

NOTES:
ANY DISCREPANCIES OR ADJUSTMENTS REQUIRED TO BUILD DUE TO PRODUCT LIMITATIONS PLEASE REPORT TO DESIGNER FOR APPROVAL.
ALL DIMENSIONS TO BE CHECKED ON SITE BY MAIN CONTRACTOR.
ALL NEW STEELWORK INSTALLED ON PREPARED PADSTONES TO STRUCTURAL ENGINEERS DESIGN DRAWINGS AND CALCULATIONS. BEAMS TO HAVE MIN 30 MINUTE FIRE RESISTANCE.

Structural engineer to confirm type and size of new ridge beam to support dormer flat roof joists.

Roof Lights
New openings to existing roof formed with trimmer joists. New roof lights to be velux. Finish to be black pvc. Allow to double up rafters either side of velux windows. Installed to manufacturers recommendations. Exact specification TBC with supplier.

Roof slope to have 2 layer Celotex insulation.

Continuous sw timber partition insulated with 100mm Celotex Tuff-R GA3100Z insulation system between studs & 45mm Celotex tuff-R TB3045 with 12.5mm foil-backed vapour check plasterboard over studs to achieve max 0.16W/m²K U-value. Floor to be boarded to allow for storage area.

Roof void to have 150mm mineral wool laid between ceiling joists & 150mm mineral wool laid at 90° over joists to achieve 0.16W/m²K or less.

Warm flat roof.
(spec to match dormer)

Code 4 lead flashing & soakers where existing roof abuts lower flat roof.
Min 150mm upstand.

Install 4no new Windows. Spec: Black UPVC Glass paneling to match existing. All windows to open outwards. New wooden internal window cill required. To achieve U-value of 1.5W/m²K.

Min 195x50 C16 first floor joists @max 400mm c/c alongside existing ceiling joists. Underdraw ceilings with 2 layers of 15mm Gyproc Fireline board & skim to achieve 30mins fire resistance.

Steel beam to structural engineers details.

New Bifolding doors. Design to match existing windows to front of house. To be approved by client. Closer to oil & reveals.

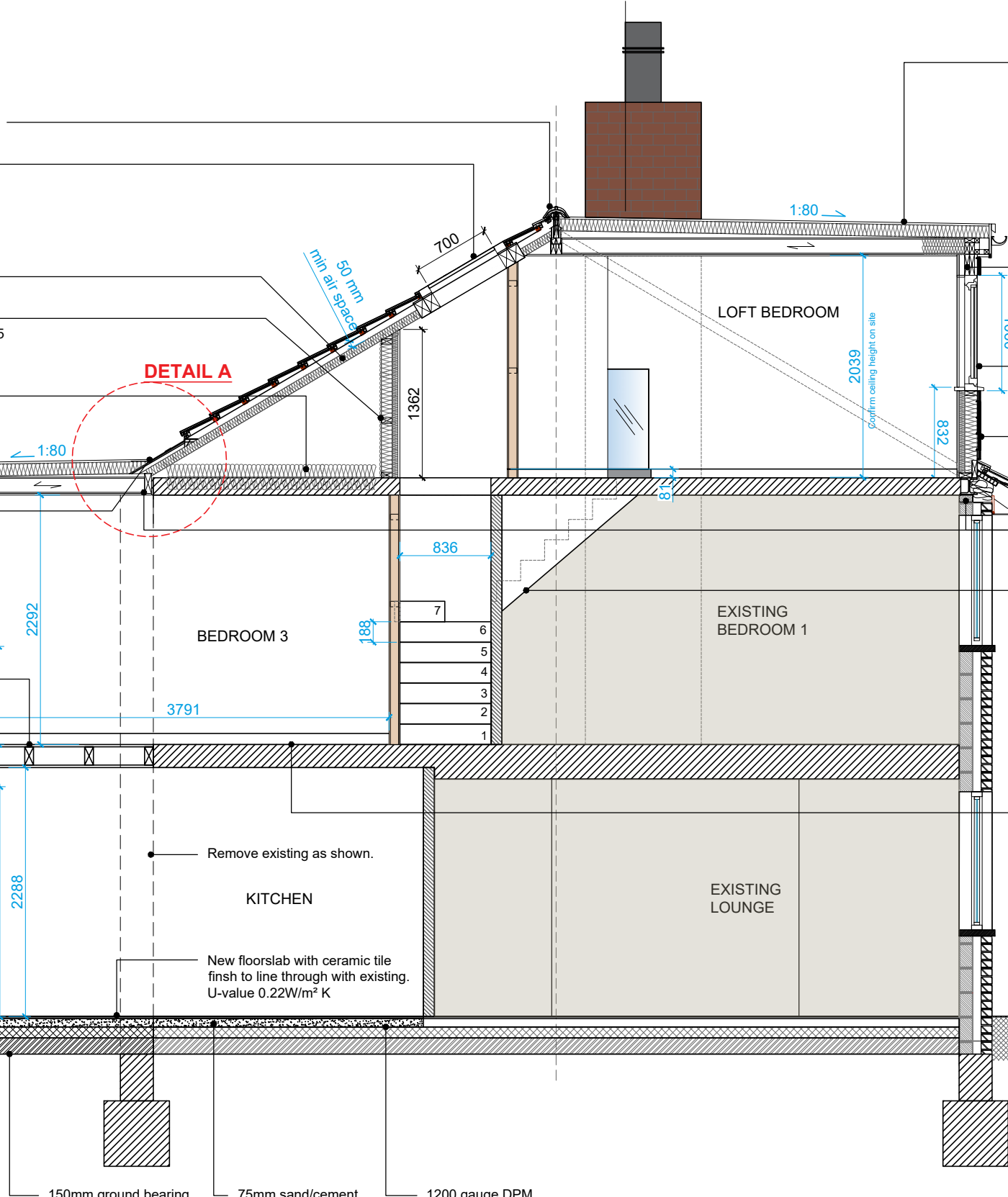
Provide Hyload (or equal) Pitch polymer DPC. Min 150mm above ground and overlapped with DPM.

