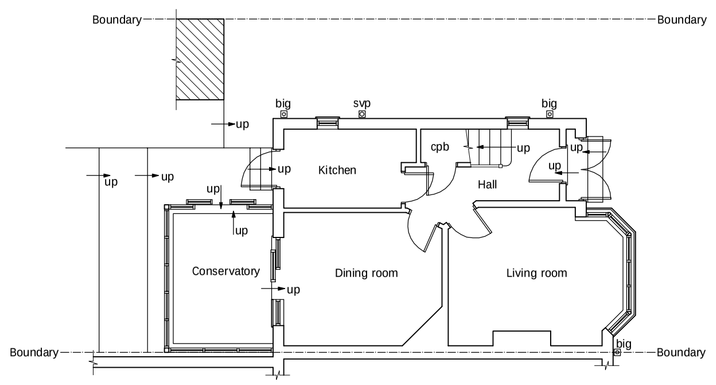
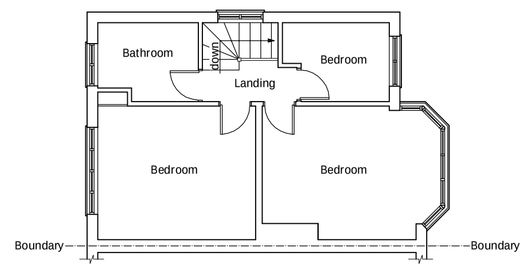
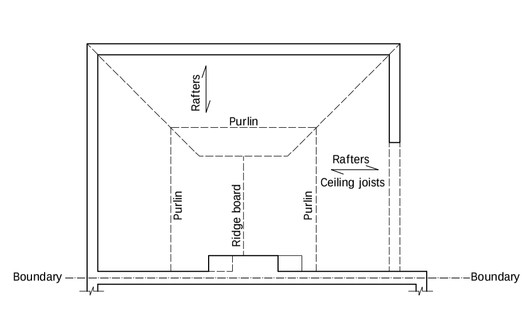
An inspection of the underground drainage was not possible on survey. Client to provide a drainage survey carried out by utility specialist and notify the designer. ALL DRAINAGE SHOWN IS ASSUMED.



