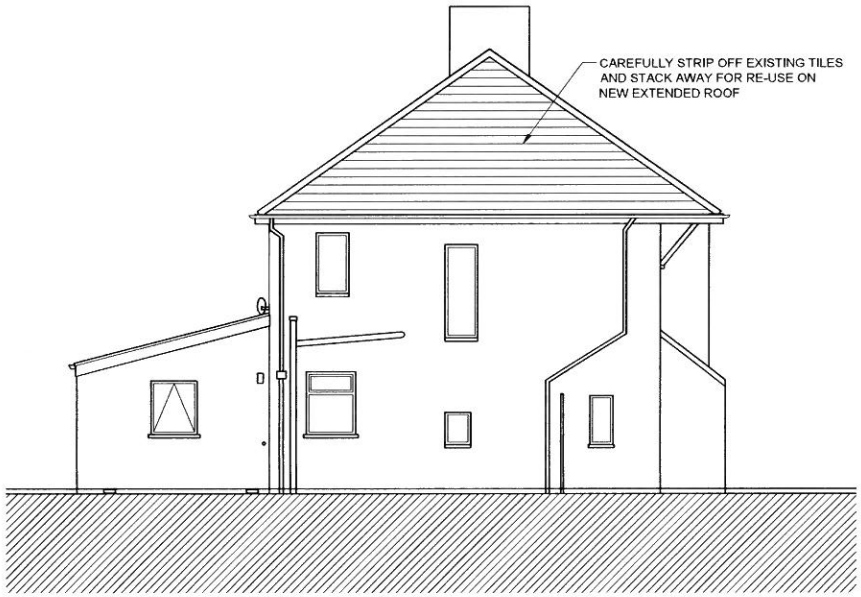
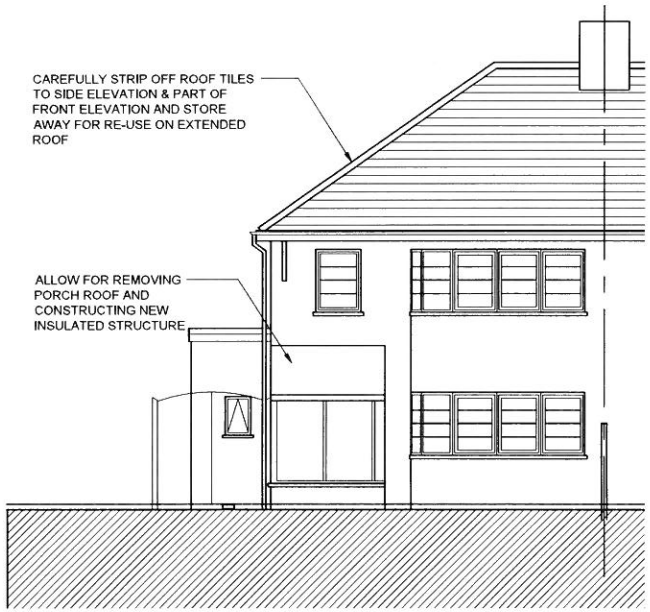


