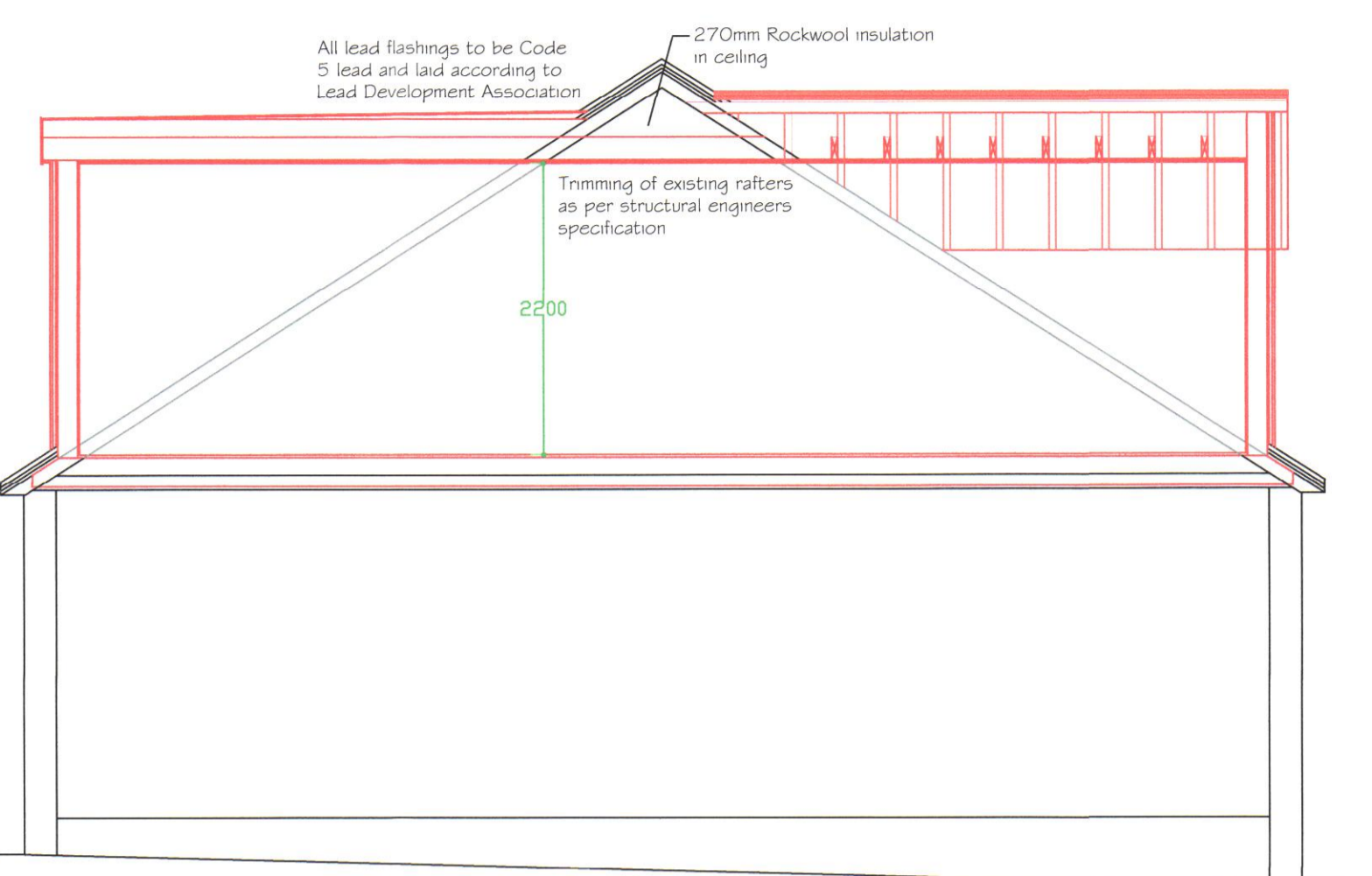


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WARM FLAT DORMER ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value 0.18 W/m²K
To Structural Engineer's details. Flat roof to be single ply membrane roofing providing a fire rating for surface spread of flame with a current BDA or WMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 125mm Celotex TA4000.
Insulation bonded to 22mm exterior quality plywood decking or similar approved on saw firings to minimum 1 in 80 fall on saw treated 47 x 135mm C24 flat roof joists at 400mm c/c's max span 4.5 m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim.
Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.



