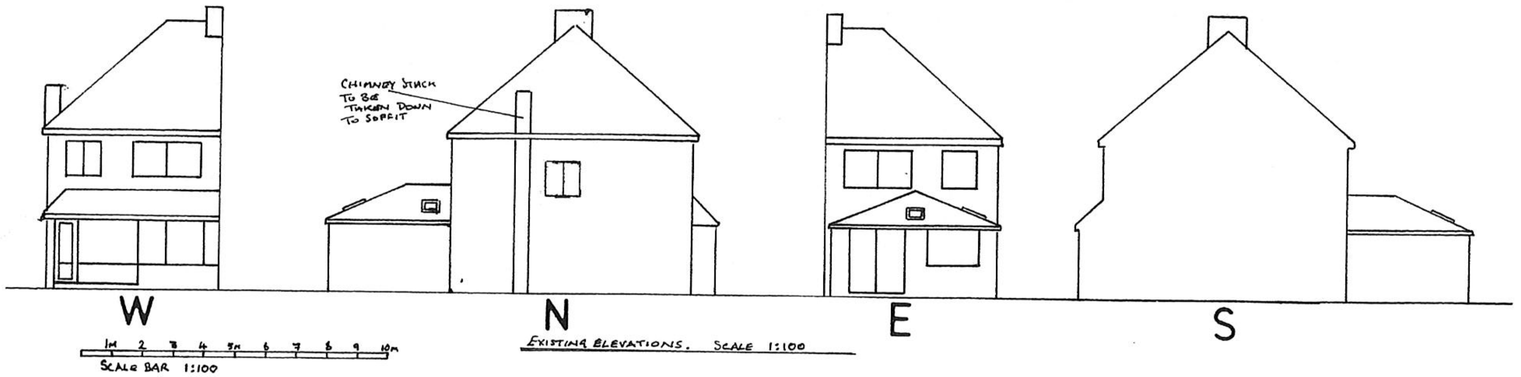
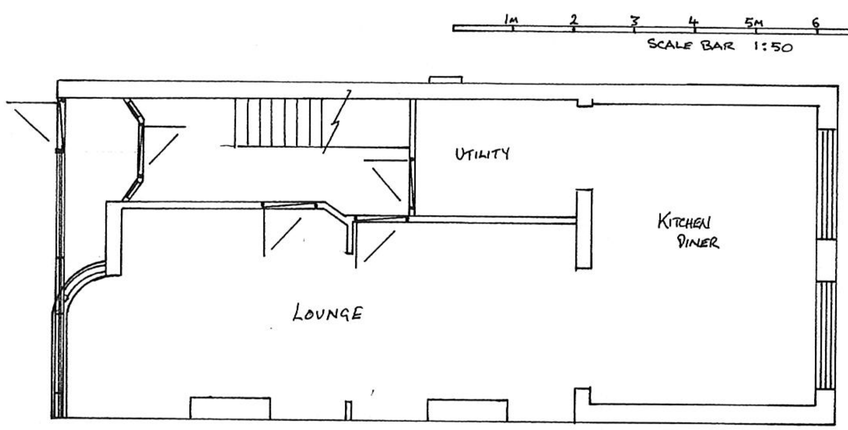
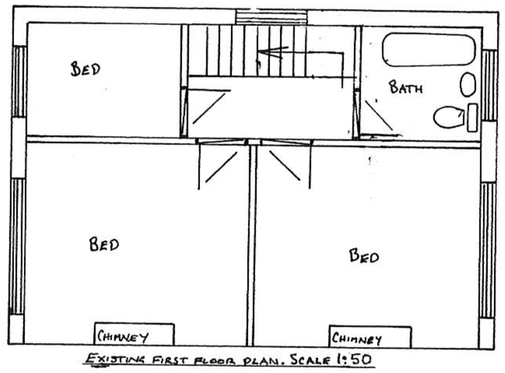


EXISTING ELEVATIONS. SCALE 1:100



EXISTING GROUNDFLOOR PLAN. SCALE 1:50



EXISTING FIRST FLOOR PLAN. SCALE 1:50

N

1M 2 3 4 5M 6 7 8 9 10M

SCALE BAR 1:50

1M 2 3 4 5M 6 7 8 9 10M

SCALE BAR 1:100

Building Specs

General

Ventilation: Provide equivalent to 5mm continuous slot at ridge.
Ensure/provide 25mm ventilation strip (or equivalent) at existing eaves. Provide trickle ventilator to give 8000mm2 background ventilation to loft room(s)
New roofing to be with breathable membrane throughout.

Mechanical fans required to bathroom 15l/s and WC 6l/s.

Structural: Double rafters to trim all round velux window apertures. Note: existing structure bearing additional load to be exposed and checked for adequacy
Chimney to be trimmed around as appropriate, to be checked by the Building Control Officer during construction. Party wall to be cut and dabbed with sound board.

Conservation of fuel and power:
Glazing to have U value 1.8W/m2 K.
Install one energy efficient light fitting per 25 m2 floor area. New radiator(s) to be fitted with TRV's.

Electrical work: All electrical work required to meet the requirements of Part P (Electrical Safety), must be designed, installed, inspected, and tested by a person competent to do so. Prior to completion, the Council must be assured 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%.

Staircase

Rise=192.5 Going=215 Number of equal risers=14
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.
(All measurements to be checked on site before staircase is made)

Ceilings and stellings

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.

Walls

100 x 50 studwork at 400 centres, with 100 x 100 at joints and window jambs.
Internal walls to have rockwool infil as sound insulation. 12mm plasterboard, and skim finish.

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. For cold roof construction, infill joists with 150 celotex, and 12mm under.
For warm roof construction, lay 11mm OSB on firrings, 120mm celotex over, with 18mm OSB on top.

