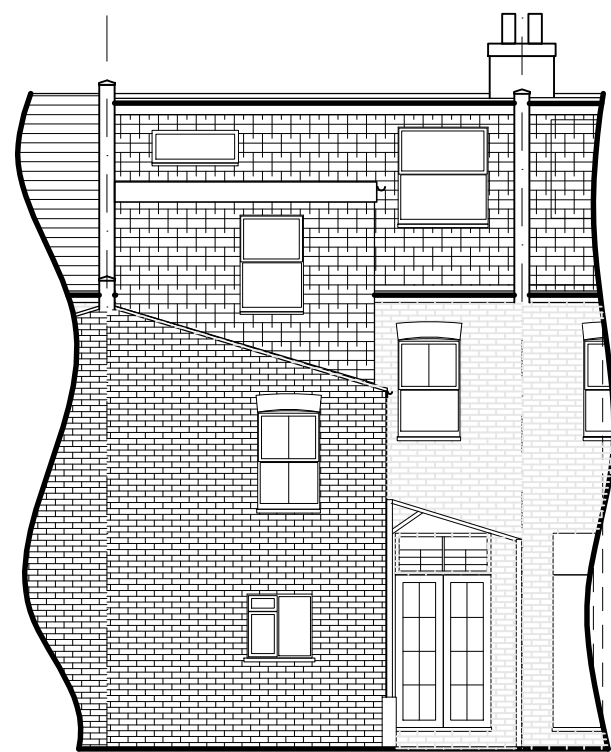


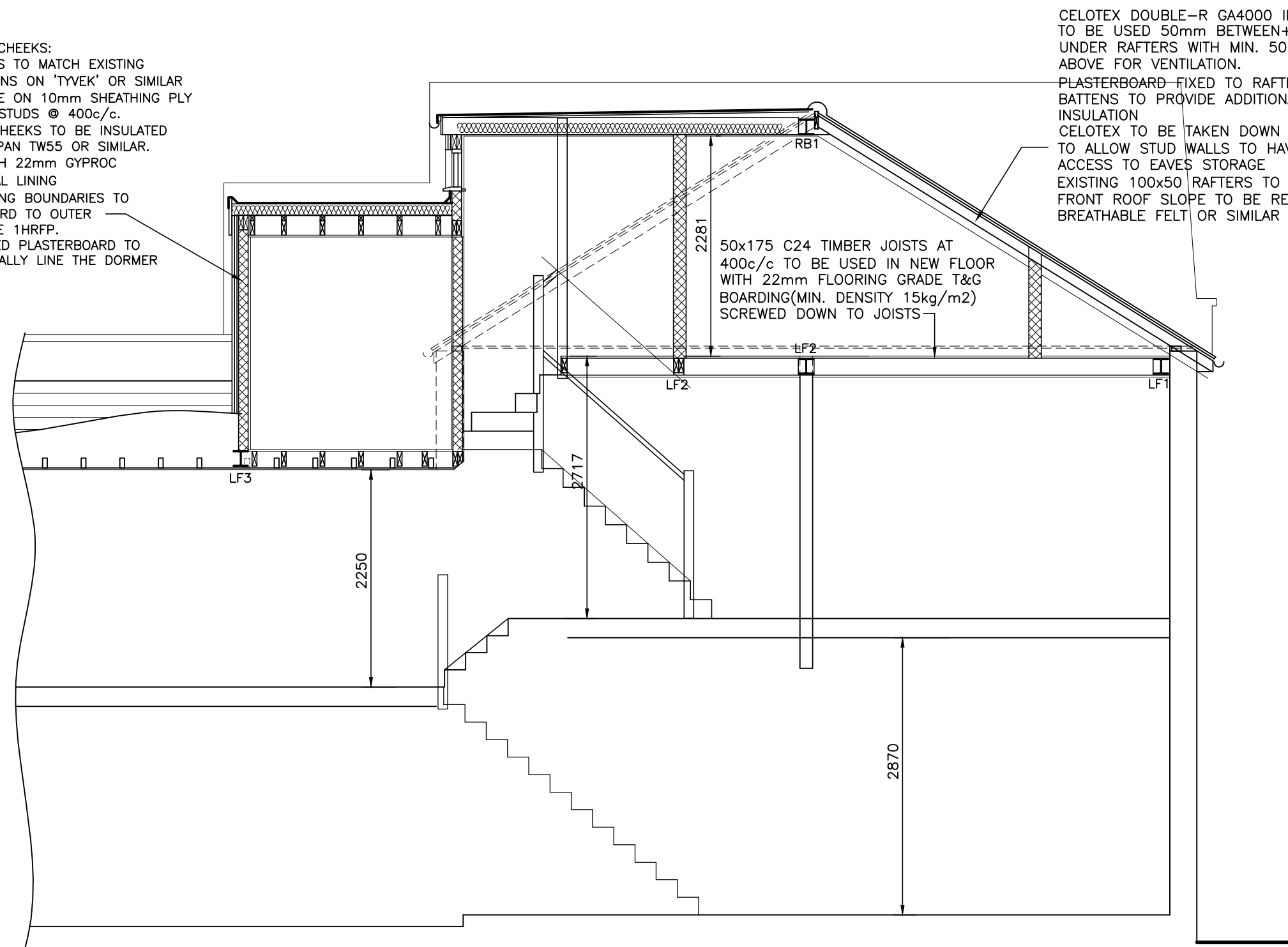


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

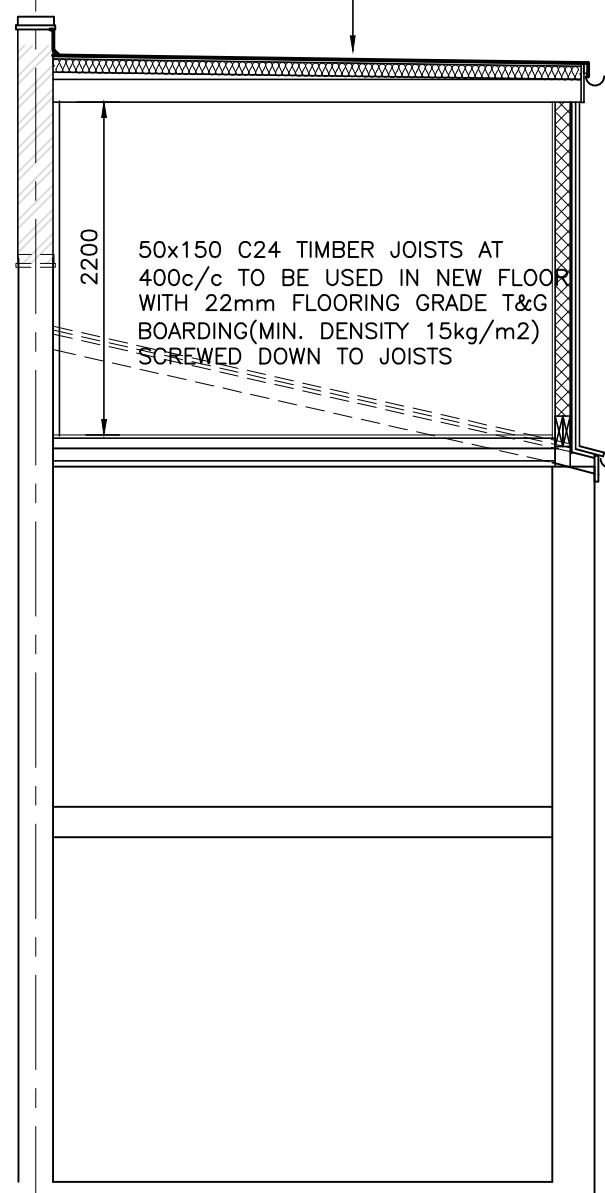
DORMER WALL AND CHEEKS:
VERTICAL HUNG TILES TO MATCH EXISTING
ON TANALISED BATTENS ON 'TYVEK' OR SIMILAR
BREATHER MEMBRANE ON 10mm SHEATHING PLY
ON 100x50 TIMBER STUDS @ 400c/c.
DORMER WALLS & CHEEKS TO BE INSULATED
WITH 100mm KINGSPAN TW55 OR SIMILAR.
BETWEEN STUDS WITH 22mm GYPROC
THERMALINE INTERNAL LINING
DORMER CHEEK ALONG BOUNDARIES TO
HAVE FIRE LINE BOARD TO OUTER
SURFACE TO ACHIEVE 1HRFP.
12.5mm FOIL BACKED PLASTERBOARD TO
BE USED TO INTERNALLY LINE THE DORMER
CHEEKS & WALL



