARMS TO THE CIRCULATING AREAS AT GND. 1ST & 2ND FLOOR CEILINGS - ALL WITH BATTERY BACK UP.

PROPOSED ROOMS IN ROOF SPACE

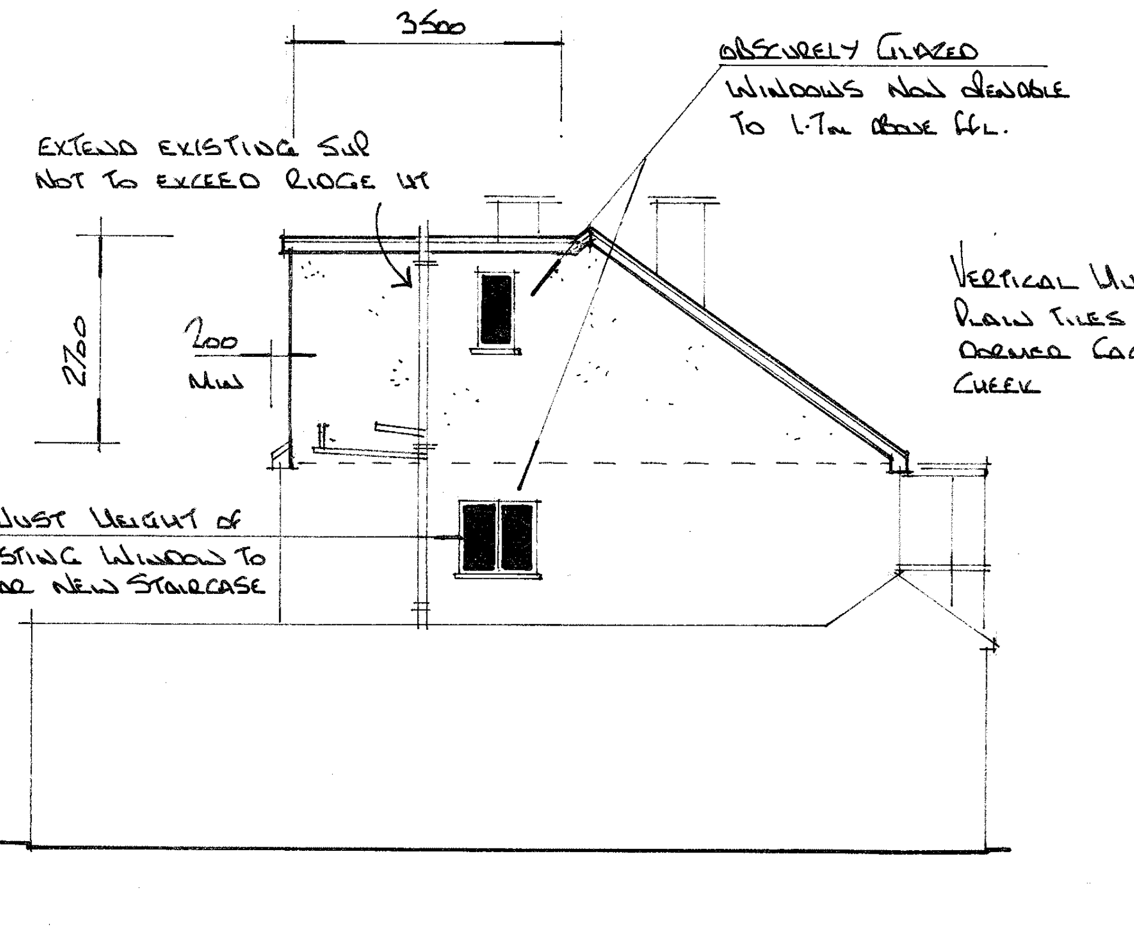
DORMER CHEEK.

100x50 TIMBERS @ 400c/c. 10THK EXT QUALITY PLY. 9mm SUPALUX BOARDING INTERNALLY & EXTERNALLY. 1 LAYER FELT. 38x19 SW BATTENS. VERTICAL HUNG PLAIN TILES TO FINISH. 100 CELOTEX INSULATION. 500g POLYTHENE VAPOUR BARRIER. 12mm PLASTERBOARD & SKIM.

