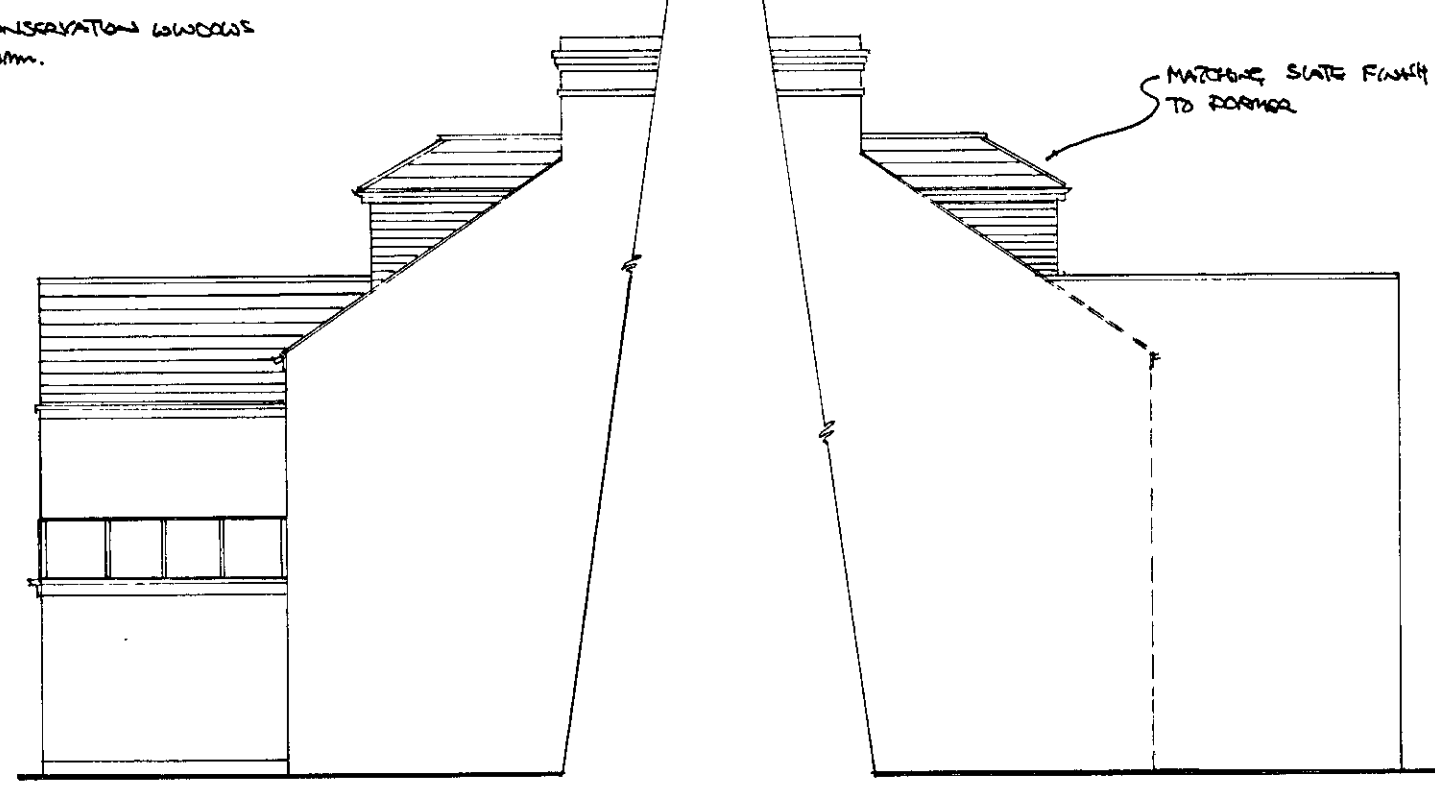
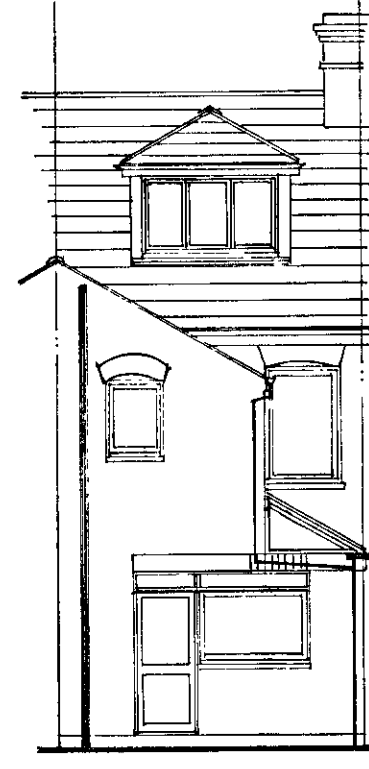