SECTION A - A

CELOTEX DOUBLE-R GA4000 INSULATION
TO BE USED 50mm BETWEEN+70mm
UNDER RAFTERS WITH MIN. 50mm VOID
ABOVE FOR VENTILATION.
PLASTERBOARD-FIXED TO RAFTERS VIA 50x25mm
BATTENS TO PROVIDE ADDITIONAL AIR SPACE UNDER
INSULATION
CELOTEX TO BE TAKEN DOWN TO NEW FLOOR LEVEL
TO ALLOW STUD WALLS TO HAVE OPENINGS FOR
ACCESS TO EAVES STORAGE
EXISTING 100x50 RAFTERS TO SPAN MAXIMUM 2.3M
FRONT ROOF SLOPE TO BE RE-FELT WITH TYVEK
BREATHABLE FELT OR SIMILAR

WARM DECK ROOF CONSTRUCTED WITH,
12mm REFLECTIVE MINERAL CHIPPINGS ON
3-LAYER FELT TO BS747 LAID IN ACCORDANCE
WITH BS8000 PT4 1989 & THE MANUFACTURERS INSTRUCTIONS.
KINGSPAN INSULATION DECK 96mm TR31+TP10 BETWEEN JOISTS
& DIRECTLY UNDER TR31
FIRRING PIECES TO ACHIEVE MIN. 1:40 FALL
ON 50x150 C24 TIMBER JOISTS AT 400c/c



