FRONT ELEVATION SHOWING 2 in no. MK04 VELUX WINDOWS
FINAL SIZES DECIDED ON COMMENCEMENT, MAY BE A PRICE DIFFERENCE

PROPOSED REAR ELEVATION WITH FLAT ROOF DORMER.
WINDOW SIZES & CONFIGURATION TO BE DECIDED ON COMMENCEMENT. MAY BE A PRICE DIFFERENCE.

Additional Notes

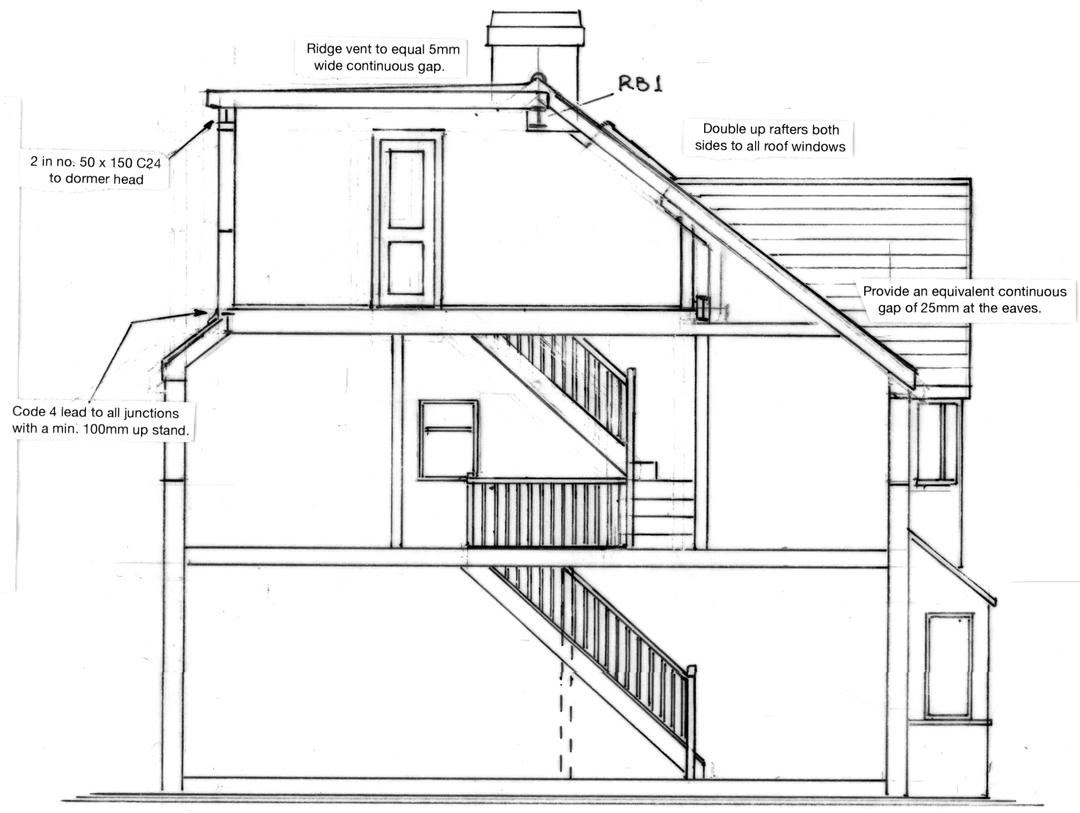
Foundations may have to be exposed if required to ascertain their suitability to carry additional loads, if it's deemed necessary to underpin then the cost of such works would be born by the owner. No timber to be within 50mm of live chimneys." Double up floor joists under parallel partitions.

In all cases you must strap or fix all of the flat roof ceiling joist to the front raters to maintain lateral restraint. long galvanised straps to be fixed from top plate of dormer cheek and down to solid brickwork in at least 2 places each end.
Flitch beams if required to be bolted @ 600mm staggered centres and double bolted at the bearing ends with 'Timberlok' screws or M12 nuts and bolts with square plate washers.
All new stud partitioning to have a minimum of 75mm quilt fitted in between the cavity with a min.density of 10kg.m3.

