NOTES:
All dimensions must be checked on site and not scaled from this drawing.

ALL STRUCTURAL TIMBER TO BE C16 GRADE (UNLESS NOTED OTHERWISE) AND TANALISED. STRUCTURAL TIMBER TO BE BOLTED TOGETHER USING M12 BOLTS WITH PATENT SHEAR CONNECTORS. NOGGINS TO BE PROVIDED AT MID SPAN TO ALL FLAT ROOF AND FLOOR JOISTS WHERE SPANS EXCEED 2500mm.

FORM 2No. 1200Lx800W STRUCTURAL OPENINGS IN FLAT ROOF FOR ROOFLIGHTS. DOUBLE UP FLAT ROOF JOISTS AND TRIMMERS TO OPENING AND BOLTED TOGETHER USING M12 BOLTS. ASSUME JOISTS ARE 170x50mm AT MAX 400C/C.

REMOVE DOORS, WINDOW AND BRICKWORK BETWEEN OPENINGS AND BELOW WINDOW CLOSE CAVITY USING THERMABATE AND PROVIDE A DPC. PROVIDE BIFOLD DOORS TO SUIT NEW OPENING OF 2305Lx 2100 HIGH (TO BE CONFIRMED ON SITE). EXTEND STEP TO SUIT. PROVIDE NEW LINTOL OVER OR SIMILAR APPROVED. LINTEL MAY CHANGE DEPENDING ON WALL CONSTRUCTION.

Family room

Garage

Kitchen

Dining room

Bathroom

Entrance hall

Lobby.

Bedroom

Bedroom

Bedroom

Study

Bedroom

En-suite

F L A T R O O F

CODE 4 LEAD FLASHING AND SOAKERS TO BE PROVIDED AT JUNCTION OF ROOF AND DORMER FACE AND CHEEKS.

TRIM BACK FLAT ROOF COVERING AND FLAT ROOF JOISTS (MAINTAIN ADEQUATE BEARING FOR JOISTS) TO ACCOMMODATE BEAM SUPPORTING DORMER FACE. SEE SECTION A-A FOR POSITION.

DENOTES FIRST FLOOR JOIST SPAN.

ADEQUACY OF EXISTING BEAM OVER BREAKFAST BAR SUPPORTING EXISTING AND NEW FLOOR JOISTS. MINIMUM SIZE TO BE 203 x 102 x 23 U.B. OR EQUIVALENT.

ASSUME SPINE WALL SUPPORTING FLOOR STRUCTURE LINTELS OVER DOOR OPENINGS MAY NEED TO BE CHECKED DUE TO ADDITIONAL LOADS.

BOILER FLUE WILL NEED TO BE REROUTED. WORK TO BE CARRIED OUT BY A GAS SAFE ENGINEER AND IN ACCORDANCE WITH PART J OF APPROVED DOCUMENT.

PROVIDE 152x89x16U.B. ABOVE WINDOW OPENING TO SUPPORT 100x100x5mm THK SHS IN TURN SUPPORTING RIDGE BEAM BEAM TO SVP HAVE MIN. 200mm END BEARINGS AND BUILD UP INNER SKIN OF FLANK WALL TO SUPPORT BEARINGS.

FORM LIGHTWELL OPENING IN CEILING FOR ADDITIONAL LIGHT TO DINING AREA. TRIM BACK FLOOR AND CEILING JOISTS TO FORM A 1000Lx700mm WIDE OPENING. DOUBLE UP FLOOR JOISTS AROUND OPENING BOLTED TOGETHER USING M12 BOLTS AT 500C/C. TIE CEILING JOISTS TO FLOOR JOISTS USING 30 x 5mm GALV. M.S. STRAPS. PROVIDE SCREEN TO CEILING IF REQUIRED.

PROVIDE 2No. 170x50mm TIMBER TRIMMERS BOLTED TOGETHER USING M12 BOLTS AT 500mm C/C. TO SUPPORT LOADBEARING STUD PARTITION WALL ABOVE.