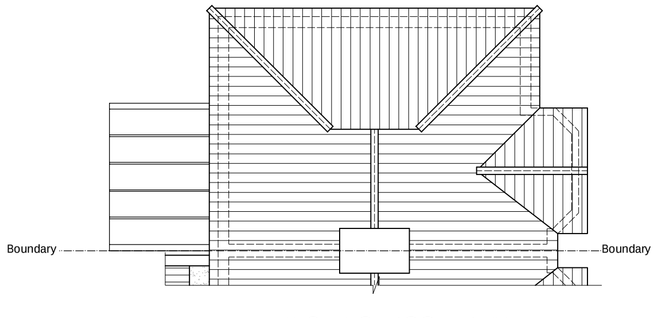
EXISTING GROUND FLOOR PLAN
scale 1:100



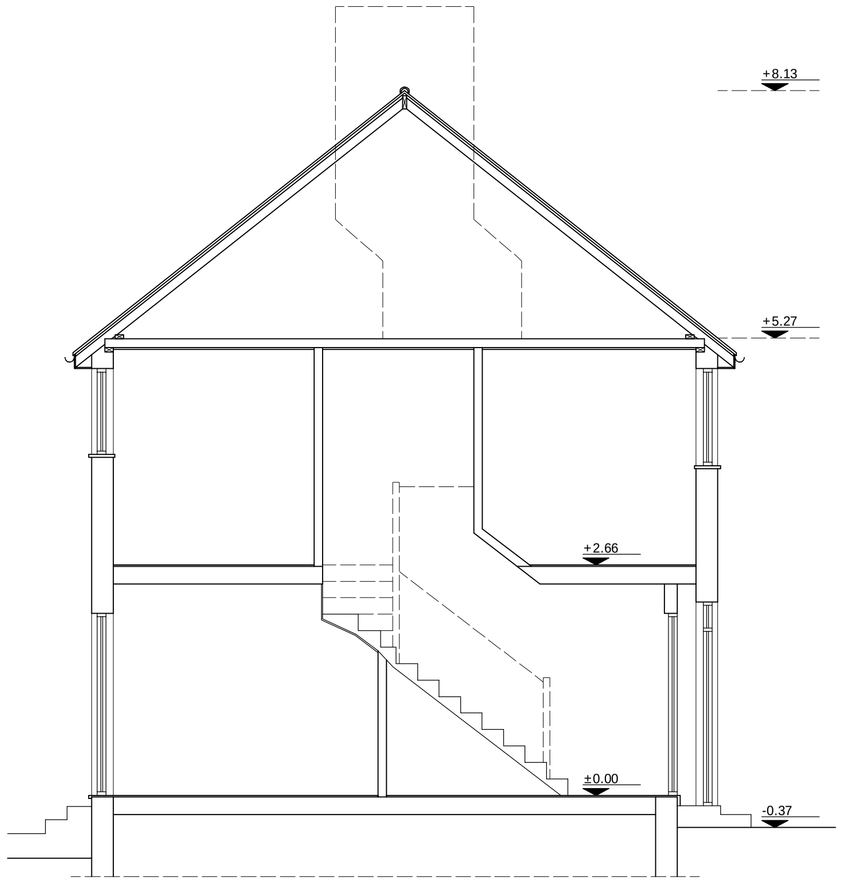
EXISTING FIRST FLOOR PLAN
scale 1:100



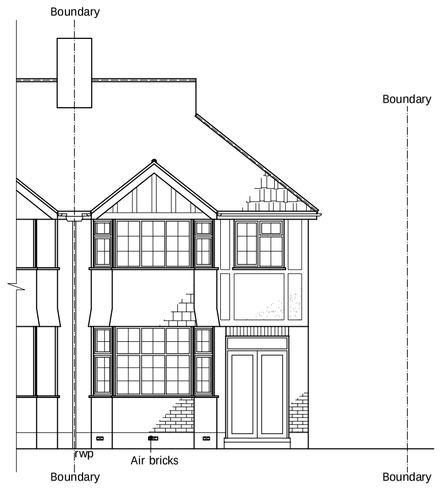
EXISTING ATTIC FLOOR PLAN
scale 1:100



EXISTING ROOF PLAN
scale 1:100

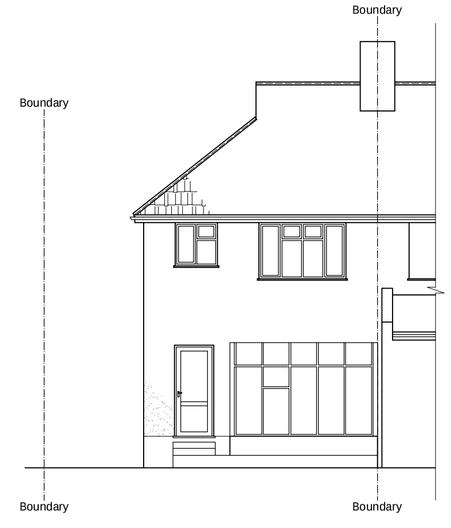


EXISTING SECTION
scale 1:50

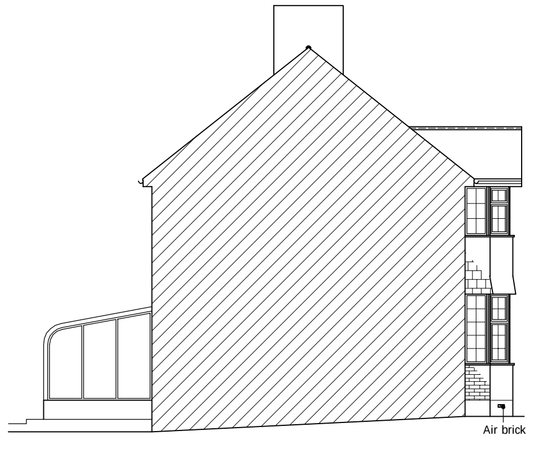


EXISTING FRONT ELEVATION
scale 1:100

EXISTING SIDE ELEVATION
scale 1:100



EXISTING REAR ELEVATION
scale 1:100



EXISTING Adj. SIDE ELEVATION
scale 1:100

SPECIFICATION.

GENERAL:- Loft conversion with dormer window to rear. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres.