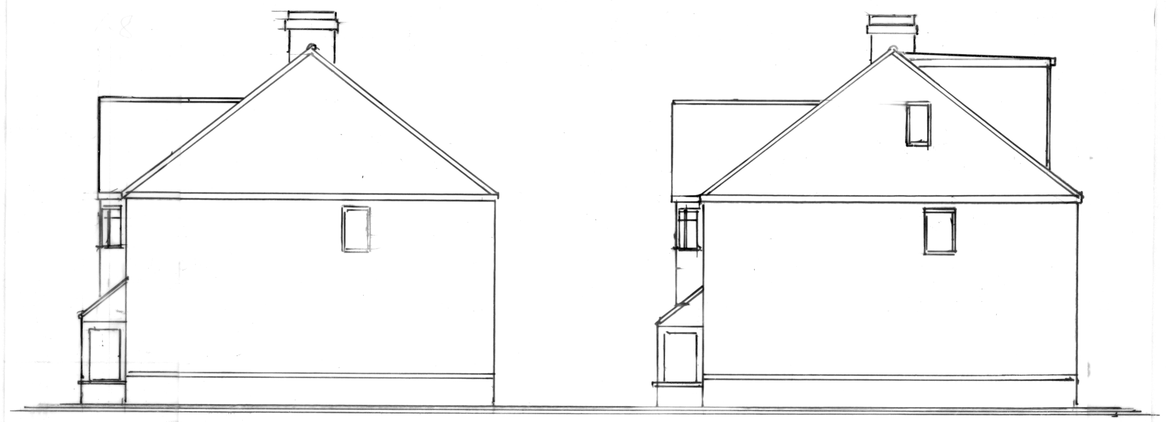
All dimensions are in metric units and **should not be scaled off this plan**, the installer is responsible for checking all dimensions on site prior to commencement, Work may be specified on this drawing which does not form part of your contract but may be shown only for design reasons.

Any changes to this drawing must be advised by consulting the designer or building control officer / planner as applicable prior to commencement.This drawing is protected under copyright and is the property of **Divine Loft Conversions.**

'Party Wall Agreement' is the responsibility of the owner and should be in place before commencement of building works.



