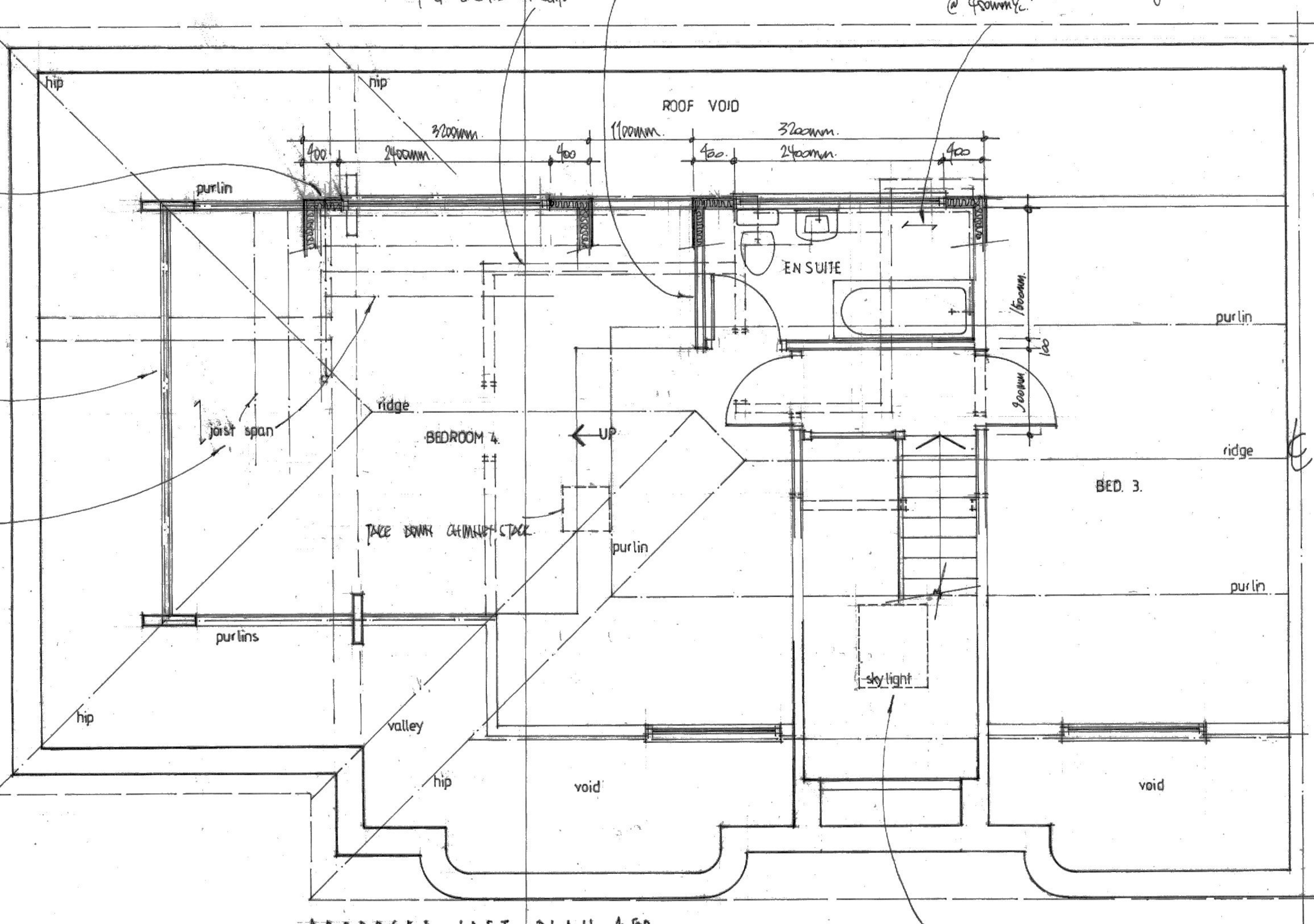
DORMER CHEEKS
VERTICALLY HUNG TILING ON 25 x 38mm SW BATTENS ON 9mm PLY BACKING ON 50 x 100mm SW STUDS & NOGGINS @ 450mm c/c VERTICALLY & HORIZONTALLY, BEARING ON DOUBLED UP RAFTERS & PURLIN. PLATE INTERNALLY WITH 12.5mm PLASTERBOARDS & SKIM TO FINISH. PROVIDE A BREATHABLE MEMBRANE BETWEEN THE BATTENS & PLY, USE BUILDING PAPER OR SIMILAR APPROVED. PROVIDE 70mm KINGSPAN INSULATION TO STUDWORK & CODE 4 LEAD FLASHINGS, WHERE APPLICABLE.

