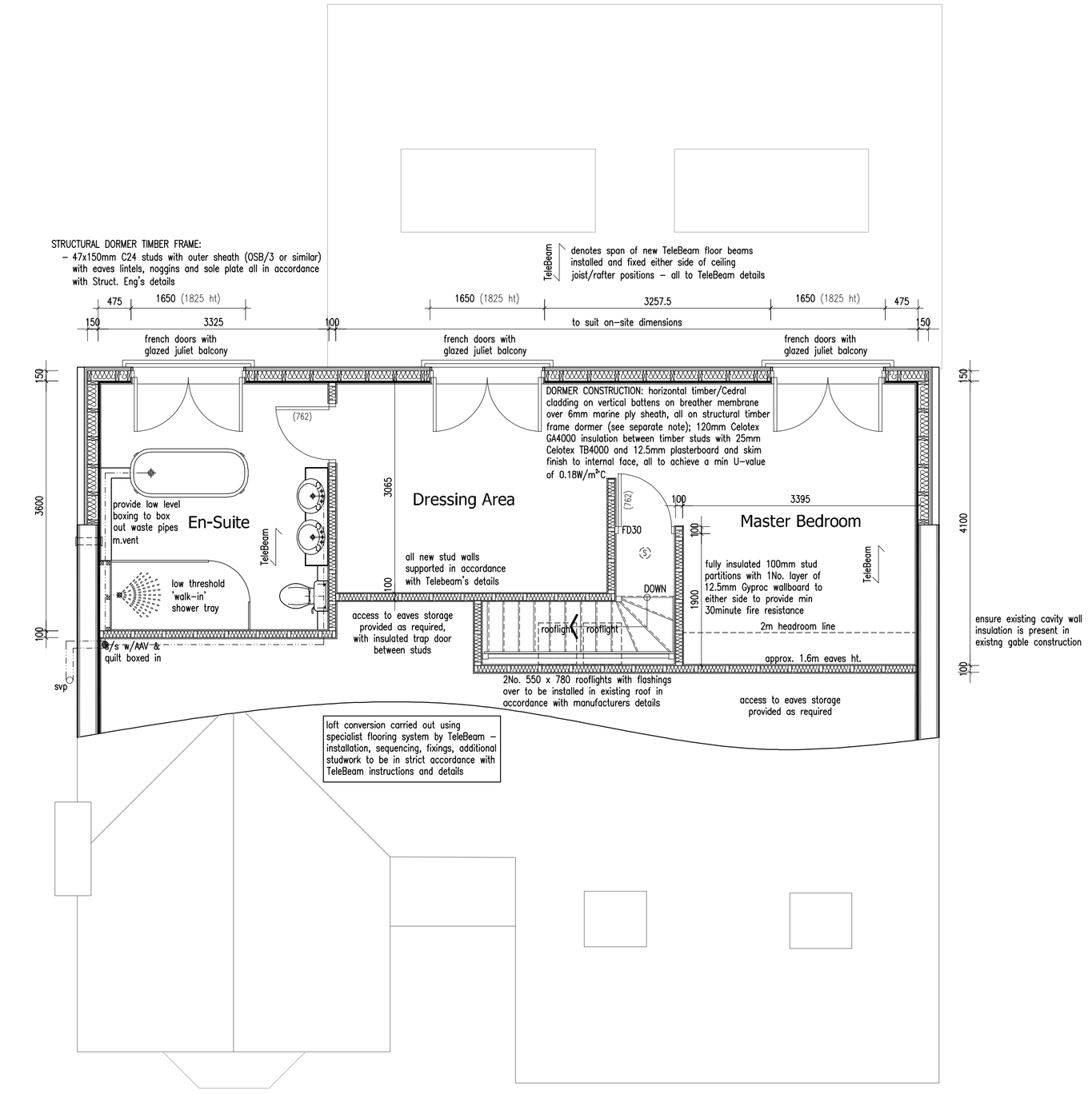
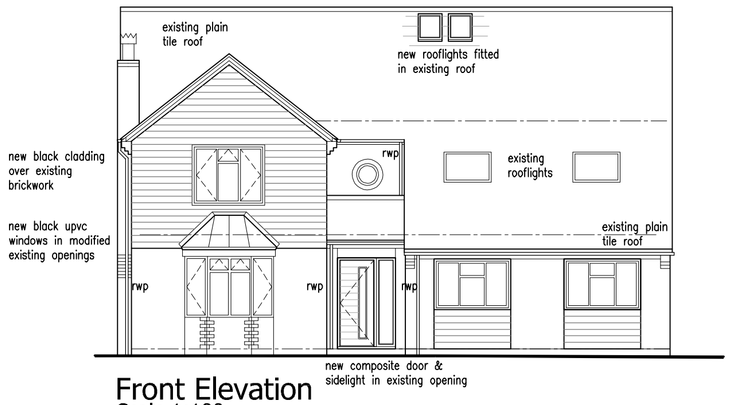
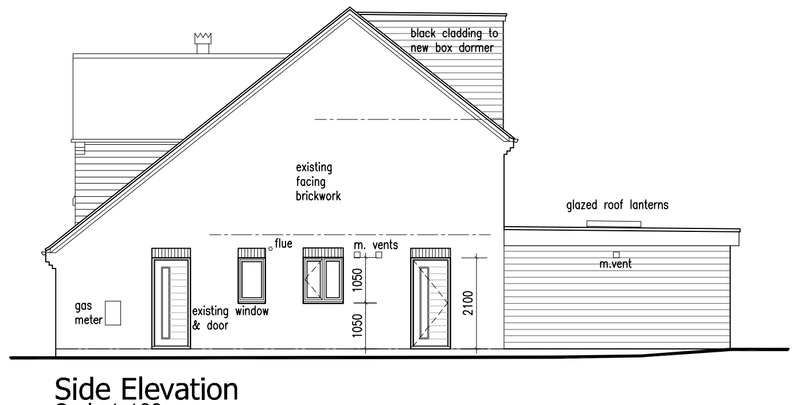


