Bar Scale

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

1:50

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

1:100

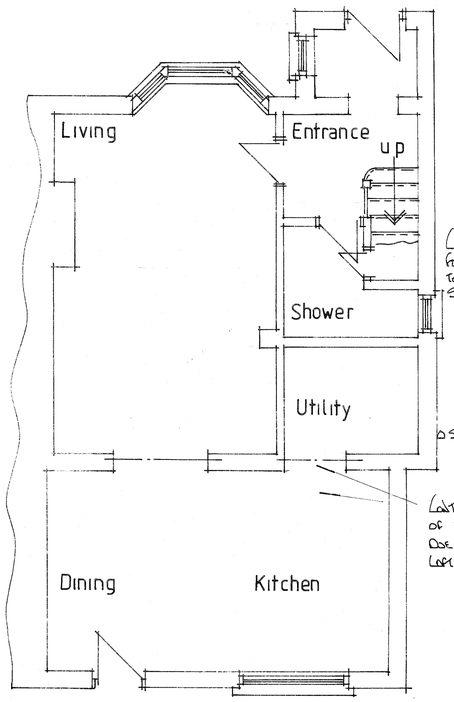
ALL STRUCTURAL STEELWORK TO BE ENCASED IN 2 1/2mm SHEETS PLASTERBOARD & SKIM OR FIRE RETARDANT PAINT TO ACHIEVE NECESSARY FIRE PROTECTION

ALL DOORS OFF STAIRCASE ENCLOSURE AT GROUND, 1ST & 2ND FLOORS TO BE 1 1/2HR FIRE RESISTING AND 35x35 GLUED & SCREWED STOPS & 3No HINGES TO DOORS. WALLS ENCLOSING STAIRCASE TO BE 1 1/2HR FIRE RESISTING INCLUDING UNDERLYING AREAS OF STAIRCASE

Planning

EXISTING ROOF EXTENSION - 10.8m³
PROPOSED H.P/GABLE ROOF - 9.2m³
PROPOSED REAR DORMER - 18.95m³
TOTAL - 38.95m³

LESS THAN 50m³ ∴ PLANNING NOT REQD - PERMITTED DEVELOPMENT



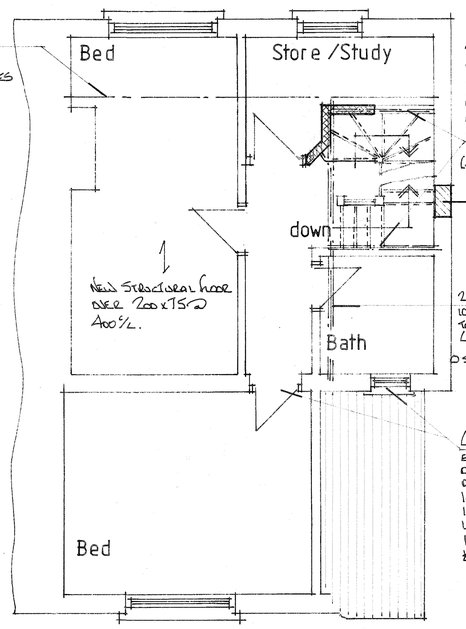
203x203x60kg UC BEARING onto 600x100x20mm MS SPREADER PLATES EACH END.

CONTRACTOR TO EXPOSE EXISTING FOUNDATIONS AS NECESSARY TO CONFIRM ADEQUACY TO SATISFACTION OF L.A.

CONTRACTOR TO CONFIRM ADEQUACY OF EXISTING BEAMS OVER OPENINGS DUE TO INCREASE LOADING FROM NEW LOFT WORKS. TO SATISFACTION OF L.A.

GROUND FLOOR PLAN

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG No 4379/01



NEW STRUCTURAL FLOOR OVER 200x75D @400c/c.

2No A.A FIRE RATED VELUX ROOF LIGHTS INSTALLED TO MANUFACTURERS REQUIREMENTS. DOUBLE UP & BOLT TOGETHER RAFTERS EACH SIDE OF ROOF LIGHT.

