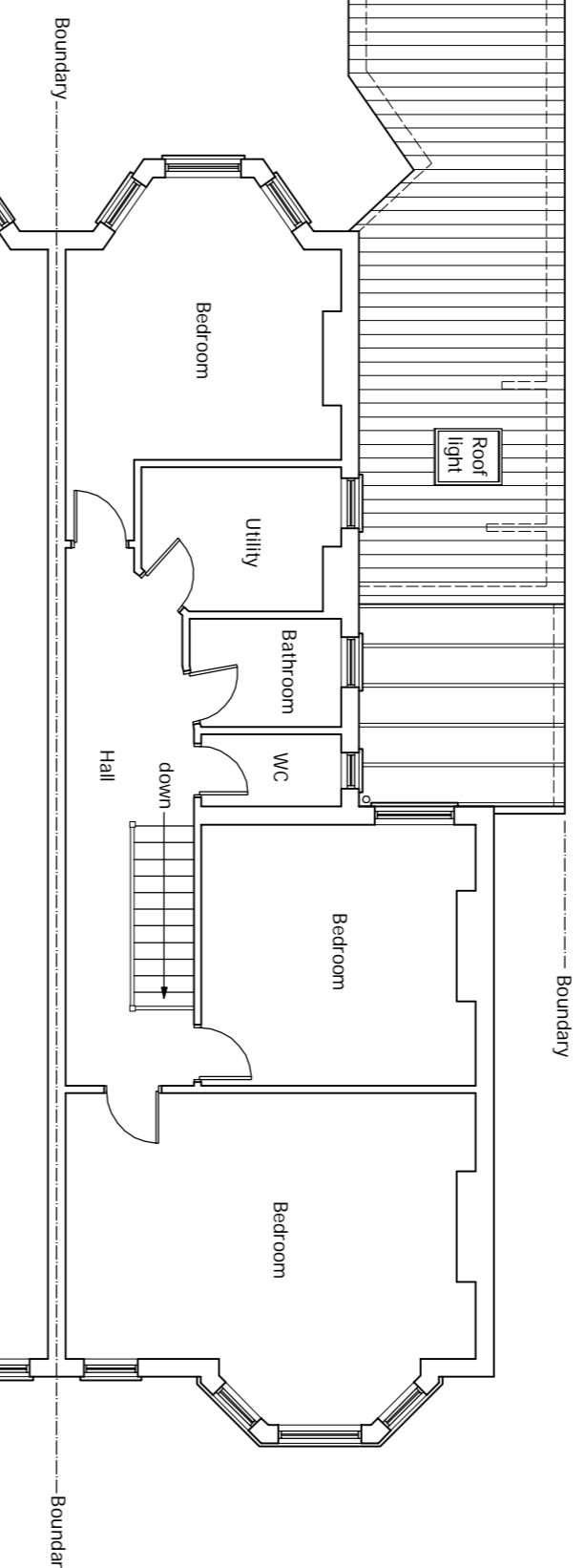
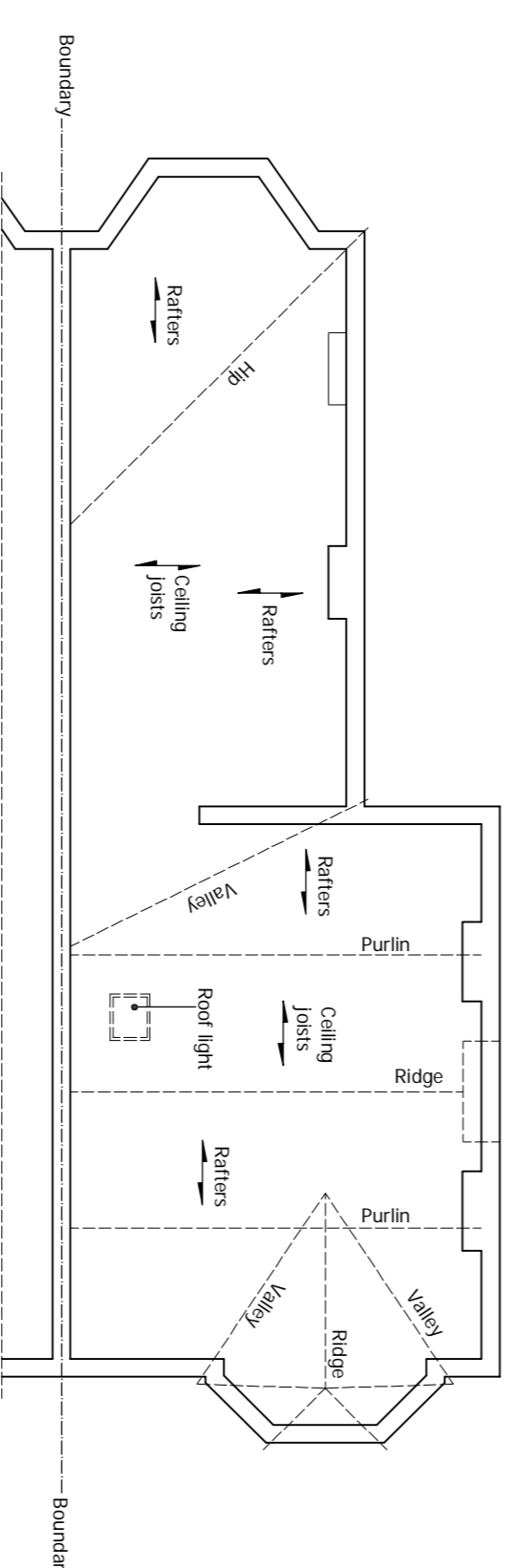