SECTION B - B

CODE 4 LEAD FLASHING

50mm SOUND BLOCK
BOARD INTERNAL LINING

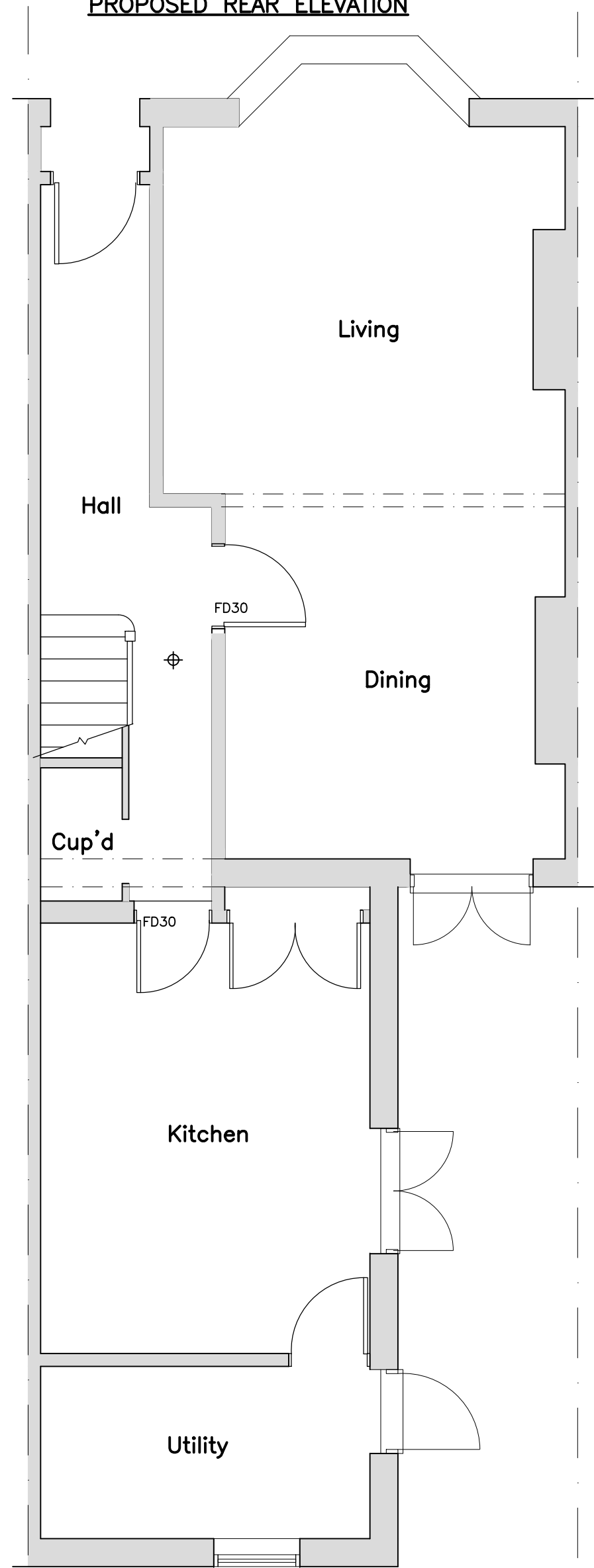