EXISTING SIDE ELEVATION



FRONT ELEVATION TO INSOLE GARDENS

EXISTING REAR ELEVATION TO GARDEN

Revisions

Project

LOFT CONVERSION
14 Insole Gardens
Cardiff
CF5 2HW

Description

EXISTING ELEVATIONS

Scale 1:100@A3

Date NOV 2020

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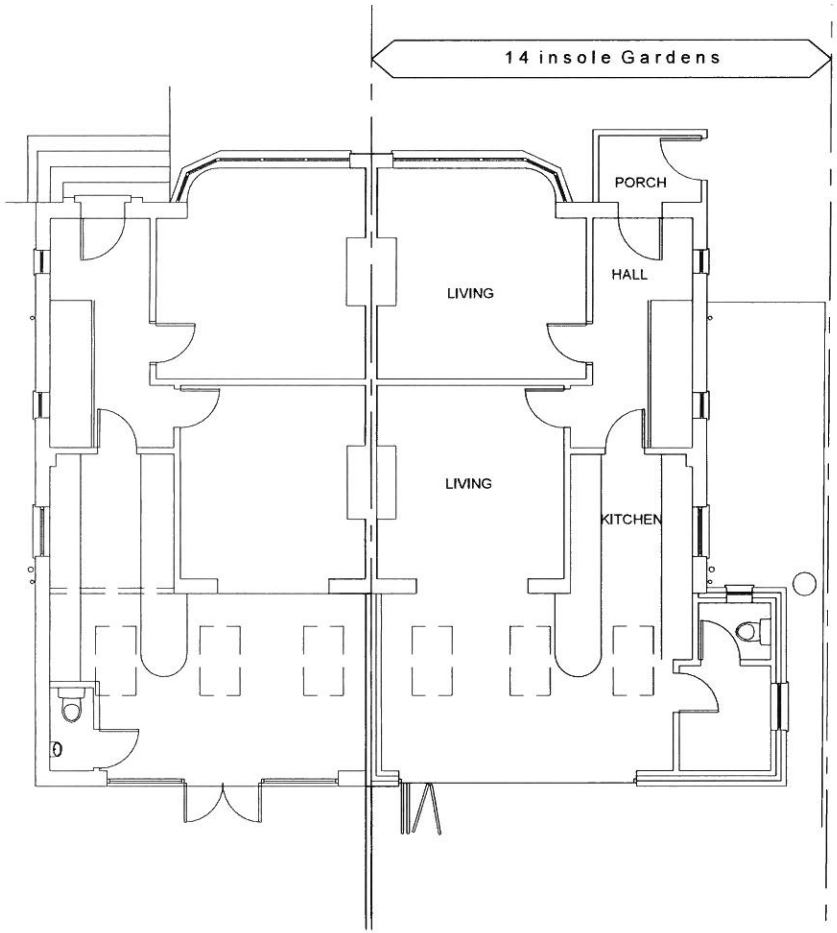
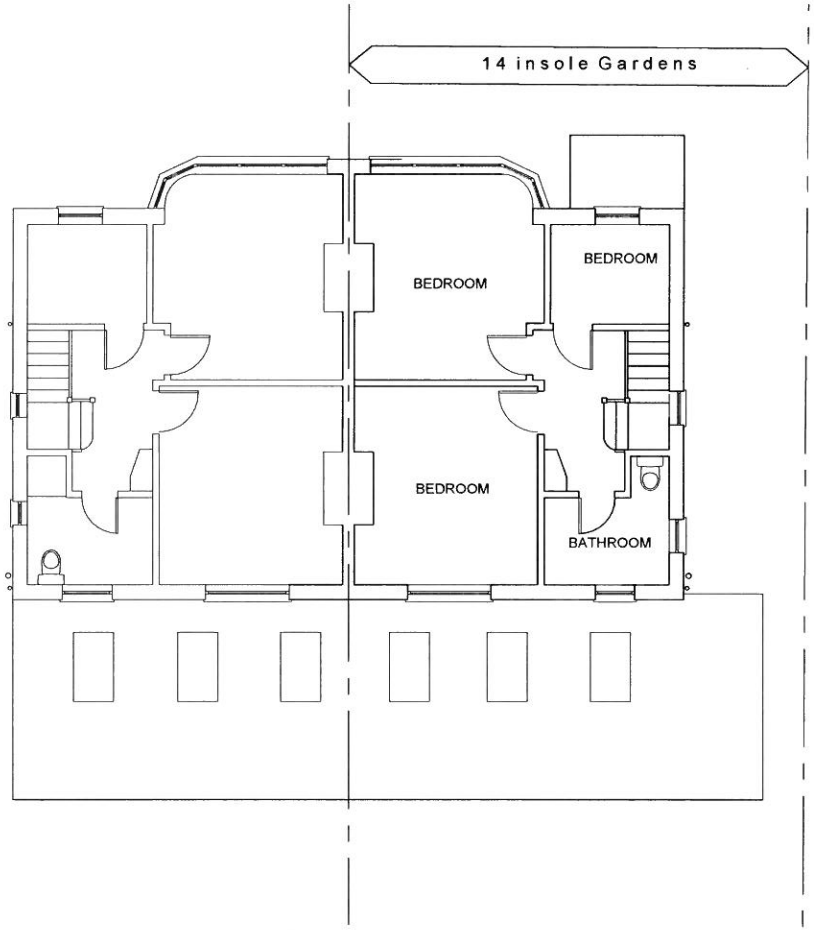
Drawing No. 267/BR00

Issue



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR

Revisions

Project

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14 Insole Gardens
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Description

