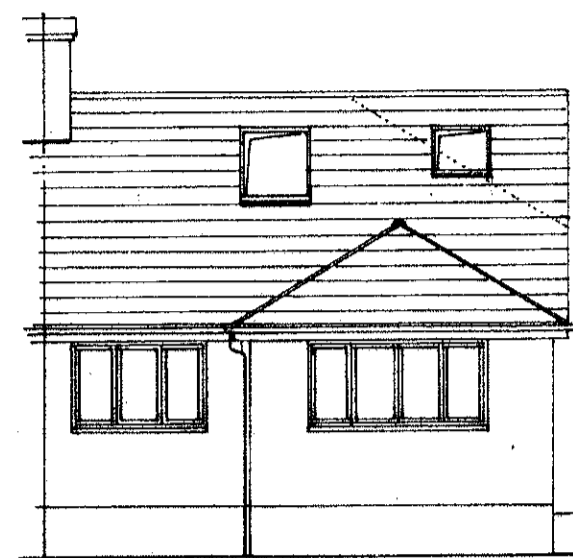
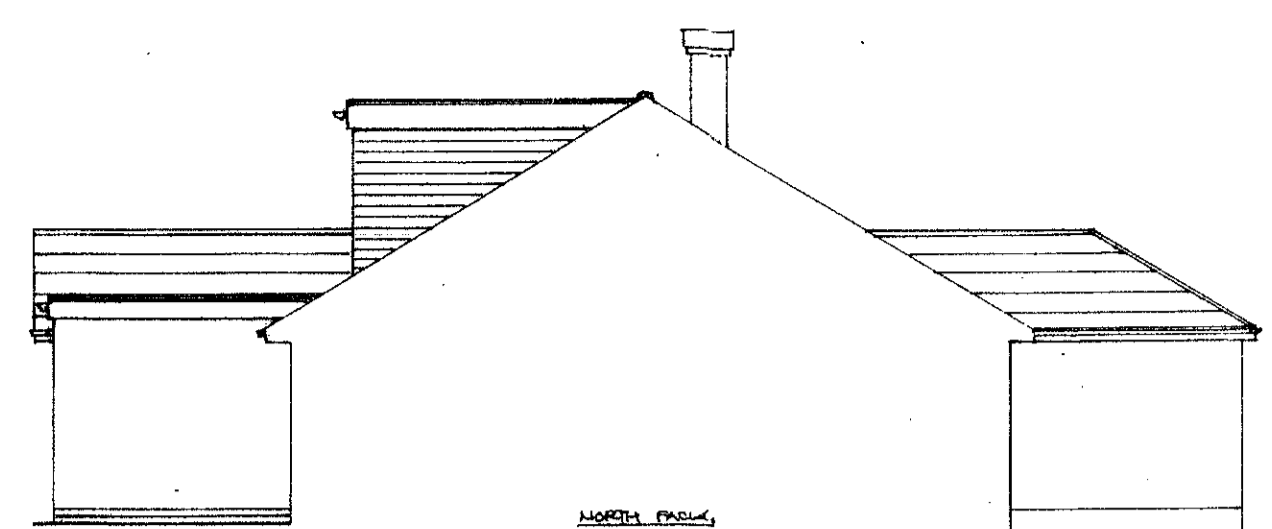


