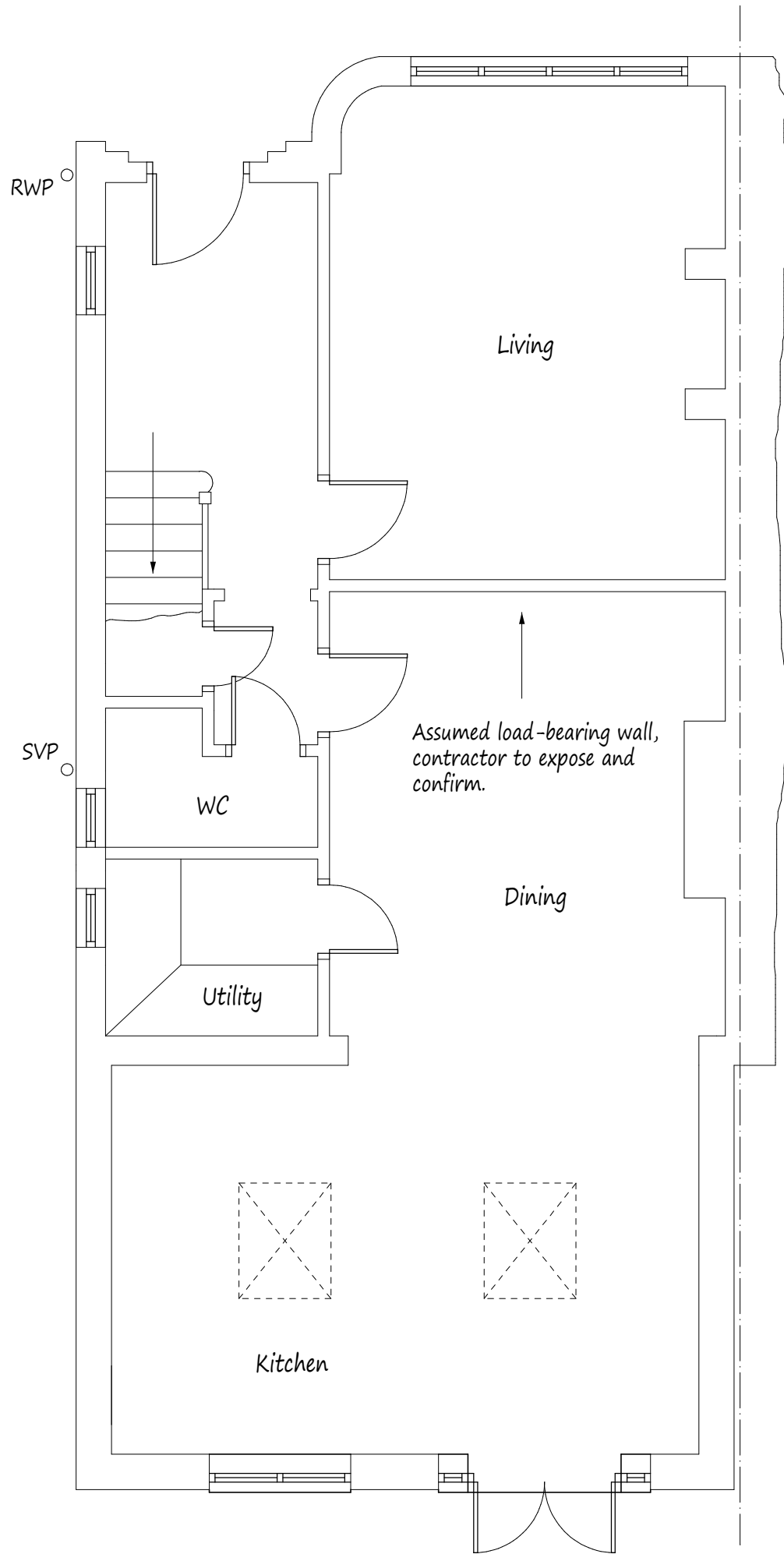
