

TRIMMER T1 :2No.47x145, c24vGRADE TIMBER  
TRIMMER T2 :3No.47x145, c24 GRADE TIMBER  
BEAM R1 :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 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:- 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

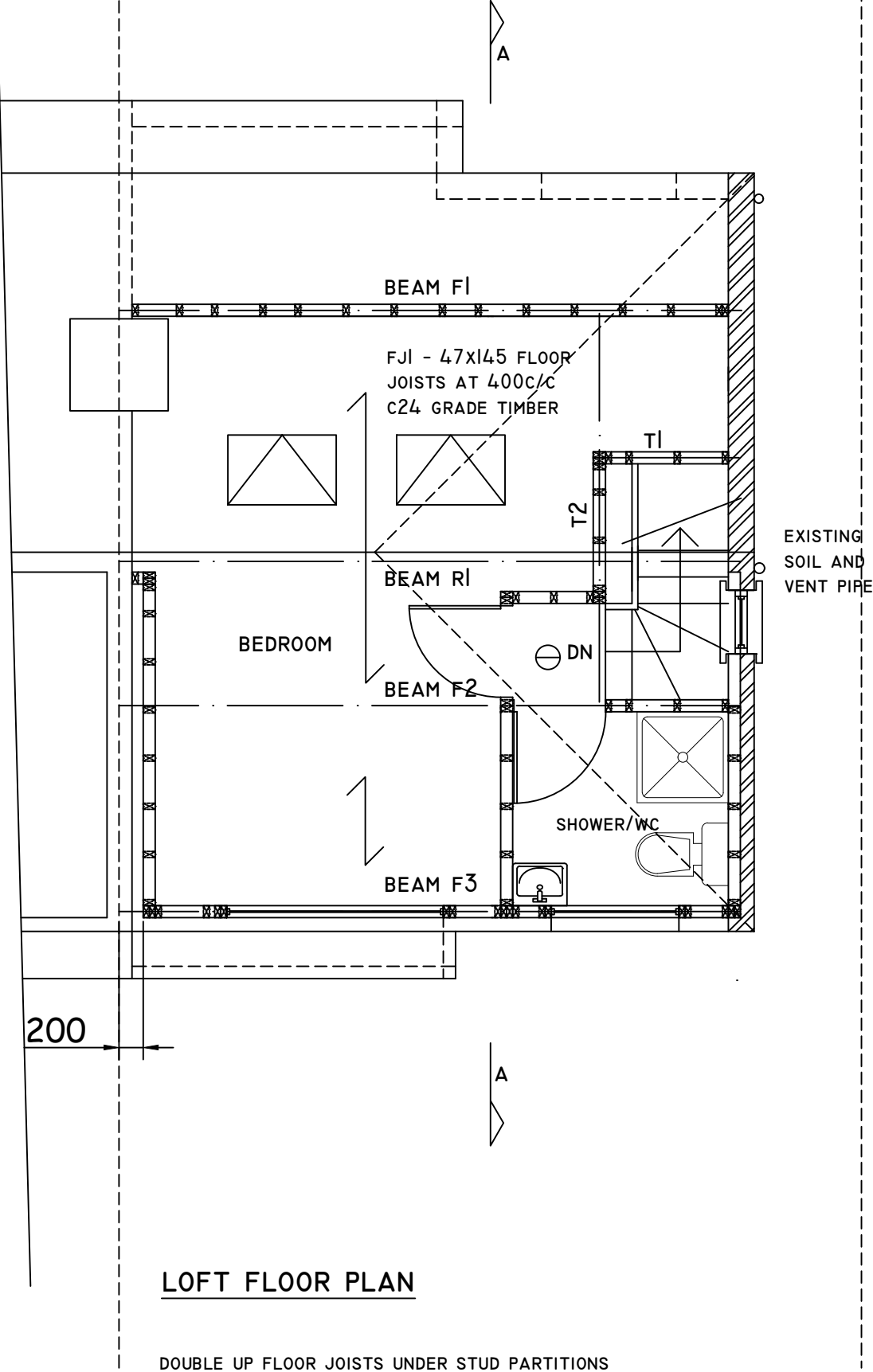
LEAD FLASHING TO HAVE 150MM UPSTAND

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  
MASONARY 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

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	CHECKED:	DATE: FEB 2024	DRAWING TITLE: PROPOSED LOFT FLOOR PLAN	PROJECT: 223 LANSBURY DRIVE HAYES UB4 8RT	
	DRAWN:	SCALE: 1:50			
	DRAWING NUMBER:  L3				