

TRIMMER T1 :2No.47x195  
 BEAM R1 :152x152x30UC ON 100x300x150 PAD  
 BEAM R2 :152x89 UB ON 100x215x75 PADS  
 BEAM C1 :152x152x23 UC  
 BEAM F1 :152x152x23 UC  
 BEAM F2,F3 :203x203x46 UC ON 100x600x20 PLATES  
 BEAM F4 :2No.47x195 JOISTS OVER REAR WALL TO BRIDGE EXISTING LINTELS  
 ALL TIMBER TO BE C24 GRADE

BEAM C1/F1 CONNECTED TO BEAM F2/F3 WITH 2No.90x90x8 ANGLE CLEATS AND 6M12 BOLTS

BOLT TOGETHER DOUBLE JOISTS / RAFTERS WITH M10 BOLTS WITH 50 DIA TOOTH PLATE CONNECTORS AND WASHERS AT 900 C/C

STEEL BEAMS TO BE PAINTED WITH INTUMESCENT 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 NEW 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 BRICKS TO MATCH EXISTING BUILT OFF EXISTING SIDE WALL, DRY LINE INTERNALLY WITH 100MM CELOTEX GA4000 WITH 12.5MM PLASTERBOARD WITH DABS - 'U' VALUE 0.18W/M2K

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 MASONRY FORMING PART OF THE CHIMNEY BREAST

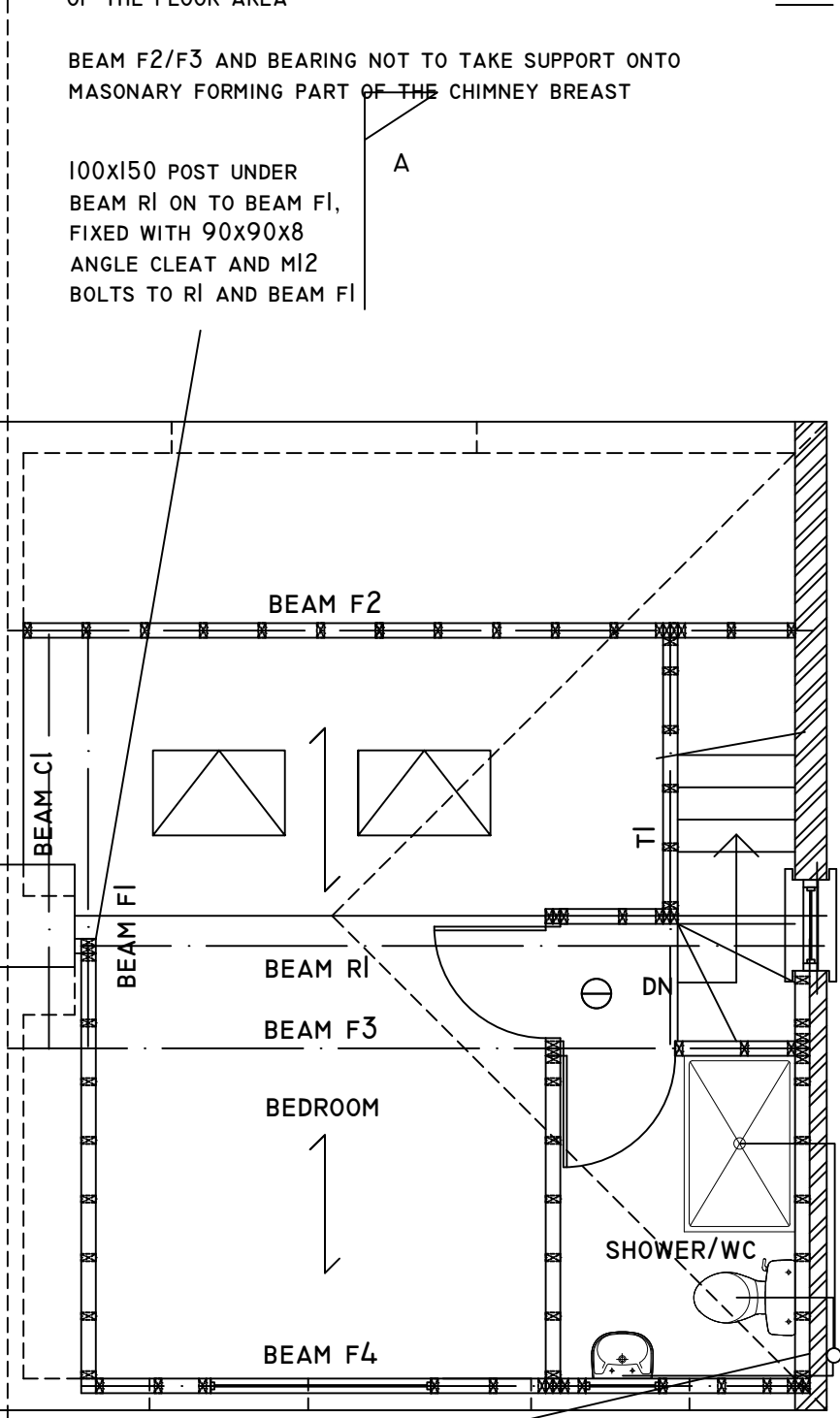
100x150 POST UNDER BEAM R1 ON TO BEAM F1, FIXED WITH 90x90x8 ANGLE CLEAT AND M12 BOLTS TO R1 AND BEAM F1

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MARKED	REVISION	DATE
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ROOF LIGHTS, AA,AB OR AC FIRE RATED

BEARING PADS AVOID FLUE AND CHARRED BRICK WORK



NEW 100 DIA SOIL AND VENT PIPE

**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. SAFETY DEVICES TO DISCHARGE TO A SUITABLE PLACE OF SAFETY TO PREVENT INJURY TO PEOPLE

PROVIDE 10MM GAP TO WC DOOR FOR AIR INTAKE



CHECKED:	DATE: MAY 2026
DRAWN:	SCALE: 1:50
DRAWING NUMBER: L3	

DRAWING TITLE:  
**PROPOSED LOFT PLAN**

PROJECT:  
**29 BIRCHWAY  
 HAYES  
 UB3 3PB**