EXISTING FLOOR PLANS

Scale 1:100@A3

Date JULY 2020

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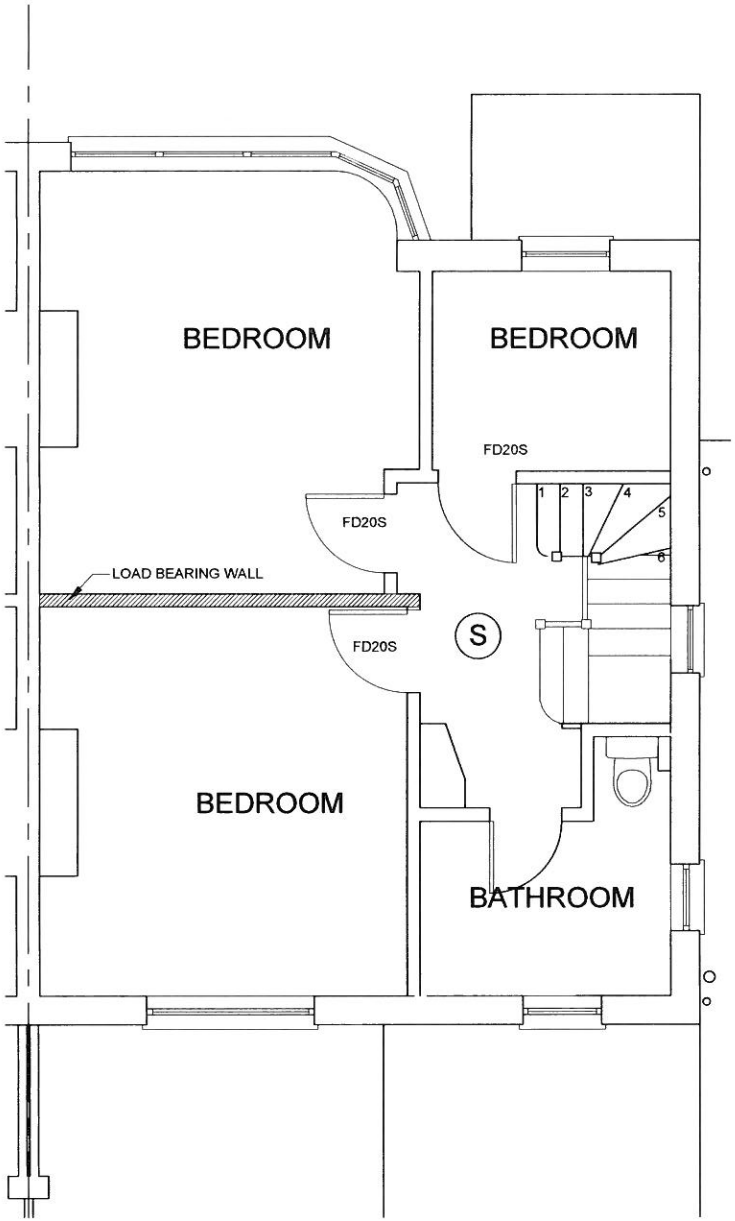
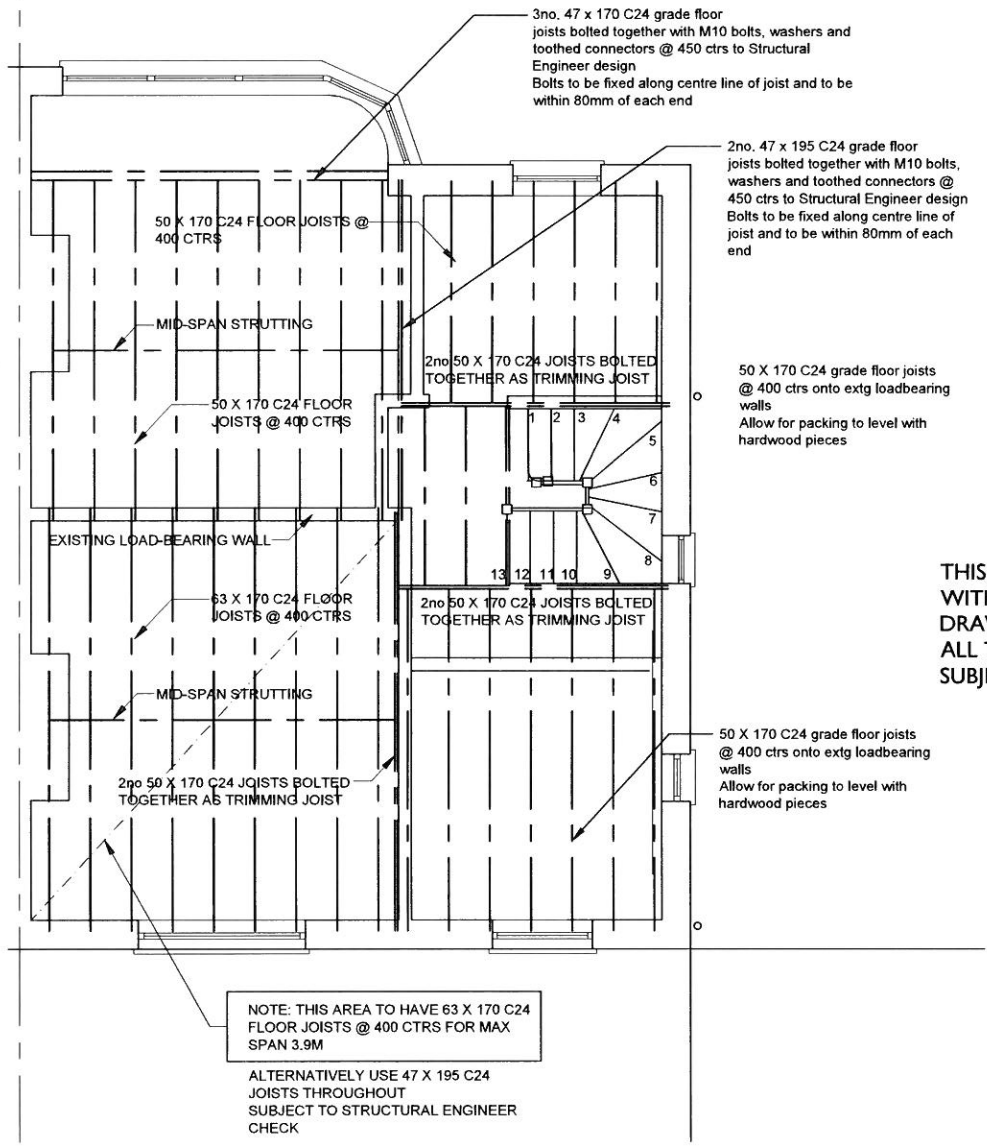
Drawing No. 267/BR01

