EXISTING STRUCTURE:
Elements of the existing structure such as foundations and lintels are to be inspected by Building Control and are to be upgraded or replaced if found to be necesary.

0 1 2 3 4 5

SCALE BAR

PRIOR TO THE COMMENCEMENT OF ANY WORKS THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

| REV | DATE | DETAILS | DRAWN |
|---|---|---|---|
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Gable end wall:
2 coat rendering on eml on 38 x 38 treated sw battens on counter battens on 150 x 50mm sw studs at 400mm crs, with 100mm Celotex GA4000 between studs lined internally with 55mm Gyproc wallboard plus liner board. Provide bell drip where it abuts existing render.

Dormer side wall with neighbours Party Wall to be 1/2 hour fire resistant use 12.5mm Masterboard below tile battens

2 No 175 x 50 c24 Side Rafters

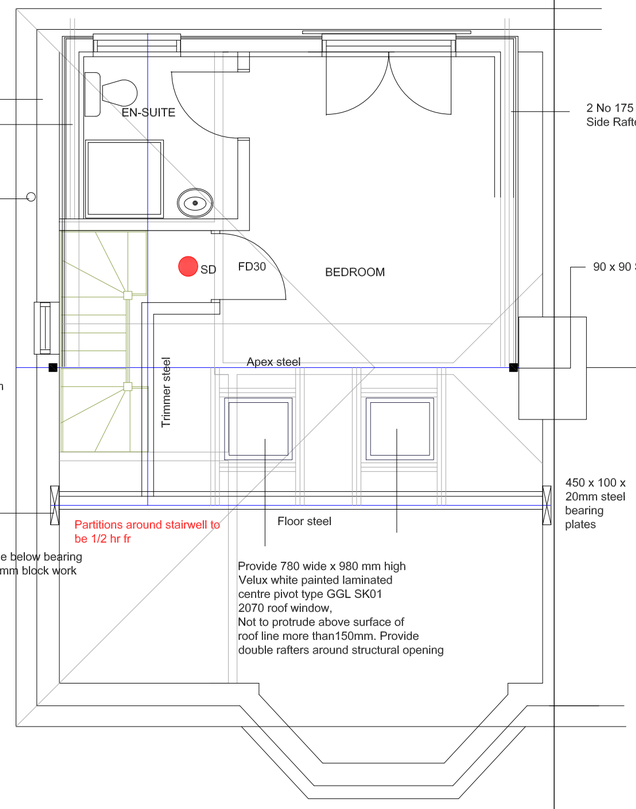
Raise existing soil stack to serve en-suite

Gable wall to be strapped to rafters and stud work

90 X 90 SHS Post braced into stud. bolts to Apex Beam

450 x 100 x 20mm steel bearing plates

Build up gable below bearing plates in 190mm block work




2 No 175 x 50 c24 Side Rafters

90 x 90 SHS post

450 x 100 x 20mm steel bearing plates

Provide 780 wide x 980 mm high Velux white painted laminated centre pivot type GGL SK01 2070 roof window, Not to protrude above surface of roof line more than150mm. Provide double rafters around structural opening

PROPOSED LOFT FLOOR PLAN 1:50

GRP flat roof covering on 18mm wpb ply on 126 Celotex TD4000 foam insulation on 22mm wpb ply decking on firring pieces, mechanically fixed to 175 x 50mm C24 sw joists underlined with 12.5mm plasterboard and set, achieves 'u' value of 0.18W/m2k.

Dormer side walls:
Plain tiling to match existing on 38 x 25mm treated sw battens on breather felt on 150mm x 50mm sw studs at 400mm crs with 100mm of Celotex GA4000 between lined internally with 50mm Celotex PL4000 and plasterboard and set.

