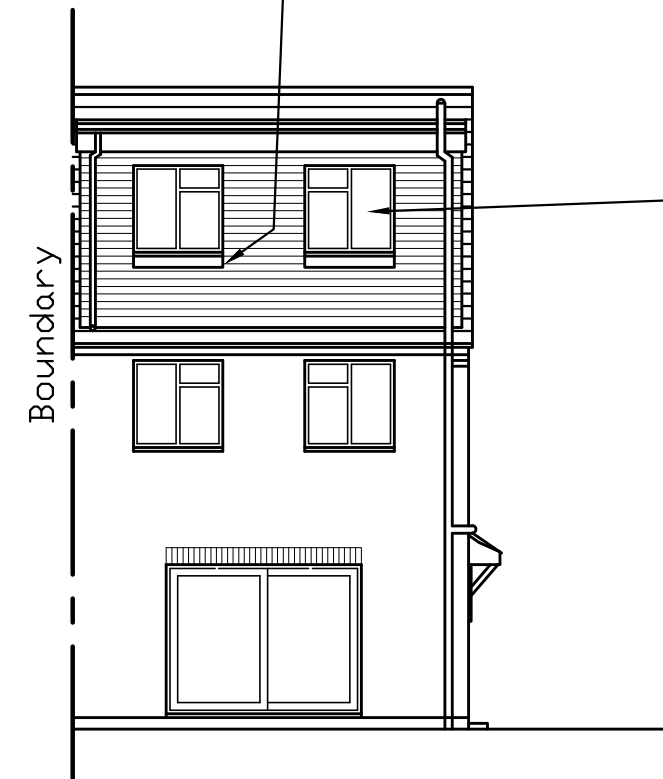
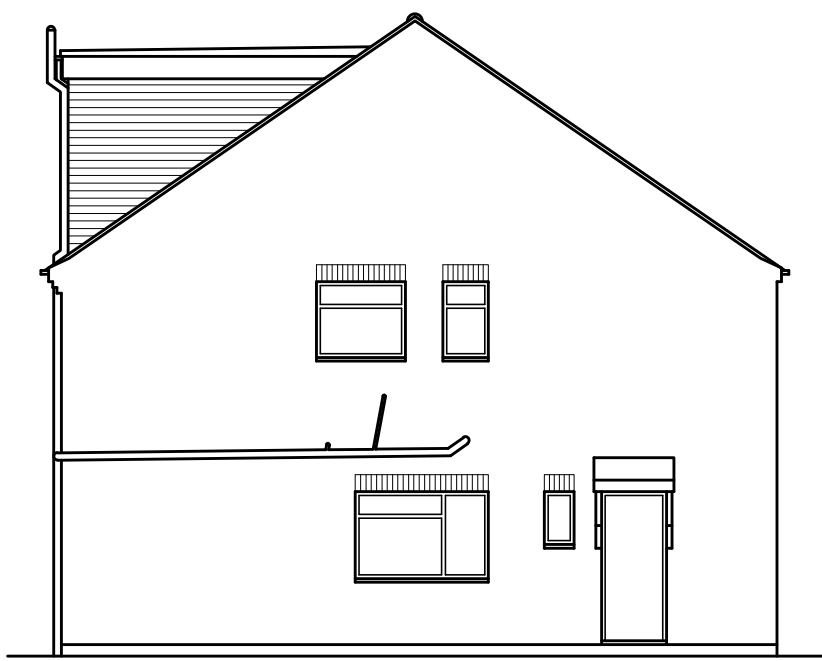


Code 4 or 5 lead flashing under cills then dressed over tile cladding.