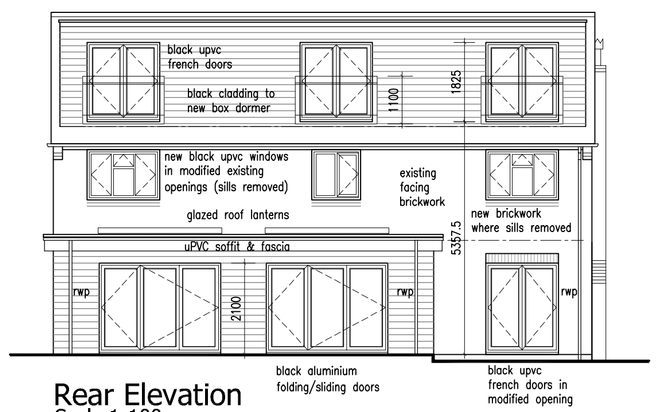
Second Floor Plan
Scale 1:50



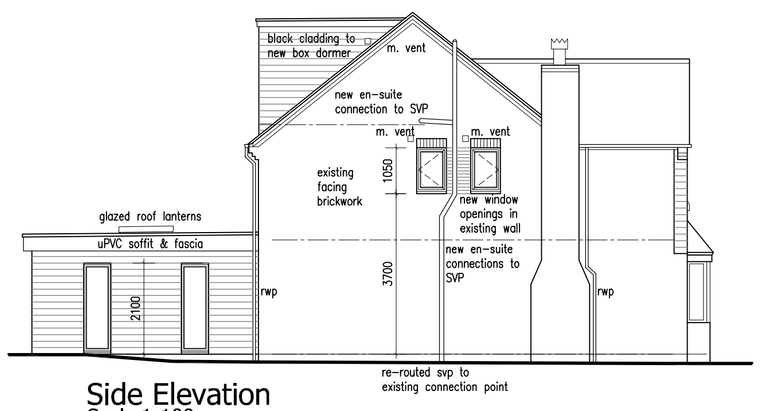
Front Elevation
Scale 1:100



Side Elevation
Scale 1:100



Rear Elevation
Scale 1:100



Side Elevation
Scale 1:100

Loft conversion carried out using specialist flooring system by TeleBeam; Installation, sequencing, fixings, additional studwork to be in strict accordance with TeleBeam instructions and details

IKO Armourplan SM (or similar approved) single ply membrane by specialist adhered to 18mm approved plywood deck on 150mm Kingspan Thermaroof TR27 insulation boards secured through 125MU polythene vapour barrier on 18mm plywood deck as manufacturer's requirements on firring strips over TJI flat roof joists (to specialist's design), 12.5mm plasterboard and skim coat ceiling all to form warm deck construction to achieve a min U–value of 0.15W/m²K