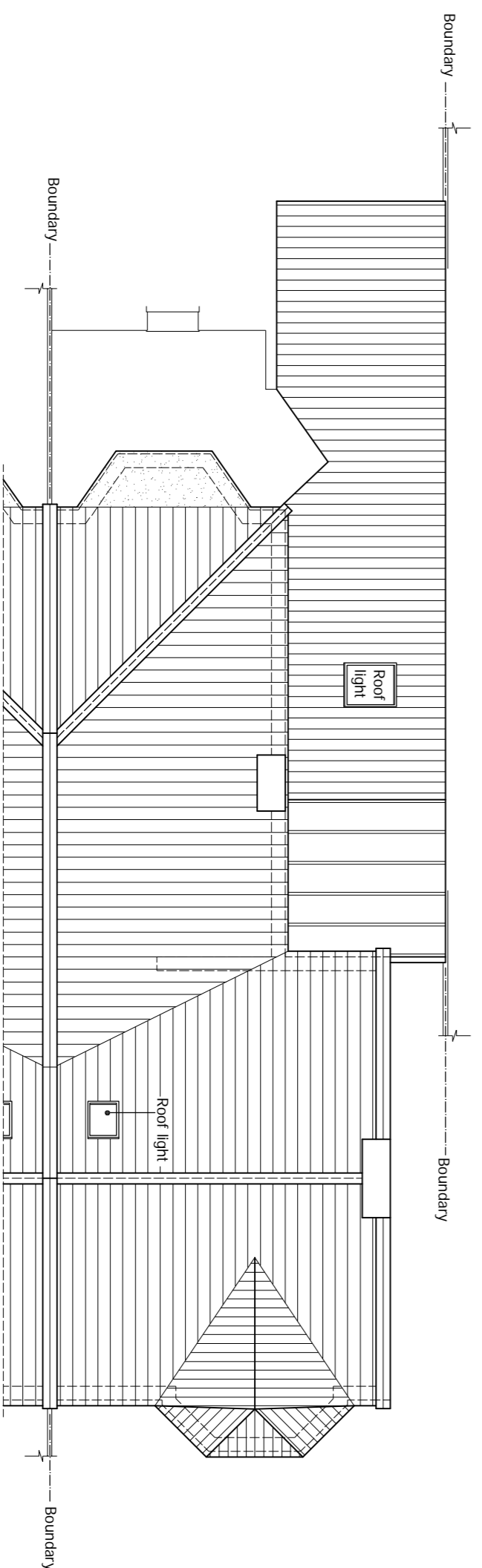
EXISTING GROUND FLOOR PLAN
Scale 1:100



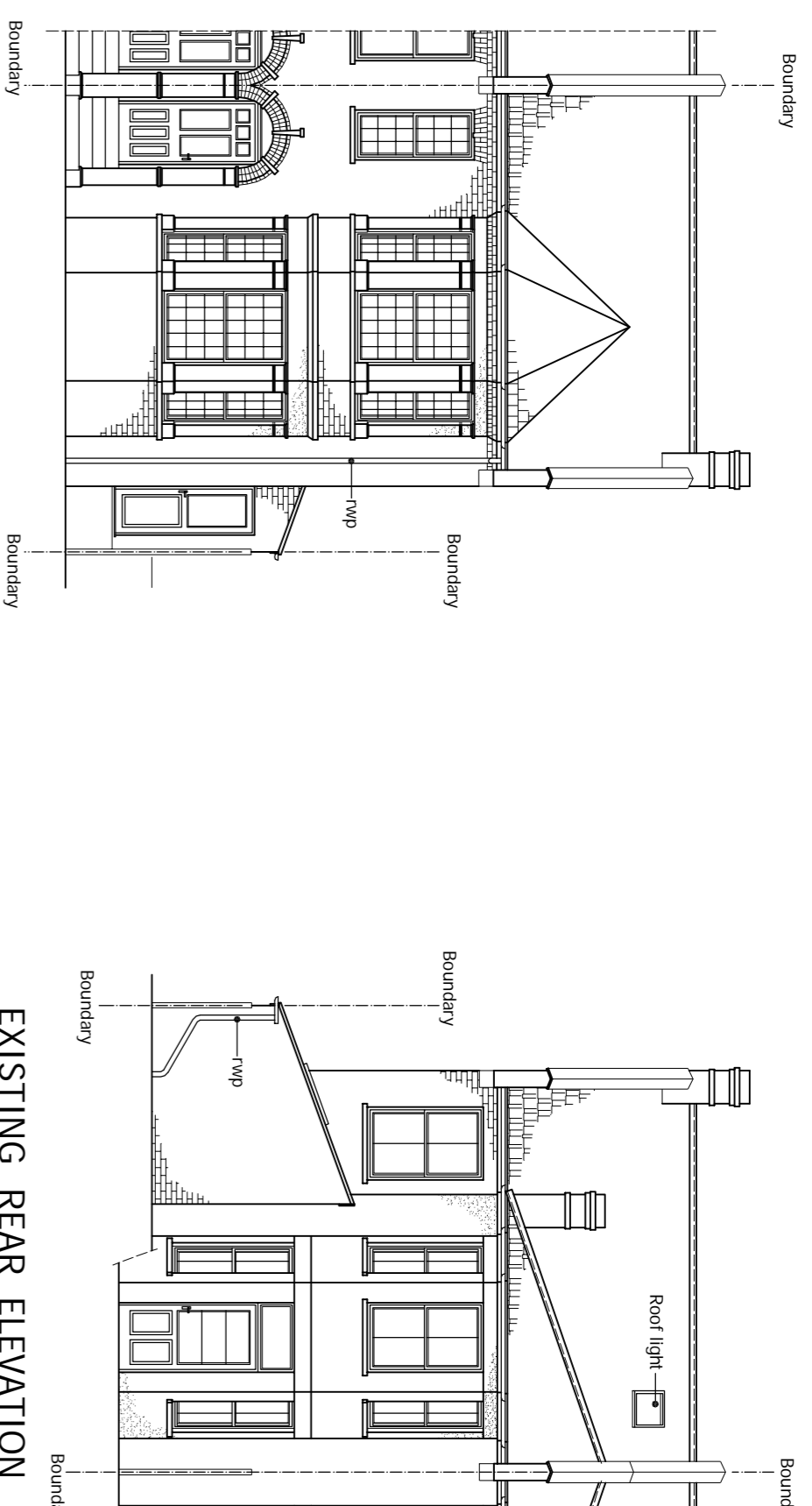
