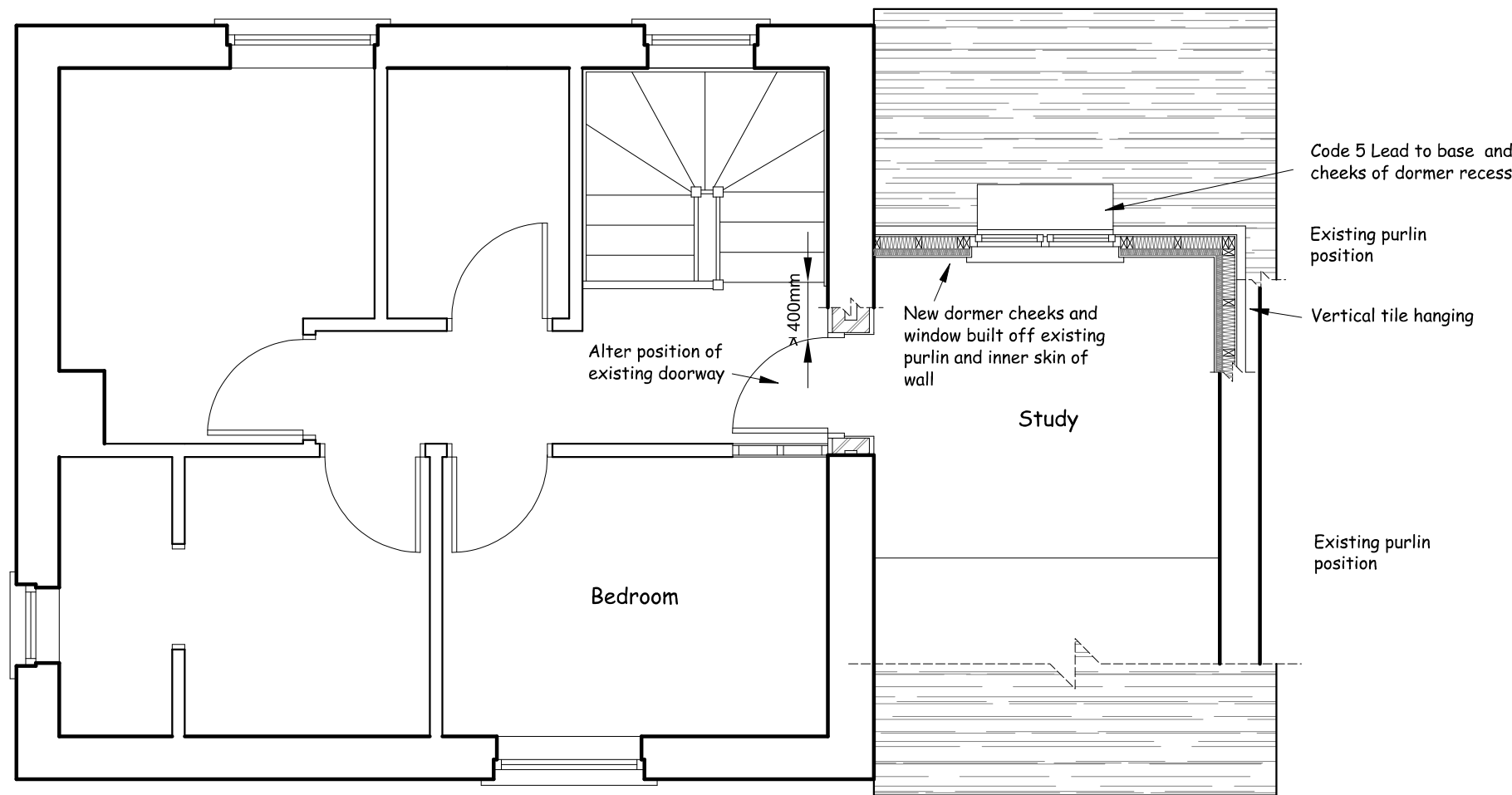
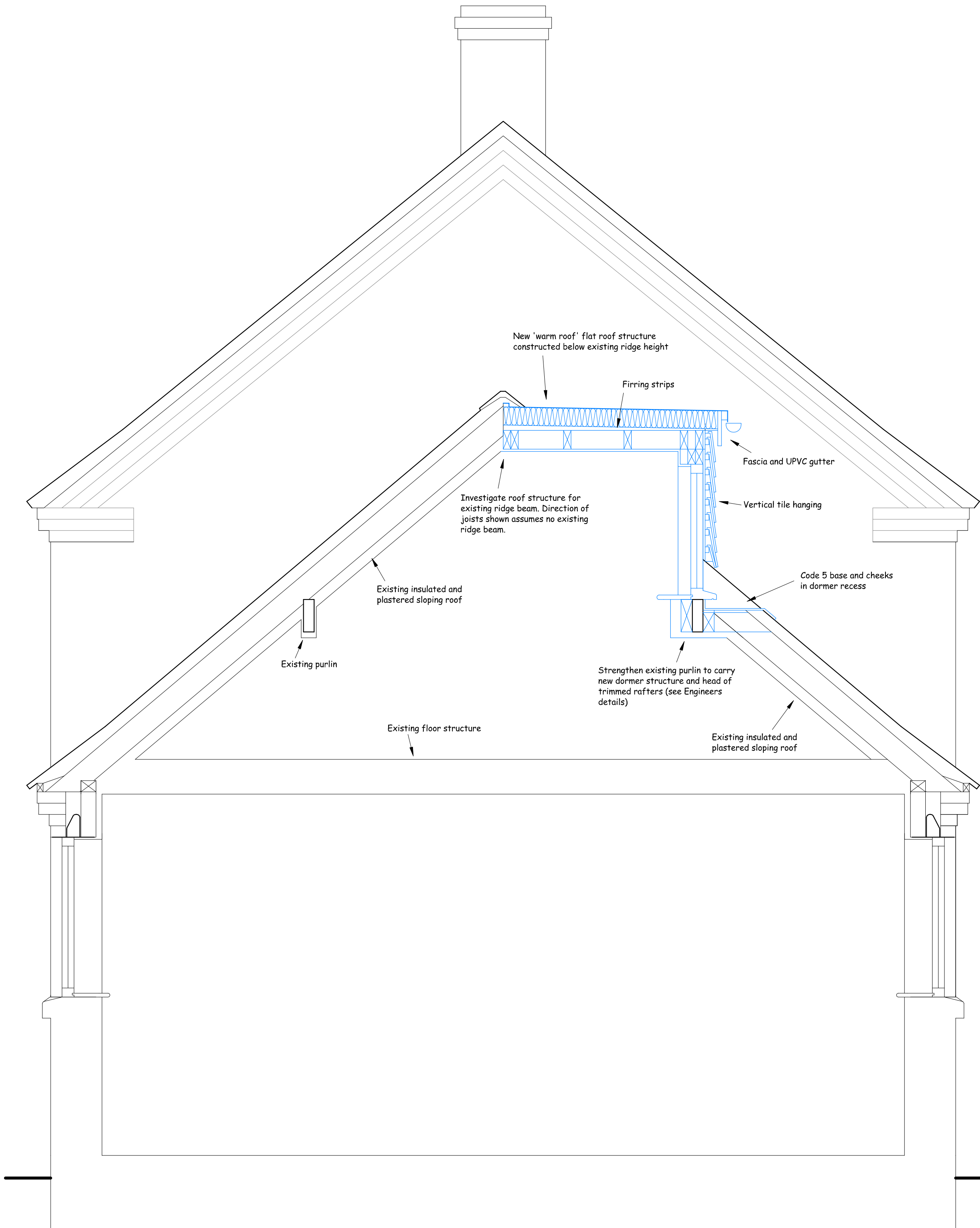


EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



SECTION DETAILS

External timber frames walls formed with 100 x 50mm regularized C16 grade timbers fixed at maximum 400mm centres vertically .
Studwork built off existing timber purlin which is to be strengthened as detailed by Structural Engineer and directly off inner skin of existing gable wall.
Studwork to be clad externally with vertical tile hanging on 38 x 25mm treated timber laths fixed over Tyvec or equal breathable paper on 18mm th WBP plywood.
Projecting timber linings to be provided externally at window jambs.
Stud work to be infilled with Xtratherm XT/TF and clad internally with 25mm th Xtratherm XT/TF.
Studwork to be finished internally with 12.5mm the plasterboards and a skim coat of board finish plaster.
Wall to achieve a U Value of 0.28 W/m2 degree C.
Provide Code 4 Lead apron flashings around perimeter of dormer.
Flashings to be tacked to plywood cladding behind tile hanging and to be dressed to profile of roof tiles on lower edge and over Code 3 lead soakers to sloping abutment.

Form flat roof comprising grey coloured, Single Ply Membrane roofing system (system used to be determined). Design and installation of membrane to be carried out by specialist contractor. Roof covering to be laid over 120mm th urethane insulation (type to be compatible with roofing membrane) achieving a U Value of 0.16 W/M2 degree C.
Insulation to be laid over 18mm th WBP plywood decking on: Treated softwood furring strips on: 125 x 50mm C16 grade treated roof joists fixed at maximum 400mm centres spanning from brick gable to brick gable. Joists doubled up (as detailed by Structural Engineer) to provide lateral support to front elevation rafters.
Provide timber/UPVC fascia and soffit boards to match windows.
Roofing membrane to be bonded to a membrane coloured metal perimeter trim fixed to timber kerbs and drip battens as appropriate around exposed perimeter of roof.
Provide timber upstand beneath ridge tiles to facilitate weathering of roof membrane beneath ridges
Existing ridge tiles to be adjusted as necessary and refixed maintaining the existing ridge line.
Provide Code 4 lead flashing at brickwork abutment.

Timber window, double glazed with argon filled sealed units incorporating Low E (K glass) with 20mm "warm edge technology" perimeter spacers, achieving a U Value of 1.6 W/m2 degree C
Window to be fully draught proofed and sealed around with silicone mastic, internally and externally.
Window to incorporate trickle vents equal to 5000mm sq and have opening casements equal to no less than 1/20th of floor area.
Window to be capable of providing an adequate means of escape in the event of an emergency - minimum opening area to be 0.33m2 with no clear dimension less than 450mm and bottom edge of clear opening not higher than 1100mm above finished floor level.

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CLIENT

Mr J and Mrs C Stevens

PROJECT

Proposed dormer roof to the rear elevation of

Holmlea
Upper Tean
Staffordshire
ST10 4JX

DRAWING NUMBER 17/525/02

Floorplans and sections

SCALES 1/50 @ A1