



All dimensions and suitability of existing affected walls, lintels, beams and foundations to be checked on site prior to commencement of works

This Dwg is to be read in conjunction with the structural engineer's details.

Provide smoke detectors to loft and hallway first floor and ground floor to BS 5445 interconnected and with battery pack up wired back to separate circuit to consumer unit.

Doors to hallway to be fitted with self closers  
New door to loft stairway to be 1/2 hr fire rated in fire resisting surround.

Underside of ceilings to have 15mm fireline board finished with neat gypsum to provide 1/2 hr fire protection to floor.

**VENTILATION:**  
Habitable rooms to have min 1/20th floor area openable windows/doors for ventilation.  
Windows to habitable rooms to be fitted with trickle vents in frames giving 8000sq mm background ventilation. En-suite bathroom to have window providing 4000sqmm background trickle vent.

Windows/Doors: New windows to be UPVC double glazed. Design to suit client requirements.

Rain water goods: Half round 100mm dia PVC gutters and 63mm down pipes discharging to lower roof.

Stability to be given to external walls by Catnic or similar mild steel straps @ 1600mm c/c's fixed to joists/rafters and taken down and built into cavity or plugged and screwed to solid wall. Where walls run parallel to joists/rafters take straps over 3no members with noggins between all to C.P. 111.  
Expansion joints to be positioned as mastic shown on plans with proprietary expansion ties at alternate block courses with expamert render stops and mastic pointing externally.

**Drainage:**  
New brick built manhole to be 450 x 500 x 500mm depth. 150mm thick cement base with 225mm engineering brickwork bedded in 1:3 cement and sand mortar. Cover slab to be as required with inset light duty frame and cover.  
Drains to be 110mm uPVC and fittings to B.S 4680 laid and jointed on and including bed 150mm Pva Shingle (min fall 1:40). Where drain pass under structure they are to be fully surrounded by shingle. All to be backfilled with selected materials all drains to comply with B.S. 8301.

Rev	Notes	Date
B	Sectional/elevation and note relating to rooflight added.	JULY '21
A		April '21

Client: Ms. S. WALTERS.  
Project: 7 HORNBEAM AVENUE, ENFIELD, LONDON. EN1 4RA.  
Title: PROPOSED LOFT CONVERSION AND FRONT PORCH.  
Drawing: PROPOSED PLANS, ELEVATIONS, SECTIONAL ELEVATION AND LOCATION PLAN.  
Scale: 1:50, 1:1250 @A1  
Drg No: 7H/2B  
Date: MARCH, 2021

Sheet 2 of 3