ALL MATERIALS TO MATCH EXISTING



FRONT ELEVATION



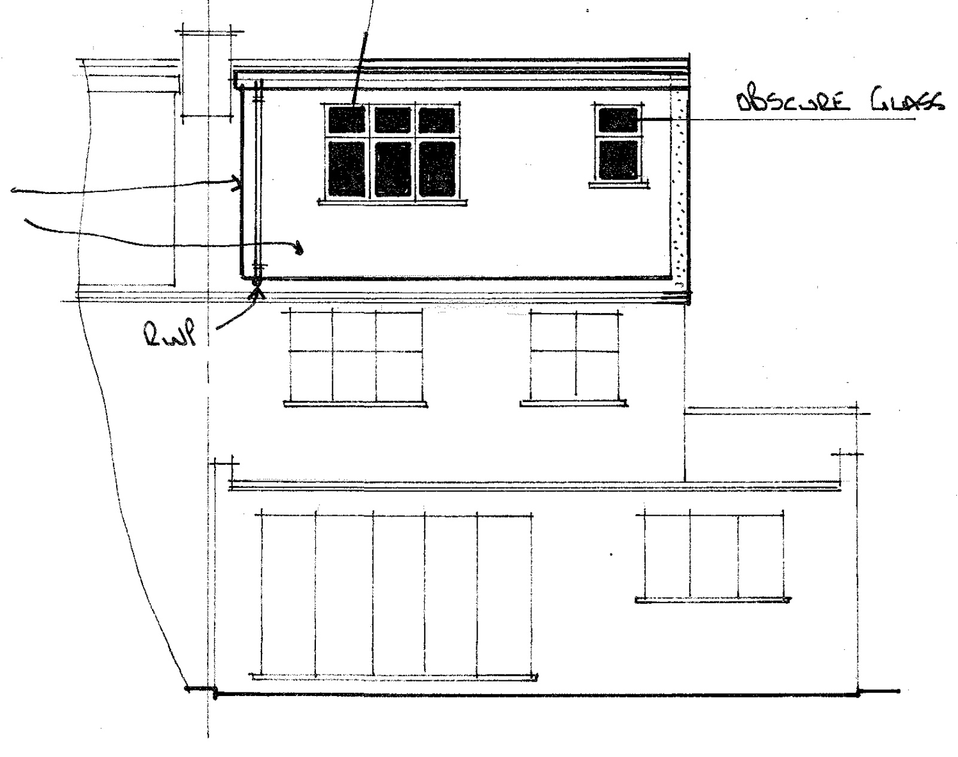
EXTEND EXISTING SVP NOT TO EXCEED RIDGE HT

OBSCURELY GLAZED WINDOWS NON OPENABLE TO 1.7m ABOVE FFL.

ADJUST HEIGHT OF EXISTING WINDOW TO CLEAR NEW STAIRCASE

SIDE ELEVATION

VERTICAL HUNG PLAIN TILES TO DORMER FACE & CHEEK



PROVIDE ESCAPE TYPE FULLY OPENABLE CASEMENT MIN 0.33m² i.e 750x450. BTM CILL MIN 800- MAX 1100 ABOVE FFL.

OBSCURE GLASS

REAR ELEVATION

FELT TO BE DRESSED MIN 450 UNDER TILES

PROVIDE 3No HIGH LVL VENT TILES AS CLOSE TO RIDGE AS REALISTICALLY AS POSSIBLE.

'WARM DECK' ROOF CONSTRUCTION SEE ENCLOSED SPEC SHT. 175x50 FLAT ROOF JOISTS @ 400c/c. 12mm PLASTERBOARD & SKIM.

