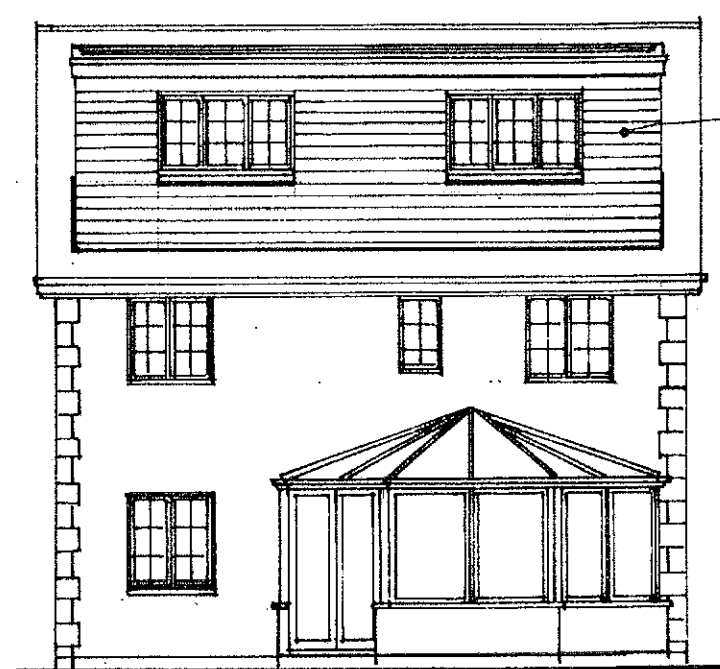
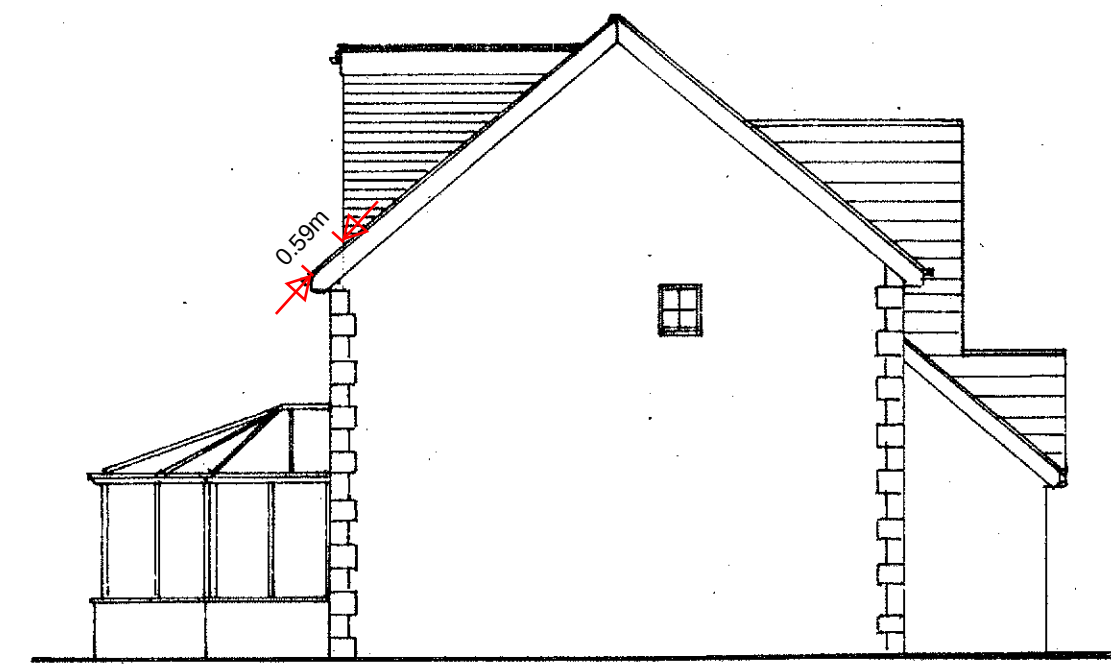




