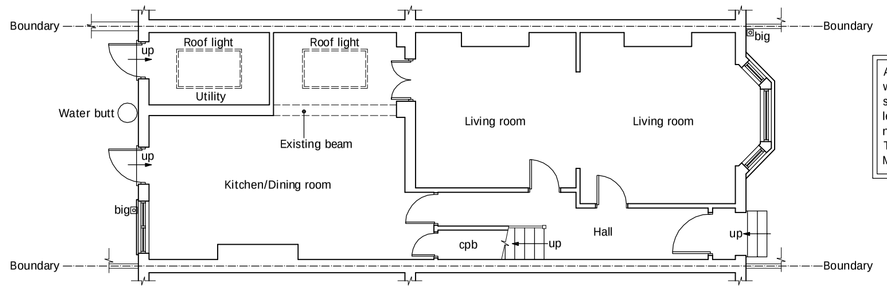
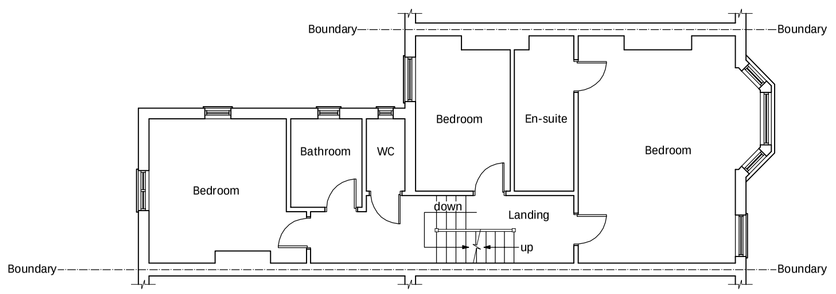
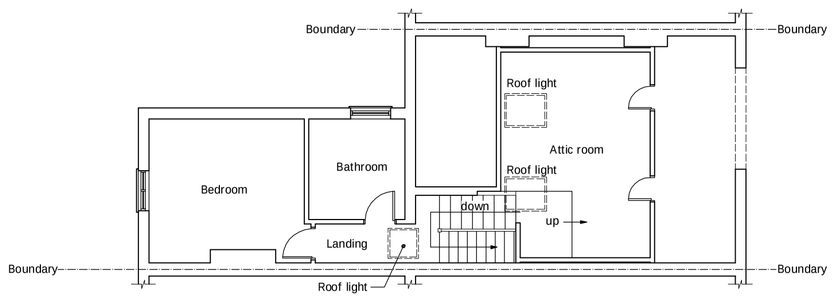


An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results.
THE DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY THE CONTRACTOR.