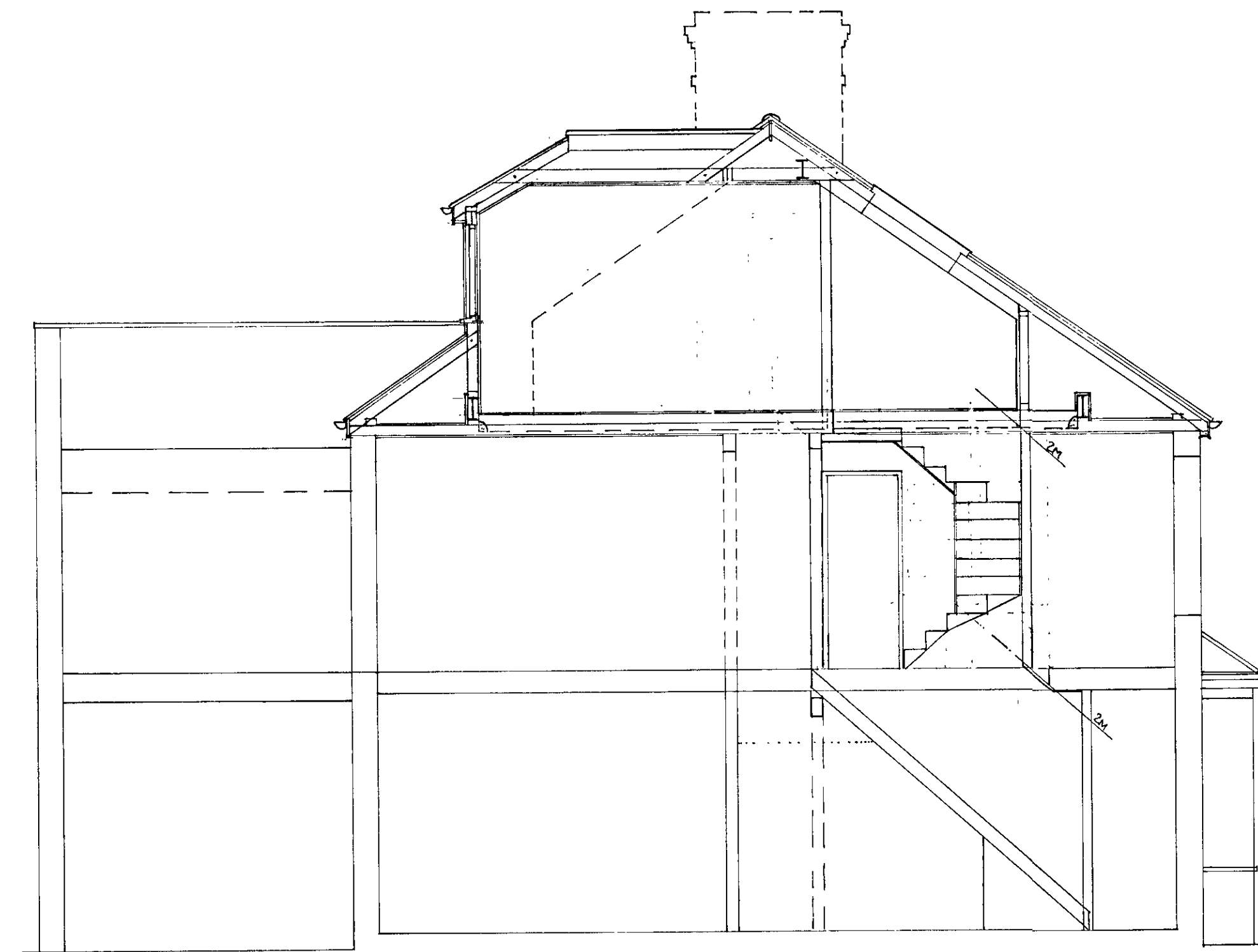
PROPOSED FRONT ELEVATION



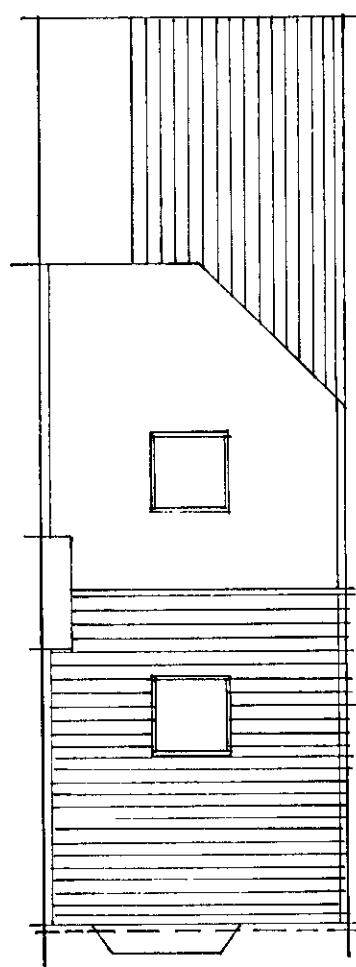
PROPOSED SIDE ELEVATIONS