Level threshold ACO drain or similar.

Engineering brick below DPC

New 600mm wide trench fill foundations into subsoil and in accordance with structural engineer and LABC approval.

SECTION AA
SCALE 1:50 @ A3



Dormer Warm flat roof to be single ply PVCU membrane (25 year insurance backed guarantee) & ancillary fixings by chosen supplier, on 130mm 'Celotex EL3000' roof board on vapour control layer on 18mm marine Plywood deck on 50mm firing strips, laid to 1.80 fall on min 150 x 50 C16 flat roof joists @ max 400mm c/c. Code 4 lead flashing at wall abutments to BS 1178 (1982) & LSA recommendations or propriety membrane flashing systems as specified in manufacturers installation details. Flat roof to achieve max u-value 0.18 W/m²K. Turn roof covering over tilting fillet & under roof tiles as necessary.

Rafters and purlins removed to form new dormer. To be insulated using 2 layer system of 100mm 'Celotex GA400' or equal insulation fixed between vertical studs and 65mm 'Celotex PL4065' (+12.5mm bonded plasterboard) vertical studs to achieve 0.16 W/m² sq u-value. 4 lead flashing at wall abutments to BS 1178 (1982)

Install 4no new Windows. Spec: Black UPVC Glass paneling to match existing. All windows to open outwards. New wooden internal window cill required. To achieve U-value of 1.5W/m²K.

Cheeks and gable to be clad in Black wood effect PVC boarding on 12mm plywood boarding on 100 x 50 C16 timber frame. Cladding to be installed horizontally. Spec: Tudor Black cladding by specialised timber products.

Structural engineer to confirm type and size of new beam to support flat roof joists and Steel beam to support dormer.

