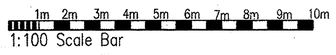
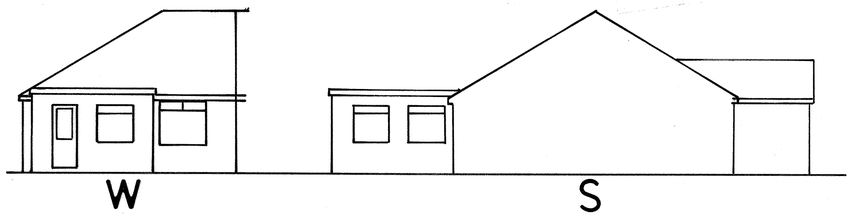
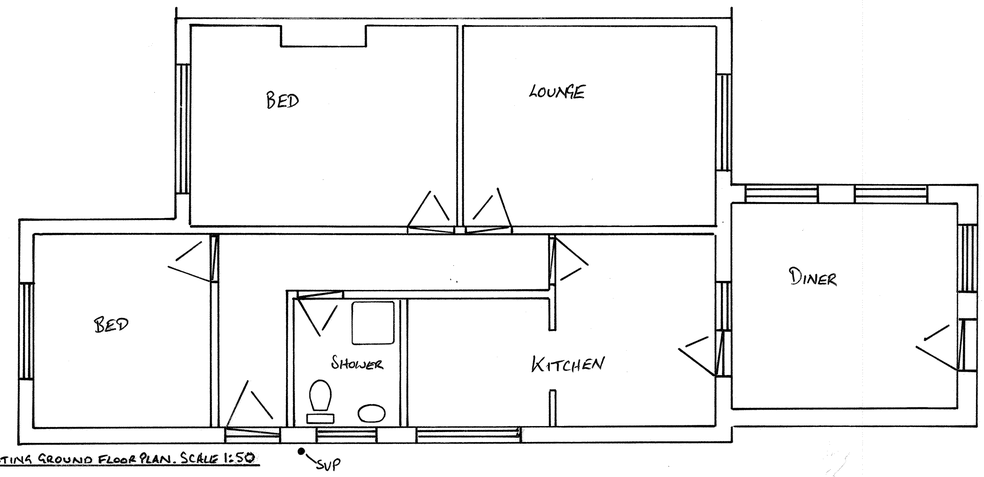


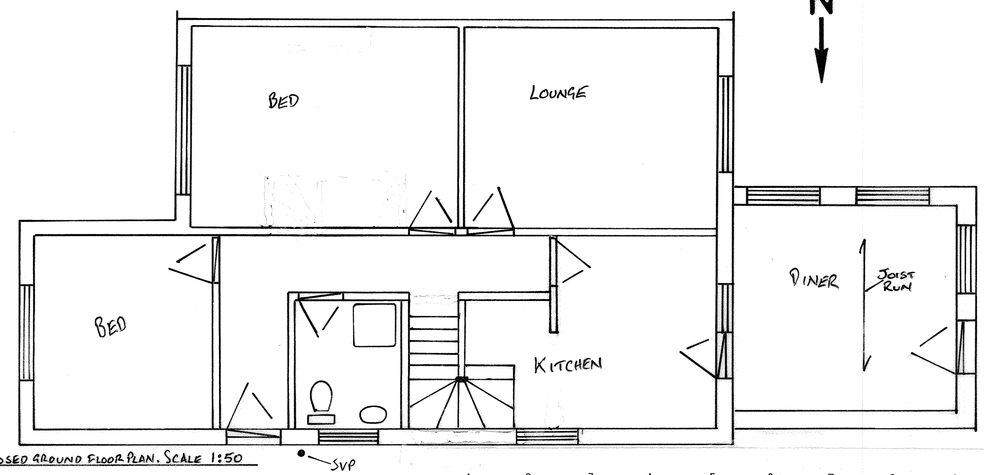

EXISTING ELEVATIONS. SCALE 1:100



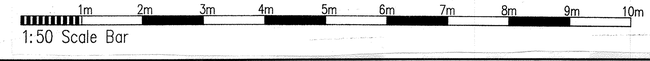




EXISTING GROUND FLOOR PLAN. SCALE 1:50




PROPOSED GROUND FLOOR PLAN. SCALE 1:50




**Hip to gable extension, and dormer Specifications**

**Structural:** All steel and timber sizes to be in accordance with structural engineer's report, timbers doubled or trebled as advised, and checked by Building Control Officer. Double rafters to trim all round velux window apertures.