2 1/200x50 TIMBERS BOLTED TOGETHER. (STAIR TRIMMERS.).

BLOCK IN EXISTING WINDOW & MAKE GOOD.

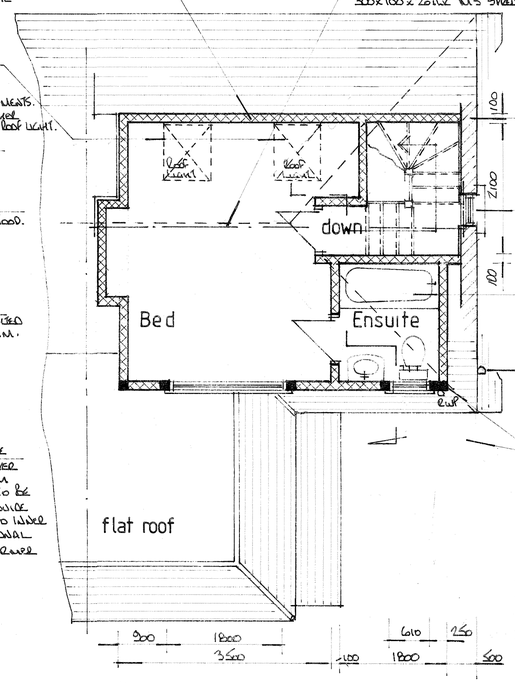
2 1/200x75 TIMBERS & 10MM MS PLATE ALL BOLTED TOGETHER (PLATE BEAM. (STAIR TRIMMER).

CONTRACTOR TO EXPOSE EXISTING LINTELS OVER OPENINGS TO CONFIRM ADEQUACY. IF FOUND TO BE INADEQUATE THEN PROVIDE 152x89x16KG UB TO INNER LEAF - DUE TO ADDITIONAL LOAD FROM NEW DORMER & LOFT ROOM FLOOR.

FIRST FLOOR PLAN

(showing proposed alterations)

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



DENOTES LOADBEARING TIMBER STUD PARTITION - BREADWIDTH RAFTERS OVER HEAD PLATE

NEW GABLE WALL - 215mm 'TOPSO' BLOCKWORK REINFORCED EXTERNALLY TO MATCH. 6mm THERMABOARD ON DABS & SKIM INTERNALLY.

NEW 500WD x 1050HT DOUBLE GLAZED WINDOW. OBSCURE GLASS PROVIDE 152x89x16KG UB TO INNER LEAF SUPPORTING HIGH LEVEL RIDGE BEAM PROVIDE PC LINTEL EXTERNALLY.

ENSUITE TO HAVE MECHANICAL VENTILATION TO OUTSIDE AIR MIN 30L/S.

EXTEND EXISTING SVP TO TAKE WASTE FROM NEW ENSUITE INTO EXISTING SYSTEM.

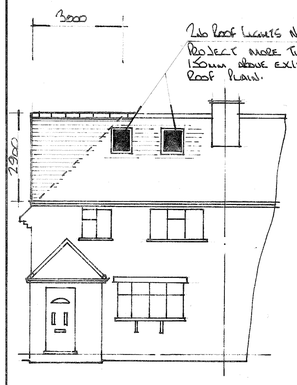
DENOTES 100x100 TIMBER POSTS PROVIDING DORMER FRAME & SUPPORT FOR LINTELS OVER OPENINGS.

DORMER CHEEKS.

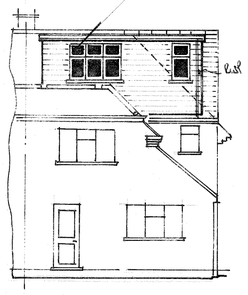
100x50 TIMBERS @ 400c/c. 10MM EXT QUALITY PLY. 9mm SYPALEX BOARDING INTERNALLY & EXTERNALLY. 1 LAYER FELT 38x19SW BATTENS. VERTICAL HUNG PLAIN TILES TO FINISH. 100 CELOTEX INSULATION 47mm THERMABOARD INTERNALLY & SKIM TO FINISH. DORMER CHEEKS TO BE CONSTRUCTED OFF 3No RAFTERS BOLTED TOGETHER WITH M12 BOLTS @ 500c/c.