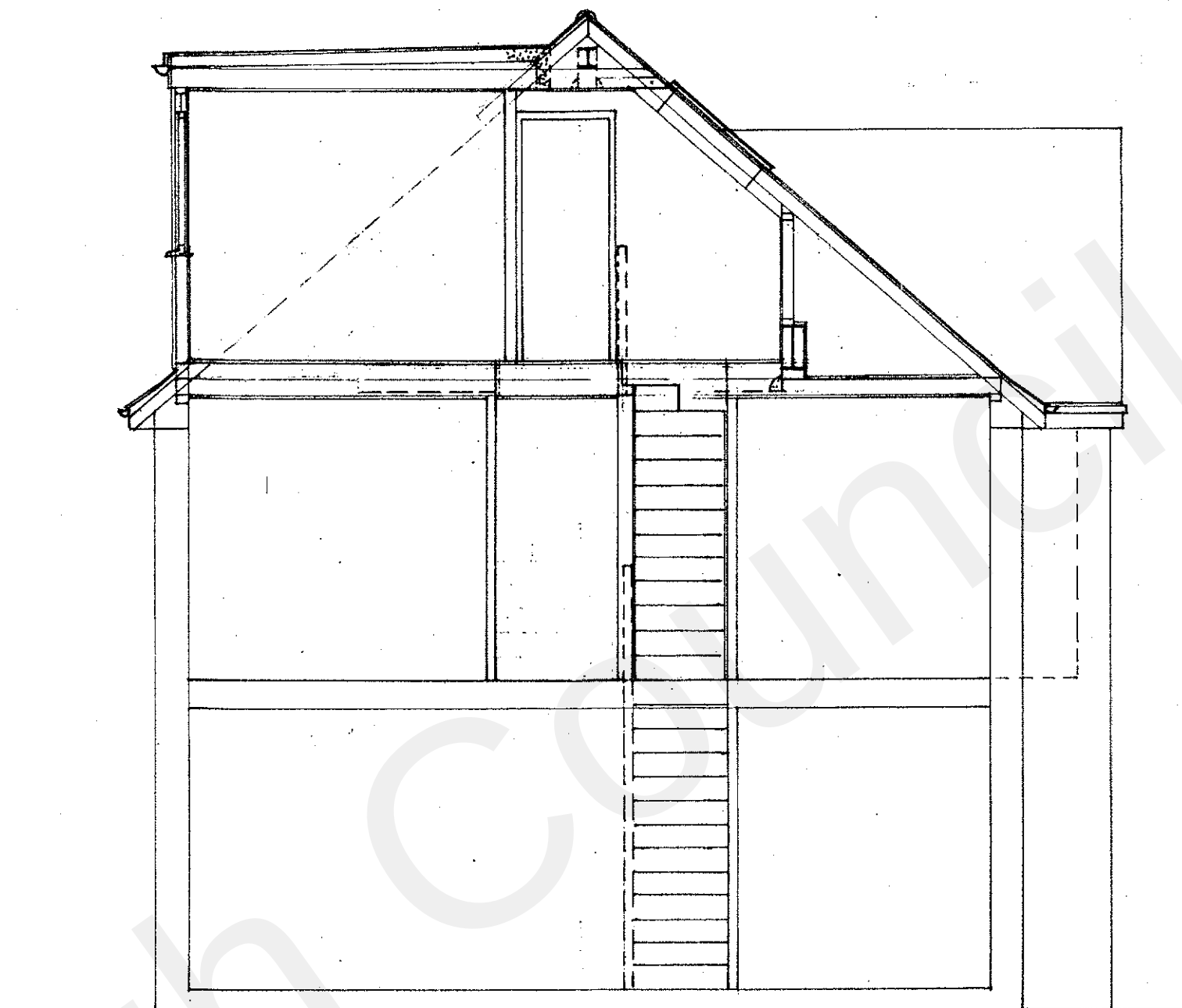
PROPOSED FRONT ELEVATION 1:100



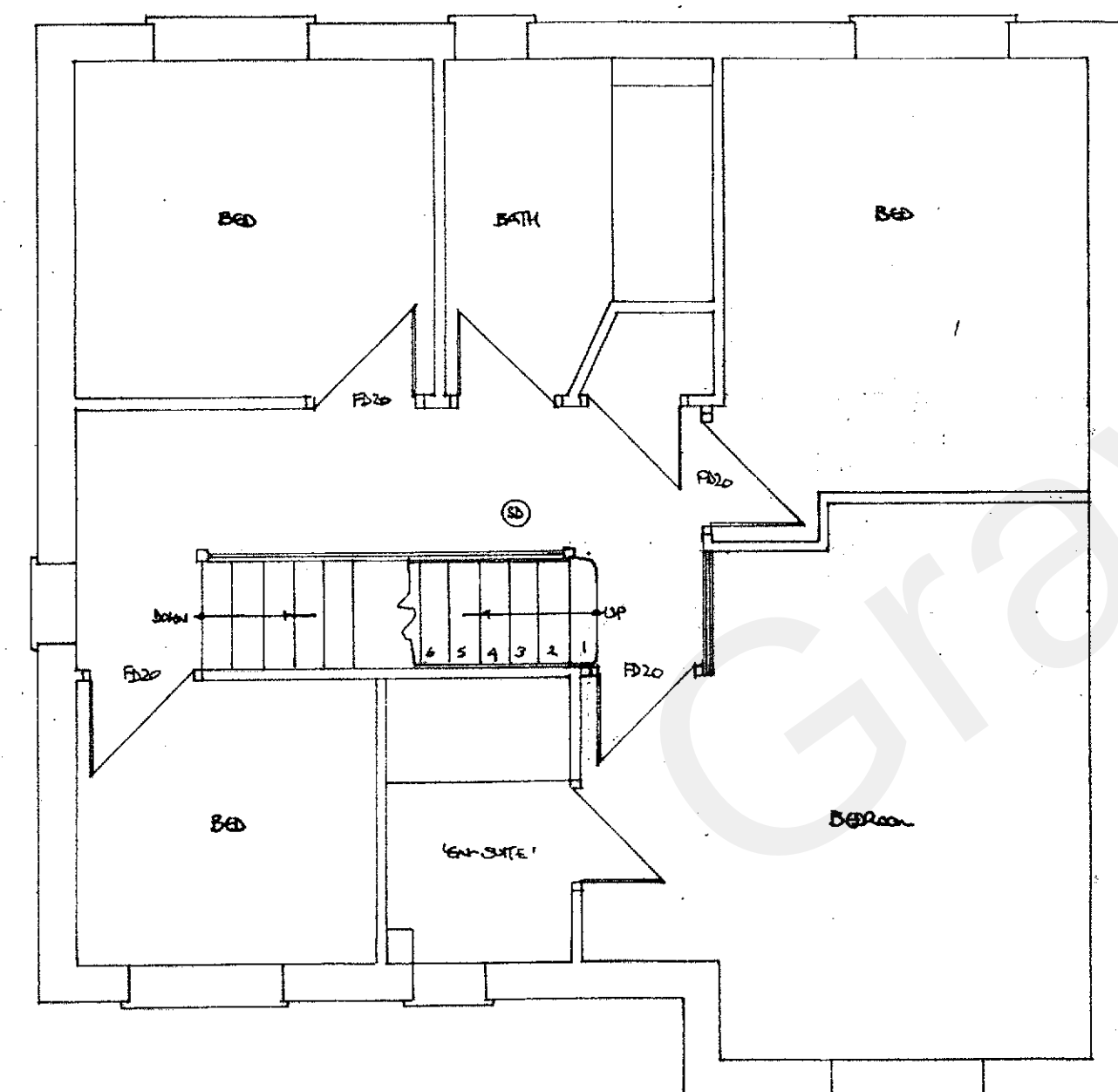
PROPOSED REAR ELEVATION



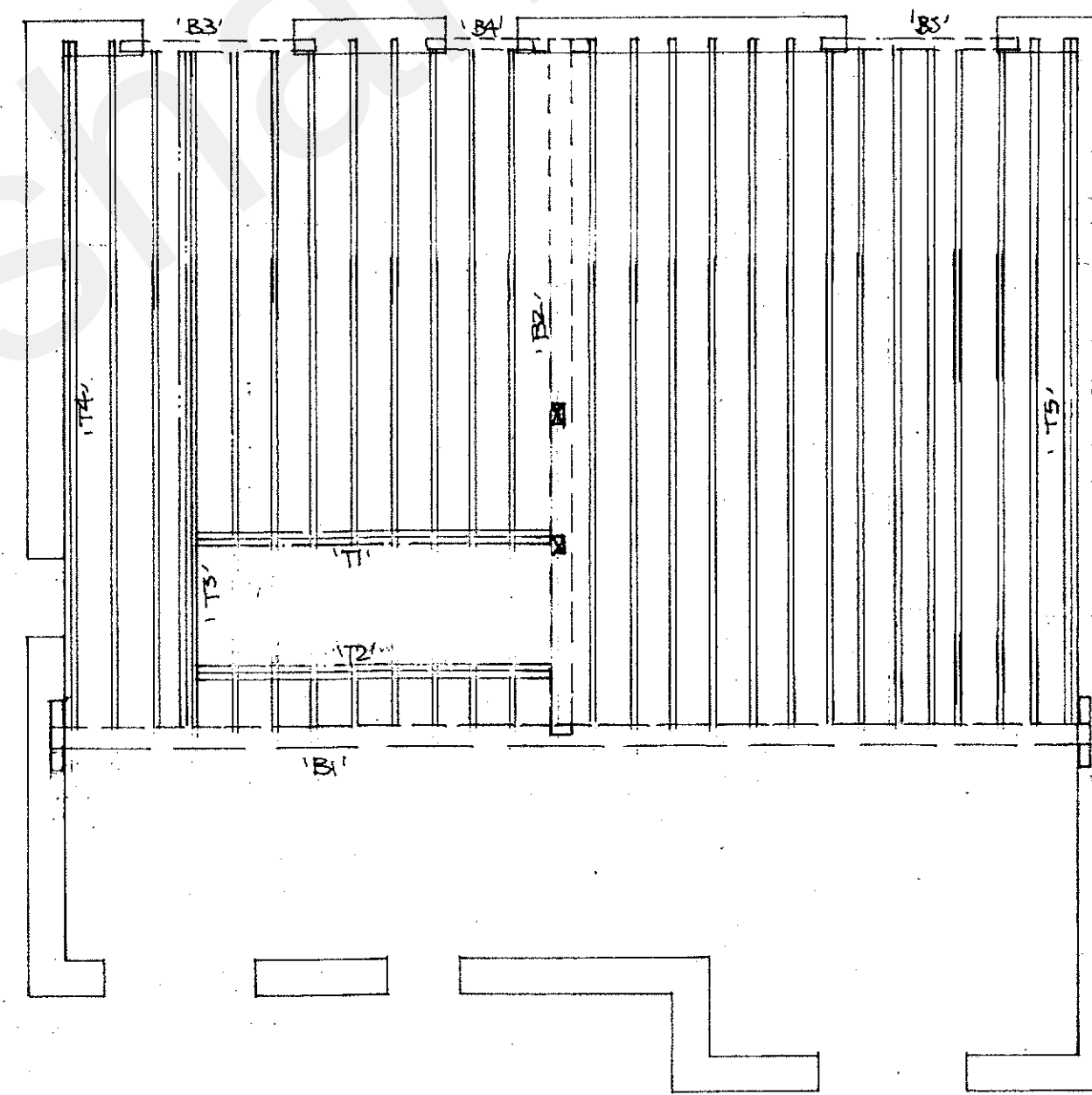
PROPOSED SIDE ELEVATION



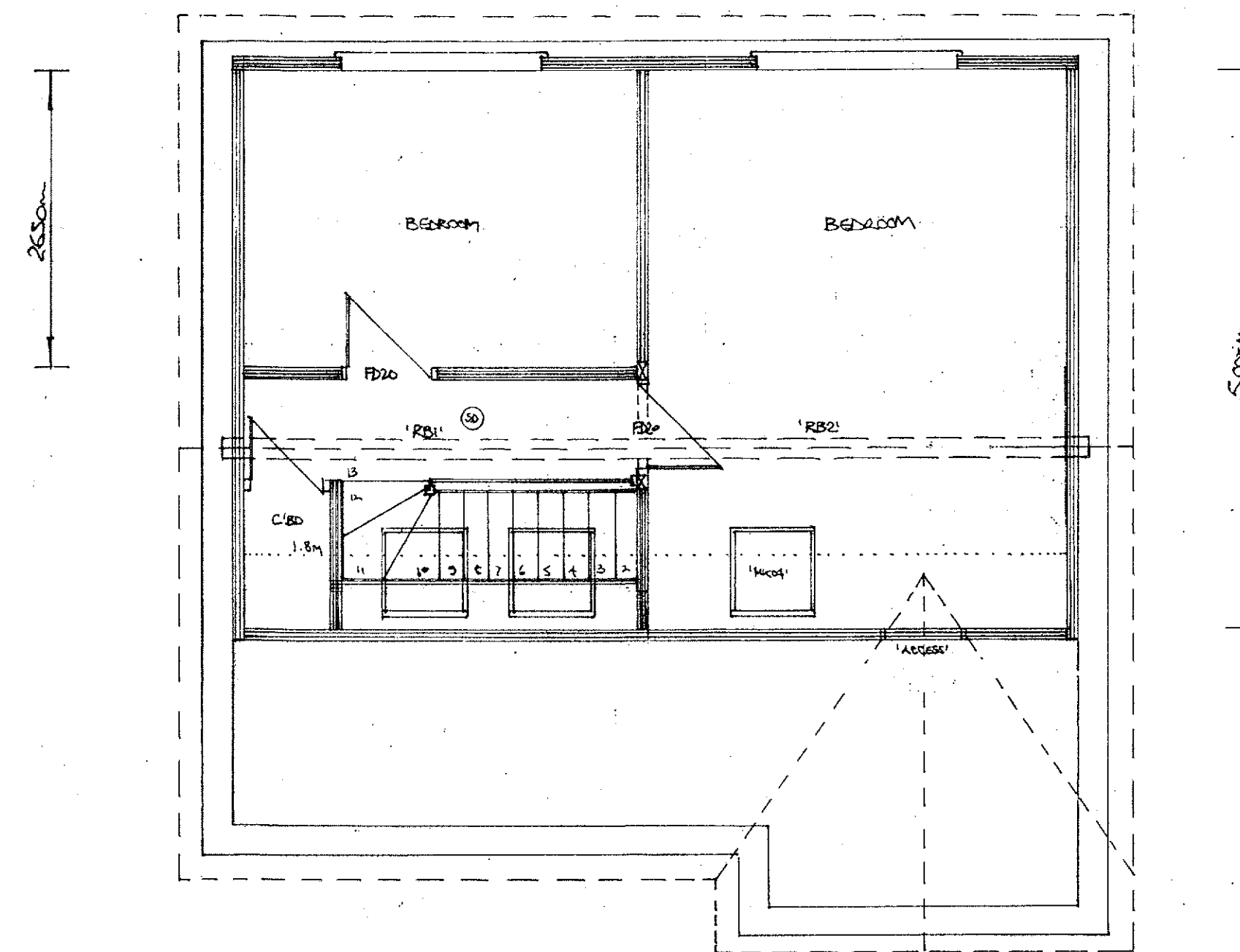
SECTION



PROPOSED FIRST FLOOR PLAN



PROPOSED BEAM & JOIST LAYOUT



PROPOSED SECOND FLOOR PLAN

NOTE:
PROPOSED DORMER: $7.7 \times 2.75 \times 3.2$
 2
 $= 33.8 \text{ m}^3$