EXISTING RAISED PARTY WALL

PROPOSED 2nd FL LEVEL

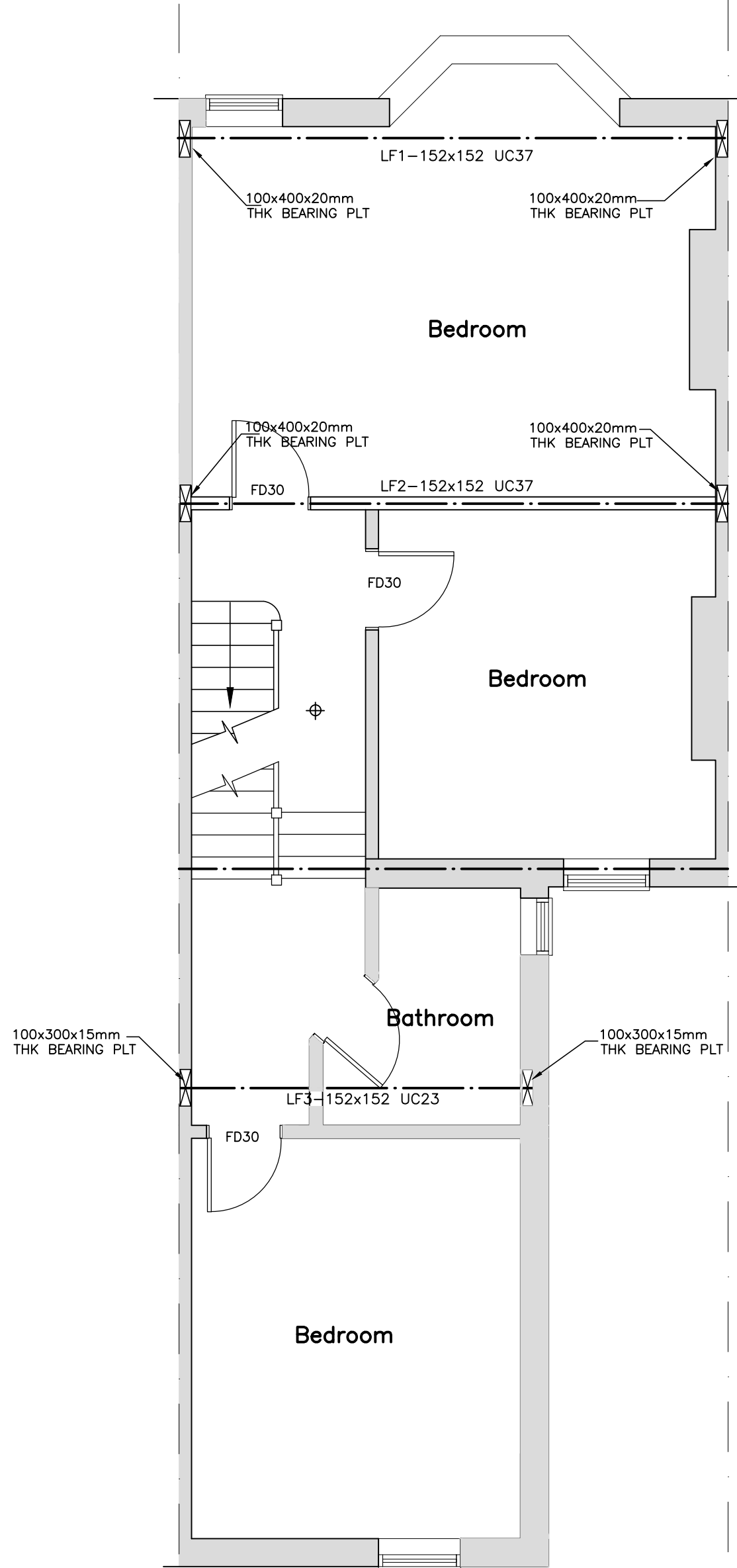
SECTION THROUGH MERGED
DORMER AT NO.44
(1:20)