EXISTING FIRST FLOOR PLAN
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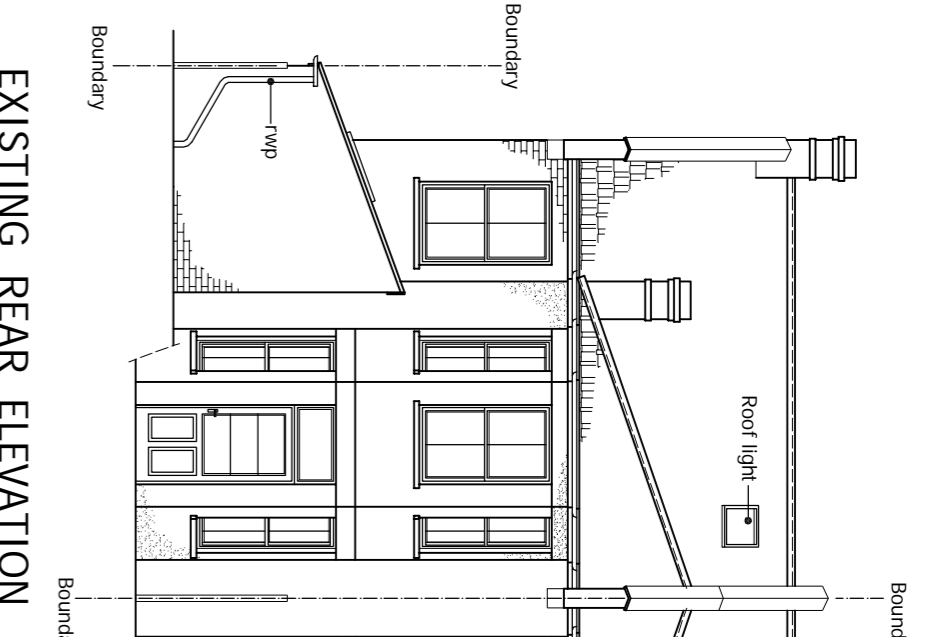
EXISTING ATTIC FLOOR PLAN