SPECIFICATION (AS APPLICABLE)
DORMER FLAT ROOF (WARM DECK)
6mm granite chippings bitumen on 3 no layers of high performance roofing felt hot laid and fully bonded on Celotex Tempcheck TD4125 decking on firrings giving min. fall of 1:40 on C16 grade timber joists mm x mm @ 400 crs. 12.5mm plasterboard and skim finish. 'U' value 0.18 w/m²k.

COLD ROOF OPTION
Use Celotex Extra XR4120 between joists and Celotex T-Break TB4030 beneath the joists. Tape joists with self adhesive alum. Foil tape, and seal perimeter edges with mastic vapour control layer. Cold roof to be cross vented via counter battens and continuous strip vents to fascias. 'U' value 0.18 w/m²k.

DORMER ROOF (PITCHED) AND EXTENDED ROOF SLOPES
Matching tiles on 36 x 19 mm approved quality softwood tiling battens at suitable gauge for tiles on an approved reinforced roofing felt lapped min. 100mm horizontally and vertically and secured with clout nails to proposed 100 x 50mm C16 grade timber rafters at 400 crs.

DORMER CHEEKS & FACE
Vertical tile hanging on 38 x 19mm battens (on 6mm Masterboard if within 1m of boundary) 12.5mm exterior grade plywood on 100mm x 50mm C16 grade timber studs @ 400mm crs. Celotex GA4070 to "rear" of stud, 30mm cavity, Celotex TB4012 over face, 12.5mm foil backed plasterboard and skim. Cose & lead to all junctions. 'U' value 0.28 w/m²k.