NEW INSULATED STUDWORK BELOW PURLINS, WITH 100mm KINGSPAN INSULATION TO VOIDS.

PROVIDE NEW RAISED FLOOR AREA TO BED 4 WITH 50 x 195mm SW JOISTS @ 400mm c/c, JOIST HUNG FROM 2 No 50x195mm SW TRIMMER JOISTS BEARING ON INTERNAL & EXTERNAL WALLS. FINISH WITH 19mm T&G BOARDS OR SIMILAR.

TAKE DOWN EXTG. PARTITIONS & RE-CONSTRUCT AS SHOWN TO CREATE OPEN PLAN BEDROOM 4 & LARGER EN-SUITE.

JOIST OVER FLOOR VOID WHERE STAIRS USED TO BE, WITH 50 x 195mm JOISTS @ 400mm c/c.



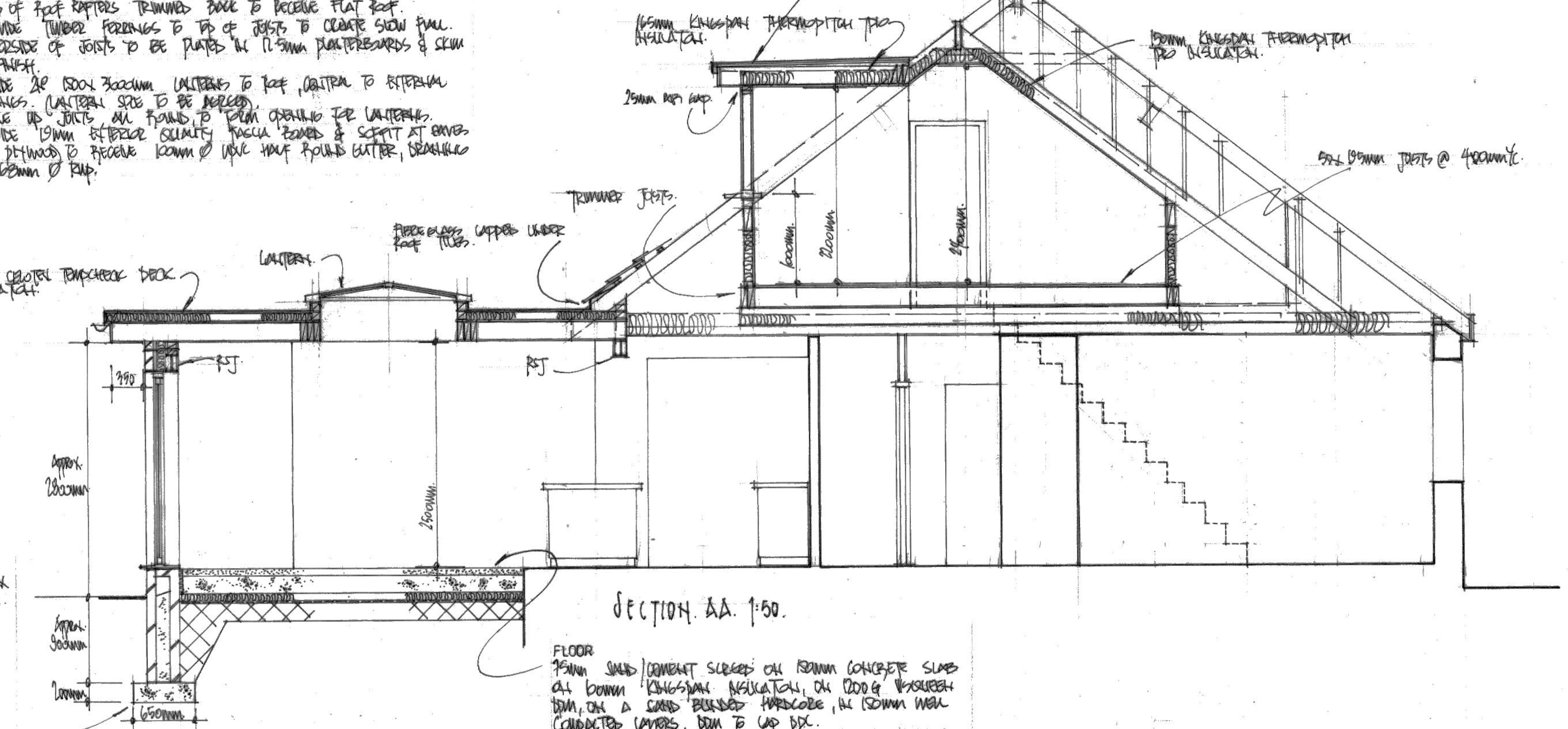
PROPOSED LOFT PLAN. 1:50.

