Bar Scale

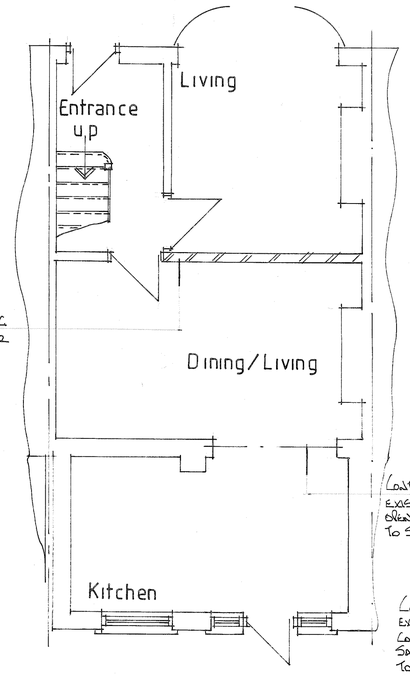
0m 1m 2m 3m 4m 5m

1:50

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

1:100

NEW STEEL BEAMS TO BE ENCASED IN 2\12mm SUITS PLASTERBOARD & SKIM OR FIRE RETARDANT PAINT TO MEET REQUIRED FIRE PROTECTION.



ASSUMED LOADBEARING SPINE WALL - CONTRACTOR TO CONFIRM.

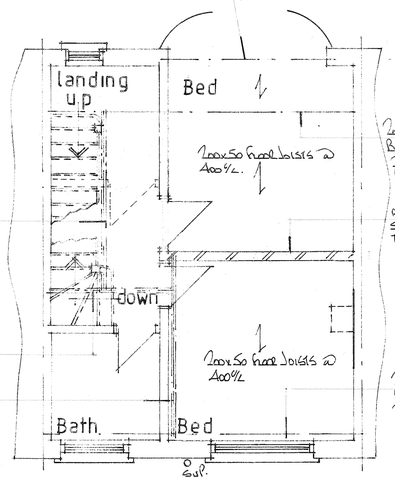
CONTRACTOR TO ENSURE EXISTING BEAM OVER OPENING TO CONFIRM ADEQUACY TO SATISFACTION OF L.A.

CONTRACTOR TO ENSURE EXISTING FOUNDATION TO CONFIRM ADEQUACY TO SATISFACTION OF L.A PRIOR TO COMMENCING WORKS ON SITE.

GROUND FLOOR PLAN

ALL DOORS OFF STAIRCASE ENCLOSURE OF GROUND\1ST & 2ND FLOORS TO BE 1/2 HR FIRE RESISTING OAVO 35x25 GLUED & SCREWED STOPS & 3NO HINGES.
ALL WALLS ENCLOSING STAIRCASE TO BE 1/2 HR FIRE RESISTING TO INCLUDE UNDERLYING AREAS OF STAIRCASE.

CONTRACTOR TO ENSURE EXISTING BEAM TO CONFIRM ADEQUACY.



2\200x50 TIMBERS BOLTED TOGETHER. STAIR TRIMMER

2\200x50 TIMBERS BOLTED TOGETHER. STAIR TRIMMER
2\200x75 TIMBERS BOLTED TOGETHER

200x50 FLOOR JOISTS @ 400%.

200x50 FLOOR JOISTS @ 400%

PROVIDE 60mm THERMABOARD ON ARES & SKIM TO EXPOSED PARTY WALL.

203x203x52KG UC BEARING OAVO 500x100x20THK MS SPREADER PLATES.

ASSUMED LOADBEARING SPINE WALL - CONTRACTOR TO CONFIRM.

SHOWER ROOM TO HAVE MECH VENT TO OUTSIDE AIR MIN 30LTS.

203x203x52KG UC BEARING OAVO 500x100x20THK MS SPREADER PLATES.

DENOTES 100x100 TIMBER POSTS FORMING CORNER PRONE & SUPPORTS FOR LINTELS OVER OPENINGS

CONTRACTOR TO ENSURE EXISTING LINTELS OVER 1ST FLOOR REAR WINDOWS TO CONFIRM ADEQUACY. IF FOUND TO BE INADEQUATE THEN PROVIDE 152x89x16KG UB TO INNER LEAF.

FIRST FLOOR PLAN (showing proposed alterations)

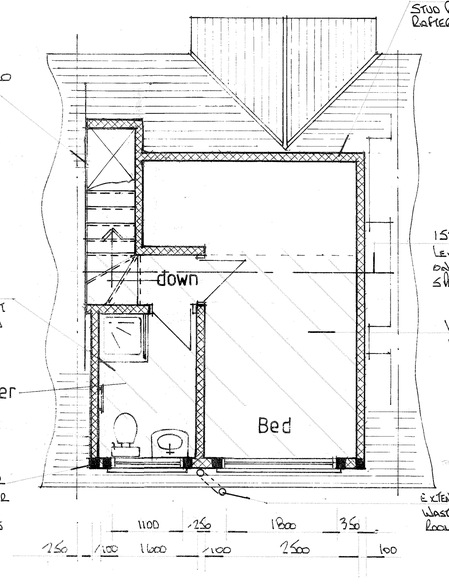
PROVIDE MAINS OPERATED LINKED CONNECTED SMOKE ALARMS TO THE CIRCULATING AREAS AT GND. 1ST & 2ND FLOOR CEILINGS. ALL WITH BATTERY BACK UP. PROVIDE HEAT DETECTOR IN KITCHEN LINKED TO SMOKE ALARMS.