1. PROPOSED ROOF STRUCTURE:- The existing rafters are to be re-inforced with min. 150mm deep rafters. Trim out with doubled (to be confirmed by Structural Engineer) rafters where required for new skylights. 100mm Celotex GA4000 insulation set beween rafters with min 50mm ventilation gap maintained to underside of sarking felt and fixed across face of rafters with a further 60mm Celotex PL4000 insulation with 12.5mm plaster board (vapour check type) and skim finish. All to give a U-value of 0.15. The existing ceiling joits and rafters are to be retined. New timber joists and steel beams to be 30mm clear of existing ceiling construction. Support provide to rafters at eaves on via stud at 400mm c/c supported on new steel bearer beam. New hidden roof vent tiles at front eaves to be provided with equal capacity of 25mm wide continuous strip ventilator. Provide continuous ridge vent with equal capacity of 10mm continuous strip ventilator. All velux windows to have EDN type flashing for flush fit installation. Velux windows are AA rated.

DORMER FLAT ROOF CONSTRUCTION:- Three layers of built up roofing class 3 to BS EN 13707:2013 finished with bitumen-bedded stone chippings to a depth of 12.50mm. The top layer to be mineral surfaced bituminous fully bonded to glass fibre based underfelt layer. Type 3G bottom layer to be partially bonded to 18mm WBP plywood to BS 1088 all laid to falls via softwood firrings. Softwood treated timber flat roof joists as specified by Structural Engineer with min. 100mm end bearing. 120mm Celotex XR4000 insulation (height of firrings to suit 50mm ventilated air gap between insulation and plywood) laied between joists and 50mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of joists, all to provide a 'U' value at 0.15 or better. Lead welted drip formed to front of dormer to allow for cross ventilation, provide 25mm wide continuous strip ventilator. Vertical tiles set to battens and breathable felt on 22mm marine grade ply - for walls which are more than 1000mm from boundary and on 9mm Supalux Promat cement particular boards (for half hour fire resistance) - for walls which are within 1000mm of boundary, set to framing. 60mm Celotex GA4000 insulation set between studs with further 60mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of studs, all to give a U-value of 0.18 or better. All skylights for flat roof to have EDN type flashing for flush fit installation. Skylights are AA rated.

EXTERNAL WALLS - BUILT UP GABLE END:- The external gable walls to match existing in appearance and structure - facing render to match existing comprising of 100mm blockwork to the external leaf with 1.1.6 cement/lime/sand. Cavity as existing. 100mm thermal insulating blockwork Celcon or Thermalite on the inner leaf with mortar as before, finished internally with stud partition 100x47mm at 400mm c/c. 100mm Celotex GA4000 insulation set between studs with further 60mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of studs, all to give a U-value of 0.18 or better. Internal wall insulation to meet with roof insulation at top of wall. All external and internal leafs are to be securely retained by approved stainless steel wall ties to BS EN 845-1 positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings spaced not more than 300mm vertically provided within 225mm from sides of openings at unbonded jambs.

PARTY WALL LININGS:- Existing gable party walls to be upgraded with stud partition 100x47mm at 400mm c/c. 60mm Celotex GA4000 insulation set between studs with further 60mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and) fixed across face of studs and over board with 15mm Gyproc SoundBloc skim finish (for sound proofing), all to give a U-value of 0.18 or better.

2. LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bat or Catnic metal anchors (30 x 5 mild steel). Straps to be secured to timber and walls min. 1000mm long at max. 1200mm c/c (1800m c/c in single storey construction).

3. NEW ATTIC FLOOR:- 22mm T&G flooring grade chipboard (V313 grade water resistant to new shower room) to timber floor joists as per Structural Engineer calculations and drawings, supported on new steel beams. Trimmers to floor and for stair opening to be as per Structural Engineer drawings. Floor joists doubled below all new non load bearing stud partitions. Provide for mid span herringbone strutting. Provide for Chickenwire mesh laid over the existing ceiling joist with 100mm Rockwool flexislab (for half hour fire protection to the existing ceiling) set between and carried to eaves voids where it is to be overlaid with 2x 100mm Rockwool quilt insulation. To give a total thicknes to unheated voids of 300mm and all to give a U-value of 0.15 or better.

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Project:
Loft Conversion with
Dormer Window to Rear.

For:
Petar Moshev
34 Hospital Bridge Road
Twickenham
Middlesex
TW2 5UJ

Scale:	Dwg. no:	Ref. no:
As shown	Sheet 1	A00
Drawn by: L.R.	Date Drawn: 26-June-2024	

For Drawings Tel: 0800 7836790

E-mail :- drawnplansco@aol.com

5m 1:50
10mm 1:100