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New bedroom windows to be a minimum of 0.33m² opening area, with a minimum 450mm wide or 450mm tall, please not a 450x450mm window opening size does not achieve the correct opening area. Minimum height of cill to be 800mm and maximum cill height to be 1100mm.

Drains from new bathroom to connect into existing soil pip on adjacent gable wall.

New window inserted into existing gable wall. Structural engineer to confirm lintel type, which can take the loadings of the new ridge beam. Window to be a top opener with the opening height no less than 1.7 metres and be obscured glass.

New timber staircase from ground to first floor to have a going of 245mm 12no. equal risers, max 220mm riser(max staircase angle of 42°) with a minimum clear headroom of 2m. Balustrade to 1 side of stair min. 900mm above pitch.

New loft floor to be installed. use 150x75mm C24 joists at 400mm centres. To run parallel with and level with bottom of existing loft joists. New 18mm ply boarding on top of joists. Line underside where required with 12.5mm plasterboard and skim. Use 150mm Rockwool mineral insulation between joists. Structural engineer to confirm floor joists sizes and floor support steel sizes..

To cheeks and gable of dormer fix grey horizontal tiles on 50x25 battens, on Kingspan Nilvent breathable membrane, on 9mm OSB. 75mm Kingspan Kooltherm K7 insulation between 100x50mm timber dormer studs. Lined internally with 52.5mm Kingspan Kooltherm K118 insulated plasterboard with 3mm skim coat. To give a U-Value of 0.18w/m²k.

Where dormer wall is within 1 metre then Supalux board is to be used instead of 9mm OSB. For fire protection purposes.

Broken lines indicate existing purlin and support wall to be removed.

Build new stud wall, use 75x50mm timber stud and 1 layer of 12.5mm plasterboard and skim to both sides. Insert Isover 50 insulation between studs for acoustic and thermal purposes.

Red broken lines indicate new steel ridge beam inserted to span from gable to gable. New steel ridge beam to be positioned as high as possible, in zone of existing timber ridge board, to give as much ceiling height as possible in the loft.

Cill of new velux to be a maximum height of 1100mm for fire escape purposes.

Stud walls between habitable and non-habitable space are to be 100x50mm studs with 100mm QuinnTherm/Mannok QW boards between studs, 30mm QW boards across boards face of studs, then a vapour barrier, then 12.5mm plasterboard and skim. To give a U-Value of 0.18w/m²k

● SD Indicates smoke detector.

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JOB TITLE :	Dormer Loft Conversion
ADDRESS :	32 Warwick Road, Alkington
DRAWING TITLE :	Proposed Loft Floor Plan
SCALE :	1:50 @ A3
DRAWN : xxx	DATE : 19.02.24