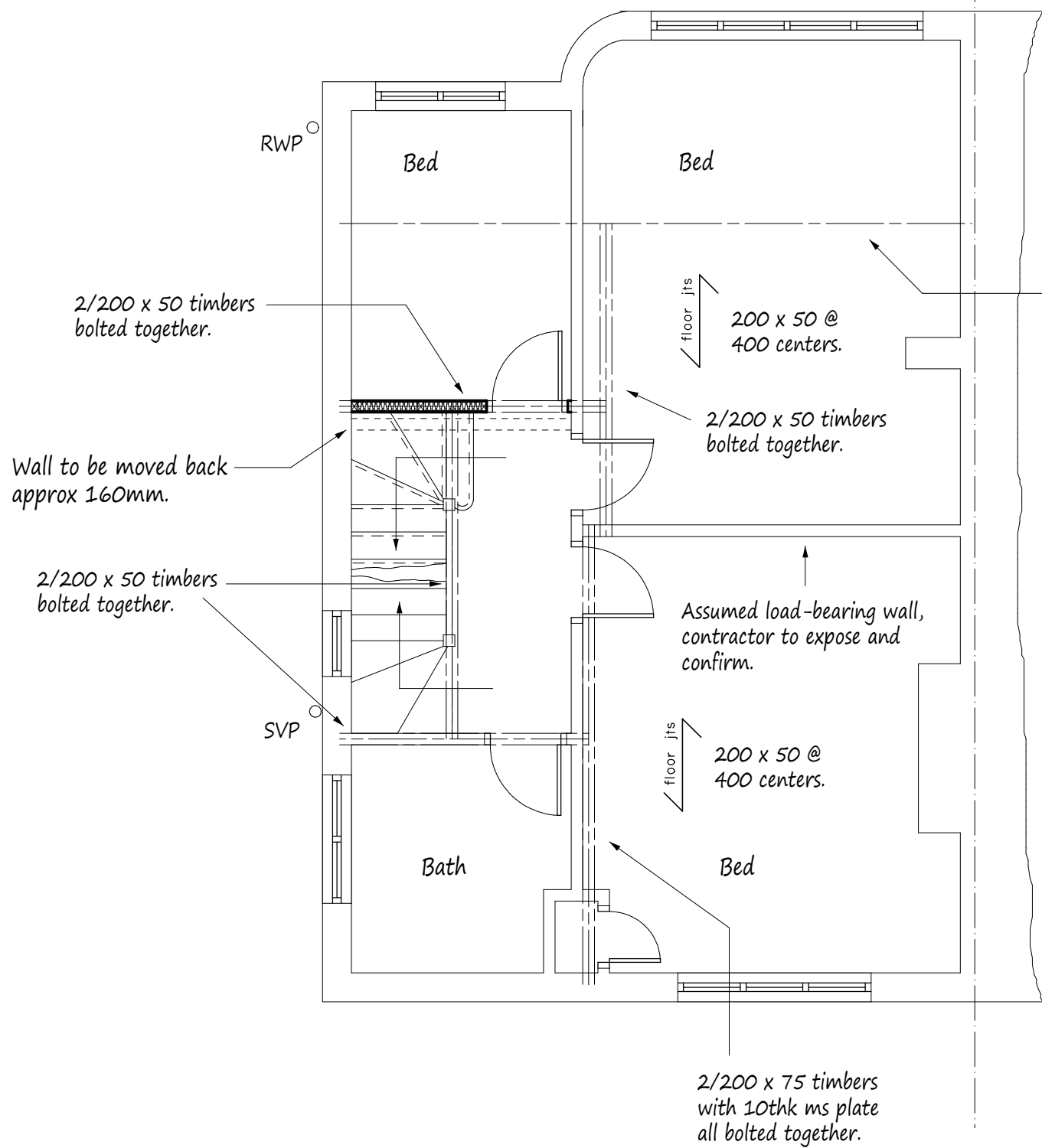


Contractor to expose existing foundations prior to commencement to confirm adequacy to the satisfaction of the Local Authority.

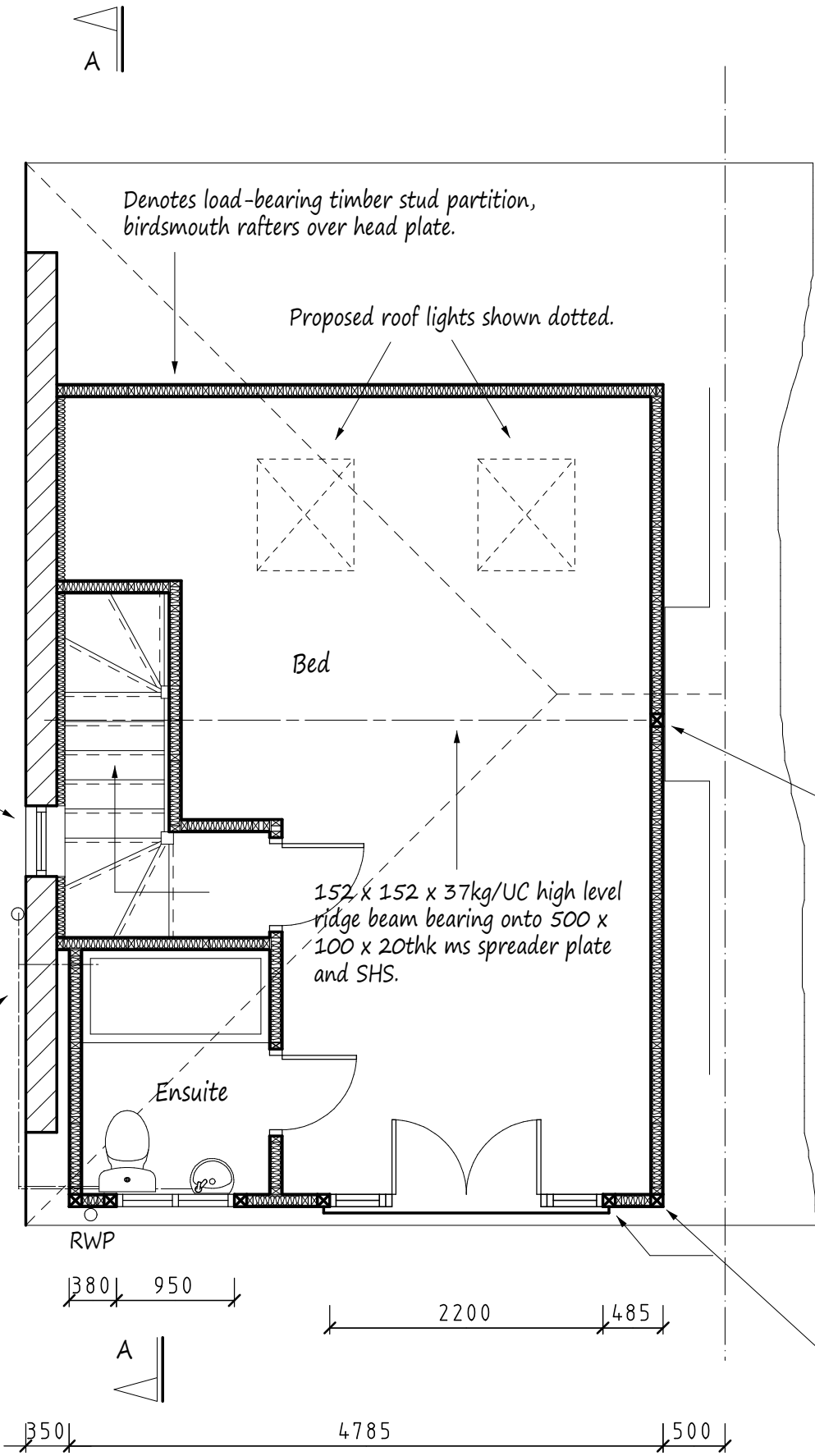
Contractor to expose existing lintel over 1st floor rear bedroom window to confirm adequacy, if found to be inadequate then provide 152 x 89 x 16kg/UB to inner leaf.



Existing Ground Floor Plan



Existing First Floor Plan
(showing proposed alterations)



Proposed Rooms in Roof Space

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 centers.

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.

Denotes 100 x 100 timbers forming dormer frame and supports for lintels over openings.

Dormer cheeks
100 x 50 timbers @ 400 centers, 10mm external quality ply with 9mm supalux boarding internally and externally, 1 layer felt, 38 x 19 sw battens and vertical hung plain tiles to finish. 100 celotex insulation, 47mm thermaboard internally and skim. Dormer cheeks to be constructed off 3No rafters bolted together with M12 bolts @ 500 centers.

'Warm Deck' roof construction - see enclosed specification sheet.
200mm x 50mm flat roof joists, 12mm plasterboard and skim.

Provide 3No high level vent tiles as close to ridge as realistically possible.

Proposed Elevations - All Materials to Match Existing

Juliet balcony
Metal handrail and ballustrading @ 100 centers, with flat steel bottom plate all with continuous 6mm fillet welds, end posts to be 100mm x 100mm x 10mm SHS with welded 152 x 76 channels back to dormer face. Provide 100mm x 100mm posts at fixing points with 2No M12 bolt fixings to dormer face taken through frame to the satisfaction of the Local Authority. Handrail height min 1100 above FFL. Ensure new balcony doors comply to the current U-value of 0.18W/m²K.

New roof lights not to project more than 150mm above roof slope.

Line of existing roof shown dotted.

New side window to be obscurely glazed and non-openable. Adjust existing window over staircase if required to suit new staircase over.

Vertically hung plain tiles to dormer face and cheeks.

Provide insulation between joists over lintels to prevent cold bridging.

2/150 x 50 timbers bolted together to form lintel over openings.

Felt to be dressed min 450mm up under tiles

Bolt ceiling joists to rafters

Provide 145mm celotex insulation between/under roof slopes, cross batten as necessary to ensure 50mm vent gap over. 500g polythene vapour barrier, 12mm plasterboard and skim.

Denotes load-bearing timber stud partition, with 100mm celotex insulation.

Provide 275mm fibreglass insulation to eaves.

Ensure min 25mm continuous vent gap to roof space.

100 x 50 timbers @ 400 centers, 18thk external quality ply, 1 layer felt, 38 x 19 sw battens and vertical hung plain tiles to finish. 100 celotex insulation, 47mm thermaboard internally and skim to finish.

New structural floor with 21thk T & G boarding over, infill with rockwool mineral wool quilt supported on chicken wire stapled to joists. Ensure minimum 12mm gap between underside of new joists and existing ceiling.

Section A-A

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 floor area (min)
- Lintels to have minimum of 150mm 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 100 x 50 timbers @ 400 centres with horizontal noggin. 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.
- 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.
- Staircase: 13 No of Equal Risers @ 206mm 12 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 winder box. Staircase manufacturer to visit site to confirm the above.
- Provide code 4 lead flashing and soakers to dormer at junction of main roof.
- 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.
- 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).
- 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.

Gable = 18.3 cubic meters
Dormer = 26.5 cubic meters
Total = 44.8 cubic meters

A	Date	Revisions

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Client
Mr & Mrs Dufton

Job Title

173 Long Drive
South Ruislip
Middlesex

Drawing Title

Proposed Loft Conversion

Scale
1:50 100

Date
September 2020

Drawn by
MDP

Drg No.
4439/01