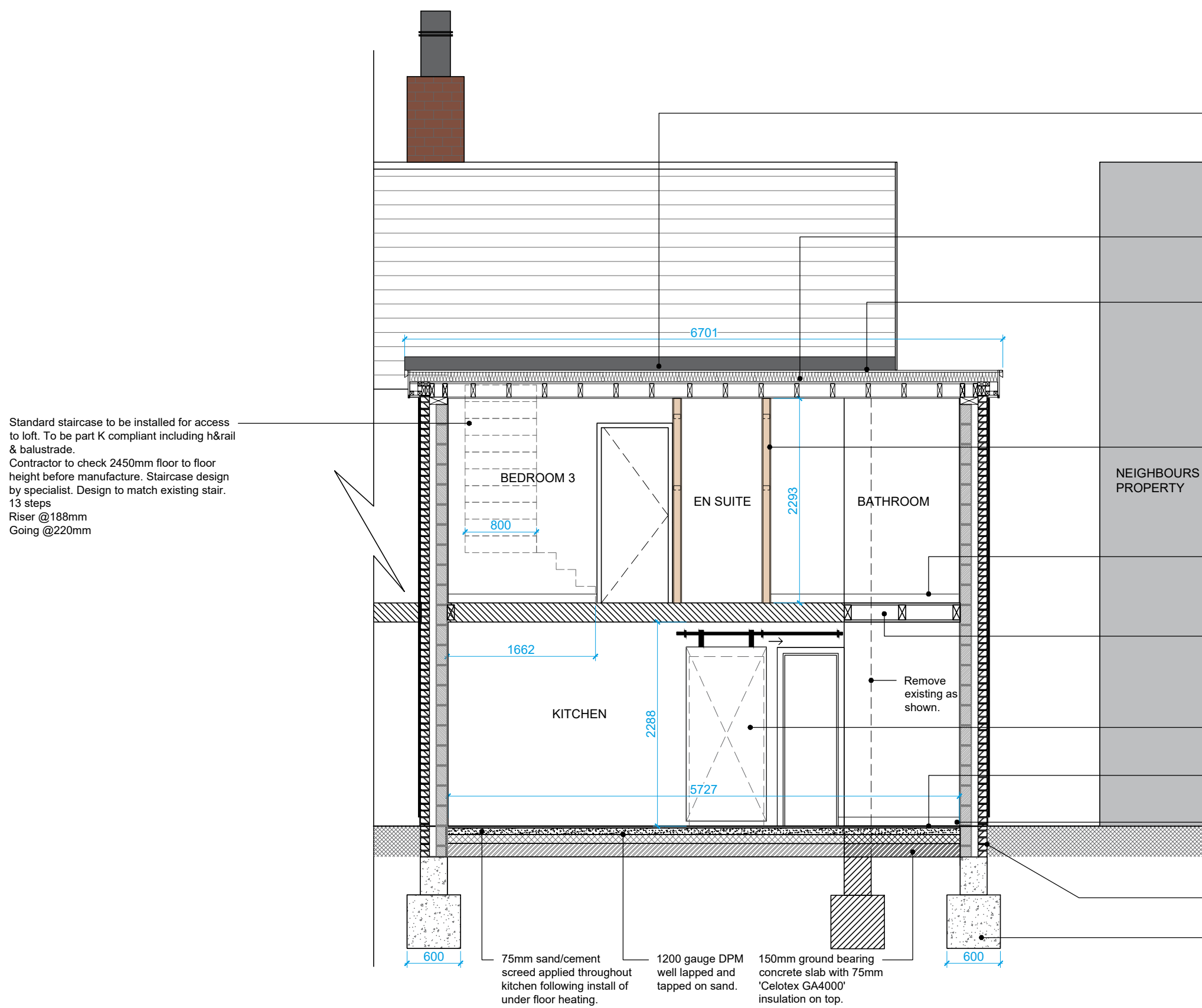
Standard staircase to be installed for access to loft. To be part K compliant including h&rail & balustrade. Contractor to check 2450mm floor to floor height before manufacture. Staircase design by specialist. Design to match existing stair. 13 steps. Riser @188mm. Going @220mm.

New Skirtings & architraves required throughout. Spec: 18mm x 100mm(h) to match existing.

150mm ground bearing concrete slab with 75mm 'Celotex GA4000' insulation on top.

75mm sand/cement screed applied throughout kitchen following install of under floor heating.

1200 gauge DPM well lapped and tapped on sand.



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Structural engineer to confirm type and size of new beam to support flat roof joists.

Code 4 lead flashing & soakers where flat roof abuts existing tiled roof.
Min 150mm upstand.

Install stud wall partitions to form en suite & extended bathroom.

New Skirtings & architraves required throughout. Spec: 18mm x 100mm(h) to match existing.

Min 195x50 C16 first floor joists @max 400mm c/c alongside existing ceiling joists. Underdraw ceilings with 2 layers of 15mm Gyproc Fireline board & skim to achieve 30mins fire resistance.

Install sliding loft door over entrance & storage cupboard. To be supplied by client.