West Elevation

App. 4100



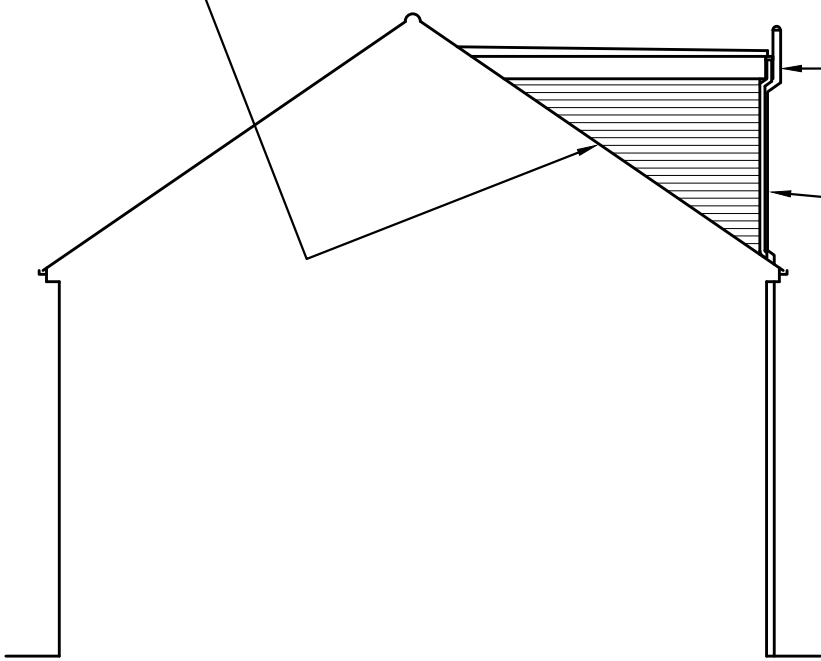
South Elevation

Windows in roof slope to not protrude more than 0.15m beyond the face of the roof slope.



East Elevation

Code 4 or 5 lead flashing under cladding then dressed over existing roof tiles.



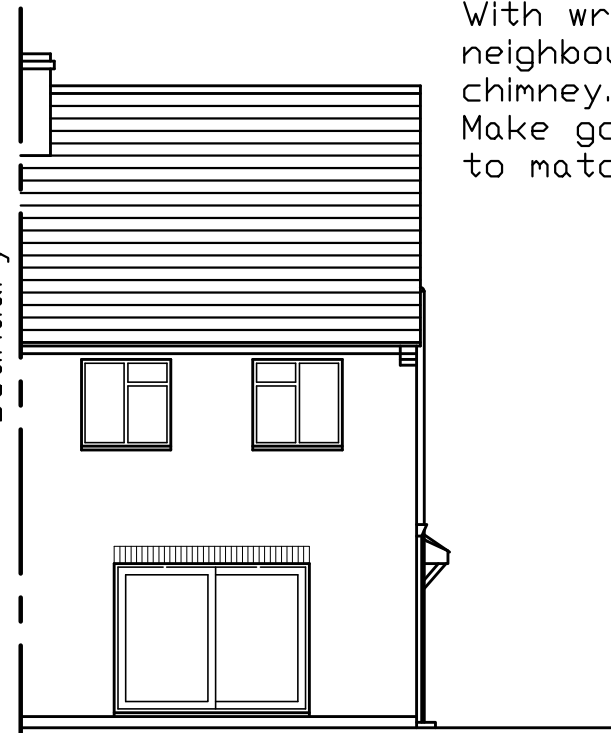
North Elevation

25thk fascia & 6mm exterior grade plywood soffit. If required use 25mm thk PVC continuous strip ventilators fixed to back of new & existing fascia. As an alternative to above use UPVC for fascia.

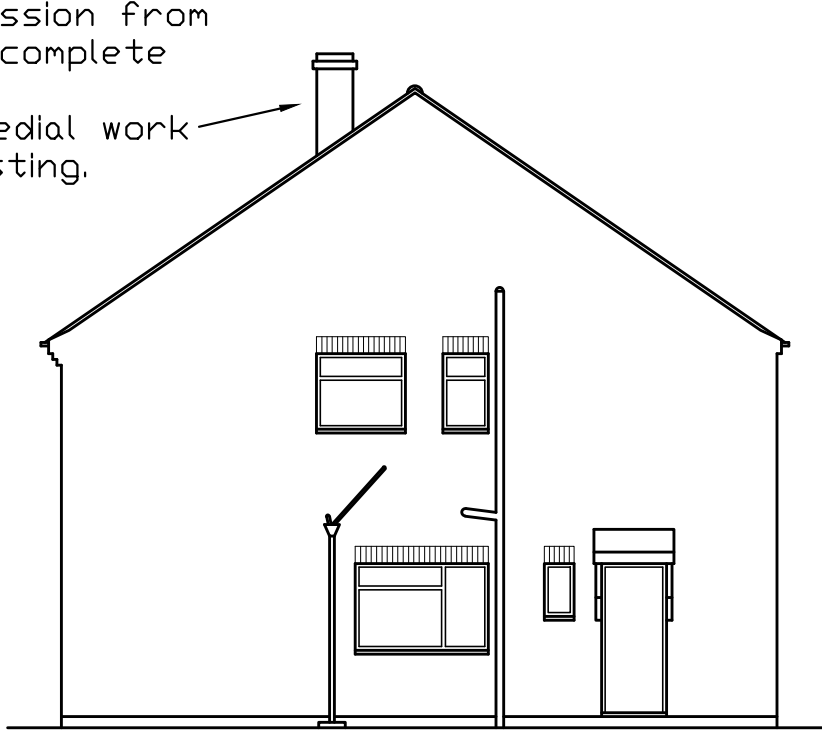
Rainwater from 100 square PVC gutter to 67 square PVC downpipe fitted with shoe to discharge onto existing roof.