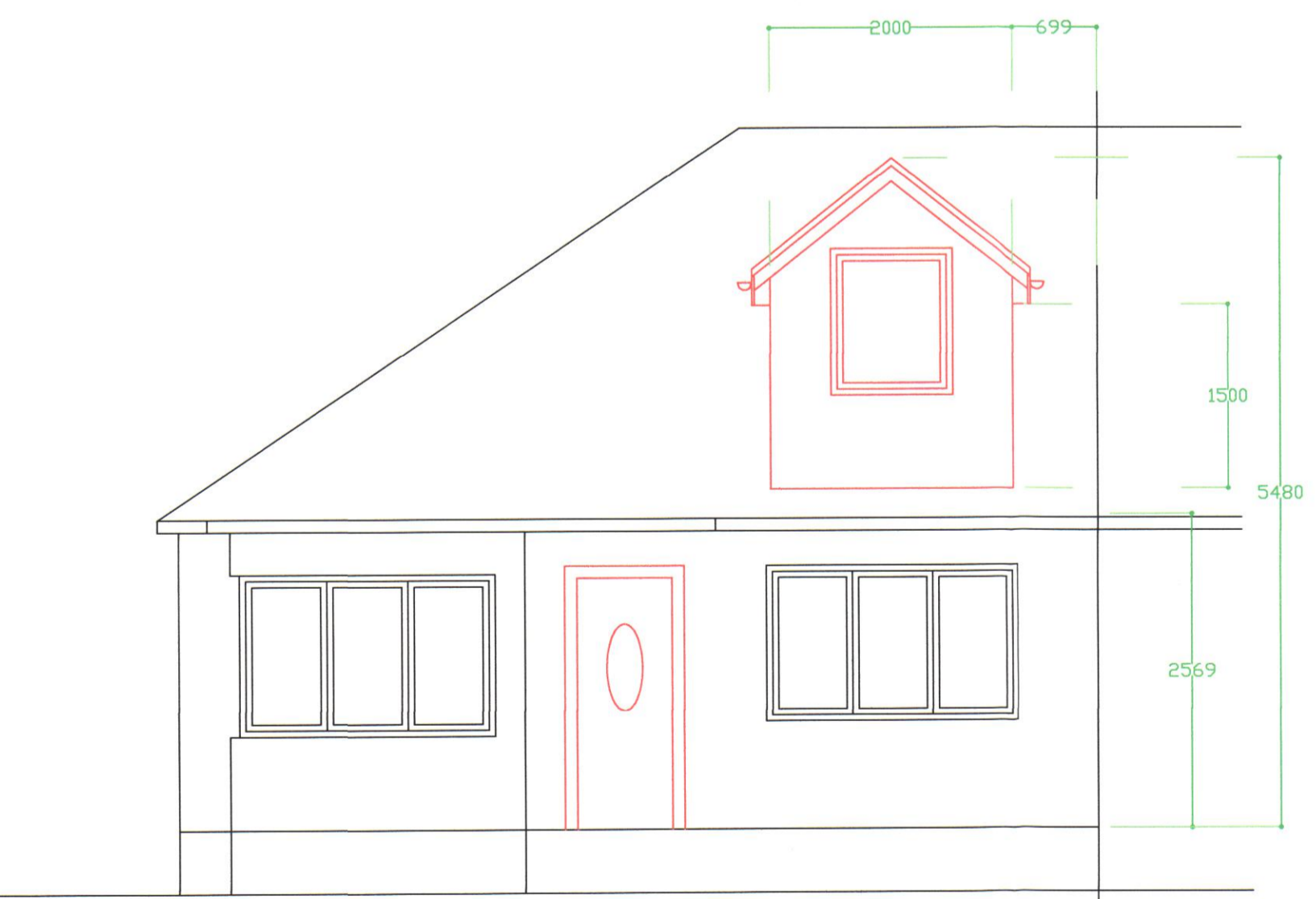