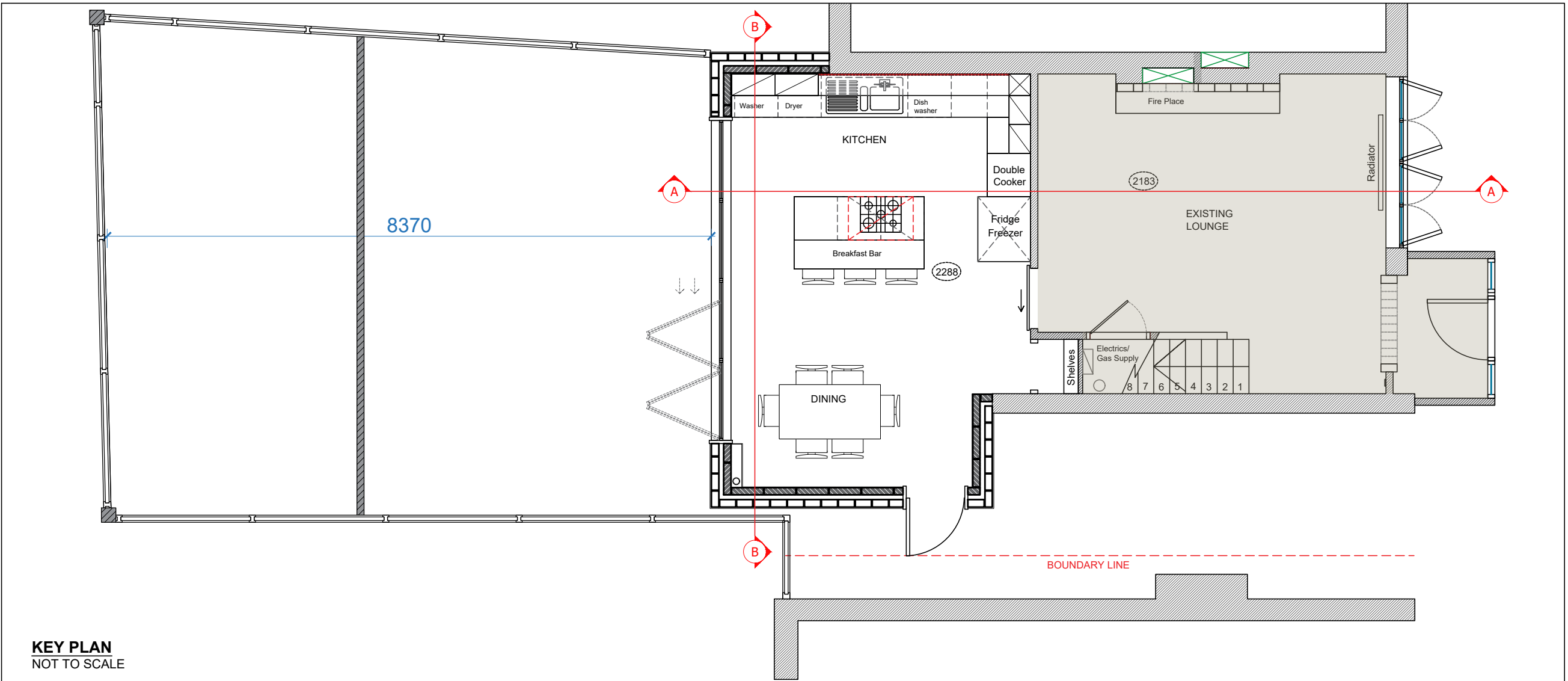
New floorslab with ceramic tile finish to line through with existing. U-value 0.22W/m² K

Provide Hyload (or equal) Pitch polymer DPC. Min 150mm above ground and overlapped with DPM