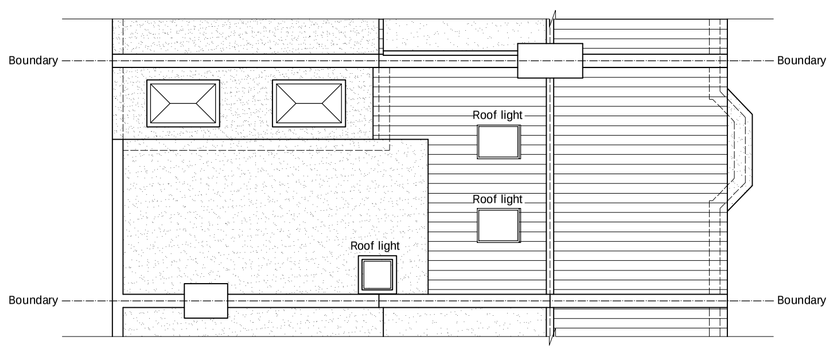
EXISTING GROUND FLOOR PLAN
scale 1:100



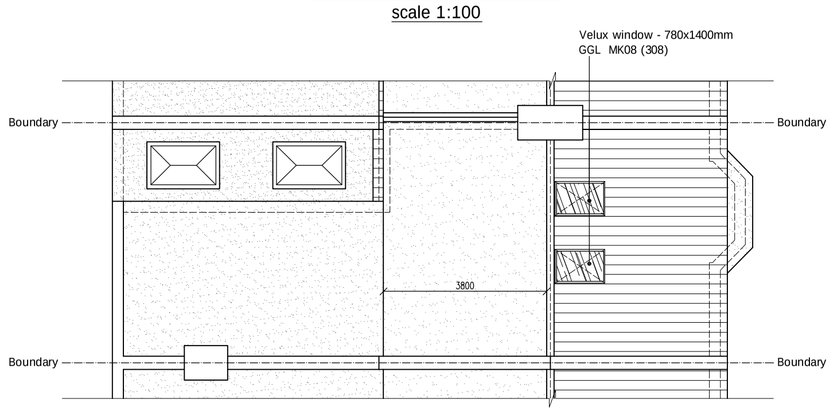
EXISTING FIRST FLOOR PLAN
scale 1:100



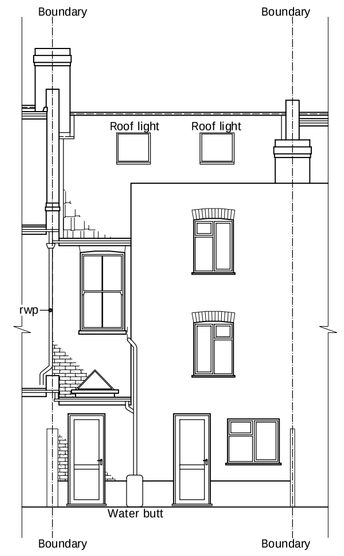
EXISTING ATTIC FLOOR PLAN
scale 1:100



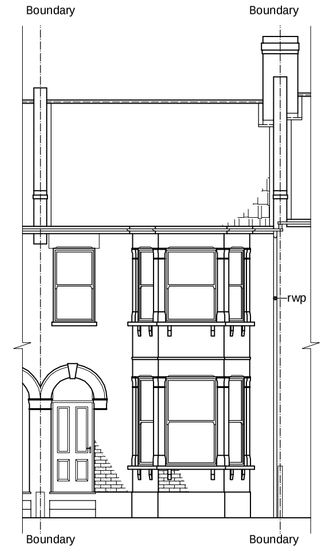
EXISTING ROOF PLAN
scale 1:100