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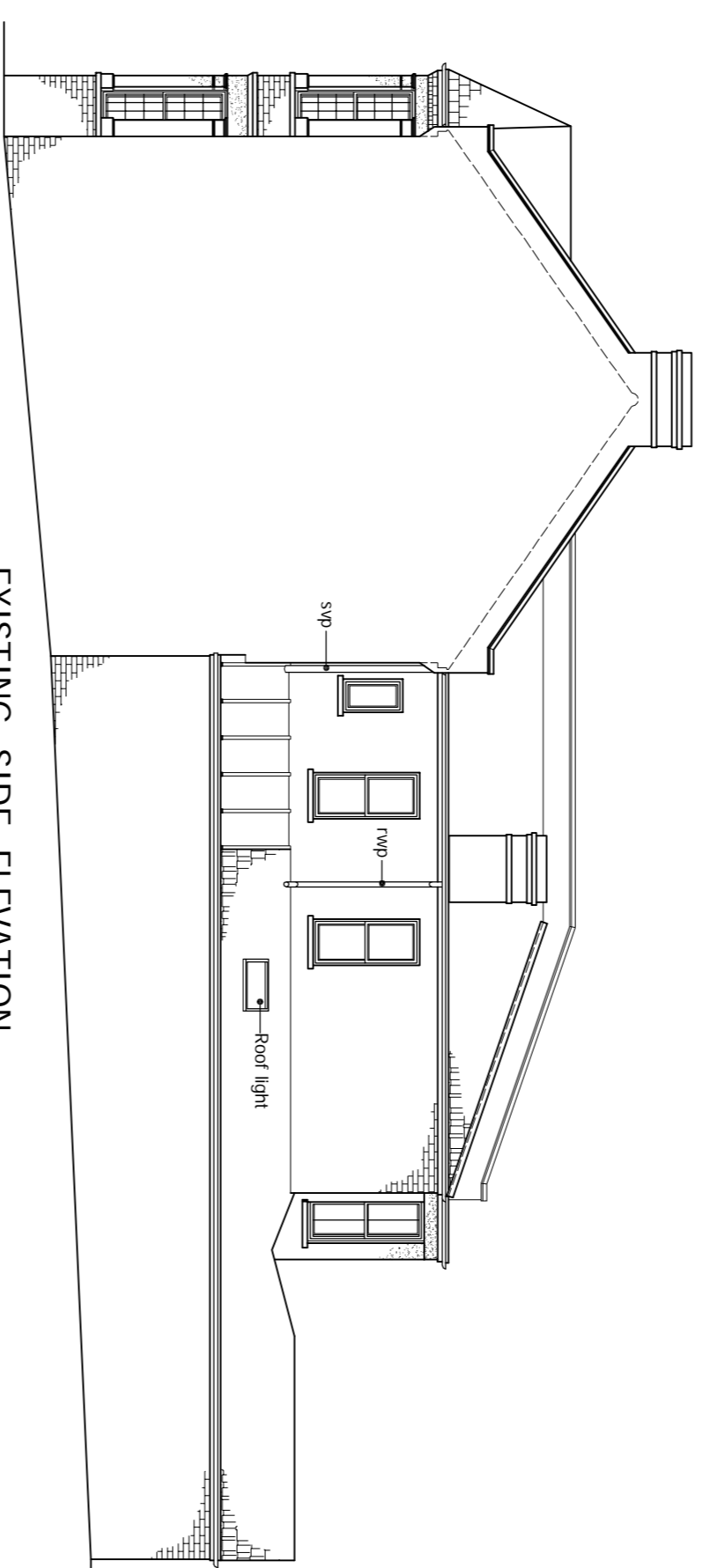
EXISTING ROOF PLAN