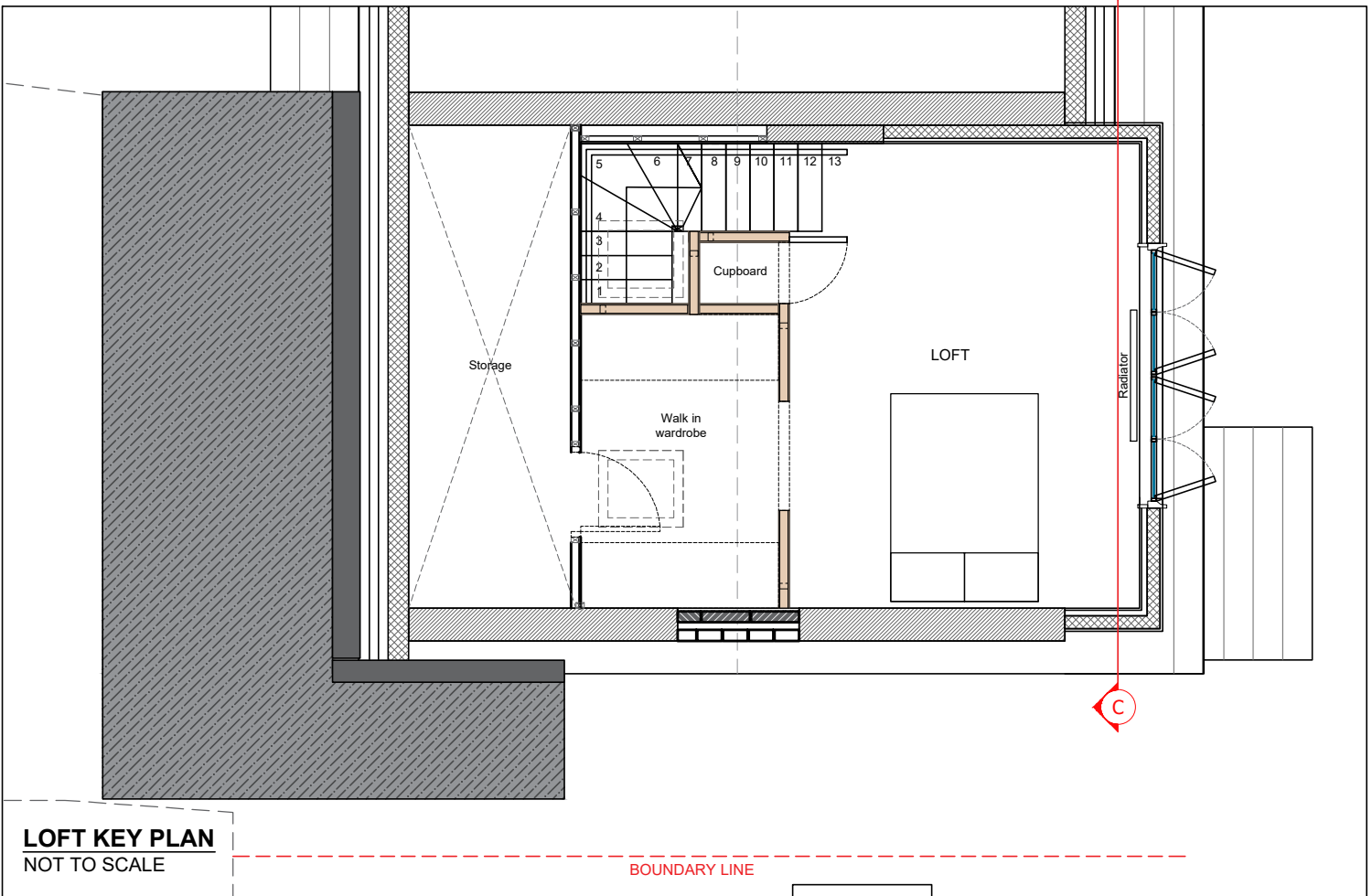
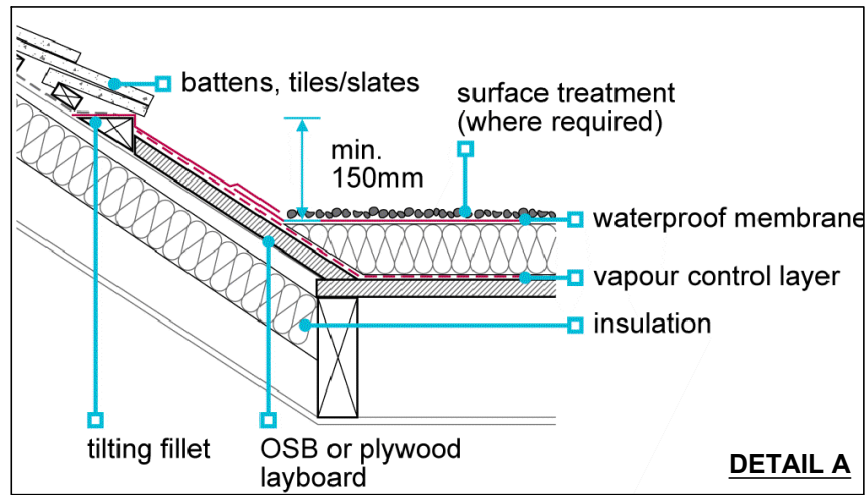
Engineering brick below DPC

New 600mm wide trench fill foundations into subsoil and in accordance with structural engineer and LABC approval.

