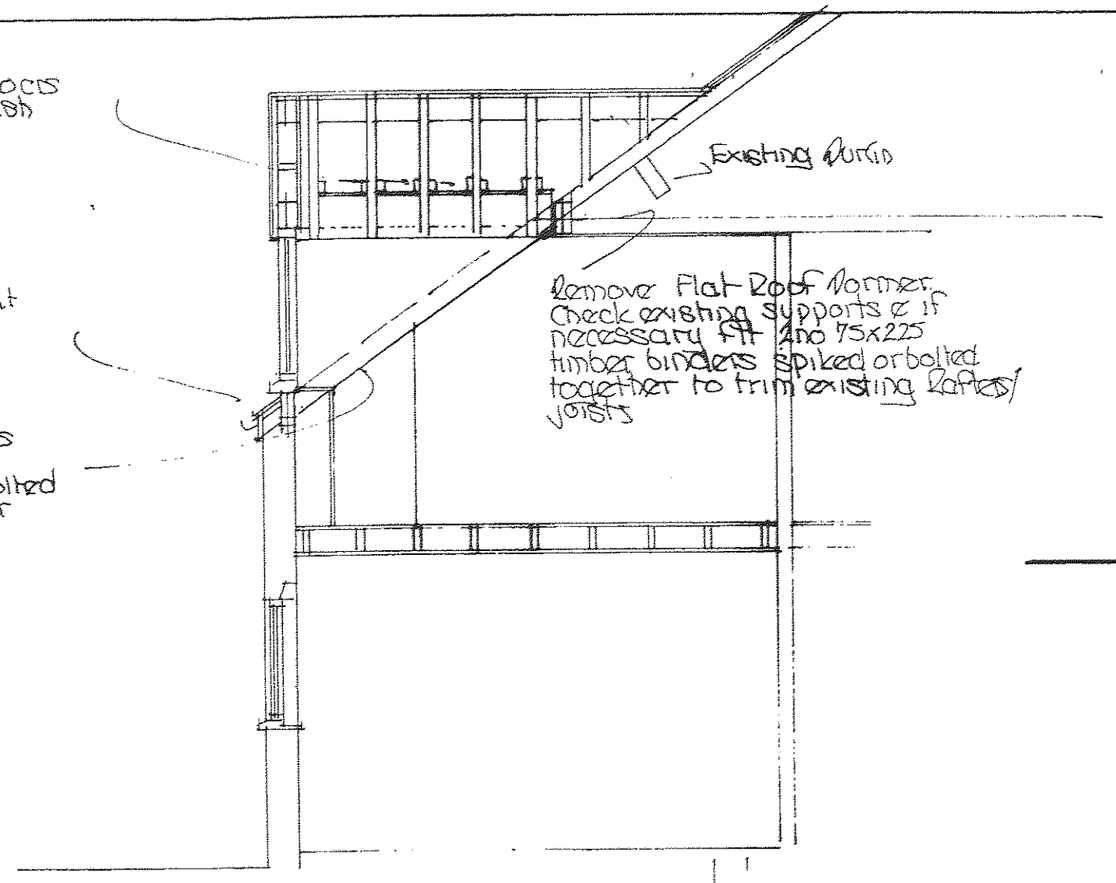
50x100 ceiling joists at 450cts c/with 12.5p/b & skim to finish

Existing purlin

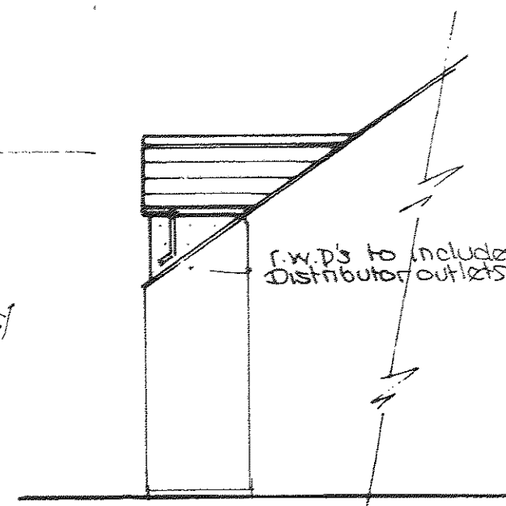
Code 4 Lead flashings at all abutments

Remove flat roof dormer. Check existing supports & if necessary fit 2no 75x225 timber binders spiked or bolted together to trim existing rafters/joists