EXTG. CEILING OVER HALL TAKEN OUT & UNDERSIDE OF ROOF TIMBERS EXPOSED & INSULATED. PROVIDE ROOFLIGHT OVER.

EXTRACT VENTS
INSERT NEW EXTRACT VENTS, TO GIVE MIN. VENTILATION OF:
KITCHEN - 60 LITRES / SECOND.
UTILITY - 30 LITRES / SECOND.
EN SUITES. - 15 LITRES / SECOND.
A MIN. 3 No AIR CHANGES / HOUR ARE REQUIRED TO EACH, WITH A 15 MINUTE OVERRUN TO EN-SUITE AREAS.
VENT LOCATIONS AGREED ON SITE.
WASTE & FROM EN-SUITE TO BED 4 TO BE CONNECTED TO EXTG. SVP IN CENTRE OF BED ROOM 4, THROUGH RAISED FLOOR VOID. SVP TO BE CAPPED OFF.

FLAT ROOF
FIBREGLASS ROOF FINISH, OR SIMILAR APPROVED, ON 9mm PLY ON 115mm CELOTEX TEMPCHECK DECK INSULATION ON 18mm PLYWOOD DECKING ON 50 x 195mm SW JOISTS @ 400mm c/c, BEARING ON 75 x 100mm SW WALLPLATES & NEW RSJ & JOIST HUNG FROM PART REAR WALL FROM 50 x 195mm SW BEARERS BOLTED TO WALL.
* ENDS OF ROOF RAFTERS TRIMMED BACK TO RECEIVE FLAT ROOF.
PROVIDE TIMBER FIRRINGS TO TOP OF JOISTS TO CREATE SLOW FALL.
UNDERSIDE OF JOISTS TO BE PLATED IN 12.5mm PLASTERBOARDS & SKIM TO FINISH.
PROVIDE 2 No 1500 x 3000mm LANTERNS TO ROOF, CENTRAL TO EXTERNAL OPENINGS. (LANTERN SPEC TO BE AGREED).
TRIPLE UP JOISTS ALL ROUND, TO FORM OPENING FOR LANTERNS.
PROVIDE 19mm EXTERIOR QUALITY FASCIA BOARD & SOFFIT AT EAVES IN PLYWOOD TO RECEIVE 100mm Ø UPVC HALF ROUND GUTTER, DRAINING TO 68mm Ø RWP.

DORMER ROOF
FIBREGLASS ROOF FINISH, OR SIMILAR APPROVED, ON 18mm PLYWOOD DECKING ON 50 x 195mm SW JOISTS @ 400mm c/c BEARING ON 75 x 100mm SW WALLPLATE & JOIST HUNG FROM 2 No 50 x 195mm SW TRIMMER JOISTS FIXED BETWEEN RAFTERS. PROVIDE TIMBER FIRRINGS TO TOP OF JOISTS, TO CREATE SLOW FALL. UNDERSIDE OF JOISTS TO BE PLATED IN 12.5mm PLASTERBOARDS & SKIM FINISH.
PROVIDE 165mm KINGSPAN THERMOPITCH TP10 INSULATION, BETWEEN JOISTS, MAINTAINING A MIN. 30mm CONTINUOUS AIR GAP, BETWEEN TOP OF INSULATION & UNDERSIDE OF PLY.
PROVIDE VENTILATION TO ROOF SPACE VIA PROPRIETARY EAVES VENTILATORS GIVING EQUIVALENT 25mm CONTINUOUS SPACE.
SOFFIT DETAILS - SEE FLAT ROOF NOTES.