Issue



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF FLOOR STRUCTURE PLAN

NOTE
Existing load-bearing walls to be checked on site for suitability to carry load

Allow for adjustment of existing ceiling joists/ ties and binders to ensure adequate support is maintained to existing ceiling

Proposed joist layout is subject to check on site for suitability of load bearing points of support and to agreement of Building Inspector

THIS DRAWING TO BE READ WITH STRUCTURAL ENGINEER DRAWING
ALL TIMBER SIZES ARE PROVISIONAL SUBJECT TO ENGINEER CHECK

Revisions

Project
LOFT CONVERSION
14 Insole Gardens
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CF5 2HW

Description
PROPOSED FIRST FLOOR PLAN

Scale 1:50@A3 Date JULY 2020

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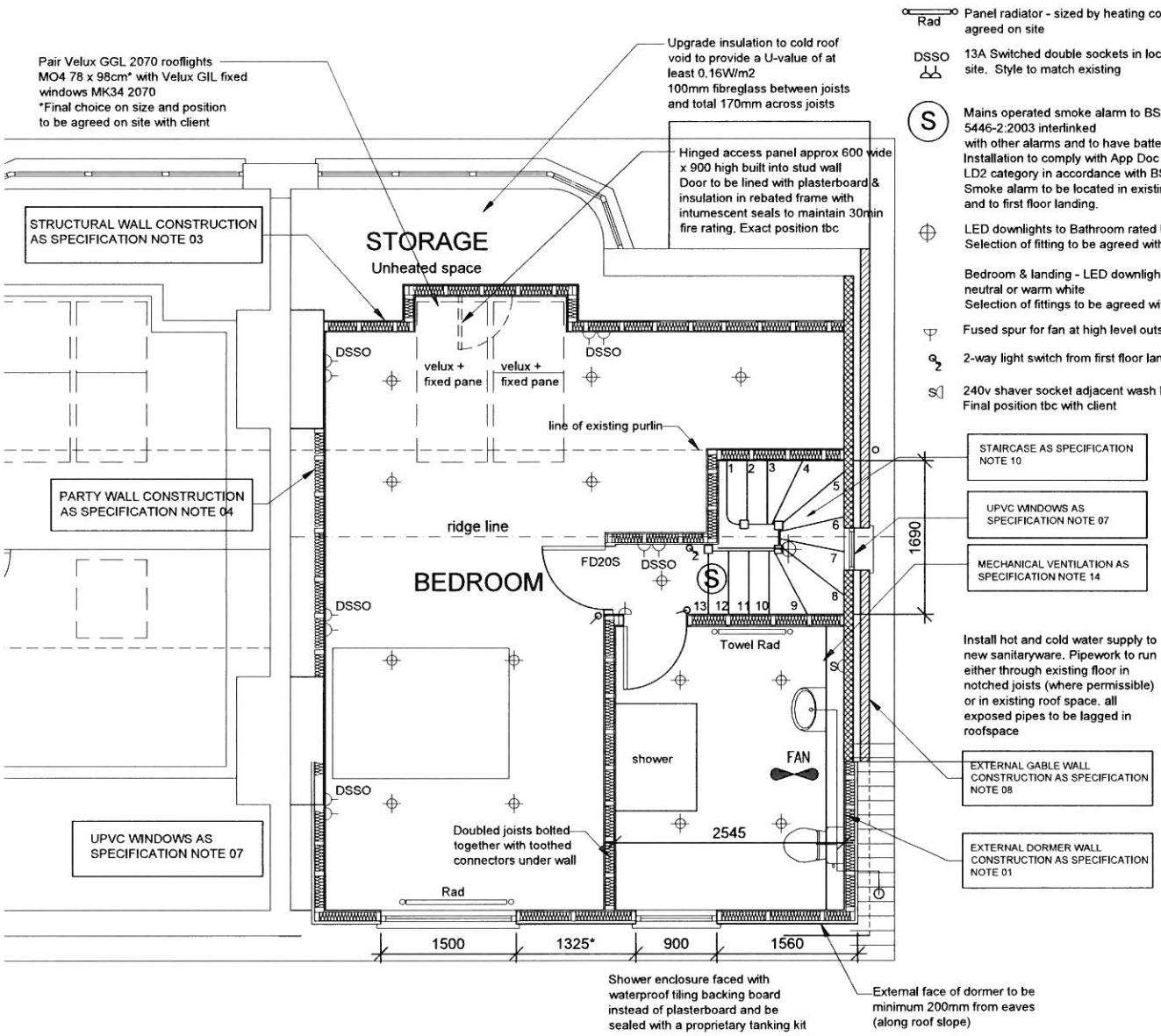
Drawing No. 267/BR02 Issue