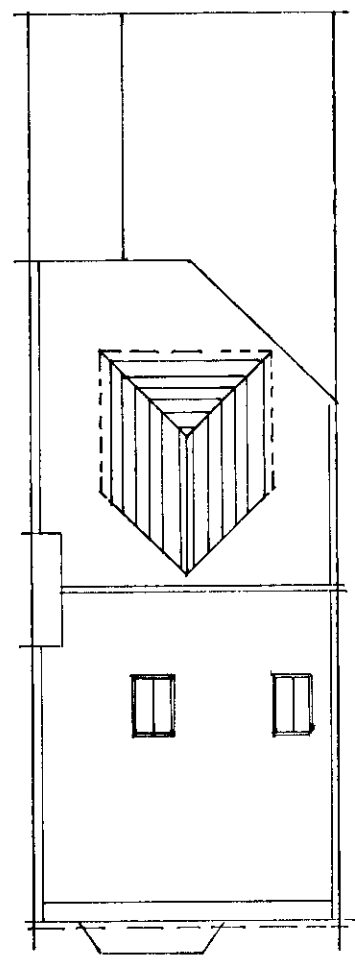
PROPOSED REAR ELEVATION



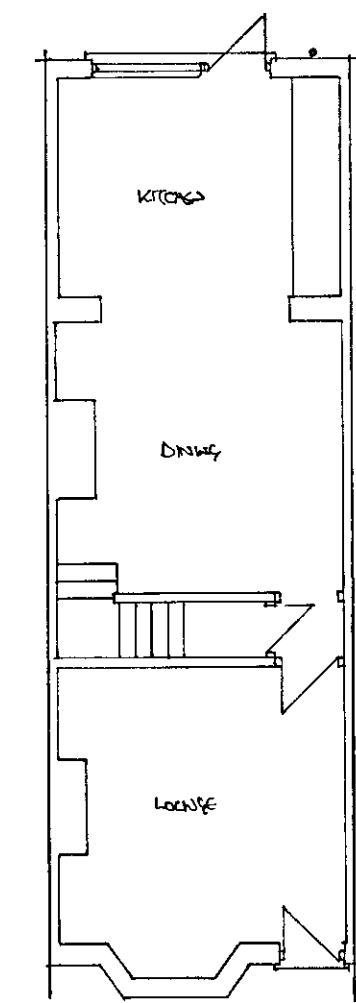
SECTION