165mm KINGSPAN THERMOPITCH TP10 INSULATION.
150mm KINGSPAN THERMOPITCH TP10 INSULATION.
25mm AIR GAP.
50 x 195mm JOISTS @ 400mm c/c.
TRIMMER JOISTS.
FIBREGLASS CAPPED UNDER ROOF TILES.
LANTERN.
115mm CELOTEX TEMPCHECK DECK INSULATION.
RSJ
RSJ
350
1600mm.
2200mm.
2400mm.
Approx. 2800mm.
2500mm.
Approx. 900mm.
200mm.
650mm.

SECTION AA 1:50.

FOUNDATIONS
CONCRETE STRIP FOUNDATIONS: 650mm WIDE x 200mm DEEP, WITH AN APPROX. COVER OF 900mm. FOUNDATIONS ARE TO SUIT SITE CONDITIONS & ARE TO SATISFY BUILDING INSPECTOR.

FLOOR
75mm SAND/CEMENT SCREED ON 150mm CONCRETE SLAB ON 60mm KINGSPAN INSULATION, ON 1200G VISQUEEN DPM, ON A SAND BLINDED HARDCORE, IN 150mm WELL COMPACTED LAYERS. DPM TO LAP DPC.
PROVIDE 25mm STYROFOAM TO PERIMETER OF SLAB & SCREED AT EXTERNAL WALLS, TO PREVENT COLD BRIDGE.

DRAINAGE
GRUB UP & REMOVE EXTG. MANHOLE & EXTEND DRAINAGE AT REAR TO BEYOND EXTENSION, TO RECEIVE NEW RWP'S & PROVIDE NEW RODDING EYE AT HEAD. SINK WASTE CONNECTED DIRECT TO DRAIN. PROVIDE LINTELS OVER DRAINS WHEN PASSING THROUGH EXTERNAL WALLS.

WALLS
102.5mm OUTER LEAF BRICKWORK, 150mm CAVITY WITH 100mm KINGSPAN INSULATION & 50mm GAP, & 100mm THERMALITE BLOCKWORK INNER LEAF.

STUDWORK
NEW INSULATED STUD PARTITIONS WITH 75mm MINERAL WOOL (10kg) TO VOIDS. BOTH SIDES TO BE PLATED IN 12.5mm PLASTERBOARDS & SKIM TO FINISH.

