

TRIMMER T1 :2No.50x200
TRIMMER T2 :2No.50x200
BEAM RI :152x152x37UC ON 100x450x215 PADS
BEAM FI,F2 :203x203x46 UC ON 100x500x20 BEARING PLATES
BEAM F3 :2No.50x200 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 KITCHEN 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
FUDED 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 I

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 THERMALITE TURBO BLOCKS,
BUILT OFF THE EXISTING WALL, DRY LINE INTERNALLY
WITH 47.5MM KOOLTHERM K18 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)

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

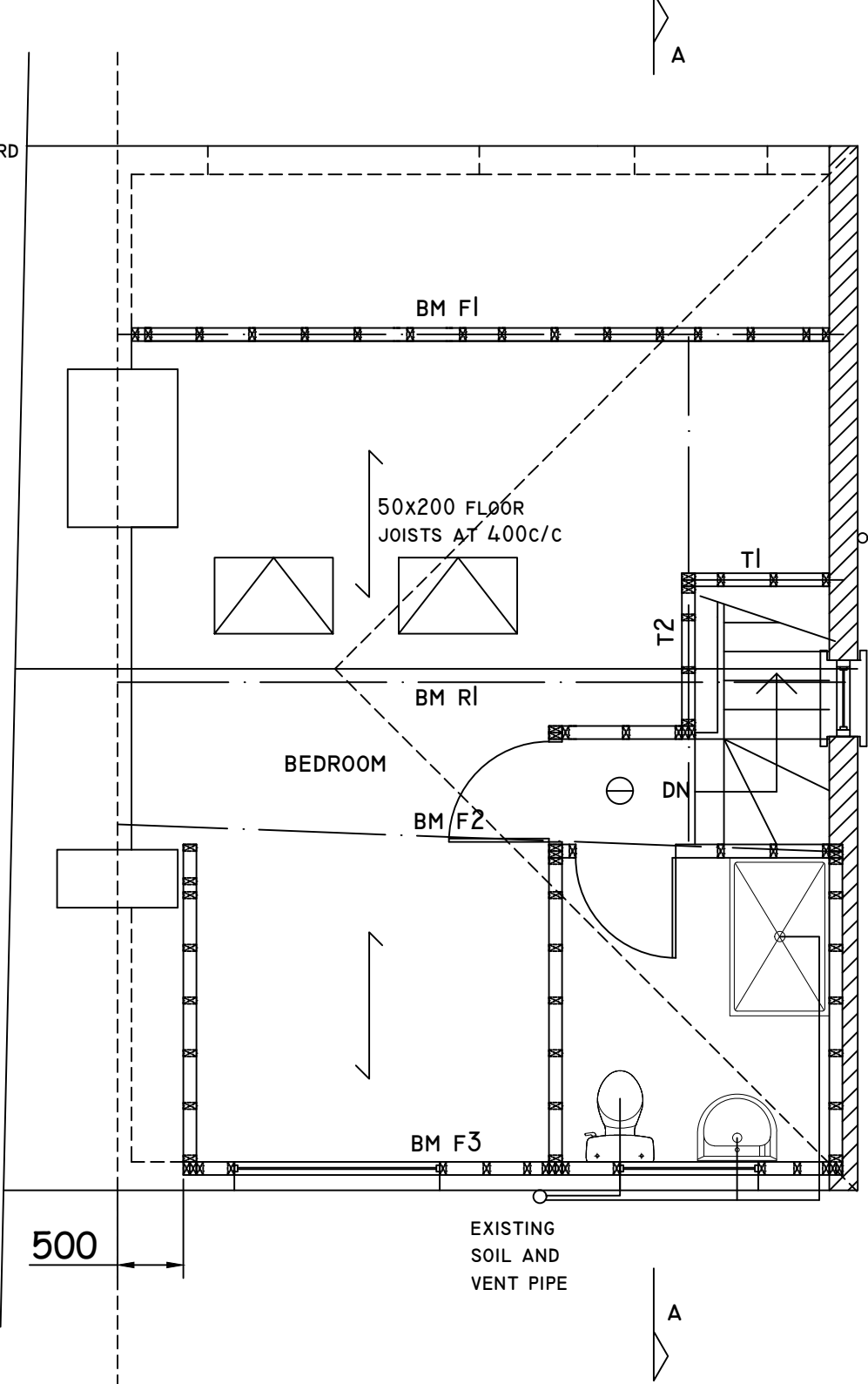
LEAD FLASHING TO HAVE 150MM UPSTAND

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

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MARKED	REVISION	DATE



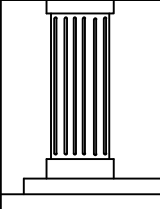
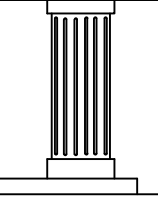
PROPOSED LOFT PLAN

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. SAFTEY
DEVICES TO DISCHARGE TO A SUITABLE PLACE OF SAFTEY
TO PREVENT INJURY TO PEOPLE



	CHECKED:	DATE: MARCH 2020	DRAWING TITLE: PROPOSED LOFT PLAN	PROJECT: 52 FROGMORE AVENUE HAYES UB4 8AR	
	DRAWN:	SCALE: 1:50			
	DRAWING NUMBER: L3				