CROSS SECTION

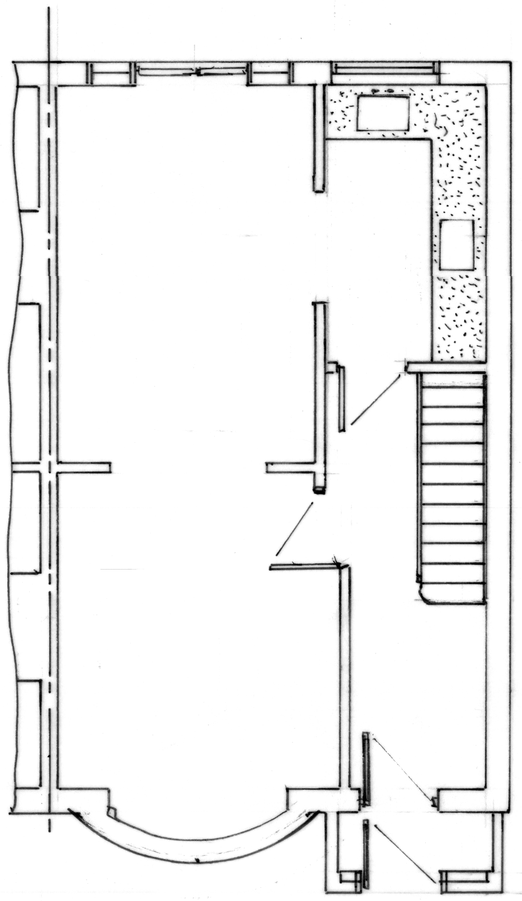


EXISTING SIDE ELEVATION
SCALE 1:100

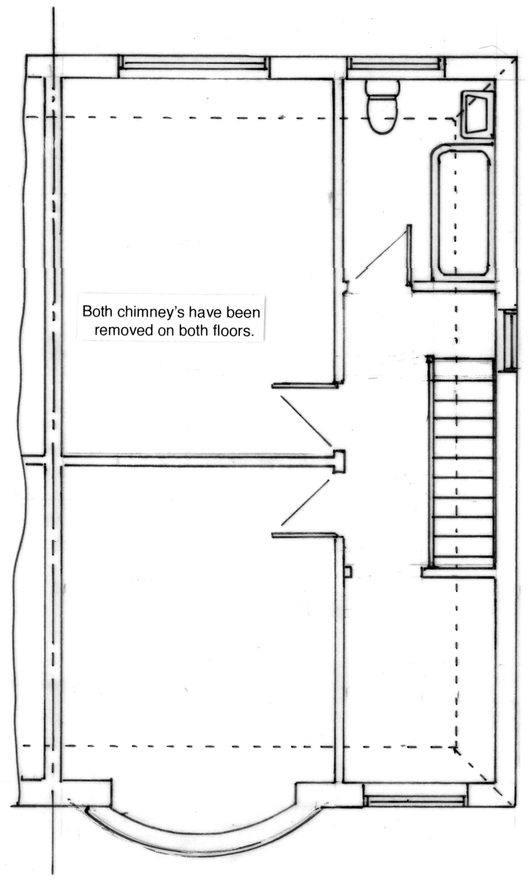
PROPOSED SIDE ELEVATION
SCALE 1:100

0 1 2 4 6 8 10 12 14 16m

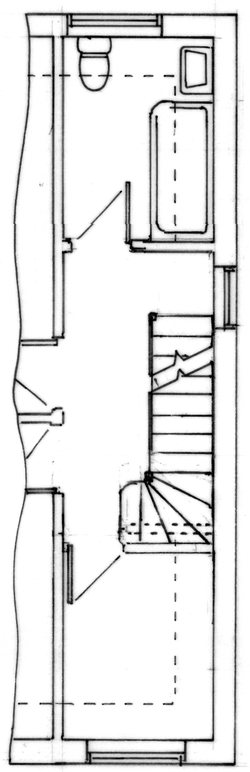
Represents 1:100 Scale



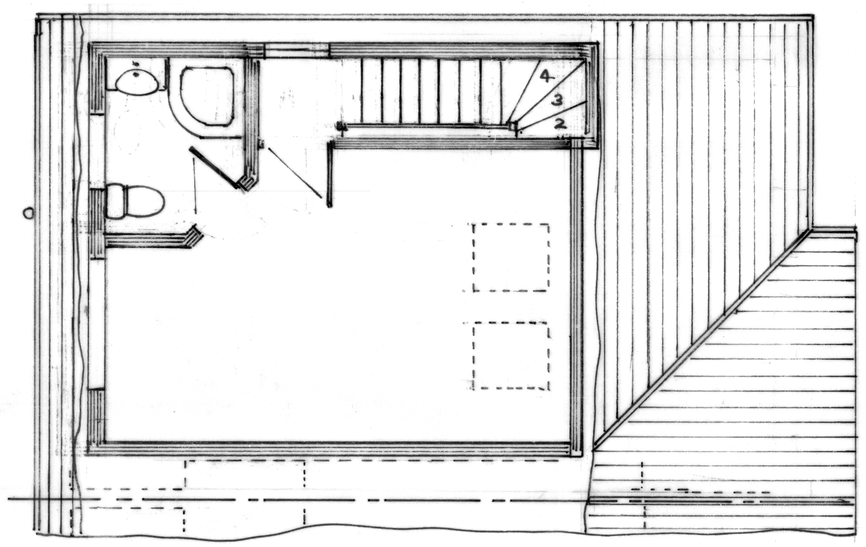
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FIRST FLOOR SHOWING PROPOSED STAIRCASE



LOFT ROOM LAYOUT PLAN FOR ILLUSTRATION ONLY
ANY CHANGES TO BE DECIDED ON COMMENCEMENT

0 .5 1 2 3 4 5 6 7 8 9 10m

All doors to habitable rooms on the ground and first floor that lead onto the stairwell including the new loft room door are required to be FD30 rated.

CONSTRUCTION SPECIFICATION

DORMER - FLAT ROOF (WARM DECK) U VALUE = 0.15

Fully bonded Fibreglass roof system or 6mm granite chipping bitumen bedded on 2 no. layers of high performance roofing felt hot laid and fully bonded on Celotex Tempcheck TD3116 or 12mm external ply decking on firings giving min. fall of 1:40 on C24 grade timber joists 150/200mm x 50mm @400mm ctrs. with 150mm Celotex XR4000 under secured using 220mm stainless twist fixers.