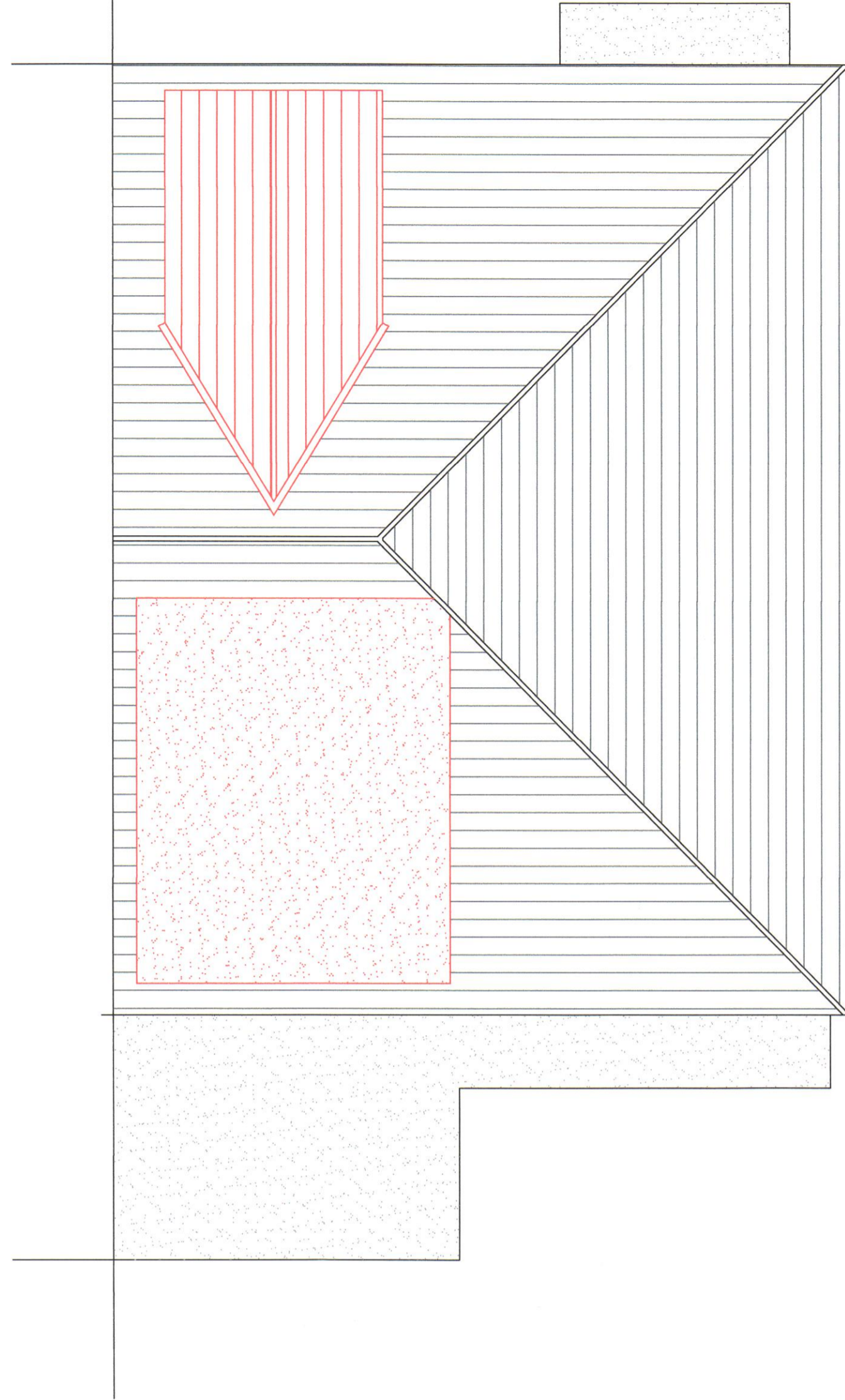
Proposed Dormer Section