**Dormer Walls , cheeks, and gable end:** Vertical tile hanging on treated battens, on breathable paper, on 12mm ply, on 100x50 stud framing at 400 centres, infilled with 90mm celotex insulation, with 12mm celotex insulation over, 12mm plasterboard, and skim finish internally. Cheeks within 1000mm of boundary to have half hour fire resistant board. Cheeks built on existing masonry to have GMS straps at 900mm centres. Dormer fully weathered in code 4 lead flashing. Cheeks built off rafters to be on triple 6 x 2 rafters, running from ridge to plate, or to pick up purlin point. **Gable on boundary to provide 1/2 hr fire resistance from both sides, with supalux and fireline board or similar, as this forms an unprotected area.**

**Dormer roof- Flat:** Bitumen bedded limestone chippings, (minimum 12.5mm deep), on three layers bitumen roofing felt to BS747 (or alternative suitable flat roofing system) on 18mm exterior plywood decking on (for cold roof) 50x50 cross battens at 400 centres, on firring pieces (at 1:40) on 195 flat roof joists at 400 centres. Infill joists with 150 celotex, and 12mm under.

**Roof coverings:** Strip existing roof coverings and lay breathable membrane. Fix 25x38mm softwood tanalised battens with eaves tilt fillet at bottom edge of tiling. Fix new plain concrete roof tiles to match existing in strict accordance with manufacturers instructions. - style and colour to match existing. Fix matching ridge tiles. All mortar for bedding purposes to be coloured.

**New Floor:** Main beams on load bearing walls supporting new and existing structure. Supporting studwork under rafters to have sole plates bolted to top flange of RSJ via M6 bolts at 600 centres, carrying GMS joist hangers. Lay rockwool insulation between joists as per requirements for sound and fire resistance. Joists to be minimum 50mm from live chimney breasts. Existing ceiling joists strapped up to new floor beams where binders/truss members removed. New flooring to be 22mm moisture resistant caber floor, or equivalent flooring grade chipboard.

**Ceilings and skeilings:** Existing/new rafters to achieve ventilation gap behind 70mm celotex insulation between rafters; 50mm Celotex across rafters, with 12 foil backed plasterboard, and skim finish.

**Roof lights:** Velux windows should be fitted according to manufacturers instructions, and should not project more than 150mm above existing roof plane.

**Staircase:** Rise=205 Going=228 Number of equal risers=13 Overall width= 800 Maximum pitch=42 degrees. Headroom above the pitch line of the stair should be a minimum of 2m. Floor/pitch line to top of handrail= 900. Spindles at 100 centres. Tapered treads to have min 50 going, and same as straight treads at mid point.

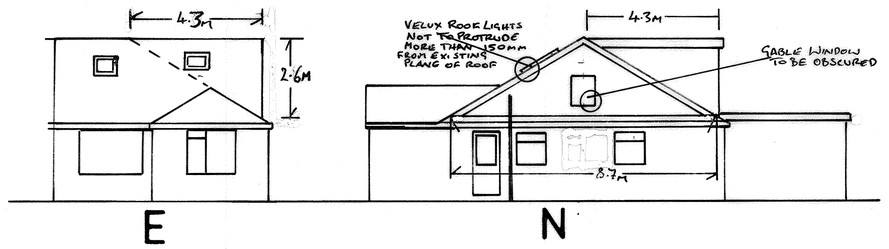
**Glazing:** All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3;BS 6206;1981. New glazing needs to achieve 1.6W/m2 K