GENERAL NOTES

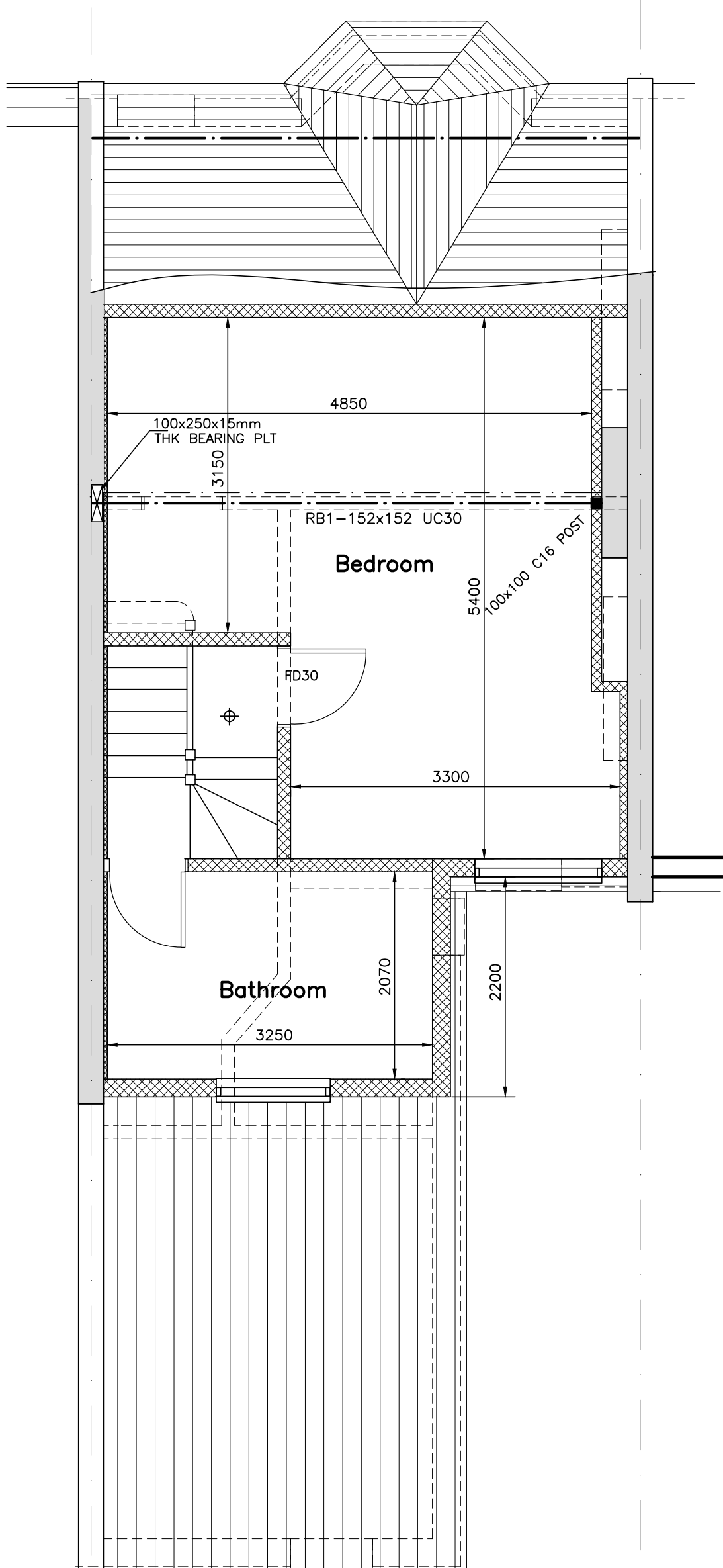
1. ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS & CODES OF PRACTICE
2. BEAM ENCASEMENTS:- NEW STEEL BEAMS SUPPORTING 2nd FLOOR CONSTRUCTION TO BE PROTECTED TO ACHIEVE A MINIMUM 1/2hr FIRE RESISTANCE.
3. VENTILATION DETAILS:- NEW DOUBLE GLAZED WINDOWS TO HAVE MIN. OPENABLE AREA OF 1/20th OF THE FLOOR SPACE & INCORPORATE MIN. 8000mm² TRICKLE VENTS. NEW SHOWER ROOM TO HAVE A MECHANICAL VENT WITH MIN. 3 AIR CHANGES PER HOUR & OPERATED VIA THE LIGHT SWITCH WITH A 15 MINUTE OVER RUN DUCTED THROUGH TO THE EXTERNAL AIR.
4. PLUMBING:- WC TO HAVE REAR OR SIDE OUTLETS WITH EITHER 'P' OR 'S' TRAPS CONNECTED TO EXTG. 100mm SOIL STACK. BATH OR/ & SHOWER TO HAVE 40mm DIA. UPVC WASTES & W/H BASIN TO HAVE 40mm DIA. ALL WASTES TO HAVE 75mm DS TRAPS. RODDING ACCESS TO BE PROVIDED AT EVERY CHANGE IN DIRECTION. ALL WORK TO BE IN ACCORDANCE WITH BS5572 & CP301. THERMOSTATIC VALVES REQUIRED TO ALL NEW RADIATORS & BATH/SHOWER MIXER UNIT.
5. WINDOWS:- ALL WINDOWS TO BE DOUBLE GLAZED. REAR WINDOW TO NEW BEDROOM TO HAVE AN UNOBSTRUCTED OPENING THAT IS AT LEAST 750x550mm WIDE.
6. Ⓢ DENOTES SMOKE DETECTOR
ALL DETECTORS ARE TO BE INTERLINKED & FITTED NO NEARER THAN 300mm FROM ANY LIGHT FITTINGS. TO ALSO BE INTERCONNECTED TO THE MAINS SUPPLY WITH A BATTERY BACK UP ALLOWING A MIN. OF 72hrs MAINS FAILURE.
7. STAIRCASE:- EQUAL RISERS IN APPROX 2717mm. GOINGS TO SUIT- MINIMUM 220mm. MAX. ANGLE 42° MAINTAIN MIN 2.0M. CLEAR HEADROOM ABOVE PITCH LINE BETWEEN NEW & EXISTING FLIGHTS. HANDRAIL TO BE PROVIDED MIN.900mm ABOVE PITCH LINE BALUSTRADES TO BE MAX. 100mm CENTRES ANY TAPERED TREADS TO HAVE MIN. 50mm GOING. SAME ANGLE OF TAPER AND TYPICAL GOING WIND AT CENTRE OF FLIGHT.