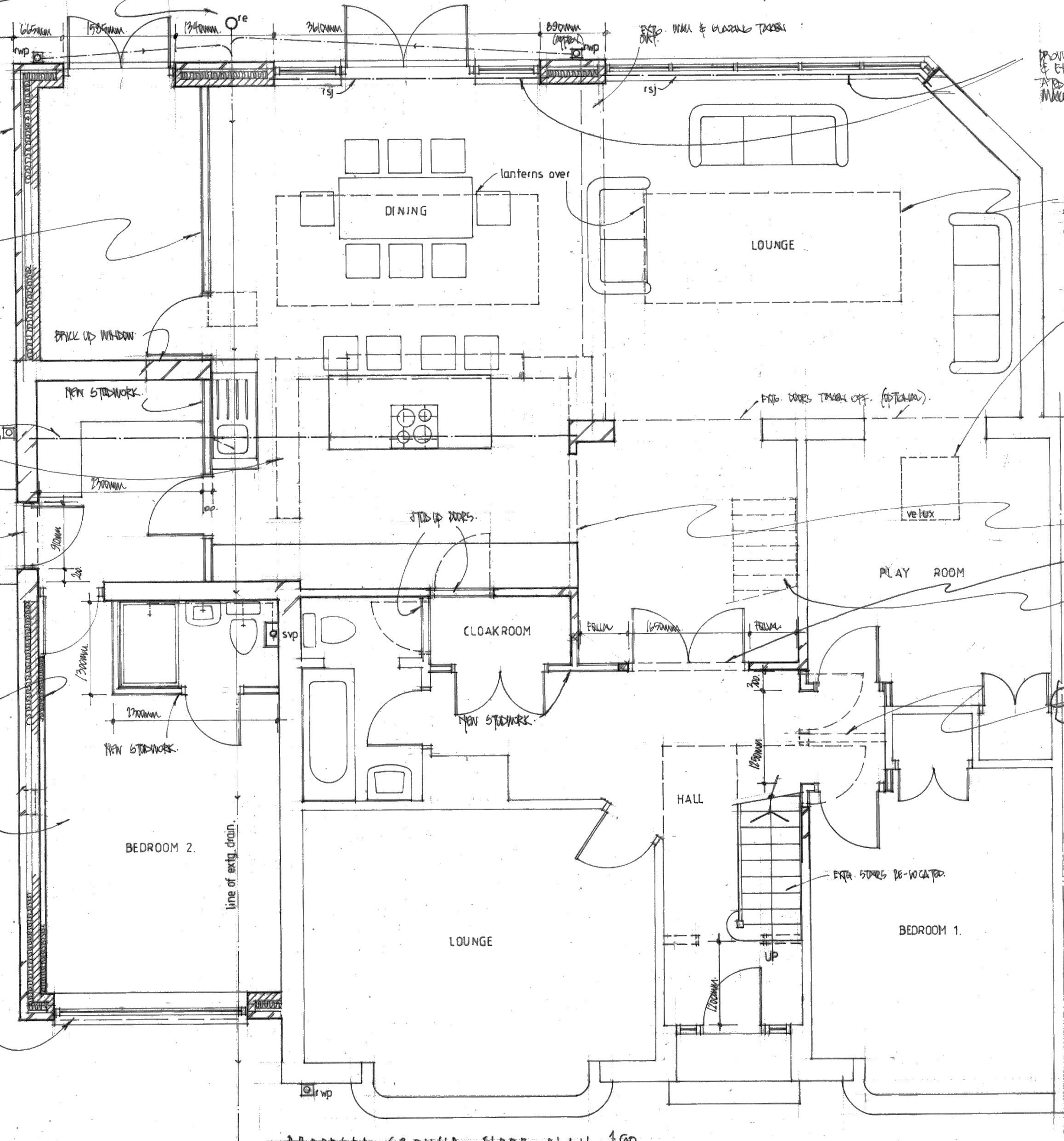
TAKE OUT REAR & INTERNAL WALLS & FLAT ROOF & INSERT 1 No NEW RSJ OVER, DESIGNED & CALCULATED TO STRUCTURAL ENGINEERS DETAILS. MAKE GOOD TO ALL AFFECTED AREAS.

FORM NEW DOOR OPENING & INSERT NEW CATNIC LINTEL OVER (UNF). SQUARE UP REVEALS & MAKE GOOD ALL AREAS. PLASTER & SKIM.

PROVIDE NEW 100mm BLOCKWORK & 100mm FULL FILL INSULATED CAVITY, TO BRING OUT IN LINE WITH UTILITY SIDE WALL. BLOCKWORK BUILT OFF EXTG. SLAB.
* PROVIDE 50mm ADDITIONAL INSULATION TO INSIDE, IF REQUESTED BY BUILDING INSPECTOR.

BUILD UP FLOOR WITH 75mm SAND/CEMENT SCREED ON 100mm KINGSPAN INSULATION ON 1200G VISQUEEN DPM OVER NEW COMPACTED HARDCORE, TO SUIT, ON EXTG. GARAGE SLAB. DPM TO LAP DPC.

TAKE OUT GARAGE DOORS & PROVIDE NEW CAVITY WALL & WINDOW IN EXTG. OPENINGS. WINDOW HEIGHTS TO MATCH EXTG. NEW WALL TO BE BUILT OFF FOUNDATION. (SEE NOTES).



PROPOSED GROUND FLOOR PLAN. 1:50.

PROVIDE RSJ'S & WELDED PLATES OVER NEW & EXISTING OPENINGS, DESIGNED & CALCULATED TO STRUCTURAL ENGINEERS DETAILS. MAKE GOOD ALL AFFECTED AREAS.