01 EXTERNAL DORMER WALL CONSTRUCTION

Clay plain tile hanging in accordance with manufacturer's recommendations for an exposed location over Tyvek vapour permeable membrane suitable for timber framed walls and fixed as manufacturer's details to 18mm WBP exterior quality plywood (or OSB) sheathing fixed to 140 x 50mm C24 grade treated sw studs @ 400mm centres with 100 x 50mm treated timber head and sole plates and noggins.
90mm Kingspan Kooltherm K12 insulation board to be tightly friction fixed between studs and faced internally with 32.5mm Kingspan K118 (20 + 12.5mm) insulated plasterboard.
3mm plaster skim finish.
U value 0.19 W/m2K.

30 MINUTE FIRE RATED DORMER CHEEKS
Overclad sheathing board with 9mm SUPALUX by Promat Ltd fixed in accordance with manufacturer's recommendations. Fit 9mm SUPALUX to inner face of studs before fitting plasterboard finish.
To achieve minimum 30minutes fire resistance for integrity and insulation to BS 476 Part 22: 1987

02 INTERNAL WALLS
100 x 50 C16 studs @ 400mm centres vertically with head and sole plates and intermediate noggins fixed at 600mm centres. 100mm Rockwool Flex (10Kg/m2) between studs. 12.5mm plasterboard and skim both sides. 30 minutes fire resistance.

03 LOAD-BEARING WALLS SUPPORTING PURLINS
Load-bearing wall built off new floor joists as Structural Engineer design, 100 x 50 C16 studs @ max 600ctrs faced both sides withmin 9mm marine ply sheathing. Fix timber blocking pieces between joists under wall plate. Walls separating heated habitable space and unheated roofspace to be insulated with 90mm Kingspan Kooltherm K12 insulation board tightly friction fixed between studs and faced internally with 32.5mm Kingspan K118 (20 + 12.5mm) insulated plasterboard.

04 EXISTING Pparty WALL
Existing one brick thick (220mm) party wall to be upgraded to comply with Part E (sound) and Part L (heat loss) to provide U-value of 0.3W/m2/K
Prior to installation of new work check condition of masonry wall and fill all gaps/voids (e.g. around purlin support) to provide an integral wall. Parge the wall with s/c render coat and fit 72.5mm Celotex PL3060 (60 +12.5)or equivalent on dot and dab or timber battens in accordance with manufacturer's instructions.

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Project
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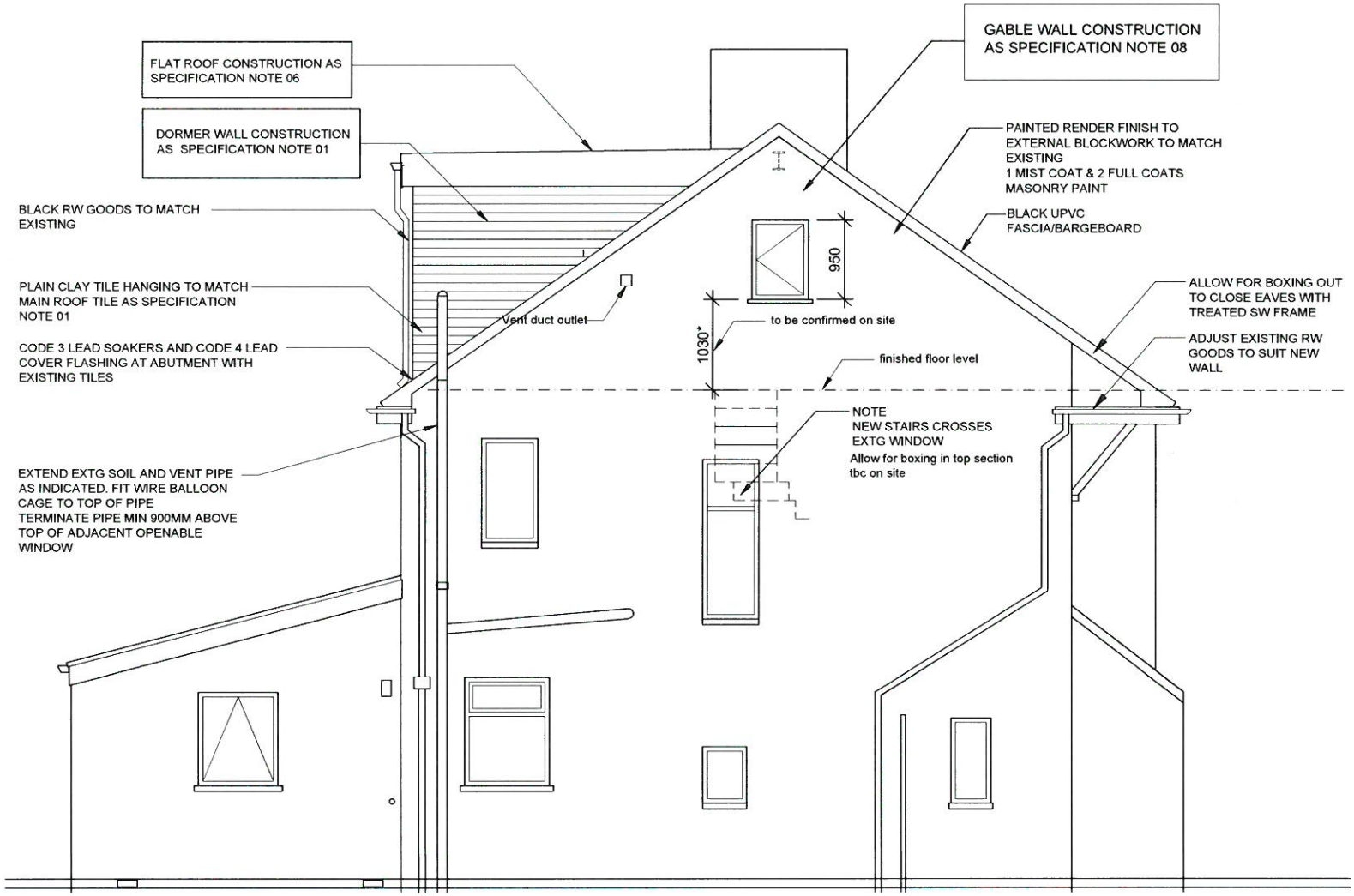
Drawing Title
PROPOSED SECOND FLOOR PLAN