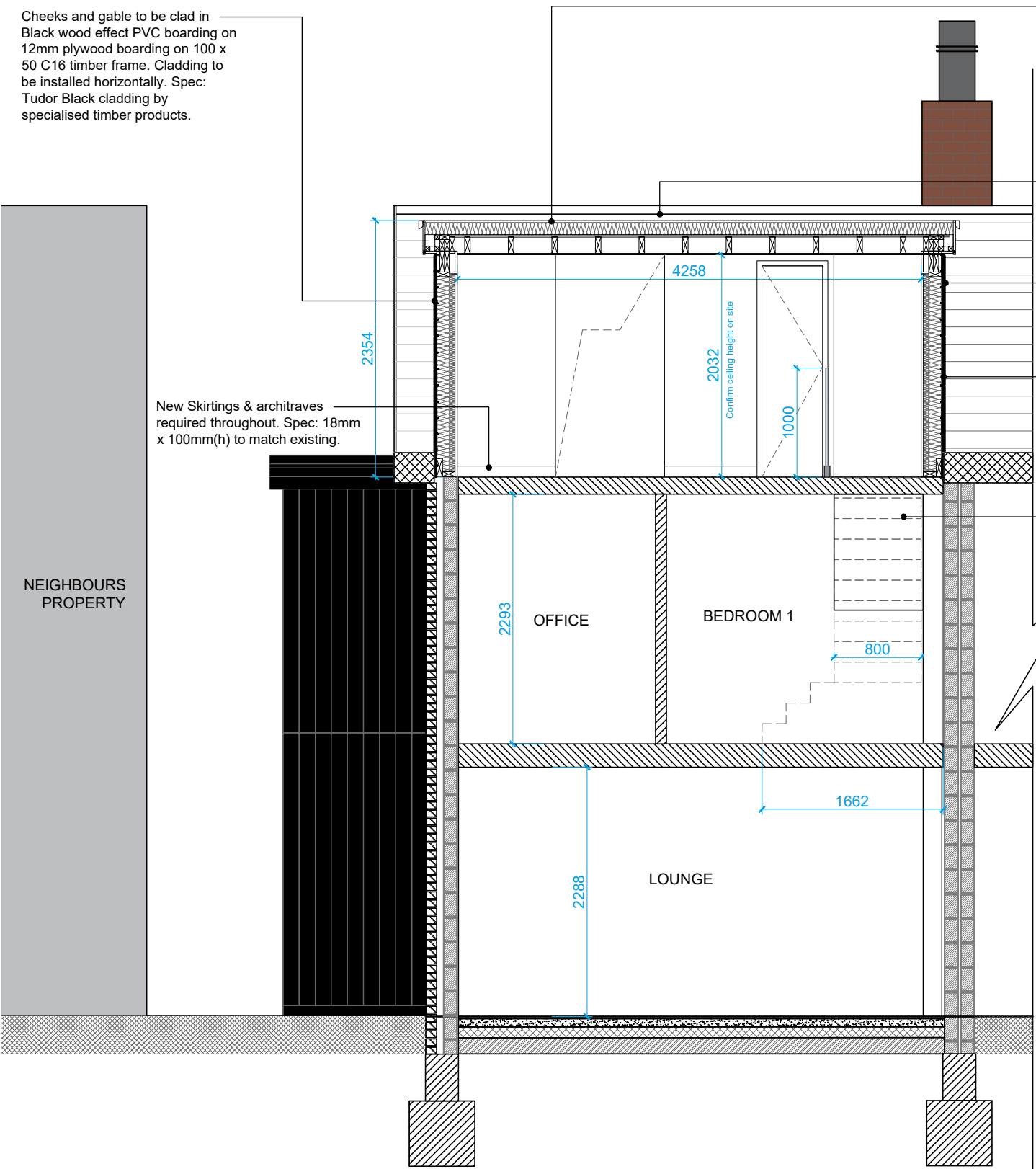
SECTION BB
SCALE 1:50 @ A3



KEY PLAN
NOT TO SCALE



LOFT KEY PLAN
NOT TO SCALE



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Code 4 lead flashing & soakers where dormer abuts existing tiled roof.
Min 150mm upstand.

Standard staircase to be installed for access to loft. To be part K compliant including h&rail & balustrade. Contractor to check 2450mm floor to floor height before manufacture. Staircase design by specialist. Design to match existing stair. 13 steps. Riser @188mm. Going @220mm.

Rev	Date	Description	Initial
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Project	32 Thornfield Road				
Territory	UK				
Title	Sections				
Stage	PLANNING				
Date	27/08/2022	Drawn	JF	Checked	---
Scale	1:100 @A1				
Drg. No.	JF_100_05			Rev	0.0

size?

JD Sports Fashion Plc, Hollinbrook Way, Pinner, Bury, BL3 8RR, UK
Tel: +44(0)161 767 1000 Fax: +44(0)161 767 1001
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