

RIDGE BEAM
 2-NO. 170x50 C24
 JOISTS WITH 150x10mm TRK
 STEEL FLITCH PLATE
 BOLTED BETWEEN
 JOISTS @ 500mm CTRS.

300mm INSULATION
 IN LOFT VOIDS
 150mm TRK BETWEEN
 JOISTS & OVER
 JOISTS

ASHULAR WALLS (U=0.18 w/m²k)
 Insulate with Kingspan TW55 90mm
 thick between studs & 50mm inside
 studs maintain 50mm gap between
 insulation

RIDGE BEAM
 2-NO. 170x50 C24
 JOISTS WITH 150x12mm TRK
 FLITCH PLATE

Skeellings (U = 0.15 w/m²k)
 Insulate with Kingspan K7 90mm thk
 between rafters and K7 50mm thk under
 rafters

**BOU ALL RAFTERS/
 FLOOR JOISTS
 AND ASHLAR WALLS
 WITH TIMBELOC
 CONNECTORS.**

SEAL OFF GABLE
 JOISTS ON TO
 CAS. WALLS
 WITH 100x50mm
 WALL FRATES
 STRAPPED TO
 WALLS BOTH
 SIDES.

FOUNDATIONS
 TO BE TAKEN
 DOWN APPROX.
 1.00 METRES
 AND TO STG.
 APPROVAL

SECTION 'A-A'

SECTION 'B-B'

GABLE WALL "U" = 0.18 w/m²k
 Conc. Plain tiling on 19x38mm
 battens on building paper underlay
 on 12.5mm thk shuttering ply (with
 9mm thk superlux within 1.00 metre
 boundary) on 200x50mm C24 timber
 studwork with 90mm thk Kingspan
 TW55 insulation between studs and
 12.5 thk plasterboard & set over
 50mm thk TW55 insulation between
 plasterboard and timber stud

RAISE LEVEL OF
 EXISTING UTIL ROOM
 WITH 22mm T.G. TREATED
 T.G. FLOORING ON
 50mm TRK. KINGSPAN
 TP70 INSULATION ON
 30mm CONCRETE/SLAB
 TREAT FLOOR WITH 2-COATS
 SYNTHAFLOR D.P. MEMBRANE

FLITCH BEAM
 2-NO. 170x75 C24
 JOISTS WITH
 150x12mm TRK.
 STEEL PLATE
 BOLTED BETWEEN
 @ 500mm CTRS.

FLITCH BEAM
 2-NO. 170x50 C24
 JOISTS WITH
 150x10mm TRK.
 FLITCH PLATE.

LINE STUD
 WALL RUNNING
 OVER LOAD BEARING
 WALL ON SIDE
 WITH 50mm R.F.

SUPPORT DORMER
 CHECKS ON
 2-NO. 150x50mm
 RAFTERS.

SOLID NOGGING
 THRU CENTRE OF SPAN.

FIRECHECK DORMER
 CHECK SEE ITEM 2
 (DORMER QUOTA)

BUILD IN
 SOLID NOGGING
 BETWEEN JOISTS
 UNDER ASHLAR
 WALLS.

OPTIC WATER
 NO. 017.

VELUX FLAT ROOF DOME
 NO. CFP500H (600x600)
 C/O. FLASHINGS.

PROPOSED LOFT PLAN

PROPOSED FLOOR JOIST PLAN

PROPOSED ROOF PLAN

Notes:

1. Verify all dimensions on site before the commencement of any work or preparation of shop drawings.
2. All building materials, components and workmanship to comply with the appropriate Building Regulations, British Standards and Codes of Practice.
3. Any discrepancies to be reported to the architectural designer for further instructions before commencement of work.

General Specification:

1. COLD DECK ROOF (U=0.15 w/m²k)
 3-layer high performance 'Torch On' roofing felt.
 Mineral top layer on 12mm thk shuttering ply on
 Kingspan K7 insulation board 100mm thick
 between joists and 60mm thk insulation under
 joists with 25 x 38 mm timber counter battens
 between insulation and plaster board. 12.5mm
 thk plasterboard & set UPVC ventilated soffits all
 round.

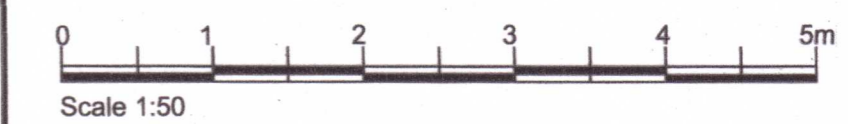
2. DORMA CONSTN (U = 0.18 w/m²k)
 Conc. Plain tiling on 19 x 38mm battens on felt
 underlay on 12mm shuttering ply (with 9mm thk
 masterboard within 1.00 metre boundary) on 100
 x 50mm stud framework with 90 mm thk
 Kingspan TW55 insulation between studs and
 50 mm thk TW55 inside of studs with 12.5mm
 thk plasterboard lining and set

3. LOFT FLOOR
 22MM T & G treated chipboard flooring
 on 19x38mm joists at 400mm ctrs packed
 up off existing wallplate on 100 x 25mm packers
 with 100mm thk Rockwool Flexi wool laid on
 chicken wire mesh between joists.

4. EXISTING FIRST FLOOR LANDING
 Landings to be covered with flame resistant
 hardboard if boarding defective.

**5. Existing ceiling joists to be supported off solid
 noggings between new joists where original
 binders need to be removed**

6. Stairs (42°P max)
 80mm Wide s.w stairs with 13 risers @
 going 200mm .50mm on tapered treads with
 min. vertical headroom above & between flights
 on all treads of 2.00 metres.
 Handrails/balustrading set 900mm high with max.
 100mm spacing between spindles



Rev.

Job Title
**PROPOSED LOFT CONVERSION
 AT 16. CARYORAN WAY
 WIGMORE
 GILLINGHAM
 KENT ME8 0NT**

Client **MRS. T. SIMON**
 Dwg Title

Scale 1:50

Date **APRIL 2024**

C & B Designs
 Architectural Designers & Consultants

12 St. Margarets Drive
 Wigmore
 Gillingham
 Kent ME8 0NR
 Medway: 01634 261818

Dwg No. **CB 3230.03**