Drawing Status
BUILDING REGULATIONS

Revisions
A 04.03.2022 Dormer roof changed to flat

Scale 1:50@ A3 Date JULY 2020

Drawing No. 267/BR03 Issue A



PROPOSED SIDE ELEVATION

SPECIFICATION NOTES

05 EXISTING ROOF UPGRADE

Existing roof to be adequately supported/propped temporarily before removing any existing supports and purlins.
Existing roofing felt to be checked for any damage and repaired as required.

Existing roof rafter depth to be extended by fixing 150 x 47 C16 grade treated sw rafters alongside extg rafters.
125mm Kingspan Kooltherm K7 to be cut to a tight fit between rafters leaving a min 13mm air gap to underside of breathable roofing underlay. Fix 42.5mm Kingspan K118 insulated plasterboard (30 + 12.5mm) to underside of joists in accordance with manufacturer's instructions
5mm plaster skim finish.
U- value for unventilated roof 0.15 W/m2K.

Roof space ventilation to be provided to existing roof. Fit vents at eaves level to provide free air space equivalent to a continuous air gap of 25mm and high level vents equivalent to a continuous air gap of 5mm.

Soffits, fascias and barge boards etc. to match existing in treated sw or in UPVC to BS 4576, fixed in accordance with manufacturer's details.

06 NEW DORMER FLAT ROOF

EPDM single ply membrane adhered in accordance with manufacturer's recommendations on fleece underlay or similar as recommended by manufacturer on 150mm Kingspan Thermaroof TR27 LPC/FM on 18mm exterior grade WBP plywood or OSB laid to fall 1:60-1:80 using treated swd firring strips over joists
Flat roof joists to be 47 x 170mm at 400mm centres as indicated on plans, C24 grade preservative treated.
12.5mm vapour check plasterboard and plaster skim finish to ceiling.

U value for un-ventilated roof achieved 0.15W/m2K.

Vertical Restraint
Joists to be securely fixed to treated sw wallplates and strapped with 30 x 5 x 1000 lateral restraint straps @ max 2.0m centres and securely fixed to internal face of wall studs.

Soffits, fascias etc. Grey powder coated aluminium in anthracite grey to match window frames