DUE TO CLOSE PROXIMITY OF BEAM BEARING LINTEL OVER WINDOW OPENING MAY NEED TO BE CHECKED AND IF NECESSARY REPLACED TO SUIT.

SMOKE DETECTORS TO BE PROVIDED TO CIRCULATION AREAS ON BOTH FLOORS. TO BE MAINS OPERATED, INTERCONNECTED, AND WITH A BATTERY BACK UP. AN INSTALLATION AND COMMISSIONING CERTIFICATE MUST BE PROVIDED TO BUILDING CONTROL ON COMPLETION OF THE WORK.

CHECK EXISTING SUPPORT (IF ANY) TO EXISTING RAFTER FEET ABOVE BEDROOM AND HALL. IF INADEQUATE TO SUPPORT NEW RAFTER FEET. PROVIDE 203 x 102 x 23 U.B. ON BEARING PLATE. MIN. 100mm BEARING.

NOTE - ALL STEELWORK TO BE ENCASED IN MIN. 30 MINUTES FIRE PROTECTION. I.E. 2No. 12mm PLASTERBOARD AND SKIM OR SIMILAR APPROVED.

NEW HABITABLE ROOMS TO BE PROVIDED WITH BACKGROUND VENTILATION OF AT LEAST 8000mm SQ. I.E. AIR BRICK OR TRICKLE VENT.

DENOTES 100mm SQ. C16 GRADE TIMBER POSTS TO SUPPORT DORMER FRAMEWORK AND TIMBER LINTELS OVER WINDOW OPENINGS.

DORMER CHEEK TO BE SUPPORTED OFF 2No. 200 x 50mm RAFTERS BOLTED TOGETHER USING M12 BOLTS AT 500 C/C.

DENOTES DOUBLED UP FLAT ROOF JOISTS AND TRIMMERS AROUND ROOFLIGHT BOLTED TOGETHER USING M12 BOLTS AT 500mm C/C.

DENOTES 100mm SQ. x 5mm THK SHS TO SUPPORT END OF RIDGE BEAM SEE STRUCTURAL CALCULATIONS FOR TOP AND BOTTOM CONNECTION DETAILS.

INTERNAL STUD PARTITION WALLS - 100x50mm TIMBERS AND NOGGINS, 100mm FIBREGLASS SOUND INSULATION BETWEEN TIMBERS OR SIMILAR APPROVED, 12mm PLASTERBOARD ON BOTH SIDES AND SKIM TO FINISH. TO BE SUPPORTED OFF DOUBLED UP FLOOR JOISTS BOLTED TOGETHER USING M12 BOLTS AT 500C/C.

EN-SUITE TO BE PROVIDED WITH A 15L/S MECHANICAL VENTILATOR VENTED TO OPEN AIR. PROVIDE ALSO BACKGROUND VENTILATION OF AT LEAST 4000mm SQ. I.E. AIR BRICK OR TRICKLE VENT.

ROOF SLOPE

PROVIDE MIN. 20mm RENDER TO PARTY WALL FOLLOWED BY 50mm THK. THERMALBOARD PLUS 12.5mm PLW ON DABS AND SKIM TO FINISH. THIS MAY ALSO APPLY TO STUDY.

PROVIDE 200Lx100Wx20 mm THK M.S. BEARING PLATE TO THIS BEAM END.

DENOTES SMOKE DETECTOR SEE GROUND FLOOR PLAN.

PROVIDE NEW ROOFLIGHT ABOVE STAIRCASE (700x550mm) AND 2No. TO EN-SUITE (780x1180mm) SEE ELEVATIONS FOR FURTHER DETAIL.

UPRATING CEILING ABOVE STUDY AND STAIRCASE. UNIFORM HEADROOM THROUGHOUT OF 2000mm IS MAINTAINED.