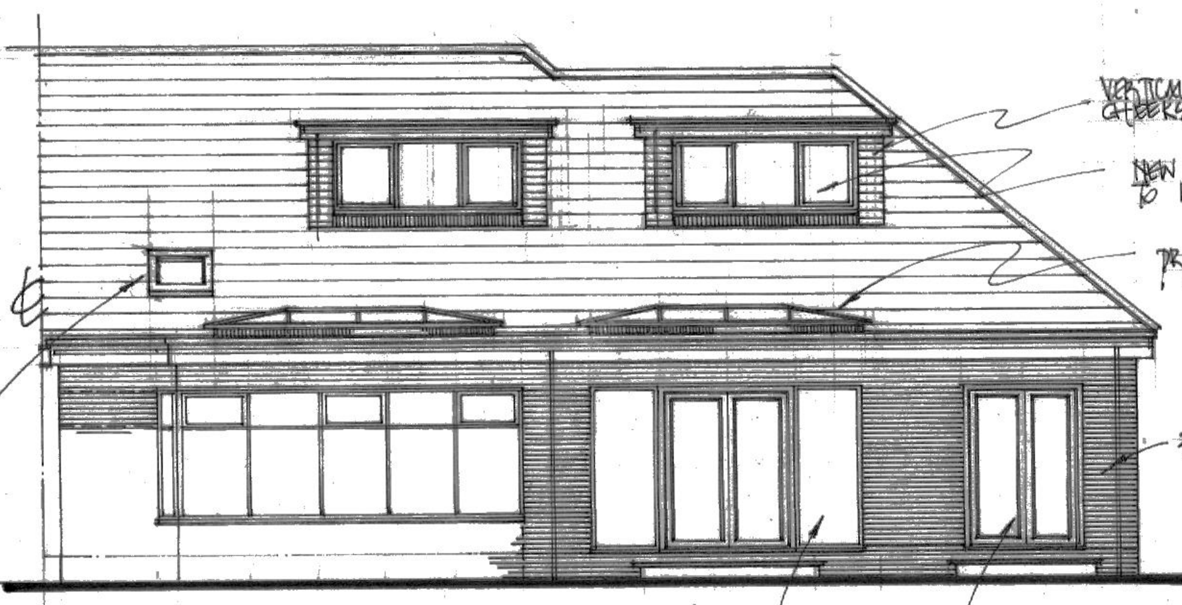
2 No 1500 x 3000mm LANTERNS, CENTRAL TO OPENINGS IN DINING & LOUNGE. (SPECS TO BE AGREED).

NEW VELUX PROVIDING TUNNELLED LIGHT TO PLAY ROOM.

FORM NEW OPENINGS & INSERT NEW RE-INFORCED CONCRETE LINTELS OVER. MAKE GOOD TO ALL AFFECTED AREAS.

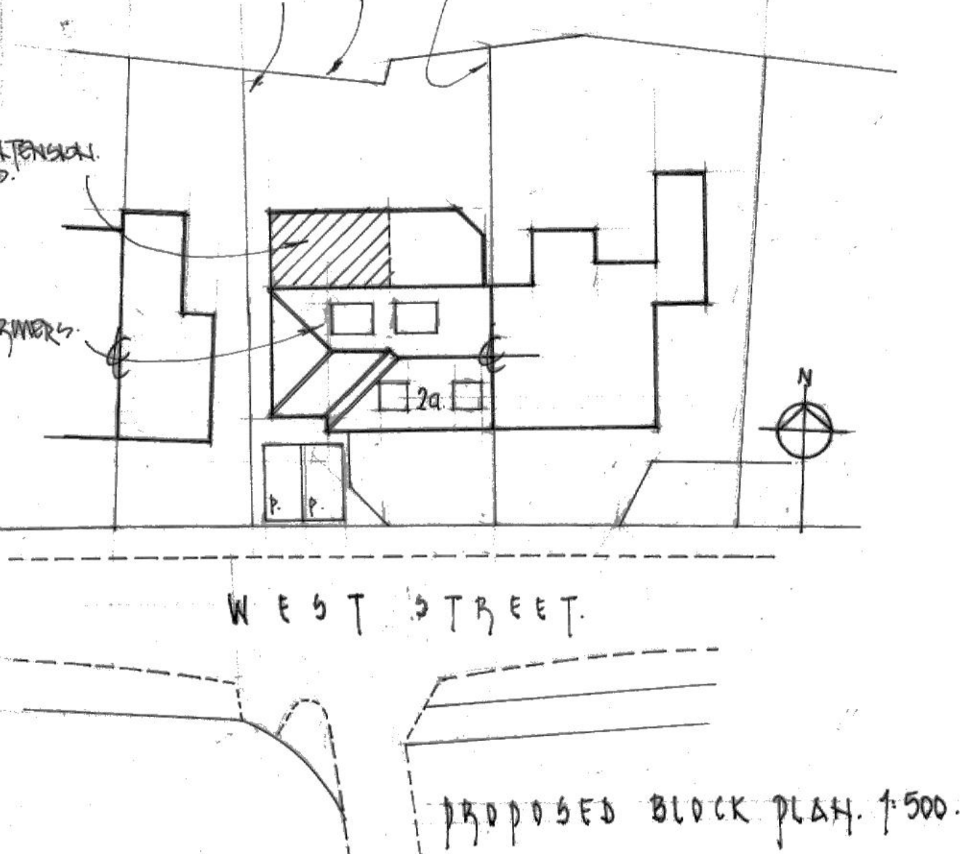
EXTG. STAIRCASE TO BE TAKEN OUT & RE-POSITIONED.