Double glazed windows in UPVC or hardwood frames to match existing. Soft low E argon filled 16mm air gap, or a WER Band C or better. Generally windows should be 25% of floor area with upper bedroom windows to have means of escape with unobstructed openable area of 0.33m² & not less than 450mm wide x 800mm high otherwise ventilation to be 1/20th floor area min. Provide trickle ventilation to frames (8000mm²). Toughened glass to windows less than 800 above floor level. Minimum 'U'-value 1.4w/m²k. Provide background ventilation 1.7m above finished floor level.

With written permission from neighbour remove complete chimney. Make good all remedial work to match with existing.



Exist. West Elevation



Exist. South Elevation



Exist. East Elevation

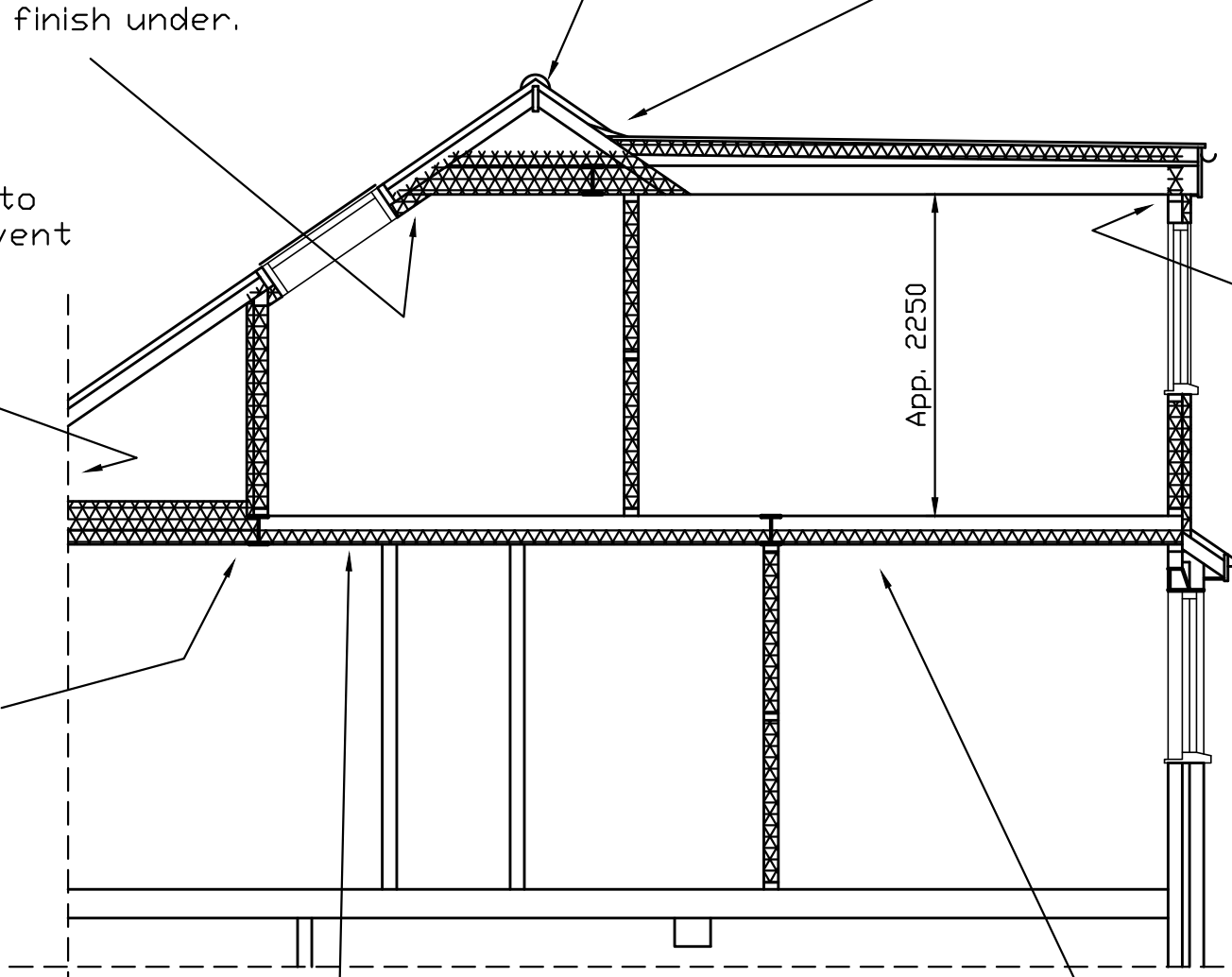
To sloping section of roof provide 50mm thk 'Kingspan' within rafters (maintain minimum 50mm air gap) 50 square tanalised battens @ ninety degrees to rafters with 50mm thk 'Kingspan' between then cover with 30mm thk 'Kingspan' finish with 1-no. 12.5mm thk foilbacked plasterboard & set finish under.