Pitched dormer warm deck roof to achieve U value 0.18 W/m²K.
Roofing tiles to match existing fixed to the battens secured over breathable sarking felt to relevant BBA Certificate allowing the breather felt to sag at least 10mm over preservative treated counter battens (min 38mm x 50mm). Provide 60mm Celotex GA4000 insulation boards under the counter battens and 60mm Celotex GA4000 between rafters. A vapour control layer should be provided to the underside of the rafters. Finish with 12.5 plasterboard and skim.

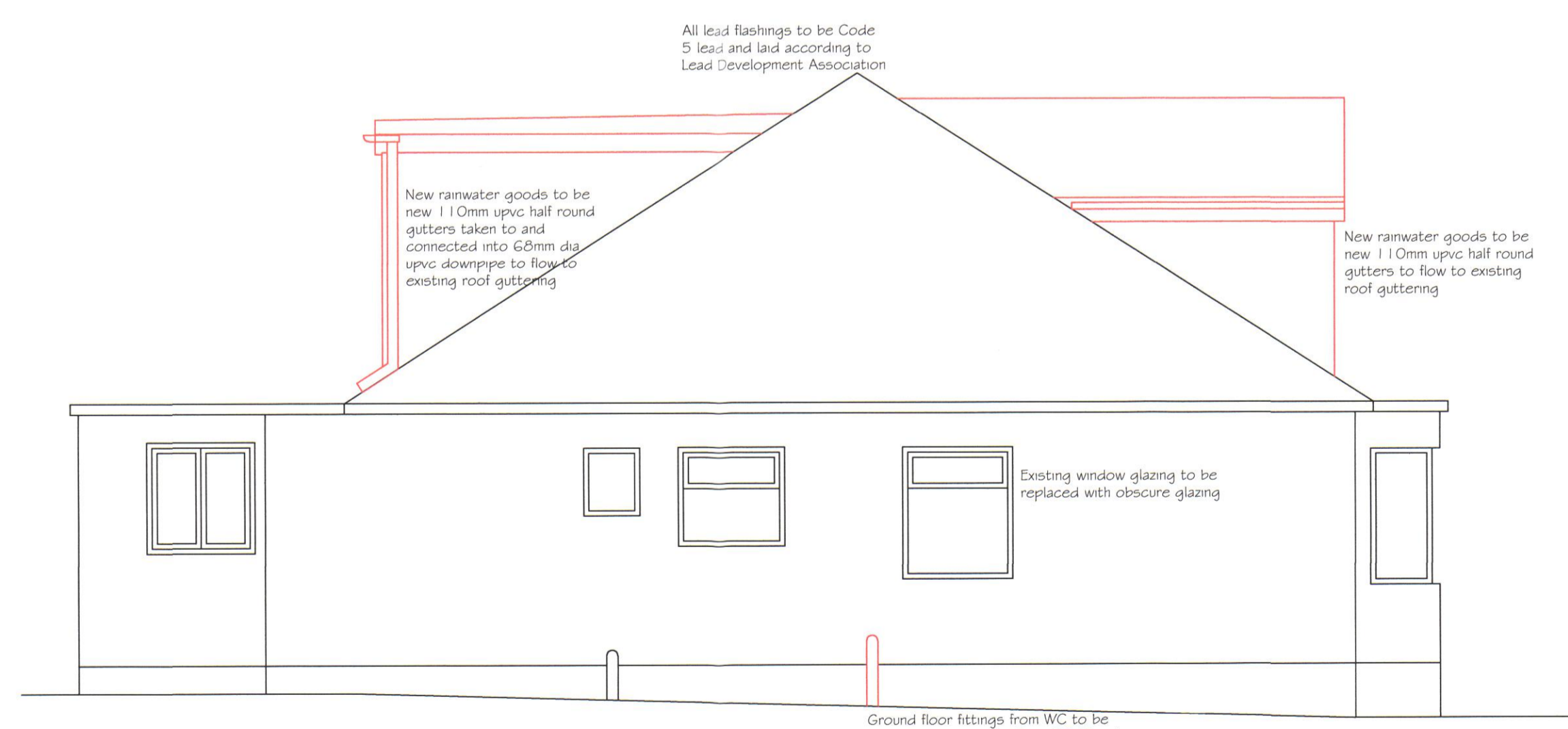
Dormer walls to achieve minimum U Value of 0.28W/m²K.
Render finish (to comply with BS EN 13914-1:2005) - applied in 3 coats at least 20mm thick to stainless steel render lath. Render should be finished onto an approved render stop. Render lath fixed to vertical 25 x 50mm preservative treated battens to provide vented and drained cavity, fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 150mm x 50mm head and sole plates and vertical studs (with noggers) at 400mm centres or to structural engineer's details and calculations. Insulation between studs to be 95mm Celotex GA4000 plus 12.5 Knaf wallboard with vci over studs. Finish with 3mm skim coat of finishing plaster.

All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FineLine board internally to achieve 1/2 hour fire resistance from both sides. (Provide an additional 15mm par insulation over studs to prevent cold bridging if required)

Proposed Roof Plan



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

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<p>Contractors Note: All items, notes, dimensions and general design contained in this drawing are for guidance purposes only. Notwithstanding, builder and person responsible for the project should make a thorough check prior to commencement of work's agreement, site, drainage service drawings, current building regulations, British Standards and codes of practice. The Contractor is to allow within their price for all items not listed but that will be required to complete the work in accordance with all Current Legislation.</p>	<p>Notes: These drawings and any other supporting documentation related to them remains the property of BlueBox Architectural Services until the agreed fees are settled in full. Until such time these plans and all supporting information remain the property of BlueBox Architectural Services, under copyright law the use and copying of these plans is not permitted without the written consent of BlueBox Architectural Services.</p>	<p>Revisions: Planning Rev. Roof Plan</p>	<p>Date: 24.12.15</p>	<p>Drawing: 1st Draft Building Regulations Elevations</p>	<p>Date: 12/12/15</p>	<p>Client: Mr & Mrs Barritt 7 Hill Lane Hockley Essex</p>	<p>Title: Bungalow Loft Conversion and Ground Floor Disability Conversion</p>	<p>Drawn By: ZJ</p>	<p>Contract No: BAS-7HL-BR</p>
		<p>Scale: 1:50</p>	<p>Set: A</p>						
		<p>Page Size: A1</p>	<p>Revision: 0</p>						
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