8. BUILDER TO CHECK ALL DIMENSIONS BEFORE COMMENCEMENT
DRAWING NOT TO BE SCALED
9. ALL BOUNDARY WORK TO HAVE ADJOINING OWNERS PERMISSION.
10. ALL NEW GLAZING IN PVC OR WOOD FRAMES TO HAVE A MAXIMUM 'U' VALUE OF 1.6W/m²K-ACHIEVED BY SEALED DOUBLE GLAZED UNITS WITH LOW 'E' (SOFT COATED) INNER PANES & 16mm AIR GAP BETWEEN PANES.
GLAZING IN METAL FRAMES TO HAVE A MAXIMUM 'U' VALUE OF 1.6W/m²K-ACHIEVED BY SEALED DOUBLE GLAZED UNITS WITH LOW 'E' (SOFT COATED) INNER PANES & 16mm ARGON FILLED AIR GAP BETWEEN PANES THE FRAMES TO HAVE AN 8mm THERMAL BREAK.
SAFETY GLASS (KITE MARKED) IN ALL GLAZING PROVIDED BETWEEN FINISHED FLOOR LEVEL & 800mm ABOVE
11. ALL INTERNAL PARTITIONS TO BE 0/ALL 100mm THICK WITH 75x50 STUDS AT 400c/c FULLY INSULATED WITH ROCKWOOL & 12.5mm PLASTERBOARD + SKIM
12. ALL ELECTRICAL WORK MUST MEET THE REQUIREMENTS OF APPROVED DOCUMENT 'P' & DESIGNED & INSTALLED OR INSPECTED & TESTED BY A QUALIFIED ELECTRICIAN WHOM IS REGISTERED WITH A GOVERNMENT AUTHORISED SELF CERTIFICATION SCHEME OR A SEPARATE BUILDING NOTICE FOR THIS WORK IS TO BE SUBMITTED
13. ANY GLAZING WITHIN DOORS TO BE A MINIMUM OF HALF HOUR FIRE RESISTANT
14. PARTY WALL TO BE INSULATED WITH 65mm CELOTEX TUFF-R GA3000 FIXED DIRECTLY TO WALLS VIA 25x50 BATTENS @ 600c/c & LINED WITH 12.5mm WALL BOARD
15. CODE 4 LEAD SOAKERS TO BE USED TO WEATHER THE JUNCTION BETWEEN THE DORMER CHEEKS & THE PITCHED ROOF. ALSO PROVIDE CODE 4 LEAD AT JUNCTION OF PITCHED ROOF & DORMER FLAT ROOF ENSURING A MINIMUM 150mm LAP UNDER 1ST TILE COURSE.
16. PROVIDE A MINIMUM OF 3 IN 4 ENERGY EFFICIENT LIGHT FITTINGS THAT CAN TAKE A LAMP WITH A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.