Provide proprietary UPVC ventilators between rafters to aid ventilation to roof & prevent insulation from obscuring ventilation gap

Wrap insulation around steel beam to prevent cold bridging.

Half round ridge tiles with 175 x 50 ridge board. Provide ventilation ridge tiles where recommended by building inspector.

Code 4 or 5 lead under tiles onto 25mm thk layboard then dressed over flat roof.



Provide 100mm mineral wool having a density of 10kg/m³ to the first floor void.

Typical Section Thro'.

New floor joists to be positioned 25mm clearance with existing ceiling & if appropriate fix to existing ceiling joists. Support new floor from 'Simpson' strong tie-125mm down stand positioned from timber plates screwed thro' flange of steel beams.

Flat Roof Dormer
12-granite chips on 3-layer high performance felts all hot bitumen bedded on 22thk exterior grade plywood on 100mm thk 'Kingspan' with joints taped on 12.5thk exterior grade plywood on 50sq. tanalised battens with 50mm thk 'Kingspan' between on 500g vapour barrier on 0-50 firring pieces to give min. 1:70 fall on 175 x 50 joists @ 400crs. 12.5thk foilbacked plasterboard & set finish ceiling. protect all timbers with preservative prior to installation.

Dormer Cheeks
100 x 50 studs @ 400crs. with 100 x 50 top & bottom plates. 12.5thk plasterboard & set finish internally. Externally clad with plain tiles on 38 x 25 tanalised battens on 1-layer breathable felt on 10mm thk ext. grade plywood on 1000g poly. sht. vapour barrier, 100mm thk 'Kingspan' between studs & 50mm thk 'Kingspan' over studs. To area of dormer cheeks within 1m of boundary provide 6mm masterboard or similar material to provide a half hour fire resistance, 100 x 100 posts each side of windows with 150 x 100 head members over. Provide 30 x 5 galv. M.S. straps secured @ crs. not exceeding 1.6m & across 3-no. joists min. to restrain walls with roof @ eaves level. (Provide 2-no. joists under dormer cheeks). All timbers protected with pressure treated preservative prior to installation.

2nd Floor
22 thk T&G boarding on 175 x 50 joists @ 400 crs & where convenient layed between existing ceiling joists. Use 'chicken mesh' stapled to sides of joists to support 200 thk quilted insulation to achieve full half hour fire protection. Existing 1st floor construction appears to be 18thk T & G boarding on 175 x 50 joists. Floor boarding to bathrooms to be water resistant.

Peripheral & Internal Walls
100 x 50 studs @ 400 crs. with 100 x 50 top & bottom plates. 1-no. 12.5thk foilbacked p/board & set finish room side. 6mm thk ext. grade plywood loft side & 90mm thk 'Kingspan' or similar insulation between studs. Unless otherwise stated double floor joists under. Provide additional 60mm 'Kingspan' to loft side of peripheral walls.

All Items, Notes, Dimensions & General Design Contained On This Drawing Are For Guidance Purposes Only.
Nominated Builder Or Person Responsible For The Project Should Make A Thorough Check Prior To Commencement Of Works Against Site, Drainage Service Drawings, Current Building Regulations, British Standards & Codes Of Practice.
The Originator (sJo) Will Not Accept Any Liability For Mistakes That Could Occur.

Proposed

Rear Dormer

For:-
Mr & Mrs Golding
48 Nursery Road
Meopham
Kent DA13 0NF

Approved	Drawn sJo
Scale 1:50 & 1:100	Date Feb.'23 Checked Date
Drawing No.	2302/01 Sht 1 of 2
Revision	

Special Notes
Client to notify neighbour six weeks before commencement of works to satisfy any necessary requirements of the Party Wall Act 1996. Leaflet & explanation can be obtained from the local council.

Client to contact the local water authority to ascertain whether a building over agreement is necessary if the sewer is under or within 3000mm of the new building. Existing foundations taking additional loading to be exposed & underpinned if deemed to be necessary. Existing lintels taking additional loading to be exposed & replaced if deemed to be necessary.

Special Note
All steelwork calculations & connection details to be clarified by a qualified structural engineer & adjusted accordingly, submitted & agreed prior to commencement of work on site.

Scale:- 1:100



Scale:- 1:50