Remove extg. dormer cheeks. Check supports & fit 2no 50x150 rafter spiked or bolted together under new dormer cheeks if required



SECTION



r.w.p's to include distributor outlets

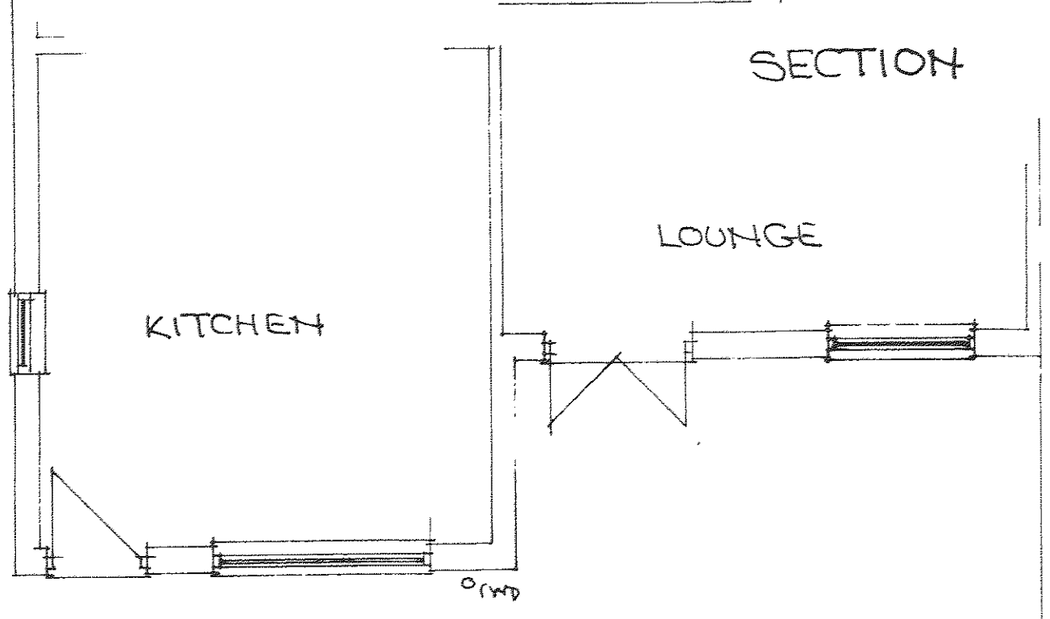
SIDE ELEVATION



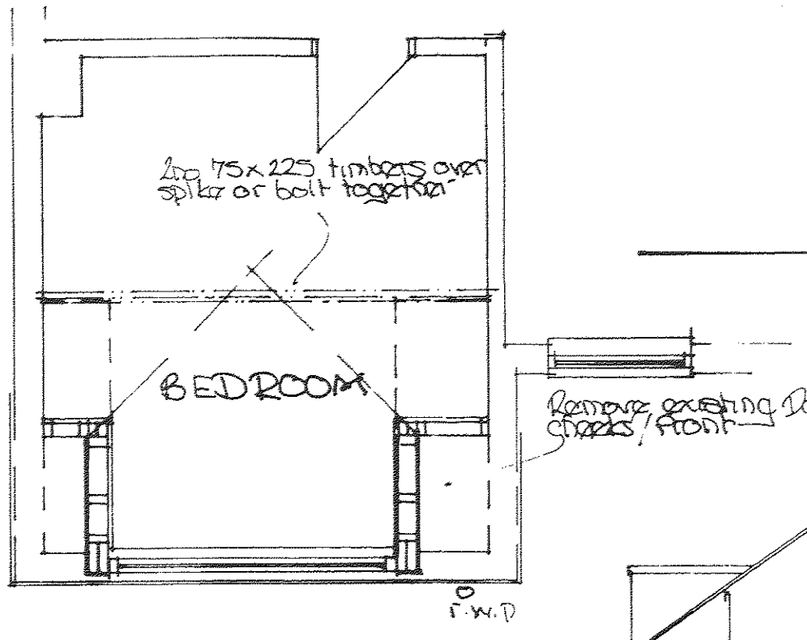
SIDE ELEVATION



REAR ELEVATION

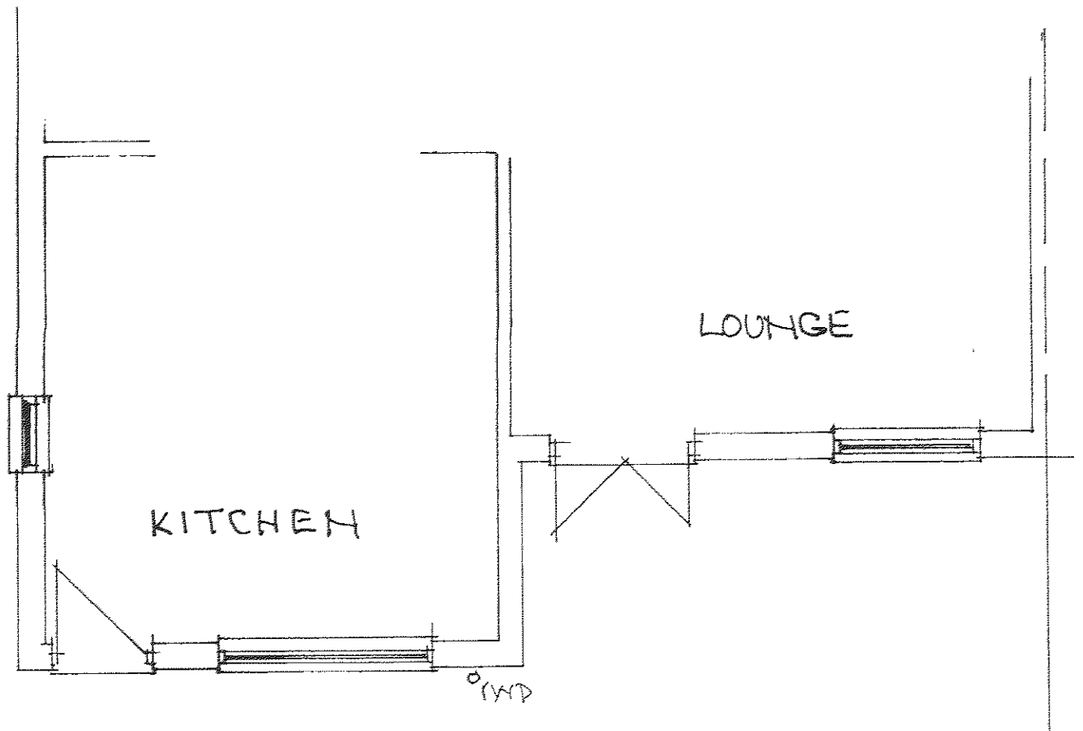


GROUND FLOOR PLAN

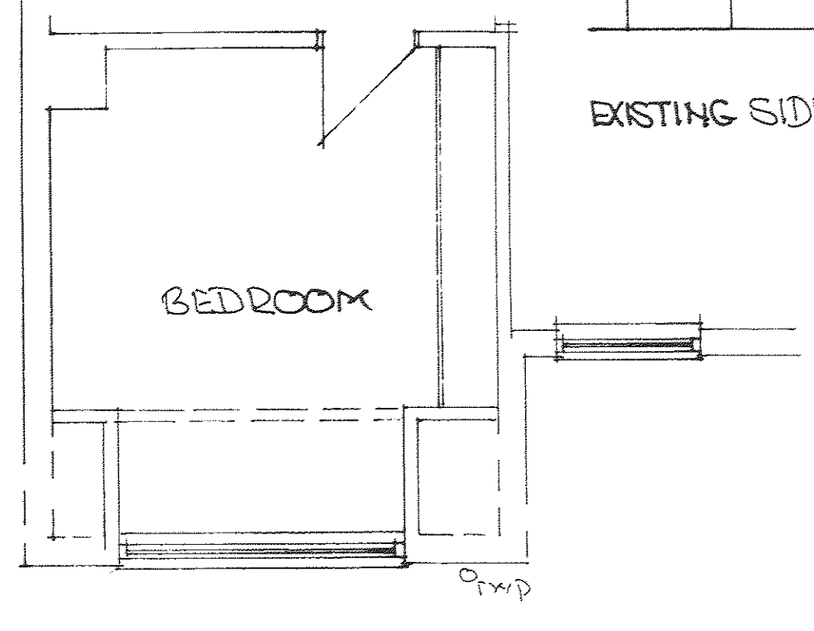


PROPOSED FIRST FLOOR PLAN

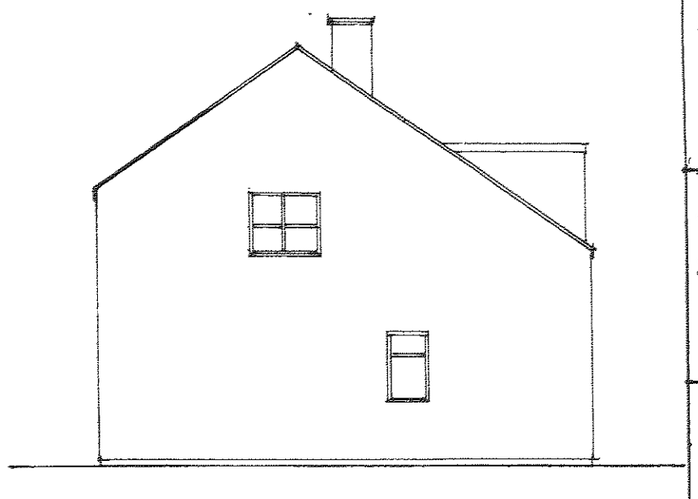




EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



EXISTING SIDE ELEVATION

NOTES.

Roof Construction:
Welsh Slate on 25x38 tanalised battens on Nilvent roofing felt on 22mm sarking boards on 50x100 rafters at 450cts.