WEST FACADE

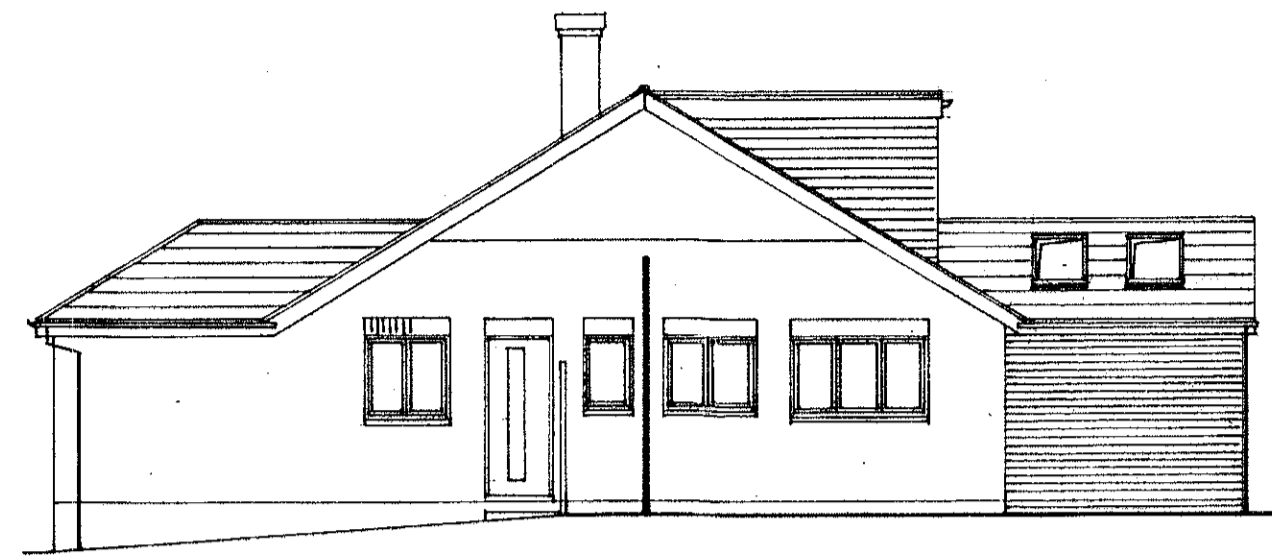


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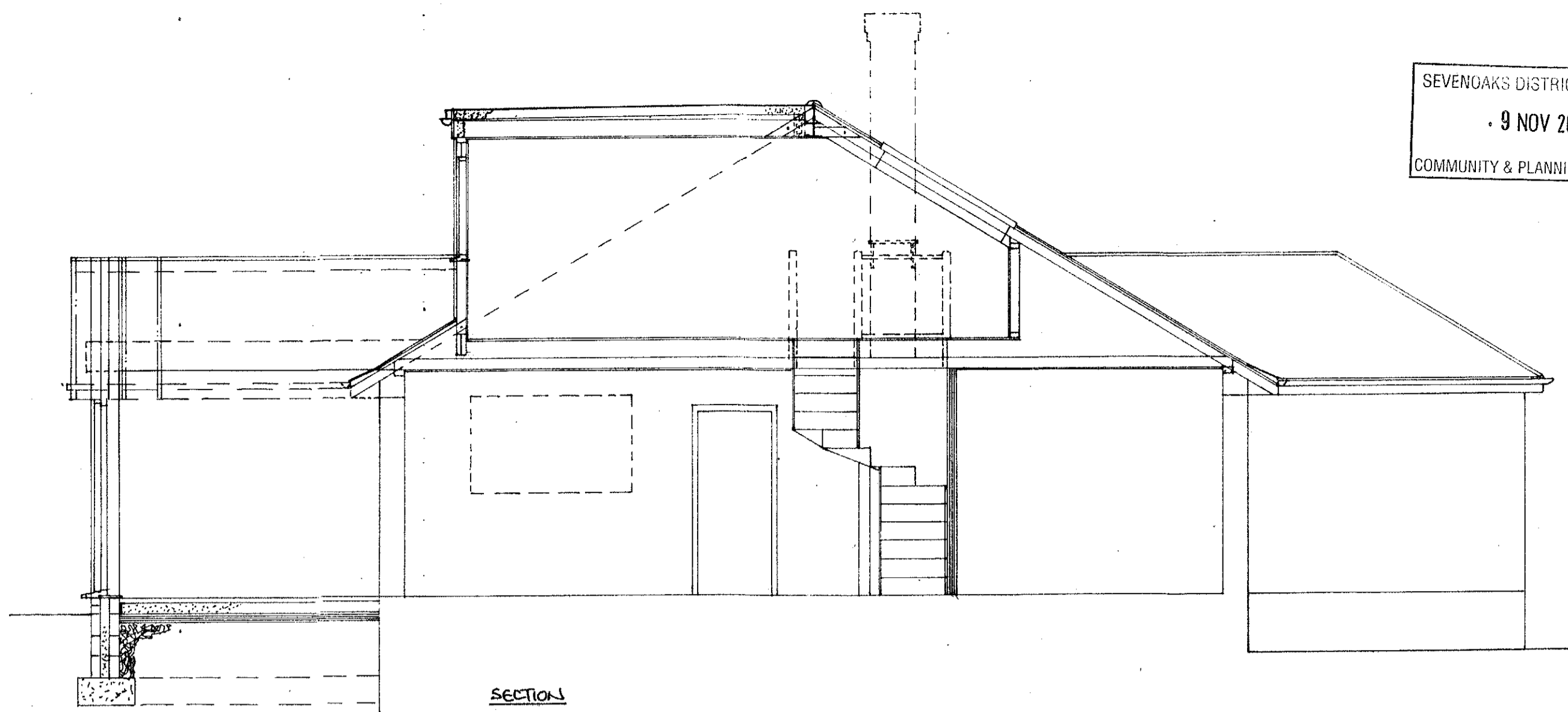
PROPOSED ELEVATIONS 1:50