50x100mm C16 ceiling collar to be installed to each truss at a height to be confirmed by TeleBeam. All fixings to TeleBeam instructions.

remove ridge tiles & fit dry ridge system to provide min. 5mm continuous vent gap

sloping ceilings to be insulated along soffit line of rafters using 100mm 100mm Kingspan K107 Pitched Roof Board between rafters & 50mm Kingspan K107 Pitched Roof Board (with taped joints) to underside of rafters – maintain min. 50mm airgap between top of insulation between rafters & underside of breather membrane; roof to achieve 0.15W/m²C U–value.

horizontal timber/Cedral cladding on vertical battens on breather membrane over 6mm marine ply sheath, all on structural timber frame dormer (see separate note); 120mm Celotex GA4000 insulation between timber studs with 25mm Celotex TB4000 and 12.5mm plasterboard and skim finish to internal face, all to achieve a min U–value of 0.18W/m²C

12.5mm plasterboard & skim to ceiling

denotes 2.0m headroom to stair

pack out existing rafters to provide a min 150mm depth

Master Bed

bracings to be removed shown dashed; only to be removed once all support framing has been completed

22mm chipboard floor finish on TeleBeams to specialist design

min. 25mm gap to be provided above highest ceiling (or noggin) point to underside of new TeleBeam joists by installing min 25mm high x full width packer over existing wallplates

strip back required rows of tiles to allow insertion of TeleBeams

IKO Armourplan SM (or similar approved) single ply membrane by specialist adhered to 18mm approved plywood deck on 150mm Kingspan Thermaroof TR27 insulation boards secured through 125MU polythene vapour barrier on 18mm plywood deck as manufacturer's requirements on firring strips over TJI flat roof joists (to specialist's design), 12.5mm plasterboard and skim coat ceiling all to form warm deck construction to achieve a min U–value of 0.15W/m²K

new TeleBeam floor beams installed and fixed either side of ceiling joists; to TeleBeam details

sound insulation quilt to be min 10kg/m³ between joists, ensure min 1No. layer of 12.5m plasterboard to u/s ceiling, provide new if required to achieve min 30 min fire resistance

'robes

Cup'd

Landing

existing support over to be exposed on–site and assessed by Struct. Eng for suitability to support additional TeleBeam loading

eaves vent to be upgraded to 25mm vent to suit suit new sloping ceilings – replace existing vent or install new over fascia type vent

Glazing Vision Flushglaze (or similar) roof lanterns fitted in accordance with manufacturer's details

min. 150mm upstand at roof junction

height to head of door from dpc level

beam over to Struct. Eng's details

trimmers to Struct. Eng's details

existing beam over to be checked for suitability of carrying new loads AND new second floor, to Struct. Eng's advice

existing ceiling from lantern trimmers to Struct. Eng's advice

2100

Kitchen

Sitting Area

WC

Coats

Study

addition dpm to be fitted, min. 150mm above raised ground level, in construction either side of door openings