DENOTES INSULATED (AS PER EXTERNAL WALLS) LOADBEARING STUD PARTITION WALL BRACED BOTH EACH RAFTER OVER HEAD PLATE. 1050mm HIGH APPROX.

EXISTING SVP TO BE REROUTED TO BE EXTENDED VERTICALLY TO PROVIDE EN-SUITE WASTE. PROVIDE A ROD ON ACCESS TO EACH CHANGE IN DIRECTION.

SHOWER TRAY TO BE RAISED TO ALLOW FOR 100mm Ø WASTE.

ALL PLUMBING TO COMPLY WITH B.S. 5572/08. WASTE PIPE SIZES TO BE - SHOWER 38mm Ø, W.B. 32 mm Ø. ALL WITH 75mm DIP SEAL TRAPS.

NEW FRONT ROOF SECTION - PROVIDE 150x50mm RAFTERS AT MAX. 400C/C AND TO RUN FULL LENGTH HEELAND TAPER TO MATCH EXISTING (OR SIMILAR). ON MIN. 35x25mm S.W. BATTENS ON 1 LAYER BREATHER MEMBRANE (TYVEK OR SIMILAR). ROOF PITCH TO MATCH EXISTING. APPROX. 35° TO HABITABLE ROOMS PROVIDE 100mm CELOTEX INSULATION (GA4100) POSITIONED BETWEEN RAFTERS ALLOWING A MIN. 50mm VENTILATION GAP BETWEEN INSULATION AND ROOF COVERING. PROVIDE ADDITIONAL 25mm CELOTEX INSULATION (GA4025) FIXED TO UNDERSIDE OF RAFTERS USING CLOUT NAILS. 500g POLYTHENE VAPOUR BARRIER. 12mm PLASTERBOARD CEILING AND SKIM TO FINISH.

NOTE - CHECK ADEQUACY OF INSULATION TO ROOF SLOPES ABOVE STUDY AND STAIRCASE. IF NECESSARY UPRATE THESE AREAS AS STATED ABOVE.

PROPOSED 700x550mm ROOFLIGHT ABOVE STAIRCASE. SEE ELEVATIONS FOR FURTHER DETAILS.

DENOTES POSITION OF LIGHTWELL TO DINING ROOM.

DENOTES EXISTING LOADBEARING STUD WALL TO STUDY. UPRATE INSULATION AS PER NEW WORKS.

RETAIN AND ADD AN ADDITIONAL VENT TILE TO FRONT ROOF SLOPE TO MAINTAIN GROSS VENTILATION OF ROOF VOID.

PROVIDE 100x50mm CEILING JOISTS BETWEEN RIDGE BEAM AND RAFTERS. MAX. 600C/C AND BOLTED TO RAFTERS. PROVIDE 300mm FIBREGLASS INSULATION BETWEEN AND OVER JOISTS. 12mm PLASTERBOARD CEILING AND SKIM TO FINISH.

ROOFLIGHT TO LIGHTWELL. MUST NOT PROJECT ABOVE THE RIDGE LINE.

RAFTERS TO BEAR ELEVATION TO BE BOLTED TO FLAT ROOF JOISTS.

PROVIDE NOGGINS BETWEEN WEB OF STEELWORK TO PREVENT MOVEMENT OF JOISTS.

DENOTES LINE OF EXISTING DORMER.

ANGLED WALL.

EXISTING STAIRCASE.

BEAM BELOW DORMER FACE (IF ANY) CAN BE RETAINED AS FLOOR SUPPORT.

EXISTING FLAT ROOF COVERING TO BE REMOVED TO ACCOMMODATE NEW DORMER FACE.

CUT BACK FLAT ROOF JOISTS MAINTAINING ADEQUATE BEARING OF JOISTS TO ALLOW FOR NEW BEAM SUPPORTING DORMER FACE.

PROVIDE MIN. 25mm CONTINUOUS VENT GAP TO EAVES SOFFIT, TYP.