Insulate with Kingspan 'Kooltherm K7 roof insulation using 50mm between rafters & 60mm under rafters (U=0.18)

Include Vapour Control barrier between insulation & 12.5p/b & skim finish.

Ceiling to be 50x100 ceiling ties at 450cts with 12.5p/b & skim finish (Vapour barrier over plasterboards)

112 h.r. p.v.c. r.w. gutters / 63ø downpipes

Bat Straps at Verge/Eaves levels at max 2m cts

Dormer Front/Cheeks:
U=0.26
- 10mm render on 'Ezmet' expanded metal on felt vapour barrier on 6mm Marine Ply on 50x150 stud frame (Timbers at 300cts)
- Insulate using 70mm Kingspan K12 Framing board.
- Fit Polythene vapour barrier & finish with 12.5p/b & skim

Use High Density plasterboards (10kg/m² mass) to all soffits.

P.V.C.u. Double Glazed Window (1.8w/m²K) to be glazed using Soft 'Low E' coated 'K' glass & to have min. 16mm Air space to sealed units.
8000mm² Trickle Vent (min 1.7m above F.F.L)

Min. 450x750 clear opening casement for escape purposes (min. 850ctr max 1.1m above F.F.L)

1000g Polythene d.p.c. to heads & reveals of openings.

Use Code 4 lead flashings & soakers at all abutments to roof.

Dormer to be constructed free of air leakage & to include seals & draught excluders at all openings

Electrical Works (if any) to be carried out by NICEIC reg. contractors.

DEVELOPMENT SERVICES
RECEIVED

Project
PROPOSED REPLACEMENT DORMER
182 MAIN STREET,
THORNTON
Leics

client
MR. & MRS. HOUGHTON

Drawing
PLANS/SECTION/ELEVATIONS.
Scales 1:50 & 1:100

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