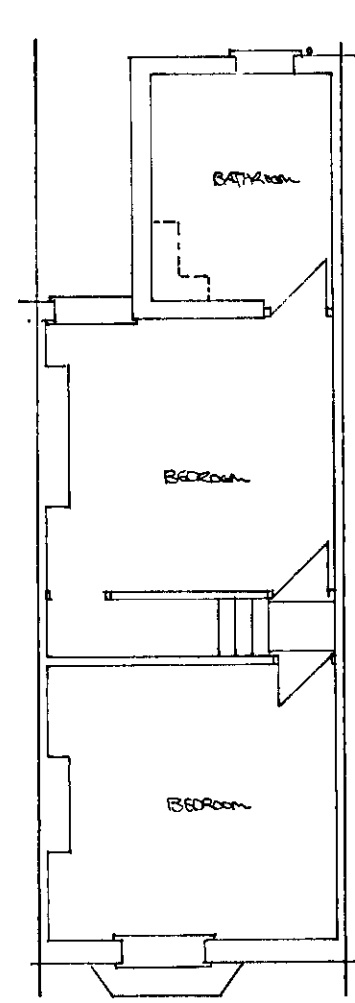
EXISTING ROOF PLAN



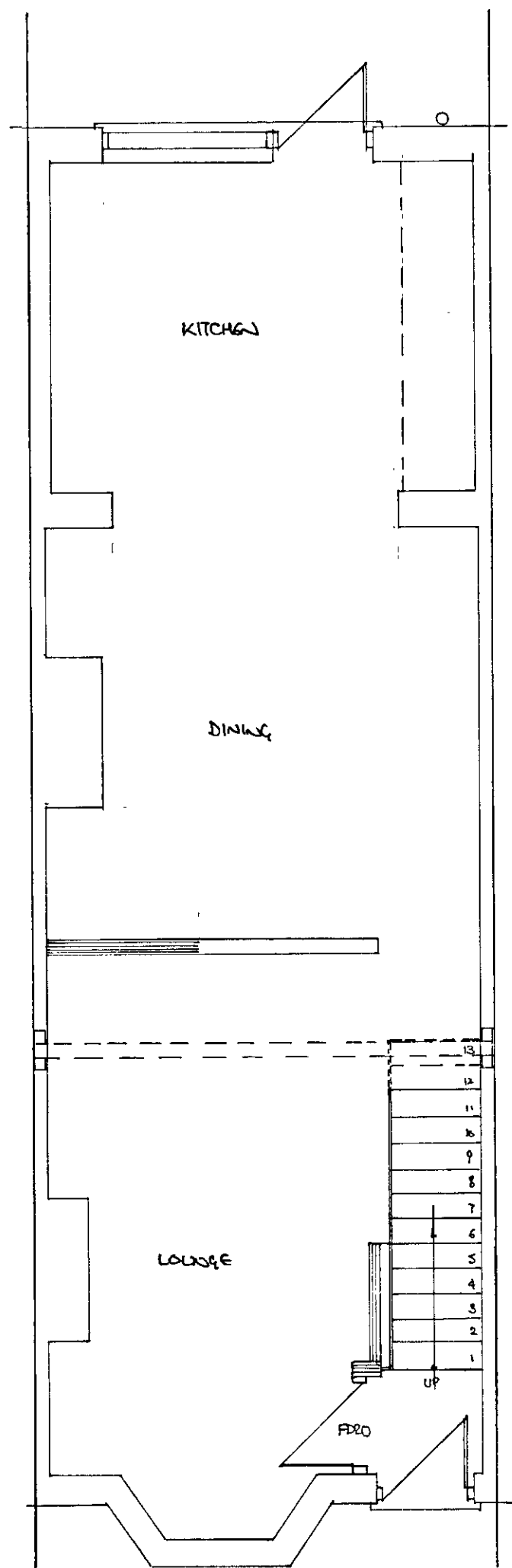
PROPOSED ROOF PLAN