COLD ROOF OPTION (0.15 W/m2K)
Use 120mm PIR between joists then overlay with 30mm PIR tape seams with self adhesive aluminium foil tape, seal perimeter edges with mastic vapour controlled layer.
Cold roof to be cross vented via counter battens to allow a 50mm air flow above and continuous strip vents to soffit / fascias.

DORMER ROOF (PITCHED) & EXTENDED ROOF SLOPES
Same insulation as flat roof (0.15 W/m2K)
Matching tiles on 36 x 19mm approved quality softwood tiling battens at suitable gauge for tiles on an approved breathable membrane roofing felt lapped min. 100mm horizontally and vertically and secured with clout nails to proposed 100 x 50 C16 grade timber rafters @ 400 ctrs.

DORMER CHEEKS & FACE (U value 0.18 W/m2K)
Vertical tile hung on 38 x 19mm battens fixed to 12.5mm exterior grade plywood on 100mm x 50mm C16 grade timber studs @ 400mm ctrs. (include 6mm Masterboard if within 1m of boundary) Fix vapour barrier to outside face then 90mm in-between and 30mm over with PIR (Celotex) ,fix 12.5mm plasterboard and skim. Code 4 lead to all junctions.

CEILINGS (SLOPES) (U value= 0.15 W/m2K)
Use 100mm rigid insulation board (PIR) between rafters & cross batten then overlay with ACTIS Triso super 10 or similar multi foil maintaining a 50mm min air flow above insulation. Use 12.5mm plasterboard and skim to face. Use 100mm rigid insulation board (PIR) inside the ashlar walls.

INTERNAL PARTITIONS (TO STAIRCASE ENCLOSURE)
12.5mm plasterboard & plaster skim each side of 100mm x 50mm timber studding cross-nogged to give 1/2 hour fire resistance in-filled with 100mm mineral wool.

ROOF WINDOWS
Installed to manufacturers recommendations, double rafter trimming. Windows to attain a U-value of 1.8w/m2k and incorporate 5000mm sq/mm trickle vents to bedrooms and 2500 sq/mm to new shower rooms

FLOOR
22mm T & G moisture resistant floor grade chipboard on C24 grade timber joists to structural engineers recommended centres. Joists packed 25mm clear of existing ceilings off load bearing walls or hung from installed steel beams by "Simpson" JHA450 hangers.Double up joists under parallel partitions fixed and staggered together with "Timberlock" approved fixings or M12 bolts, nuts and timber connectors. New floor to be 1/2 hr. fire resistant to BRE. 208. 100mm mineral wool laid in between joists, Note: if ceilings are lathe & plaster or 9.5mm plasterboard. you must lay and fix chicken wire throughout.22mm T&G flooring to be laid in voids.maintaining 200mm depth for loft insulation.

STAIRCASE
Maximum Rise 220mm with minimum going 220mm, maximum pitch of 42 degrees, maintain 2m clear headroom above pitch line to new and existing stairs. Handrail to be provided above pitch line. to be a min of 900mm, any tapered treads to have a min. 50mm going, measured at the newel post, no gaps to allow passage of 100mm sphere, underside of stairs to be protected with combination of 'EML', 12.5mm plasterboard and plaster finish Handrail 900mm min. high to landings

STEEL BEAMS
Either fully coated with 'Fire Paint' to BS standard or 2 layers of 12.5mm plasterboard with staggered joints to give 1/2 half fire resistant. when required use 100 x 100 steel angle cleats fixed to each end of posts which support ridge beams
Brick up & make good at ends of steel beams and where purlins have been removed

SMOKE ALARMS
SA denotes mains linked smoke detectors sited 300mm from walls and light fittings, fitted to non draft areas to every storey of a dwelling house. if required HD denotes heat detector.

PLUMBING (when required)
Bathrooms/en-suites to be fitted with a mechanical extractor fan, min capacity 15 litres/sec vented externally. Shower and basin wastes to be UPVC of adequate size of run with anti-vac traps. WC waste 100mm UPVC to 100mm UPVC stub stack fitted with an air admittance valve and run to the existing S&VP. alternatively a 'Saniflow-plus' unit may be utilised in remote areas.

ELECTRICS
75% of the fittings provided must be Energy efficient and to be carried out by a suitably qualified person registered with a self certification scheme, installed to approved doc Part 'P'

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SCALE 1:50 @ A1
Date 20th SEPTEMBER 2023
DRAWING NO.. PE1473

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