dpc level at 0 courses

FFL: to match existing

ensure DPM is continuous between existing & new floor constructions

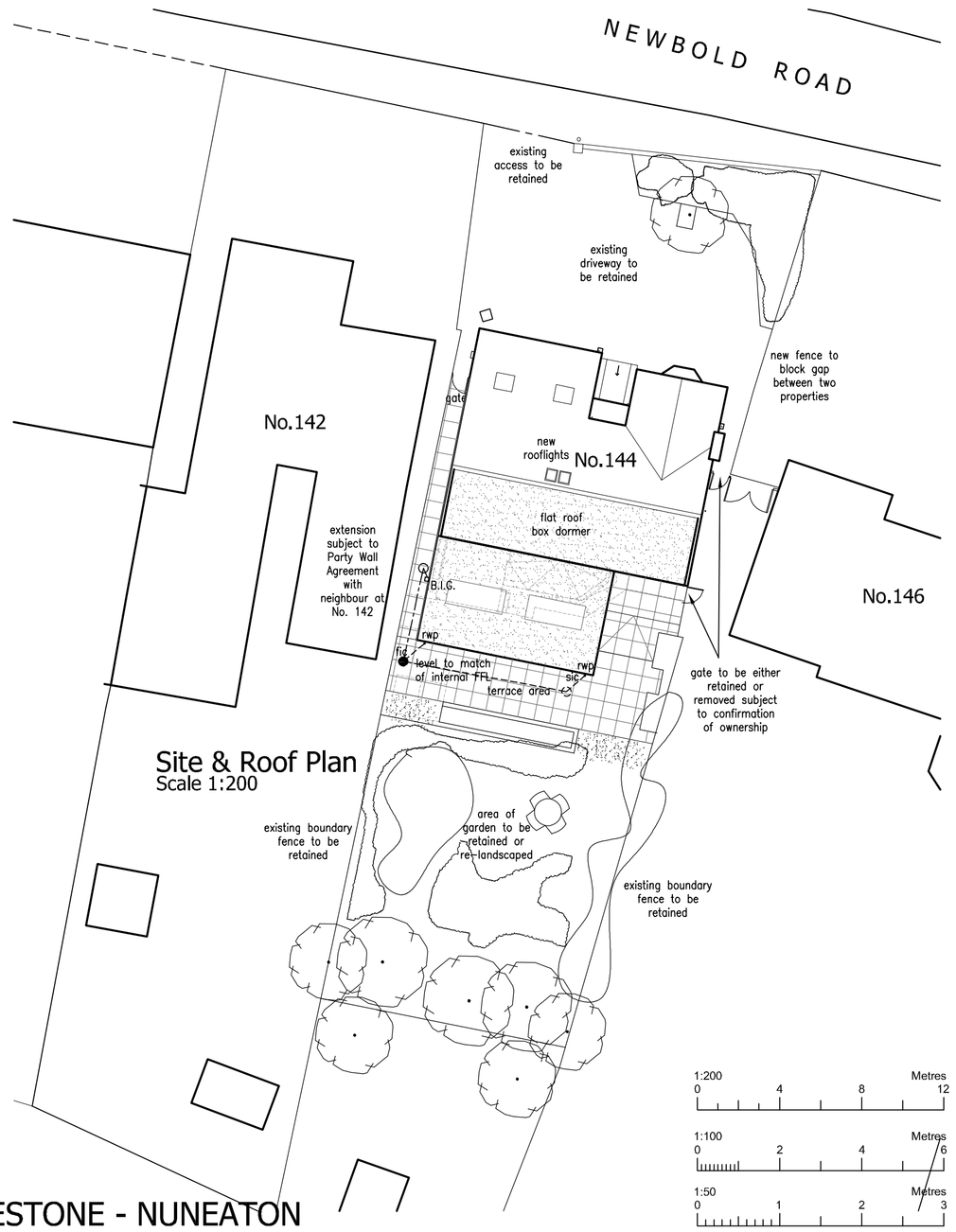
600 wide concrete foundations to the satisfaction of L.A. Building Inspector

75mm concrete screed (incorporating underfloor heating coils by specialist) on 300mu DPM over 1 layer Celotex 100mm GA4000 insulation board (max. U–value 0.18W/m²K)on beam & block floor as specialist details, DPM to be lapped into horizontal DPC. Ensure 25mm insulated upstand to perimeter of floor

– retain min. 150mm air gap between underside of beams to ground level; backfill to avoid cavity wall to becoming retaining wall

sub–floor ventilation:–air bricks to be installed on all sides of the building where possible at max 2m centres and not more than 450mm from corners – to provide 1500mm2 ventilation per metre run; landscaping works such as paths and driveways must not compromise the sub floor ventilation – the periscope sub floor ventilators joints should be taped

Section A-A
Scale 1:50



Site & Roof Plan
Scale 1:200

Notes

Revisions: A Client Amendments 05.02.25

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Project
Proposed Extension & Alterations
144 Newbold Road
Barlestone
Nuneaton

Client
Mr T. Noble

Drawing
Production Drawing
Sheet 2 of 2

Drawing Number 23.4314.12 A

Date: May 2024

Scale: As Noted Drawn By: JAC Checked By: SF

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited. Ordnance Survey Data © Crown Copyright. All rights reserved. Licence No. AR100020449. Landmark Ref. LIG0816
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PRODUCTION DRAWING

PROPOSED EXTENSIONS AND ALTERATIONS - 144 NEWBOLD ROAD - BARLESTONE - NUNEATON