NORTH FACADE

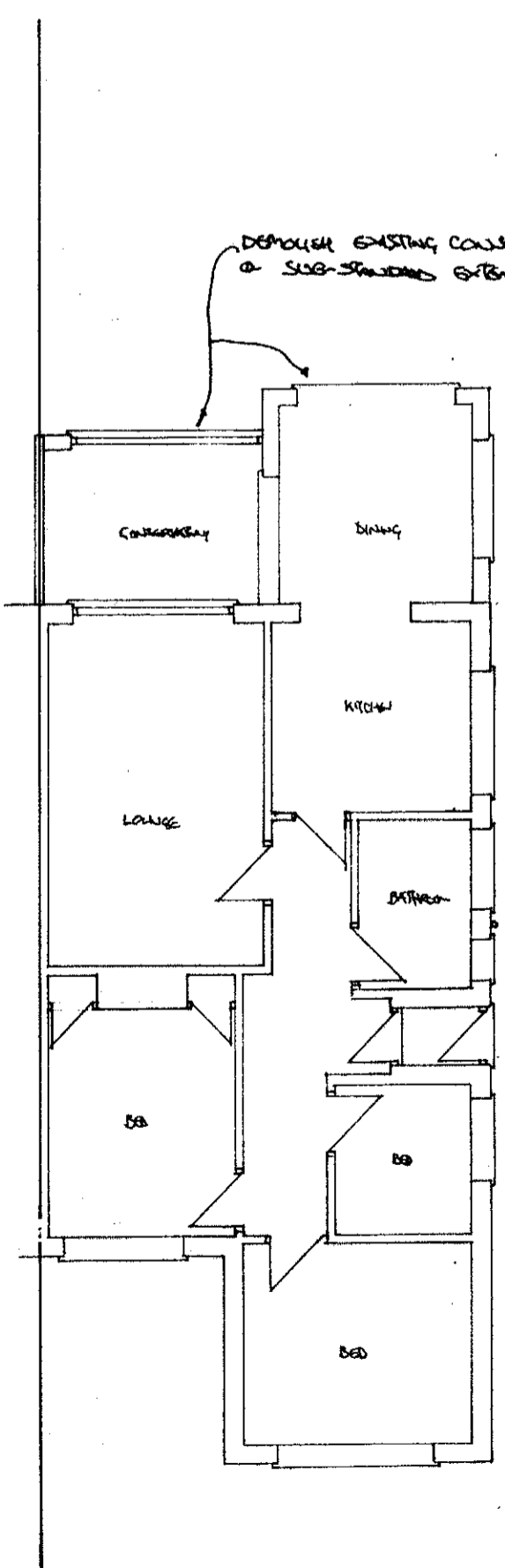


SOUTH FACADE

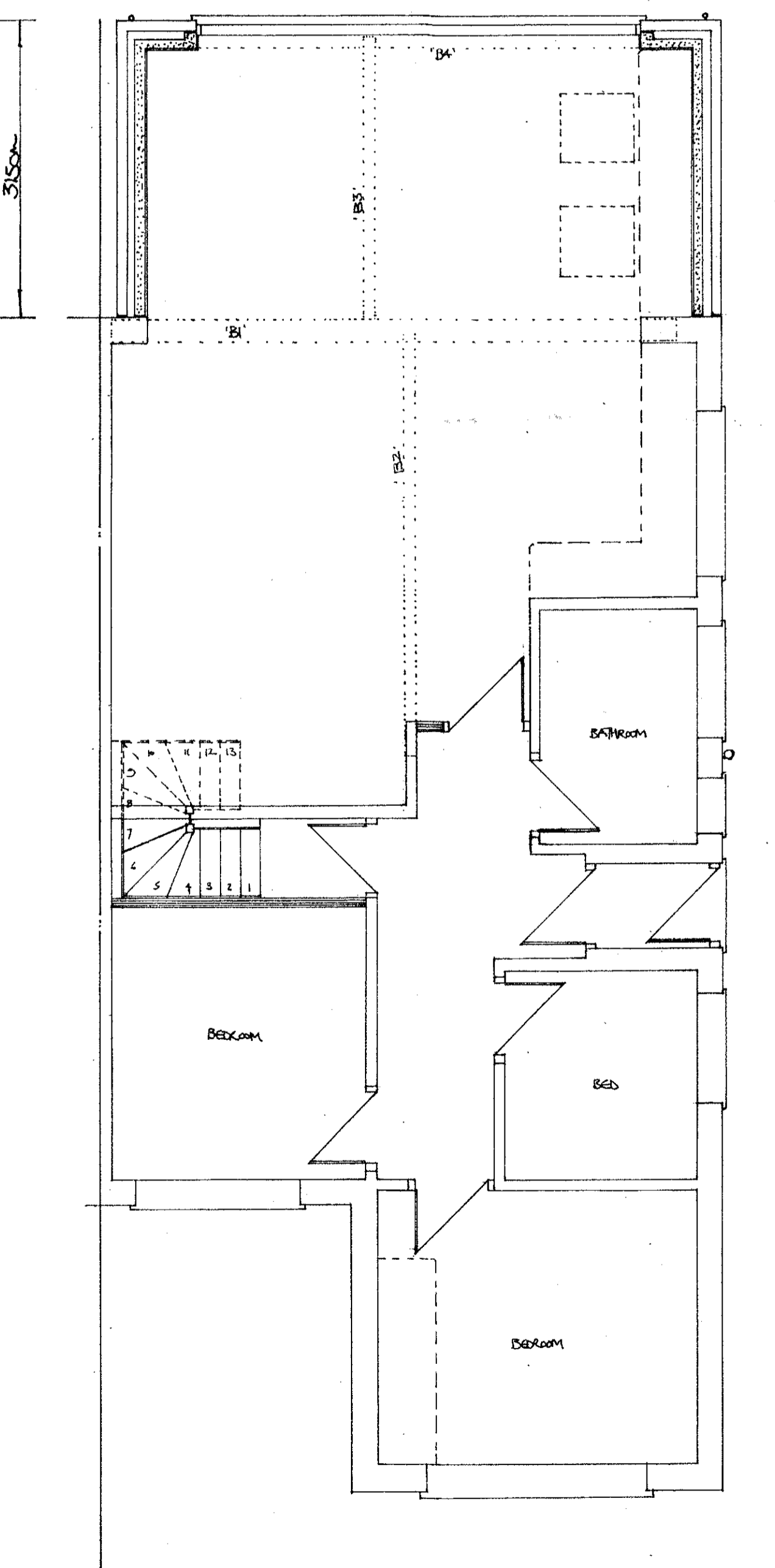