**Sanitation:** New bathroom and toilet to be fed from existing mains water supply.

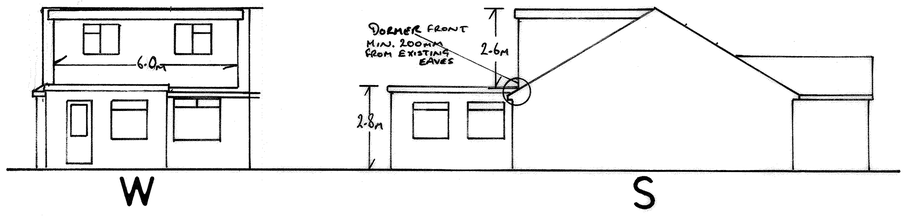
**Drainage & waste disposal:** New upstairs bathroom and toilet to run in to existing drain, through new SVP. SVP to terminate 900mm above any opening within 3M

**Electrical work:** All electrical work required to meet the latest requirements of electrical Safety, must be designed, installed, inspected, and tested by a person competent to do so. Prior to completion, the Council must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so. Energy efficient lights need to be provided at a rate of 75%.

**Means of warning and escape**
Mains linked interconnected alarm system required with heat detection to kitchen and smoke detection to all landing levels.



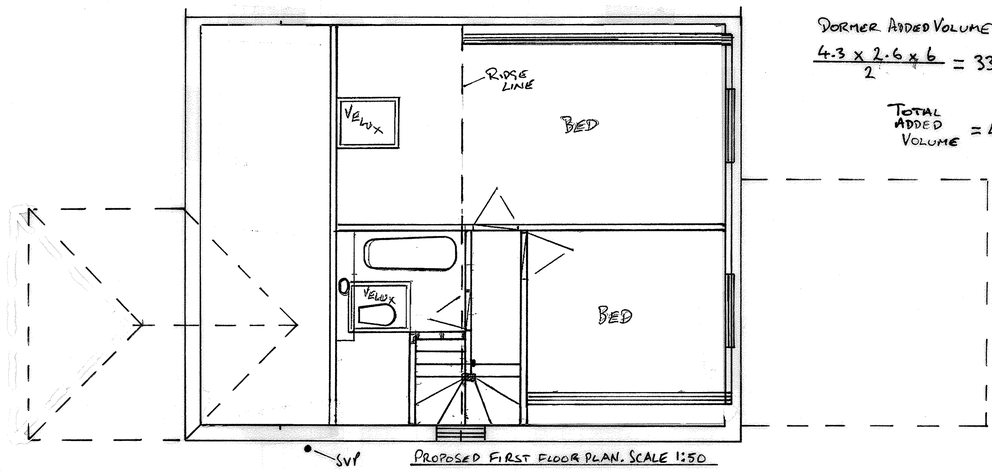

PROPOSED ELEVATIONS. SCALE 1:50




HIP TO GABLE ADDED VOLUME
$\frac{4.3 \times 2.6 \times 8.7}{6} = 16.21_{M^3}$

DORMER ADDED VOLUME
$\frac{4.3 \times 2.6 \times 6}{2} = 33.54_{M^3}$

TOTAL ADDED VOLUME $= 49.75_{M^3}$




PROPOSED FIRST FLOOR PLAN. SCALE 1:50

## Notes

1. No critical dimensions are to be scaled from this drawing. (except for planning purposes)
2. It is the contractor's responsibility to ensure that all work is carried out in accordance with Local Authority and N.H.B.C requirements and that all plumbing and electrical work complies with the current regulations of the area water board and electricity board.
3. Any works carried out prior to the receipt of the necessary approvals are the responsibility of the client.
4. Whilst every effort has been made to obtain accurate information on the existing structure or site, it is essential that the contractor or client check at every stage and notify the Designer of any discrepancies.

| | Date | Revisions |
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Client: MR & MRS RICHARDS

Job Title: 13 ABBEY ROAD, SOMPTING.

Drawing Title: FLAT ROOF DORMER LOFT CONVERSION

Scale: 1:50, 1:100

Date: 23-11-2018 | Drawn by: A.RAMUS

Drg No.: 1/10/18 | Rev.: 2

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