Revisions
A 04.03.2022 Dormer roof changed to flat

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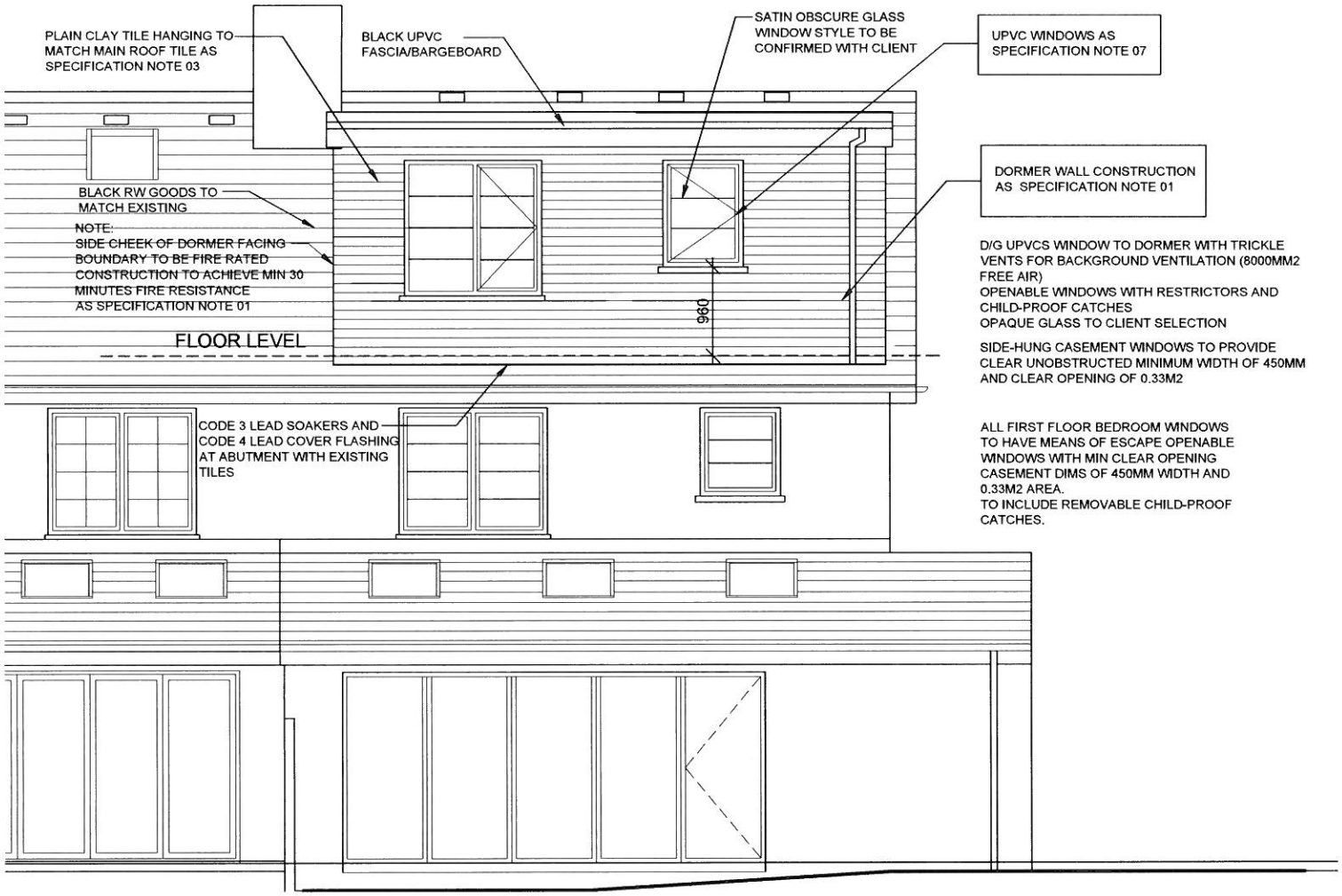
Drawing Title
PROPOSED SIDE ELEVATION

Drawing Status
BUILDING REGULATIONS

Scale 1:50@ A3 Date NOV 2020

Drawing No. 267/BR04 Issue A



PROPOSED REAR ELEVATION

07 WINDOWS/ROOFLIGHTS

Coloured UPVC to be confirmed with client, to have 24mm double glazed unit with min 16mm cavity and "soft" low-E coating and Argon gas filled to give min weighted U-value of 1.6W/m2K
All glazing in critical locations (doors and windows below 800mm) to conform to BS:6206 for safety glazing.
All opening windows to provide an openable area equivalent to at least 1/20th of floor area and to have background ventilation provision to achieve a free ventilation area of 8000mm2 minimum.

08 EXTERNAL GABLE WALL CONSTRUCTION

100mm concrete block outer leaf tied to inner timber frame wall with Ancon Staifix timber frame ties secured to studs to manufacturer's recommendations over Tyvek vapour permeable membrane suitable for timber framed walls and fixed as manufacturer's details to 12mm WBP exterior quality plywood (or OSB) sheathing fixed to 140 x 50mm C24 grade treated sw studs @ 400mm centres with 140 x 50mm treated timber head and sole plates and noggins.
100mm Kingspan Kooltherm K12 insulation board to be tightly friction fixed between studs and faced internally with 32.5mm Kingspan K118 (20 + 12.5mm) insulated plasterboard.
3mm plaster skim finish.
U value 0.18 W/m2K.

Revisions
A 04.03.2022 Dormer roof changed to flat

Project
LOFT CONVERSION
14 Insole Gardens
Cardiff
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Description
PROPOSED REAR ELEVATION

Scale 1:50@A3
Date SEP 2020

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Drawing No. 267/BR05
Issue A

PROPOSED FRONT ELEVATION

Revisions

Project

LOFT CONVERSION
14 Insole Gardens
Cardiff
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Description