SECTION

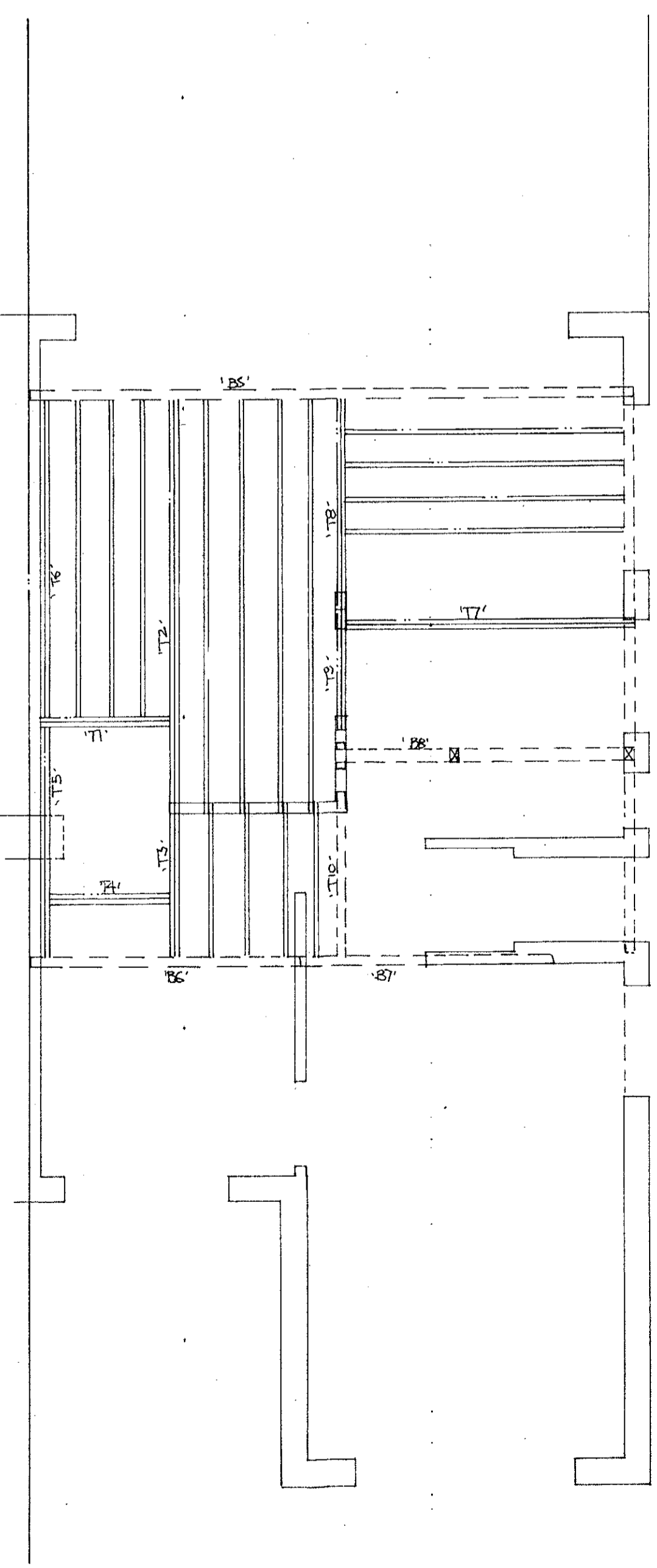
SEVENDOKS DISTRICT COUNCIL
9 NOV 2021
COMMUNITY & PLANNING SERVICES