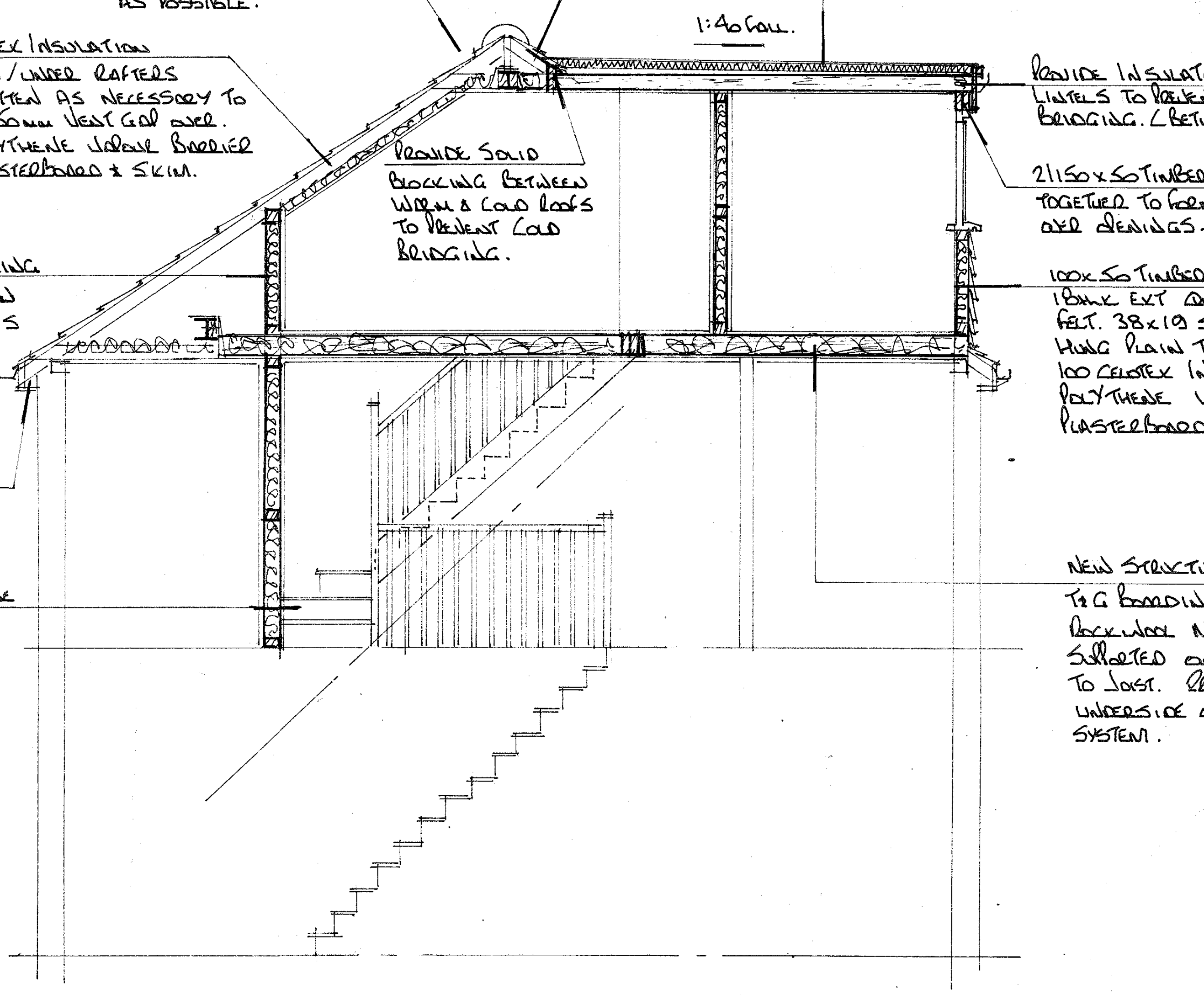
135 CELOTEX INSULATION BETWEEN / UNDER RAFTERS CROSS BATTEN AS NECESSARY TO ENSURE 50mm VENT GAP OVER. 500g POLYTHENE VAPOUR BARRIER 12mm PLASTERBOARD & SKIM.

PROVIDE SOLID BLOCKING BETWEEN WARM & COLD ROOFS TO PREVENT COLD BRIDGING.

DENOTES 100 LOADBEARING TIMBER STUD PARTITION BIRDSMOUTH RAFTERS OVER HEAD PLATE.

ENSURE MIN 25 CONT VENT GAP TO ROOF SPACE (TYP).

NEW SOFTWOOD STAIRCASE



PROVIDE INSULATION OVER LINTELS TO PREVENT COLD BRIDGING. (BETWEEN JOISTS)

2|150x50 TIMBERS BOLTED TOGETHER TO FORM LINTELS OVER OPENINGS.

100x50 TIMBERS AT 400c/c 18THK EXT QUALITY PLY. 1 LAYER FELT. 38x19 SW BATTENS. VERTICAL HUNG PLAIN TILES TO FINISH. 100 CELOTEX INSULATION. 500g POLYTHENE VAPOUR BARRIER. 12mm PLASTERBOARD & SKIM.

NEW STRUCTURAL FLOOR WITH 21THK T&G BOARDING OVER. INFILL WITH ROCKWOOL MINERAL WOOL QUILT SUPPORTED ON CHICKEN WIRE STAPLED TO JOIST. PROVIDE MIN 12mm FROM UNDERSIDE OF NEW JOISTS TO EXISTING SYSTEM.

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 room area (min)
3. Lintels to have min of 150 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 of 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. equal risers @ 207mm
   12 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.
8. Provide code 4 lead flashing and soakers to dormer at junction of main roof.
9. 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
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)

A		
	Date	Revisions

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Client
MR MRS SIMMONDS

Job Title
20 ORCHARD CLOSE
RUISLIP
MIDDX

Drawing Title
ALTERATIONS TO MAIN ROOF FOR LOFT CONVERSION

Scale 1:50. 100.

Date AUGUST 2017
Drawn by GEP.

Drg No. 3945/01
Rev.

A PRODUCT OF THE LINO RANGE-ARCHITECT CAT. No 7311

594 x 841mm A1