PROPOSED FRONT ELEVATION

Scale 1:50@A3

Date SEP 2020

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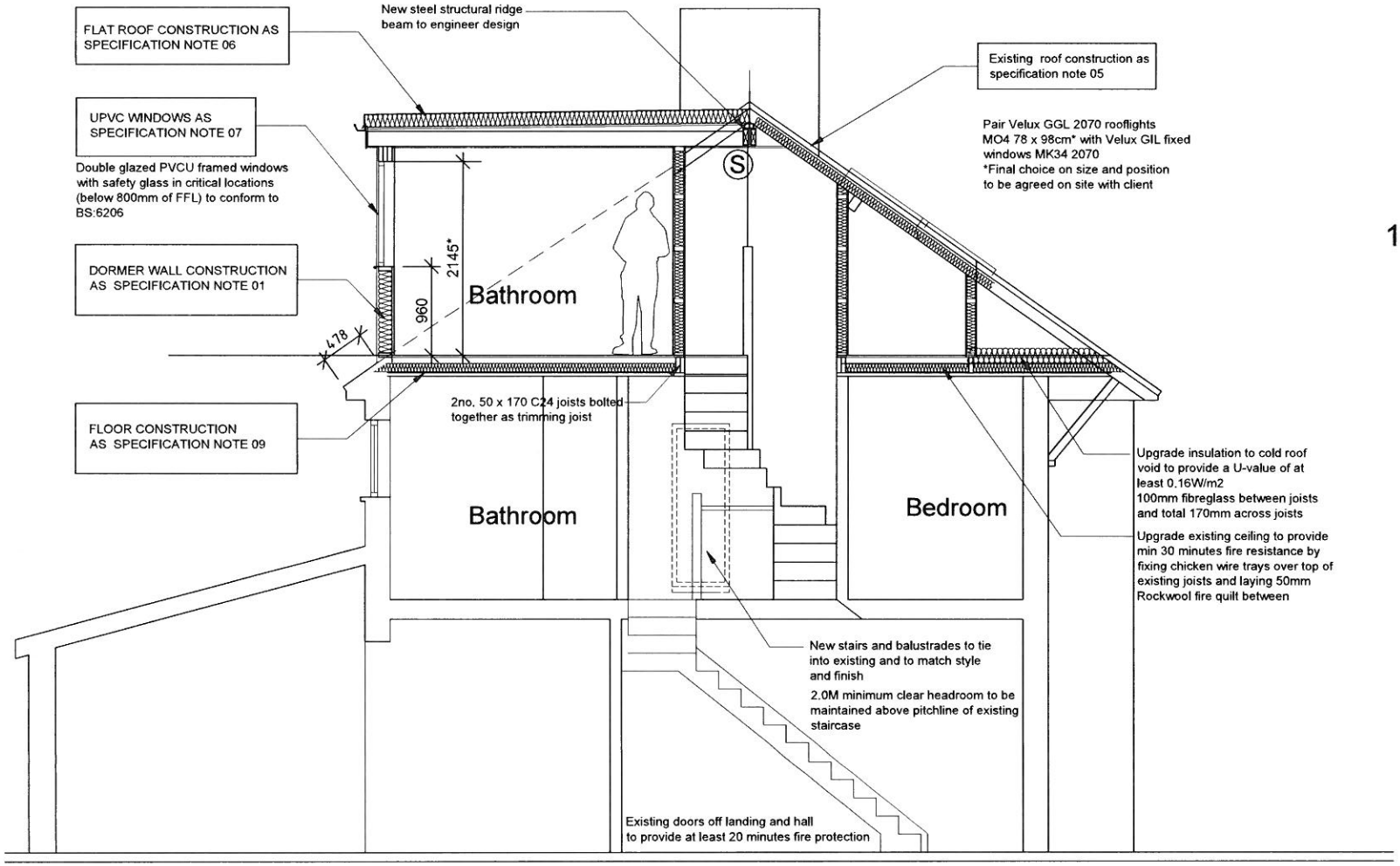
Drawing No. 267/BR06

Issue



PROPOSED SECTION A-A

09 NEW FLOOR CONSTRUCTION

22mm T&G moisture resistant flooring grade chipboard screwed to 50 x 170 C24 grade joists @ 400mm centres supported off existing load bearing walls

100mm Rockwool Flexi mineral wool insulation to be laid between joists and supported over existing ceiling joists by chicken wire stapled between floor joists.

Steel beams to be encased all around to provide 30 minutes fire protection.

Floor joists to be provided with 1 row of 38 x 3/4 depth solid strutting or proprietary galvanised steel struts to BS EN 10327 at mid span for 2.5 - 4.5m

10 STAIRCASE

Timber stairs to be constructed to BS 5395 & BS 585.

Stair pitch not to exceed 42 degrees.

Manufacture is to be based on dimensions taken on site.

Rise and going to be level and equal.

14 equal risers approx 200mm (subject to site measure) and 220mm goings.

Stairs to have min headroom of 2.0m above pitch line (May be reduced to 1.9m at centre of stairs in dormer) Handrail/balustrade to open side of stairs at a height of 900-1000mm above floor/nosing levels.

Guarding to be non-climable and have no gaps exceeding 100mm.

Revisions

A 04.03.2022 Dormer roof changed to flat

Project

LOFT CONVERSION
14 Insole Gardens
Cardiff
CF5 2HW

Description

PROPOSED SECTION A-A

Scale 1:50@A3

Date JULY 2020

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Drawing No. 267/BR07

Issue A