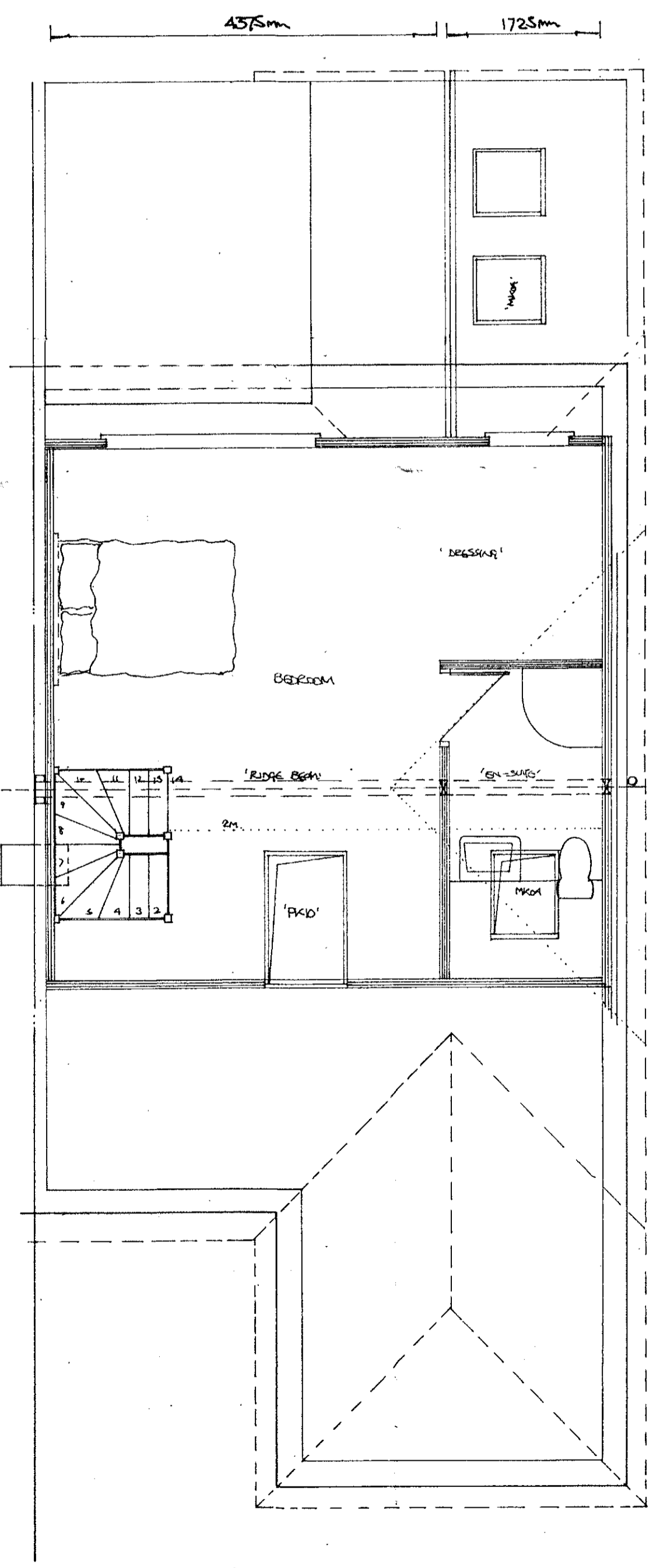
EXISTING GROUND FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN