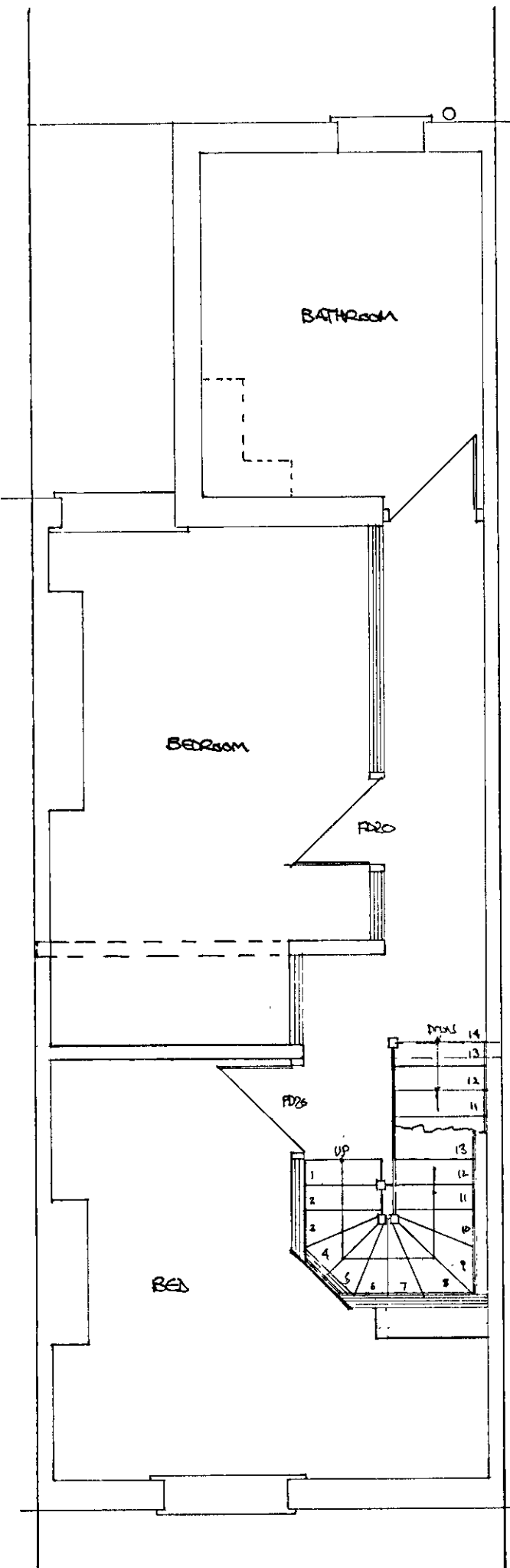
EXISTING GROUND FLOOR 1:100



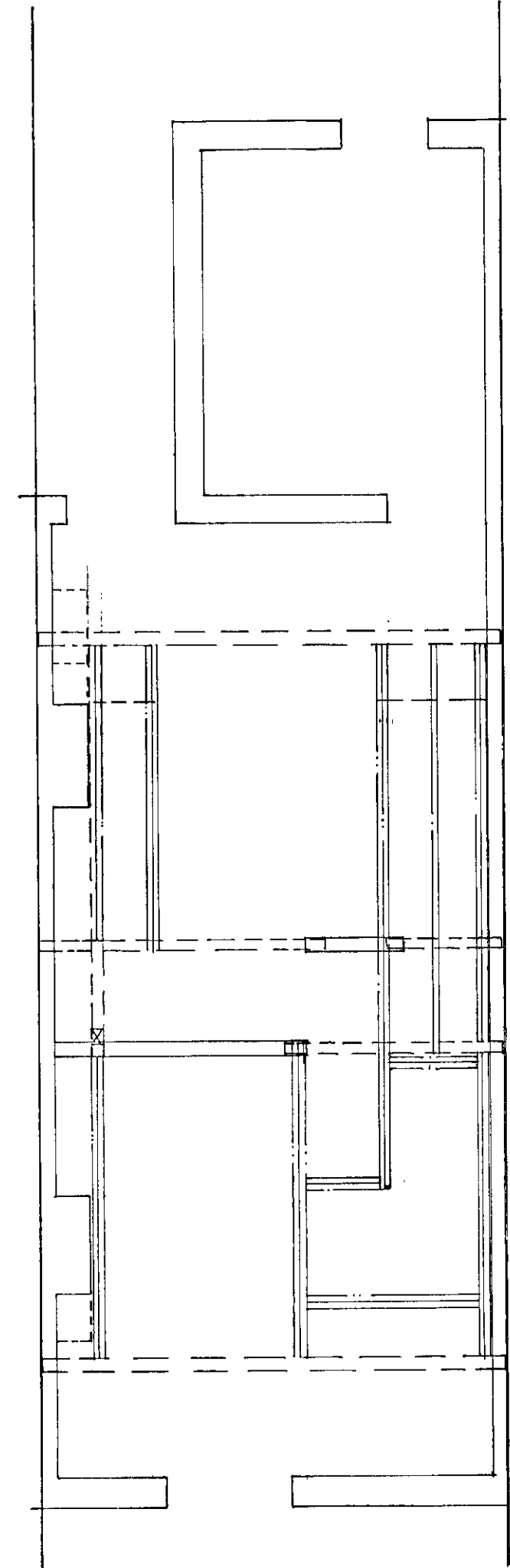
EXISTING FIRST FLOOR