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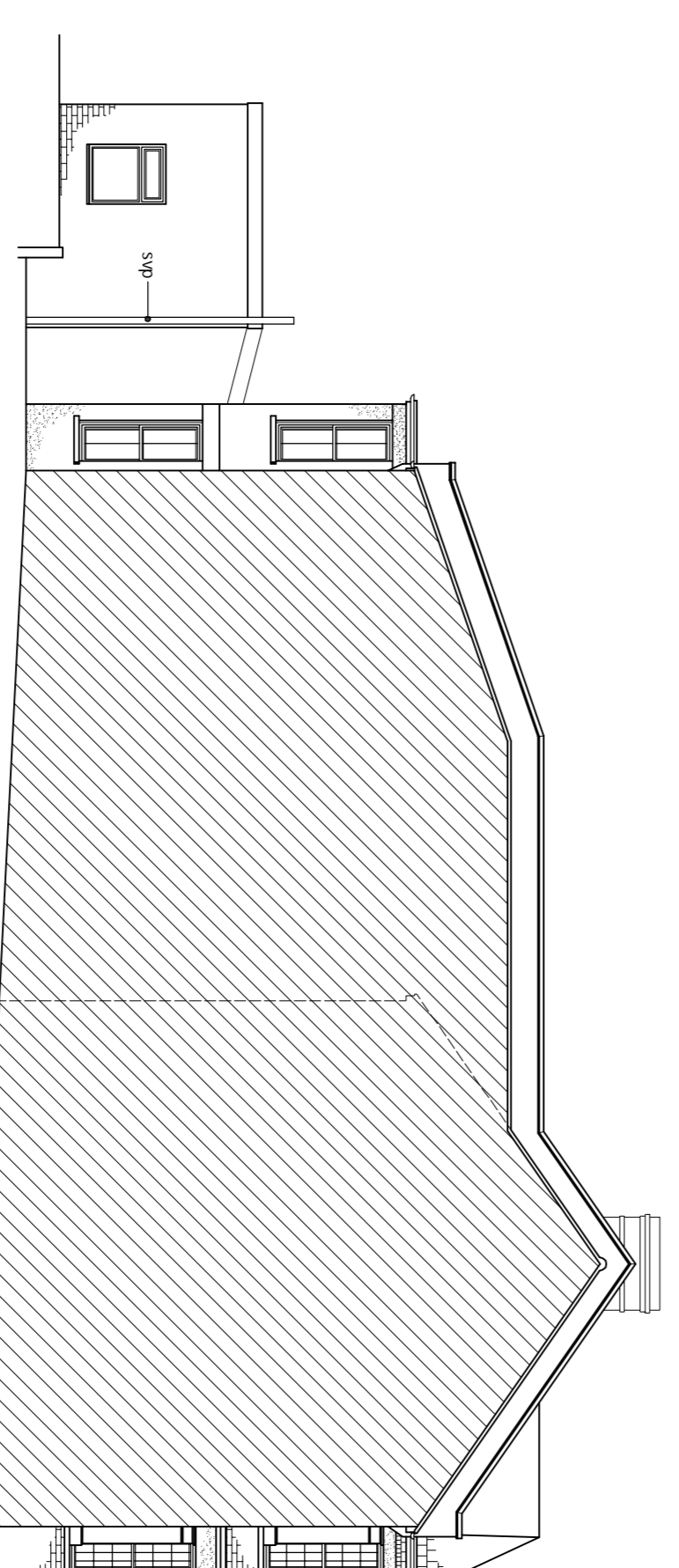
EXISTING FRONT ELEVATION
Scale 1:100



