

TRIMMER T1,T2

BEAM R1

BEAM F1,F2

BEAM F3

:2NO.50x200 JOISTS

:203x203x46 UC ON 100x450x215 PADS

:203x203x46 UC ON 100x500x20MM PLATES

:2NO. 50x300 JOISTS C24 GRADE TIMBER OVER REAR WALL TO BRIDGE EXISTING LINTELS

BOLT TOGETHER DOUBLE JOISTS / RAFTERS WITH M10 BOLTS WITH 50 DIA TOOTHED 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

BASIN AND SHOWER WASTE TO BE 38MM WITH 75MM UPVC DEEP SEAL TRAP, W.C. TO HAVE TURNED P TRAP MULTIKWIK CONNECTOR-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 W.C./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 STAPLS 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 THERMALITE TURBO BLOCKS, BUILT OFF THE EXISTING WALL, DRY LINE INTERNALLY WITH 82.5MM KINGSPAN INSULATION DRY-LINING BOARD MECHANICALLY FIXED TO TIMBER BATTENS EXTERNALLY - 20MM RENDER WITH WATER PROOF ADDITIVE

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)

PROVIDE 8000MM2 BACKGROUND VENTILATION TO NEW LOFT ROOMS, VIA TRICKLE VENTS IN WINDOWS

PROVIDE 10MM GAP TO WC DOOR FOR AIR INTAKE

DOUBLE UP RAFTERS AROUND ROOF LIGHTS

LEAD FLASHING TO HAVE 150MM UPSTAND

DORMER TILES TO BE PLAIN CONCRETE

WINDOW AREA TO BE 1/10TH OF THE FLOOR AREA AND OPENABLE AREA EQUAL TO 1/20TH OF THE FLOOR AREA

DOUBLE UP FLOOR JOISTS UNDER STUD PARTITIONS AND BOLT TOGETHER WITH 10MM BOLTS AT 600C/C

CONTRACTOR MUST PROVIDE MIN 48 HOURS WRITTEN NOTICE OF COMMENCEMENT OF WORK TO LOCAL AUTHORITY BUILDING CONTROL AND COMPLETION OF WORKS MUST OBTAIN A FINAL CERTIFICATE FROM THE LOCAL AUTHORITY

300

50x200 FLOOR JOISTS AT 400C/C

BEAM F3

BEAM F2

BEAM R1

SHOWER/WC

EXISTING SOIL AND VENT PIPE

TI DN

T2

BEDROOM

FJI - 50x200 FLOOR JOISTS AT 300C/C

BEAM F1

0

10M

CHECKED:

DATE: OCT 2022

DRAWN:

SCALE: 1:50

DRAWING NUMBER:

L2

DRAWING TITLE:

PROPOSED LOFT FLOOR PLAN

PROJECT:

50 CONISTON GARDENS PINNER HA5 2JL