CEILING (SLOPING)
GA4050 Celotex between rafters, maintaining 50mm min. air flow behind insulation, with Celotex Tuff-R GA4070 under rafters, joints taped-vcl. 25mm battens, 12.5mm foil backed plasterboard & skim finish. 'U' value 0.18 w/m²k.

PARTITION
Formed in 100 x 50mm C16 grade timber studs @ 400mm crs. Adequately cross braced, with Celotex Tuff-R GA4070 to "rear" of studs, 25mm cavity with Celotex TB4012 12mm over face, tape joints. 12.5mm foil backed plasterboard and skim to faces.

INTERNAL PARTITIONS (To staircase enclosure)
12.5mm plasterboard and plaster skim each side of 100mm x 50mm timber studding cross-nogged, to give 1/2 hour fire resistance. 100mm mineral wool.

ROOF WINDOWS
Installed to manufacturers recommendations, double rafters trimming. Windows to attain a U-value of 1.6w/m²k and incorporate 8000mm² trickle vents.

FLOOR
22mm tongued and grooved floor grade chipboard on mm x mm C16 grade timber joists at 400mm crs. Joists packed 25mm clear of existing ceilings off load bearing walls or hung from new beams by "Simpson" JHA450 hangers. Double joist under parallel partitions bolted together with M12 bolts, nuts, washers and timber connectors. New floor to be 1/2 hr. fire resistant to B.R.E. 208, 100mm mineral wool laid on fixed chicken wire with 22mm T&G flooring also laid in voids.

STAIRCASE
Rise mm going mm, pitch 42° max. 2m clear headroom above pitch line to new and existing stairs. Handrail to be provided 900mm above pitch line. Any tapered treads to have min 50mm going, same angle of taper. Width of stairs mm. No gaps anywhere to allow passage of 100mm dia sphere. Handrail to be continuous and on side where tapered treads have the greater going. Handrail 500mm min high to landings.

STEEL BEAMS
Encase in two layers 12.5mm plasterboard, joints staggered to give 1/2 hr fire resistance, or in 1 layer of 12.5mm fire line plasterboard.

FIRE REGULATIONS B.1
All doors marked D20 to be certified 1/2 hr. fire doors. Any glazing in doors or lightings to be in Georgian wired glass.

SMOKE ALARMS
③ denotes mains linked smoke detectors sited min 300mm from light fittings.

PLUMBING
Bathrooms/en-suites to be fitted with a mechanical extractor, min. capacity 15 l/s. Shower and basin wastes to be UPVC of adequate size for run with anti-vac traps. WC waste 100mm UPVC, to a 100mm UPVC stub stack fitted with an air admittance valve and run to existing SVF. If not practical a "sani-plus" unit may be utilised.

ELECTRICS
Energy efficient lighting to be provided, min. 75% light fitting only taking lamps having a luminous efficiency greater than 40 lumens per circuit-watt, installed to approved document "P".

NOTE
Finished room dimensions may vary slightly from stated dimensions. Work may be specified on this drawing which does not form part of this contract.

LOCAL AUTHORITY: B.C.
P.L.

DATE	SIG.	REVISIONS

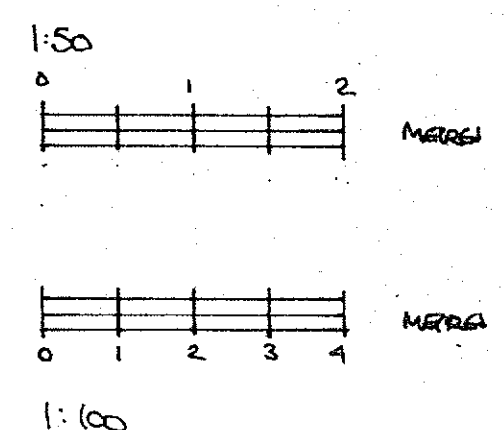
CLIENT: MR. JASON BAYLIFF

DRAWING TITLE:
9 ASHMORE GARDENS
NORTHFLEET
DALL 8UE

JOB TITLE:
PROPOSED LOFT CONVERSION

DATE: AUG. 121 DRAWN: am

SCALE: 1:50 & 1:100



PROPLAN
RECEIVED
13 AUG 2021

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DWG. NOS: