

TRIMMER T1 : 2NO.47x145, C24 GRADE TIMBER
 TRIMMER T2 : 3NO.47x145, C24 GRADE TIMBER
 BEAM RI : 152x152x30UC ON 100x300x150 PADS
 BEAM F1,F2 : 152x152x37 UC ON 100x500x20MM PLATES AT BEARING
 BEAM F3 : 2NO.47x220 JOISTS OVER REAR WALL TO BRIDGE
 EXISTING LINTELS

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 RODDING 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:- Ø
 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 BRICK TO MATCH EXISTING, BUILT
 OFF THE EXISTING WALL, DRY LINE INTERNALLY WITH 82.5MM
KINGSPAN INSULATION DRY-LINING BOARD MECHANICALLY FIXED
 TO TIMBER BATTENS

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

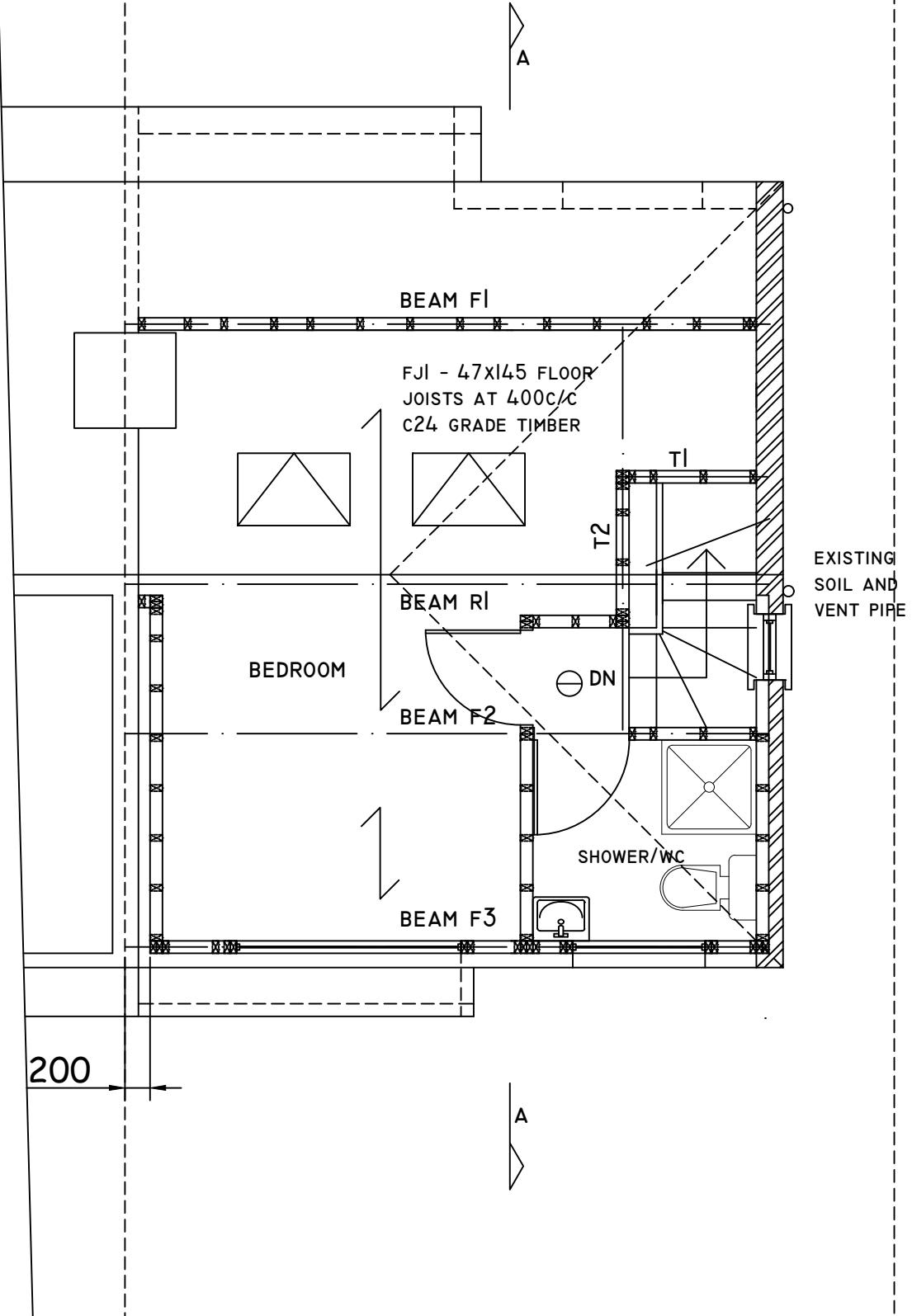
LEAD FLASHING TO HAVE 150MM UPSTAND

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

BEAM F2/F3 AND BEARING NOT TO TAKE SUPPORT ONTO
 MASONRY FORMING PART OF THE CHIMNEY BREAST



LOFT FLOOR 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

CHECKED:	DATE: FEB 2024
DRAWN:	SCALE: 1:50
DRAWING NUMBER:	

L3

DRAWING TITLE:
**PROPOSED LOFT FLOOR
 PLAN**

PROJECT:
**223 LANSBURY DRIVE
 HAYES
 UB4 8RT**

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