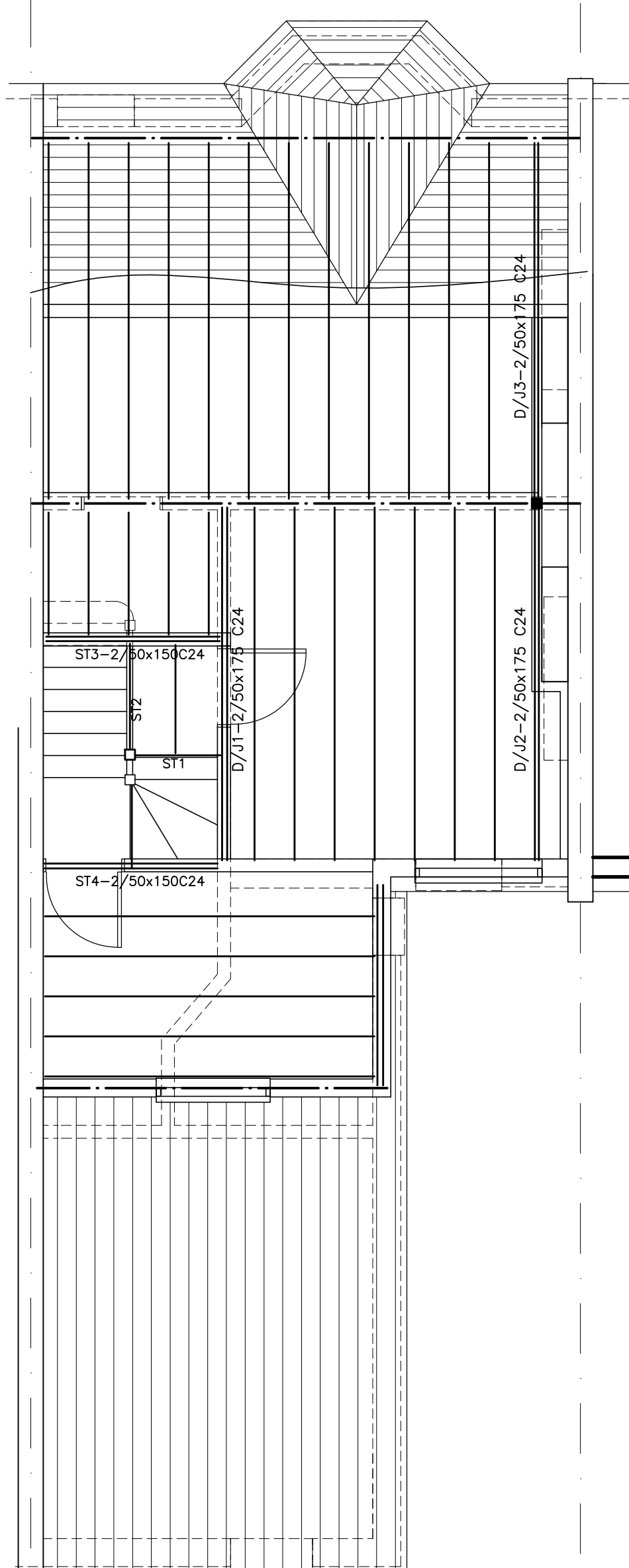
GROUND FLOOR PLAN



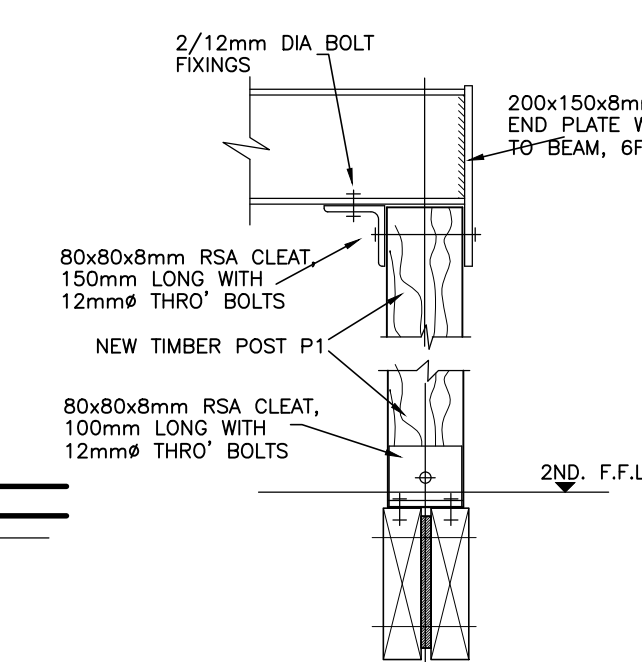
PROPOSED SECOND FLOOR PLAN



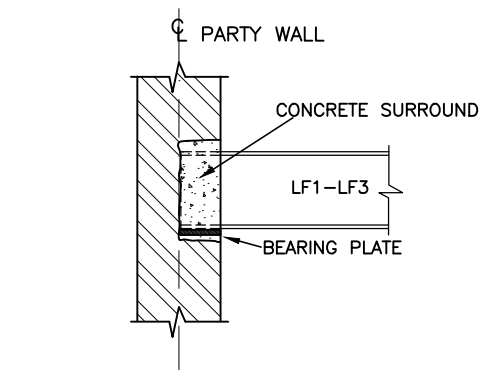
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR JOIST LAYOUT



TYPICAL RIDGE BEAM/TIMBER
POST CONNECTION DETAIL
(1:10)



TYPICAL SECTION OF BEAM
INSERTION INTO PARTY WALLS
(1:20)

Rev	Description	Date
Project	LOFT CONVERSION	
Drawing	CONSTRUCTION DRAWING	
Drawn	Checked	
Scale	Date	
Stage	Drg. No.	Rev