TAKE OUT DOORS & CENTRAL WALL & REDUCE OPENING WIDTH & RE-LOCATE DOORS. PROVIDE RE-INFORCED CONCRETE LINTEL OVER, IF REQUIRED.

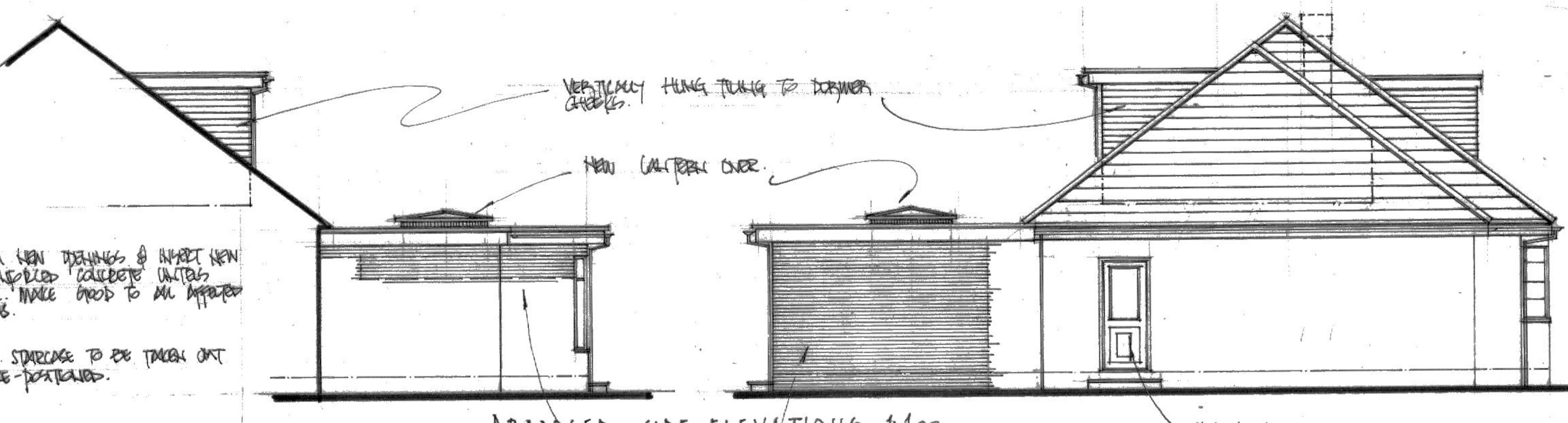

VERTICAL TILING TO DORMER CHEEKS.
NEW WINDOW IN FRAMES TO MATCH EXTG.
PROPOSED LANTERNS OVER.
BRICKWORK TO MATCH EXTG.

PROPOSED REAR ELEVATION. 1:100.

GLAZING TO ALL CRITICAL AREAS TO BE IN A TOUGHENED, THICKENED OR LAMINATED GLASS.