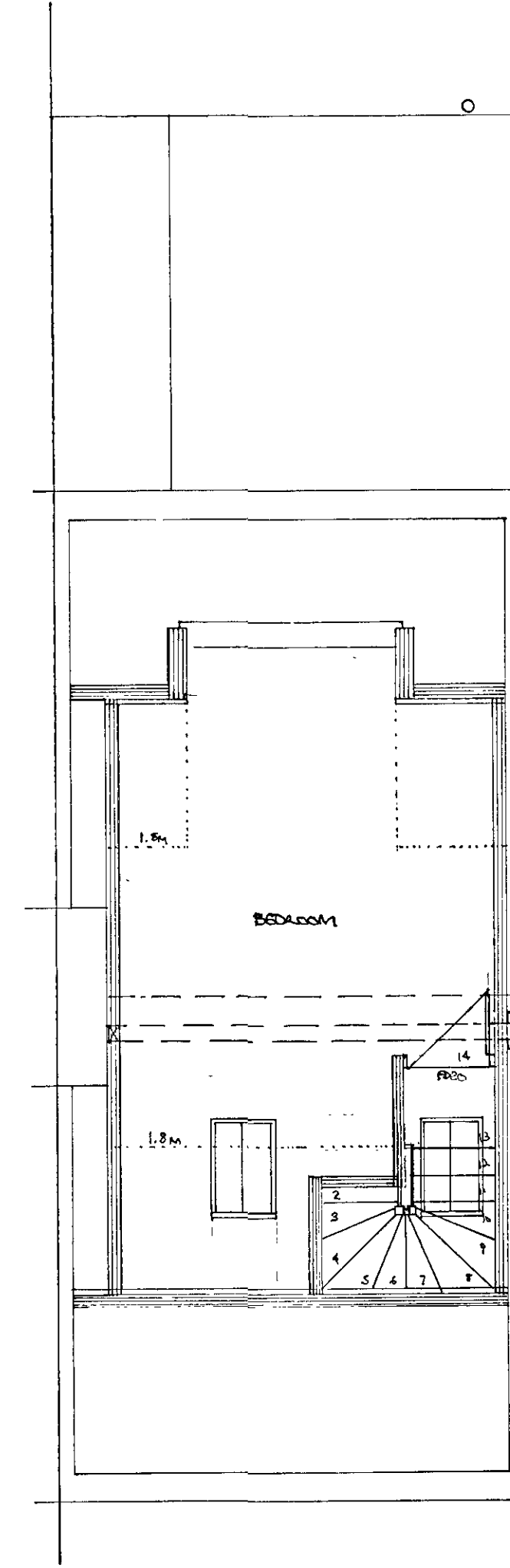
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED BEAM & JOIST LAYOUT