ROOF VOIDS SHOULD BE PROVIDED WITH 100mm FIBREGLASS INSULATION POSITIONED BETWEEN AND OVER JOISTS. MAINTAIN 50mm VENTILATION GAP BETWEEN INSULATION AND ROOF COVERING.

WARMDECK FLAT ROOF COVERING - PROVIDE CELOTEX INSULATION FL3140 OR TC3140 (140mm THICK) OR SIMILAR APPROVED. ROOF LAID TO MIN. 1 IN 40 FALL. ROOF COVERING TO BE GLASS REINFORCED POLYESTER (GRP) SUPPORTED OFF MIN. 50mm FIRRING TIMBERS AND MIN. 195 x 50mm FLAT ROOF JOISTS AT MAX. 400mm C/C. BOLT EXISTING JOISTS TO NEW JOISTS AND PROVIDE 12mm PLASTERBOARD CEILING AND SKIM TO FINISH. MAINTAIN EXISTING FLOOR TO CEILING HEIGHT OF 2270mm.

ALL INSULATIONS MUST BE CONTINUOUS TO AVOID COLD BRIDGING.

PROVIDE MIN. 100mm UPVC HALF ROUND GUTTERS FIXED TO MIN. 175 x 25mm FASCIA BOARD.

PROVIDE 2No. 150 x 50mm TIMBER TRIMMERS BOLTED TOGETHER USING M12 BOLTS AT 500 C/C TO SUPPORT FLAT ROOF JOISTS OVER WINDOWS.

ROOF COVERING TO BE REMOVED TO EXTENSION. ROOFLIGHT OPENINGS TO BE FORMED. SEE ROOF PLANS FOR FURTHER DETAILS. CHECK ADEQUACY OF INSULATION AND IF NECESSARY UPRATE TO SUIT. PROVIDE NEW ROOF COVERING AS PER DORMER.

DORMER FACE, CHEEK AND GABLE END - PROVIDE 100 x 50mm TIMBERS AND NOGGINS. VENTILATED TILING TO BE ON MIN. 35 x 25mm S.W. BATTENS ON 1 LAYER BREATHER MEMBRANE ON 18mm THK. EXTERIOR QUALITY PLY FIXED TO FRAMEWORK. PROVIDE 100mm CELOTEX INSULATION (GA4080) BETWEEN TIMBERS ALLOWING A MIN. 20mm INTERNAL CAVITY. PROVIDE 15mm CELOTEX INSULATION (PL - 4075) FIXED TO INTERNAL FACE. 500g POLYTHENE VAPOUR BARRIER BARRIER. 12mm PLASTERBOARD AND SKIM TO FINISH.

REPLACE DOOR AND WINDOW WITH NEW BIFOLD DOORS. SEE FLOOR PLAN FOR FURTHER DETAILS.

SECTION A-A

PART P

All wiring and electrical work must be designed, installed, inspected and tested in accordance with B.S.7671, The IEE 17 th edition, wiring guidance and building regulations (electrical safety). Must be signed off by a competent person who has registered with one of the schemes authorised by the secretary of state. A copy must be provided to building control on completion of the work.

PART L1B

Energy efficient light fittings is to be provided capable of taking only lamps of luminous efficiency greater than 45 lumens per circuit watt. 3 in 4 light fittings is to be energy efficient for the complete dwelling. Provide also thermostatic radiator valves with timing devices.

PROPOSED GROUND FLOOR PLAN

PROPOSED ROOMS IN ROOF SPACE

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG. No. BW/985/1

[PROPOSED ELEVATIONS]

VENT TILES TO FRONT ELEVATION TO BE RETAINED. PROVIDE ADDITIONAL VENT TILE TO EXTENDED ROOF TO MAINTAIN GROSS VENTILATION ALONG ROOF SLOPE.