PROPOSED ROOF PLAN
scale 1:100



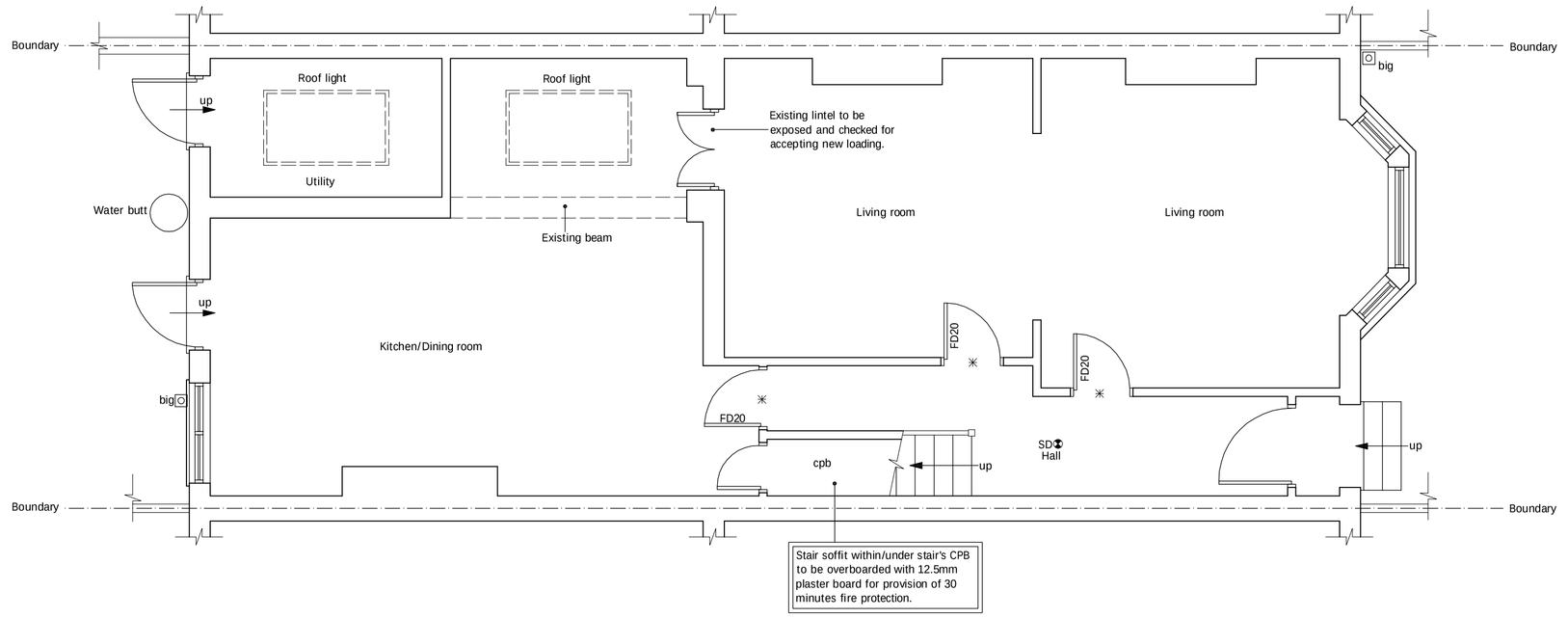
EXISTING REAR ELEVATION
scale 1:100



EXISTING FRONT ELEVATION
scale 1:100

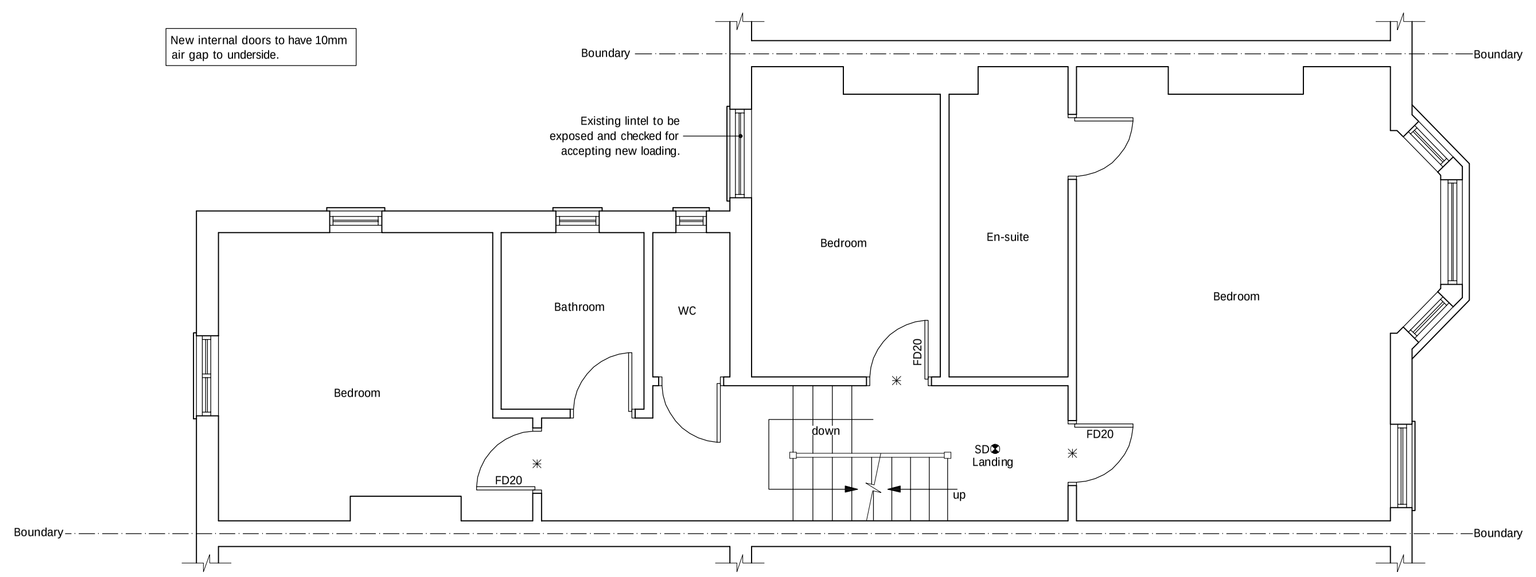
An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results.
THE DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY THE CONTRACTOR.