Underline existing rafters within proposed with 50 x 50mm sw battens, provide 100mm Celotex GA4000 between rafters maintain 50mm air gap over insulation an underline with 50mm Celotex PL4000 lmiated plastebord

Plasterboard on 50mm Celotex PL4000 on 150 x 50mm sw studs at 400mm crs with 100mm Celotex GA4000 between studs.

board out loft area using 20mm wpb plywood to provide 1/2 hour fire resistance

Carry roof covering up below tiles on wpb ply to form 150mm upstand

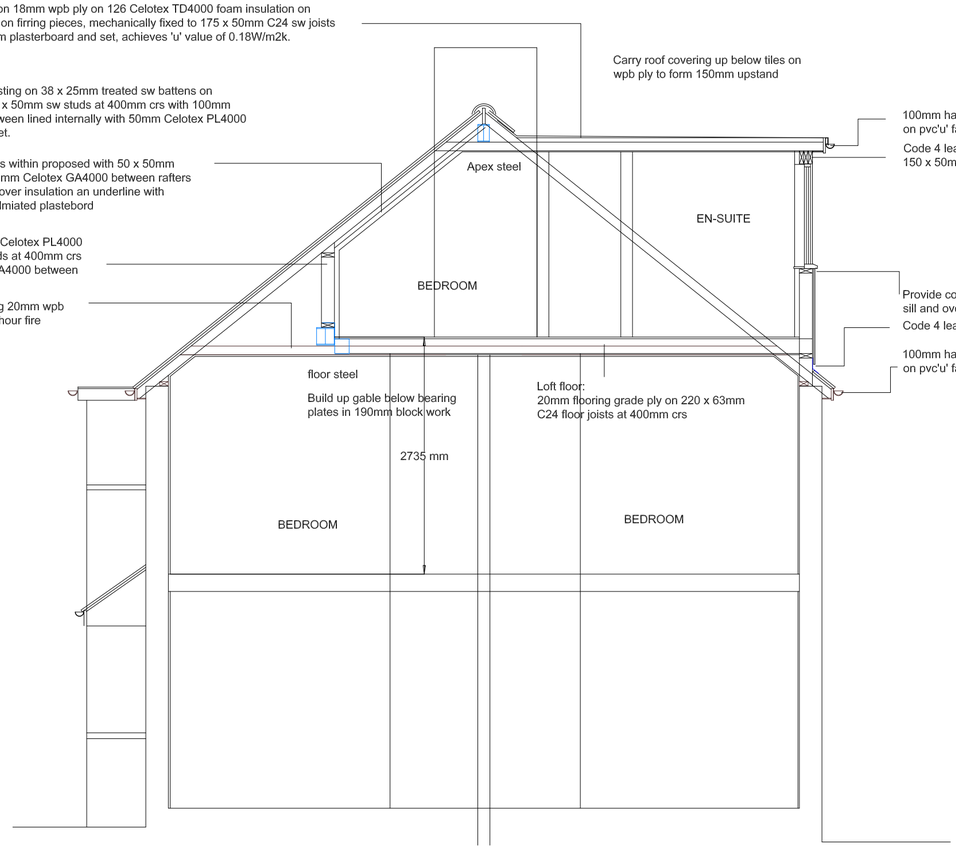
100mm half round guttering on pvc'u' fascias and soffits

Code 4 lead covering to 3 No 150 x 50mm sw lintels

Provide code 4 lead flashing below sill and over plain tiling

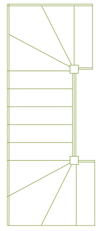
Code 4 lead apron flashing

100mm half round guttering on pvc'u' fascias and soffits




SECTION A-A 1:50

First Floor to Loft
Staircase 2735mm ffl to ffl, to be checked on site before fabrication
floor to floor height to be checked on site before fabrication of staircase.
14 equal risers of 195.35 mm each, going 235mm (to match existing) Width of staircase to match existing, handrail to be 900mm above pitch line and 1100mm at landing level. No aperture between balustrading to be greater than 100mm.
The pitch of the staircase should not exceed 42 degrees.
All stairs in a flight should have uniform rise and tread and the normal relationship between dimensions is that twice the rise plus the tread should be between 550mm and 700mm.
All stairways should have a clear headroom over the length and width of the stairway of at least 2.0m
Tapered treads should have a min 50mm going at the newel. The going at the centre-line should be designed to comply with thread requireements of a straight flight.
Landings should be provided at the top and bottom of every flight. The width and depth of the landing should be at least as great as the smallest width of the stairway.
Handrails and guarding should be at least 900mm with max 100mm spacing, the guarding and its fixings into the building should be capable of safty resisting a horizontal loading of 0.36kN per linear metre applied at the top of the guarding.



James. B.Langley Limited

Project:
7 Elm Way
Ewell, Surrey
KT19 0HB

Title:
Proposed
Loft Plan


LABC
Building Surveying
& Project Management

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Scale: 1:50 @ A2

Date: NOV 2020

Drawing No EW/004