BUILD UP GABLE END IN 100x50mm TIMBERS AND NOGGINS. EXTERNAL FINISH, INSULATION ETC. AS PER SECTION A-A. PROVIDE 30x5mm GALV. M.S. STRAPS TO TIE GABLE END TO FLAT ROOF, FLOOR JOISTS AND RAFTERS ALONG ROOF SLOPE. CONNECTED TO MIN. 2No. TIMBERS WITH NOGGINS IN BETWEEN.

ROOFLIGHTS TO BE A1 FIRE RATED AND INSTALLED TO MANUFACTURERS SPECIFICATION. ROOFLIGHTS TO BE SUPPORTED OFF DOUBLE UP RAFTERS AND TRIMMERS BOLTED TOGETHER USING M12 BOLTS AT 500mm C/C. ROOFLIGHTS TO FRONT ROOF SHOULD NOT PROJECT MORE THAN 150mm BEYOND THE PLANE OF THE ROOF.

ROOFLIGHT TO DORMER FLAT ROOF FOR LIGHTWELL MUST NOT PROJECT HIGHER THAN THE RIDGE.

DENOTES LINE OF ORIGINAL DORMER

SVP TO BE EXTENDED MIN. 900mm ABOVE OPERABLE WINDOW AND CAPPED OFF.

ALL DOUBLE GLAZING TO COMPLY WITH PART L1B OF APPROVED DOCUMENT. DOUBLE GLAZING MUST NOT EXCEED 25% OF EXTENSION FLOOR AREA PLUS ANY EXISTING STRUCTURAL OPENINGS AFFECTED BY EXTENSION WORKS. ROOFLIGHTS AND WINDOWS TO HAVE A U. VALUE OF 1.6W/m2K AND FOR DOORS 1.8W/m2K. ALL ARGON FILLED.

FIRST FLOOR BEDROOM WINDOWS TO BE PROVIDED WITH UNOBSTRUCTED OPENINGS OF AT LEAST 0.33m2, MINIMUM OPENING WIDTH AND DEPTH OF 450mm. BOTTOM OF OPENING TO BE BETWEEN 800 - 1100mm OF FINISHED FLOOR LEVEL.

VENTILATION TO BE MIN. 1/20 OF FLOOR AREA.

SAFETY GLASS TO BE PROVIDED TO DOORS WITHIN 1500mm OF FINISHED FLOOR LEVEL AND 800mm FOR WINDOWS.

LINE DENOTES LOFT ROOM AREA, TYPICAL.

THIS DORMER CHEEK TO BE PROVIDED WITH 9mm THK. SUPALUX BOARDING OR SIMILAR APPROVED POSITIONED BETWEEN TIMBER FRAMEWORK AND PLY FOR ADDITIONAL FIRE PROTECTION.

EXTERNAL MATERIALS

PITCH ROOF - NEW AND EXISTING TO BE REDLAND 49 TILE OR SIMILAR. COLOUR TO BE 30 SLATE GREY, SMOOTH FINISH.

DORMER FACE, CHEEK AND GABLE END TO BE REDLAND PLAIN TILE OR SIMILAR. 30 SLATE GREY, SMOOTH FINISH.

FLAT ROOFS - FINISH TO BE GLASS REINFORCED POLYESTER (GRP) - COLOUR GREY.

REAR DORMER WINDOWS - UPVC GREY.

BIFOLD DOORS / LANTERN ROOFLIGHTS - ALUMINIUM GREY.

FRONT ELEVATION [WEST]

SIDE ELEVATION [SOUTH]

REAR ELEVATION [EAST]

SIDE ELEVATION [NORTH]

Scale 1:100

A		
	Date	Revisions

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Client
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Job Title
31 SOUTHVIEW CLOSE
SHOREHAM BY SEA
WEST SUSSEX

Drawing Title
PROPOSED ENLARGED GABLE END & REAR DORMER AND BIFOLD DOORS/ROOFLIGHTS TO EXISTING EXTENSION

Scale 1:100, 50 AT A1.

Date SEPTEMBER 2020. | Drawn by B.WILLIAMS.

Drg. No. BW/985/2 | Rev.

594 x 841mm A1