New internal doors to have 10mm air gap to underside.

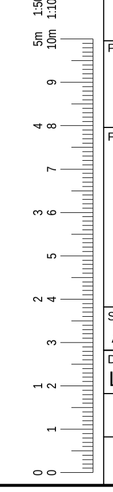


PROPOSED GROUND FLOOR PLAN
scale 1:50

New internal doors to have 10mm air gap to underside.



PROPOSED FIRST FLOOR PLAN
scale 1:50



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 re-inforced with 150x47mm SC3 at 400mm c/c connected to existing with 100x3mm. Wire nails at 300c/c with min. 30mm edge distance. Trim out with doubled rafters where required for new velux window. 100mm Celotex GA3100 insulation set beween 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 Celotex TB3000 and finished with 12.5mm plaster board (vapour check type). All to give a U-value of 0.18. The existing ceiling joits and rafters are to be retined. 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 bottom layer to be partially bonded to 19mm WBP plywood to BS 1455 all laid to falls via flat roof joists. Softwood treated timber flat roof joists as specified 170x47mm SC4 at 400mm c/c with min. 100mm end bearing. 120mm Celotex XR3120 laied between joists at 450mm c/c and 40mm Celotex PL3000 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 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 GA3060 set between studs with further 25mm Celotex PL3000 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. Double rafters each side of new dormer windows. All velux windows for flat roof to have EDN type flashing for flush fit installation. Velux windows are AA rated. Provide double flat roof joist each side of Velux window.

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 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 Chickenwire mesh laid over the existing ceiling joist with 100mm Rockwool flexislab (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 thicknes to unheated voids of 275mm and all to give a U-value of 0.16 or better.

4. LINTELS & STEELWORK:- Unless otherwise stated lintels to be Catnic combined steel to BS5977 (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 lintel 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 (pitch polymer) and be incorporated:

(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.

(b) Vertically built into jambs of all external openings.

(c) Horizontally stepped to all external openings.

6. DRAINAGE:- The existing drainage system is assumed to be a single line combi system (to be confirmed on site). There are no alterations to the below ground drainage system. Extend existing svp to terminate at min. 900mm above any opening and finished with wire cage at top. Provide for boss type connectors to deep seal traps for sink and bath wastes. Rodding access provided to attic. Safe operation of all types of hot water systems are required to prevent scalding, so the temperature does not exceed 48 degree celsius through taps or 100 degree celsius where held in storage, (i.e. by use of temperature relief valves). Reasonable provisions must be made by the installations of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. New rainwater goods to match existing.

drawnplans.co.uk

Project:
Loft Conversion with Dormer Window to Rear.

For:
Mr. Martin Stone
24 Achilles Road
Kilburn
London
NW6 1EA

Scale:	Dwg. no:	Ref. no
As shown	Sheet 1 of 3	A0C
Drawn by:	Date Drawn:	
L.R.	08-May-2018	

For Drawings Tel: 0800 7836790

E-mail :- drawnplansco@aol.com