EXISTING REAR ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100



EXISTING Adj. SIDE ELEVATION
Scale 1:100



SPECIFICATION.

GENERAL: Loft conversion with dormer windows to rear. Where building to be underwritten 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 infilled with 150x37mm SC3 at 400mm c/c connected to existing with 100x50mm. Wire nails at 300c/c with min. 30mm edge distance. Trim out with Colseal GA3100. New rafters for edge distance to be provided with min 50mm ventilation gap between rafters at 400mm c/c with min 50mm ventilation gap maintained to underside of sarking felt and fixed across face of rafters with a further 40mm Colseal TB3000 and finished with 12.5mm plaster board (vapour check type). All to give a U-value of 0.18. The existing ceiling joists and rafters are to be retained. 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. Trim out rafters as required for new windows with doubled trimmers top and bottom.

DORMER FLAT ROOF CONSTRUCTION: Three layers of built up roofing class 3 to BS 747 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 bitumen layer to be partially bonded to 9mm WBP plywood to BS 1455 all laid on gals via tar roof 19547. 50mm thick mineral wool insulation to be installed. 120mm Celotex XR3120 (height of fittings to suit 50mm ventilated air gap between insulation and plywood) fixed between joists at 450mm c/c and 40mm Celotex PL2000 insulation (including 12.5mm plasterboard - vapour check type).

manufactured fixed) fixed across face of joists, all to provide a U-value at 0.18 or better. Lead welded 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 particle boards (for half hour fire resistance) - for walls which are within 1000mm of boundary, set to framing. 60mm Celotex GA3060 set between studs with further 25mm Celotex PL2000 insulation (including 12.5mm plasterboard - vapour check type, manufactured fixed) fixed across face of studs, all to give a U-value of 0.28 or better. Drip eaves to be made up of the EDN type flashings for flush fit installation. Velux windows are AA rated. Provide double the roof joist each side of Velux window.

2. LATERAL RESISTANT TO FLOOR AND ROOF: All floors are to be anchored by Bar-Centric fasteners (30 x 5 stud head). Strip to be fixed to timber joists at max. 1000mm long at max. 1200mm c/c (1800mm c/c in single-storey construction).

3. NEW ATTIC FLOOR: 22mm T&G flooring grade chipboard (V315 grade) set to level with existing floor to timber floor joists as per drawings and S.E. calculations set to web of new steel beams. Trimmers to floor and for stair opening to be as per floor plan. Floor joists doubled below all new stud partitions. Provide for mid span herringbone strutting. Provide for Checkwire mesh laid over the existing ceiling joist with 100mm Rockwool Flexslab (for half hour fire protection to the existing ceiling set between at 450mm c/c carried to eaves voids where it is to be overlaid with 175mm Rockwool quilt insulation. To give a total thickness to unheated voids of 275mm and all to give a U-value of 0.16 or better.

4. INTRUS & STEELWORK: Unless otherwise stated linings to be Galvalume steel to BSS977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided (sizes to suit load and detail). All lined backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. New main bearer beams to be as per drawings, all beams to be supported via steel bearer plates each end. Half hour fire protection to be provided for steel beams.

5. DAMP PROOF COURSES: Horizontal and vertical DPC's will comply with BS743 (gitch polymer) and be incorporated: (a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane. (b) Vertically built into joints of all external openings. (c) Horizontally stepped to all external openings.

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Project: Loft Conversion with Dormer Windows to Rear.

For: Mrs. Shelley Malhotra
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Scale	Draw no.	Rev. no.
As Shown	Sheet 1 of 5	01
Drawn by:	Date of issue:	
I.M.	05-January-2016	

For Drawings Tel: 0800 7836790
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