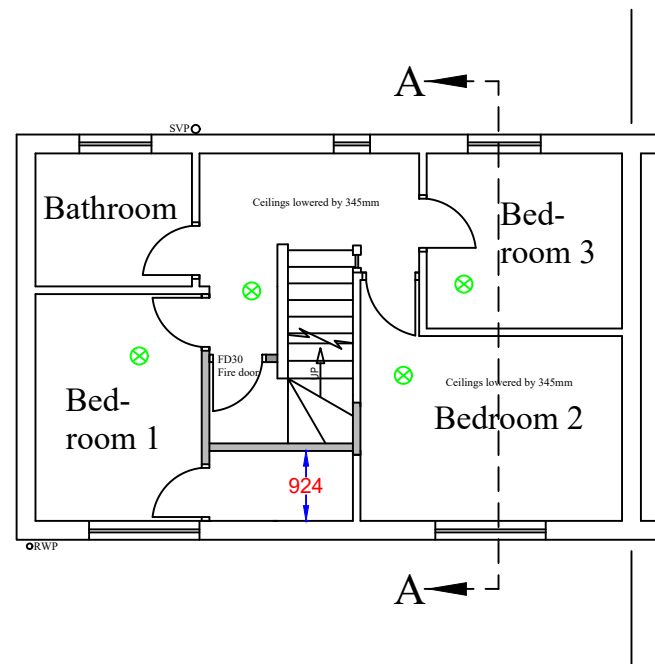
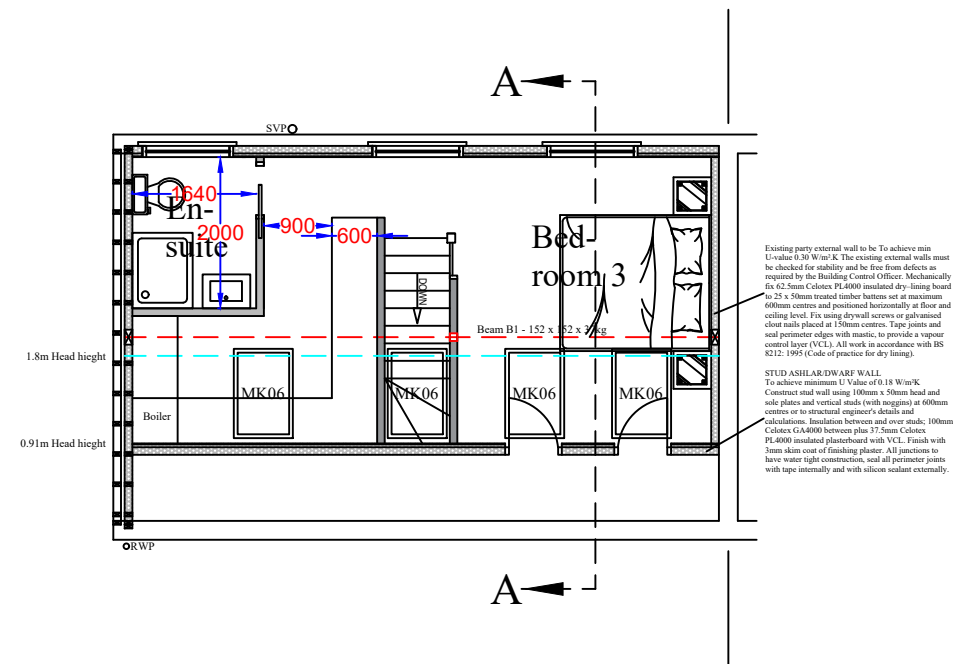


PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



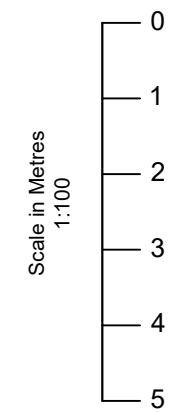
PROPOSED LOFT FLOOR LAYOUT

Existing party external wall to be To achieve min U-value 0.30 W/m²K. The existing external walls must be checked for stability and for fire from defects as required by the Building Control Officer. Mechanically fix 42.5mm Colutex PL4000 insulated dry-lining board to 25 x 50mm treated timber battens set at maximum 600mm centres and positioned horizontally at floor and ceiling level. Fix using drywall screws or galvanneal cleat nails placed at 150mm centres. Tape joints and seal perimeter edges with mastic, to provide a vapour control layer (VCL). All work in accordance with BS 8212: 1995 Code of practice for dry lining.

STUD ASHLAR/DWARF WALL
To achieve minimum U Value of 0.18 W/m²K. Construct stud wall using 100mm x 50mm lead and sole plates and vertical studs (with nogging) at 600mm centres or to structural engineer's details and calculations. Insulation between and over studs. 100mm Colutex GA4000 between plus 37.5mm Colutex PL4000 insulated plasterboard with VCL. Finish with 12mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicone sealant externally.

Notes

All drawings to be signed off by building control before the commencement of any works. If works commence on a Building Notice, the Builder/property owner commences works at their own risk and ELA Design (or its Officer's) cannot accept and liability whatsoever for these works carried out.



Key:

- Grade D2 Inter-linked Smoke detectors

Rev	Date	Details	By
A	16/10/23	Revision A	CE

Project: Loft Extension

Drawing: Proposed Layout

Address: 41 Canons Road, Ware, SG12 0BN

Drawing N°: ELA/3 Rev: A

A3 Scale: 1:100 Drawn By: CE Job No: 2795 Date: 16/10/23

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