PROPOSED ROOMS IN ROOF SPACE

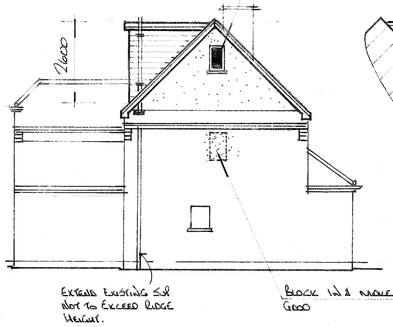
ALL MATERIALS TO MATCH EXISTING



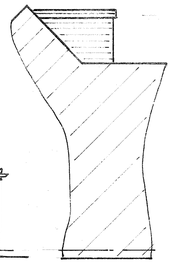
FRONT ELEVATION



REAR ELEVATION



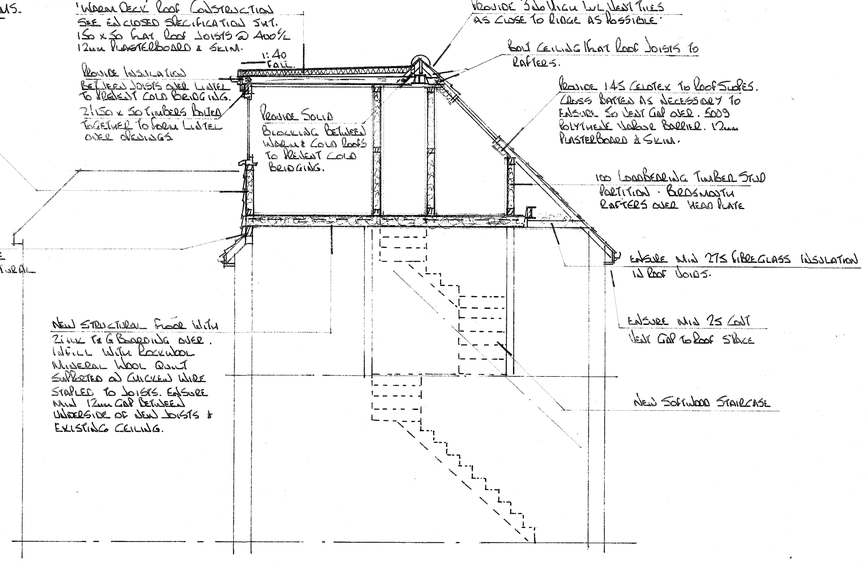
SIDE ELEVATION



SIDE ELEVATION

100x50 TIMBERS @ 400c/c. 18MM EXT QUALITY PLY. 1 LAYER FELT 38x19SW BATTENS. VERTICAL HUNG PLAIN TILES TO FINISH. 100 CELOTEX INSULATION. 47mm THERMABOARD INTERNALLY & SKIM TO FINISH.

PROVIDE SOLID BLOCKING AT EXISTING WALL PLATE TO SUPPORT NEW STRUCTURAL FLOOR AT LOW EAVES.



NEW STRUCTURAL FLOOR WITH 2 1/2MM T&G BOARDING OVER. 100MM WITH ROCKWOOL MINERAL WOOL QUILT SUPPORTED ON CHICKEN WIRE STAPLED TO JOISTS. ENSURE MIN 12mm GAP BETWEEN UNDERSIDE OF NEW JOISTS & EXISTING CEILING.

CROSS SECTION

A PRODUCT OF THE UNO RANGE-ARCHITECT CAT. No 7311

594 x 841mm A1

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: 13 No. equal risers @ 225mm.
   - No. equal treads @ 250mm.

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 ODELL

Job Title
22 BREAKSPEAR ROAD
RUISLIP
MIDDX

Drawing Title
ALTERATIONS TO MAIN ROOF FOR LOFT CONVERSION

Scale 1:50, 100.

Date March 2020 | Drawn by Gel.

Drg No. 4379/02 | Rev.