PROPOSED SECOND FLOOR PLAN

FLAT ROOF (WARM DECK)
 Suitable approved roof covering bonded to 18mm exterior grade ply on Celotex XR4150 on V.C.L. and 18mm ply on firings giving min. fall of 1:40 on 100mm x 100mm C24 joists @ 400mm crs. 12.5mm plasterboard and skim. 'U' value 0.15 w/m²k.

COLD ROOF OPTION
 Suitable approved roof covering on 18mm exterior grade ply. On firings on 50x50mm battens on 100mm x 100mm C24 joists @ 400mm crs. Celotex GA 4100 between joists with Celotex GA 4060 under joists with taped joints to form V.C.L. 25mm batten, 12.5mm plasterboard and skim. 'U' value 0.15 w/m²k.

DORMER ROOF (PITCHED) AND EXTENDED ROOF SLOPES
 Matching tiles on 35 x 19 approved quality softwood tiling 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 tile hanging on 38 x 25mm battens on suitable breather membrane on 12mm exterior grade ply sheathing on 100 x 50mm C16 studs @ 400mm crs. Celotex GA 4090 between studs against sheathing. 10mm cavity, Celotex GA 4050 over face, V.C.L. 12.5mm plasterboard and skim. 'U' value 0.18 w/m²k.

SLOPING CEILING
 Line existing 100 x 50mm rafter with 50mm batten or add 150 x 50mm to existing rafters. GA4100 Celotex between rafters, GA4050 Celotex over face, tape joints to form V.C.L. 25mm batten, 12.5mm plasterboard and skim. 'U' value 0.15 w/m²k.

PARTITION (EXPOSED AREAS)
 Formed in 100 x 50mm C16 grade timber studs @ 400mm crs. Cross braced, with Celotex GA4090 between studs and GA4050 over internal face, V.C.L. with 12.5mm wallboard and skim. 0.18 w/m²k.

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 22mm tongued and grooved floor grade chipboard on 100 x 50mm C16 grade timber joists at 400mm crs. Joists packed 25mm clear of existing ceilings off load bearing walls or hung from new beams by "Simpson" JHA450 hangers. Double nuts, washers and timber connectors. New floor to be 1/2 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 13 mm going 220 mm, 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 $C50$ mm. 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 lightings to be in Georgian wired glass.

SMOKE ALARMS
 W/- 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 litres. 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 "semi-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

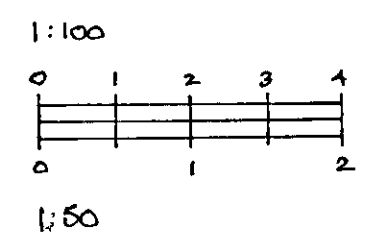
CLIENT: MR. MARK SINGH

DRAWING TITLE:
 2 ELIZABETH COTTAGES
 RODMERHAM GREEN
 KENT
 ME5 0PU

JOB TITLE: PROPOSED LOFT CONVERSION AND ALTERATIONS

DATE: FEB/23 DRAWN: *am*

SCALE: 1:50 & 1:100



DWG. NOS: KL/2A