PLANNING.

PROPOSED REAR DORMER = 15.00m³
LESS THAN 40m³ ALLOWABLE THEREFORE PLANNING NOT REQUIRED.

PERMITTED DEVELOPMENT

DENOTES LOADBEARING TIMBER STUD PARTITION. BREADSMOUTH RAFTERS OVER HEAD PLATE



152x152x37KG UC - HIGH LEVEL RIDGE BEAM BEARING OAVO 450x100x20THK MS SPREADER PLATES.

HATCHED AREA DENOTES MAX CEILING HEIGHT.

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

PROPOSED ROOMS IN ROOF SPACE

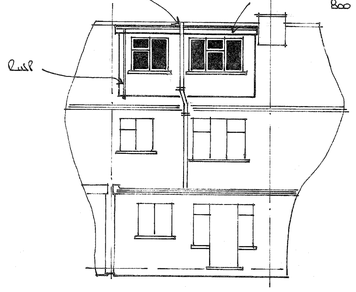
CORNER CHEEKS.

100x50 TIMBERS @ 400%. 10MM EXT QUALITY PLY. 9mm SPLAX BOARDING (OR SIMILAR) INTERNALLY & EXTERNALLY. 1 LAYER FELT. 38x19 SW BATTENS. VERTICAL HUNG PLAIN TILES TO FINISH. 100 CELOTEX INSULATION. 500G POLYTHENE VAPOR BARRIER. 47mm THERMABOARD INTERNALLY & SKIM TO FINISH. CORNER CHEEKS TO BE CONSTRUCTED OFF 3NO RAFTERS BOLTED TOGETHER WITH M12 BOLTS @ 500%.

ALL MATERIALS TO MATCH EXISTING

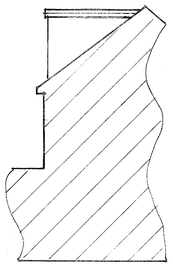
RAISE EXISTING SILL - NOT TO EXCEED ABOVE ROOF LINE

NEW WINDOW TO HAVE ESCAPE TYPE FULLY OPENABLE CASEMENT - MIN 0.33m² i.e. 750x450. BTM SILL MIN 800 - MAX 1100 ABOVE FFL.

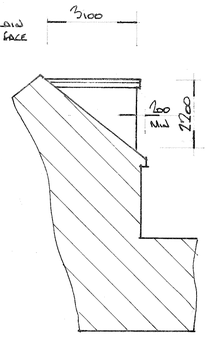


REAR ELEVATION

VERTICAL HUNG PLAIN TILES TO DORMER FACE & CHEEKS.



SIDE ELEVATION



SIDE ELEVATION

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

ROOF COVERING TO BE CROSSED MIN 450 OF WOOD TILES.

PROVIDE 3NO HIGH LVL VENT TILES AS CLOSE TO RIDGE AS PRACTICALLY AS POSSIBLE.

'WARM DECK' ROOF CONSTRUCTION SEE ENCLOSED SPECIFICATION SHEET. 150x50 FLAT ROOF JOISTS @ 400%. 12mm PLASTERBOARD CEILING & SKIM TO FINISH.

1:40 FALL

BOLT FLAT ROOF / CEILING JOISTS TO RAFTERS.

PROVIDE INSULATION BETWEEN JOISTS OVER LINTELS TO PREVENT COLD BRIDGING.

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

145mm CELOTEX INSULATION TO ROOF SLOPE. CROSS BATTEN AS NECESSARY TO ENSURE MIN 50mm VENT GAP OVER. 500G POLYTHENE VAPOR BARRIER. 12mm PLASTERBOARD & SKIM TO FINISH.

100x50 TIMBERS @ 400%. 18MM EXT QUALITY PLY. LAYED FELT. 38x19 SW BATTENS. VERTICAL HUNG PLAIN TILES TO FINISH. 100 CELOTEX INSULATION. 500G POLYTHENE VAPOR BARRIER. 47mm THERMABOARD & SKIM.

100 TIMBER STUD PARTITION - LOADBEARING. BREADSMOUTH RAFTERS OVER HEAD PLATE. 100 CELOTEX INSULATION. 500G VAPOR BARRIER. 12mm PLASTER BOARD & SKIM.

ENSURE EXISTING ROOF CONSTRUCTION STRAPPED DOWN TO WALLS WITH 30x5 GALV MS STRAPS @ 2000%.

ENSURE MIN 25 CONT VENT GAP TO ROOF SPACE.

NEW STRUCTURAL GRADE WBP 21MM T&G BOARDING FORMING DROPPED CEILING TO ALLOW MIN 2.0m CLEAR headroom HEIGHT ABOVE. INFILL WITH ROCKWOOL MINERAL WOOL QUILT. 12mm PLASTERBOARD & SKIM TO FINISH.
CUT OUT EXISTING CEILING JOISTS & ENSURE EXISTING ROOF FORM ADEQUATELY SUPPORTED & STRAPPED BACK TO EXISTING WALLS.

NEW SOFTWOOD STAIRCASE.

CROSS SECTION

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: 12 No. equal risers @ 200mm
   - 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 ANTONI

Job Title
38 FLAMBOROUGH ROAD
RUISLIP MANOR
MIDDX

Drawing Title
ALTERATIONS TO MAIN ROOF FOR LOFT CONVERSION.

Scale 1:50.100.

Date November 2019 | Drawn by GEP.

Drg No. 4323/01 | Rev.

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594 x 841mm A1