PROPOSED BEAM & JOIST LAYOUT



PROPOSED FIRST FLOOR PLAN

SPECIFICATION (AS APPLICABLE)
DORMER FLAT ROOF (WARM DECK)
 8mm granite chippings blumen on 3 no layers of high performance roofing felt hot laid and fully bonded on Colotex Tempcheck TD4126 decking on firrings giving min. fall of 1:40 on C16 grade timber joists 100mm x 50mm @ 400 crs. 12.5mm plasterboard and skim finish. 'U' value 0.18 w/m²k.
COLD ROOF OPTION
 Use Colotex Extra XRA120 between joists and Colotex 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 38 x 19 mm approved quality softwood tilting 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 tie hangings on 38 x 19mm battens (on 8mm Masterboard if within 1m of boundary) 12.5mm exterior grade plywood on 100mm x 50mm C16 grade timber studs @ 400mm crs. Colotex GA4070 to "rear" of stud, 30mm cavity, Colotex TB4012 over face. 12.5mm foil backed plasterboard and skim. Coce 4 lead to all junctions. 'U' value 0.28 w/m²k.
CEILING (SLOPING)
 GA4050 Colotex between rafters, maintaining 50mm min. air flow behind insulation, with Colotex 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 Colotex Tuff-R GA4075 to "rear" of studs, 25mm cavity with Colotex 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 100mm x 50mm C16 grade timber joists at 400mm crs. Joists backed 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 12 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 225mm going 2m, 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 900mm. 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 900mm 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 FD20 to be certified 1/2 hr. fire doors. Any glazing in doors or laylights to be in Georgian wired glass.
SMOKE ALARMS
 (E) 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 lit/sec. 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 SVP. If not practical a "san-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.

A	DATE	SIG.	REVISIONS

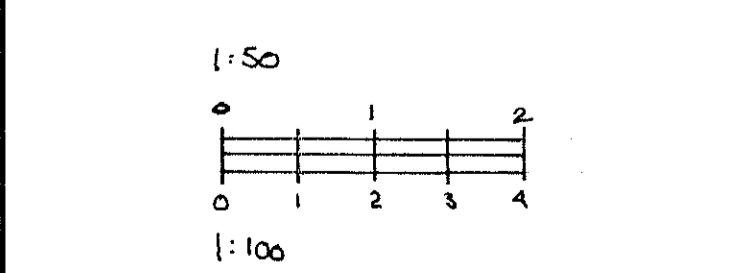
CLIENT: ERIC & GRACY GILL

DRAWING TITLE:
1 LOVELACE CLOSE
WEST KINGSDOWN
KENT
TN15 6DJ

JOB TITLE:
PROPOSED LOFT CONVERSION & EXTENSION

DATE: OCT/21 DRAWN: dr

SCALE: 1:50 1:100



DWG. NOS: BS/1/A.