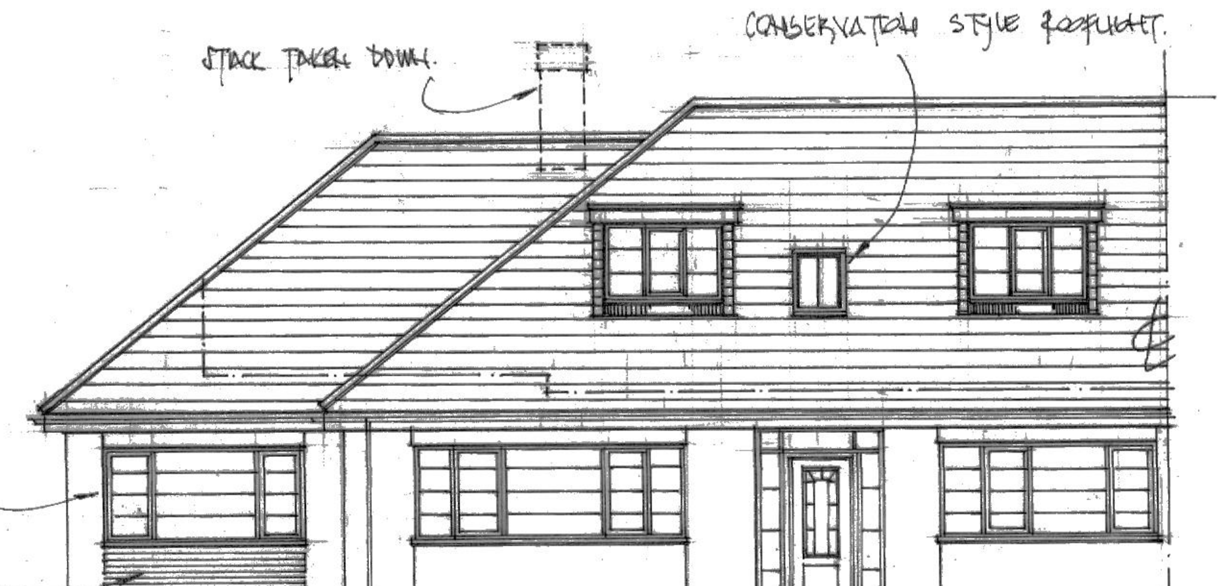


PROPOSED BLOCK PLAN. 1:500.

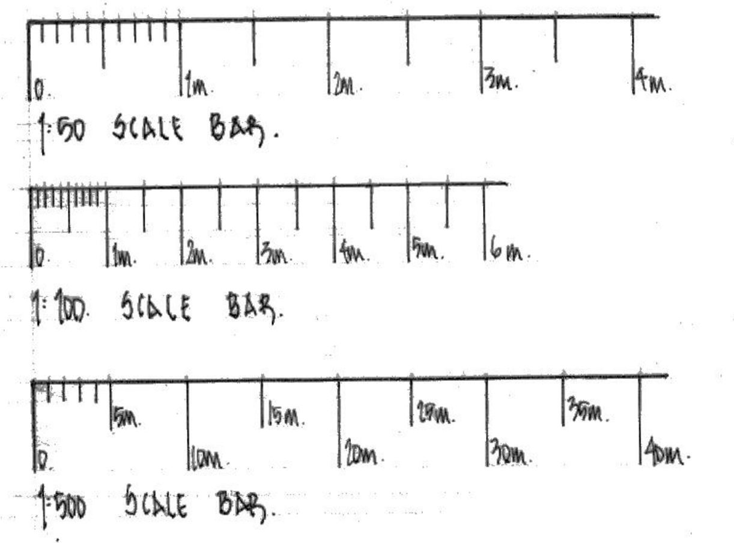


PROPOSED SIDE ELEVATIONS. 1:100.

BRICKWORK TO MATCH EXTG.


STACK TAKEN DOWN.
CONSERVATION STYLE ROOFLIGHT.
NEW WINDOW IN FRAME TO MATCH
NEW BRICKWORK TO MATCH EXTG.

PROPOSED FRONT ELEVATION. 1:100.



ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL ELEMENTS OF STRUCTURE TO BE 1HR FIRE RESISTING.

client
FRANCESCO LA ROCCA.
2A WEST STREET
PRESCOT
L34 1LQ.

project
SINGLE STOREY FLAT ROOF EXTENSION TO REAR, GARAGE CONVERSION & REAR DORMERS TO ROOF.

title
PROPOSED PLANS & ELEVATIONS.

scale
1:50, 1:100, 1:500.

drwg no
02.

date
JULY' 2024.