Dormer roof-Pitched

Concrete tiles on treated battens, on felt, on 100 x 50 rafters at 400 centres, notched over 100 x 50 plate. Provide 25mm ventilation around perimeter of pitched roof. 112 half round gutter to perimeter of roof, discharge onto existing roof via 68 diameter downpipe.

Gable, dormer walls & cheeks

Vertical tile hanging on treated battens, on breathable paper, on 12mm ply, on 100x50 stud framing at 400 centres, infilled with 50mm 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 OMS 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 joists.

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 M8 bolts at 600 centres, carrying OMS joist hangers. Lay rockwool insulation on chicken wire 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.

Smoke Detectors

At least one number mains operated self-contained smoke alarm to BS 5446 Part 1 to be installed in the circulation space of each storey. All smoke alarms within each dwelling to be be inter-connected, be permanently wired to a separate fuse circuit at the distribution boards in accordance with IEE regulations. All smoke detectors to have an alternative battery power supply. They may operate at a low voltage via a mains transformer. Smoke alarms must be installed within 7 m of the living room and kitchen door, within 3m of all bedroom doors, and within 15m of each other in corridors or landings. If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting. If wall mounted, smoke alarm should not be over a radiator, and should be fixed elsewhere within 150 and 300mm of the ceiling.

Glazing

All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3 BS 6206:1981. Means of Escape windows to conform to regulation sizes, and subject to check from Building Control Officer during construction.

New glazing needs to achieve 1.6W/m2 K

The means of escape windows must give access to an area free from the danger of fire. The unobstructed opening produced by the window must be at least 0.33m2 in area. The minimum width and height of the opening must be not less than 450mm, however it should be noted to produce the required opening area a minimum 750mm x 450mm opening must be provided. The sill to the window should be positioned between 800mm and 1100mm above floor level.

Habitable rooms to have a window opening of at least 1/20th of the floor area

Velux roof lights

Velux roof lights to be fitted strictly according to manufacturers instructions, not to protrude more than 150mm above existing roof plane.

Sanitation:

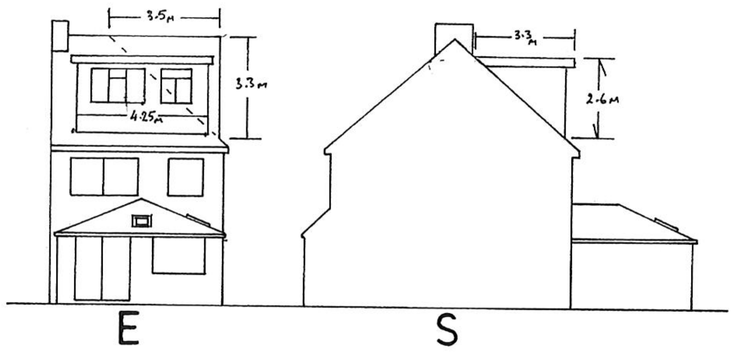
New bathroom and toilets to be fed from existing mains water supply.

Drainage & waste disposal:

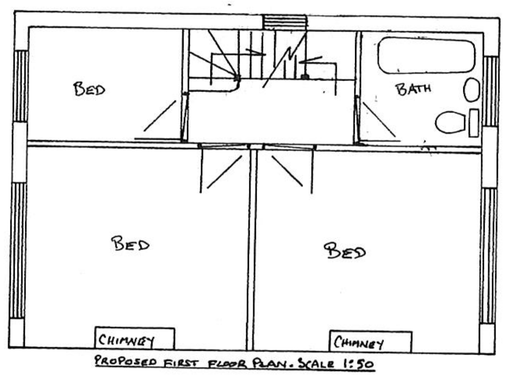
New upstairs bathroom and toilet to run in to existing drain, through new SVP

NOTES

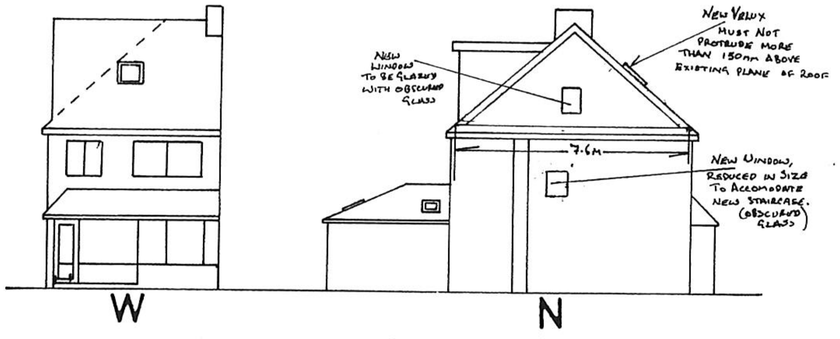
1. No critical dimensions are to be scaled from this drawing. (except for planning purposes)
2. It is the contractors responsibility to ensure that all work is carried out in accordance with Local Authority and NHBC requirements and that all plumbing and electrical work complies with the current regulations 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.

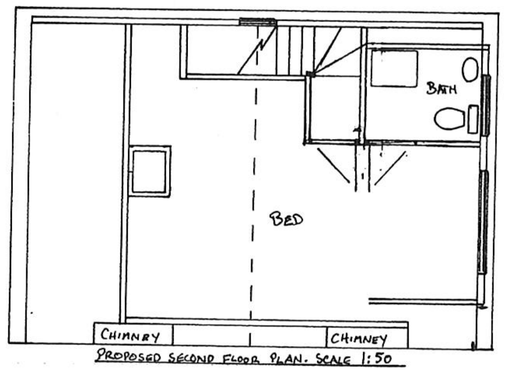


PROPOSED ELEVATIONS. SCALE 1:100

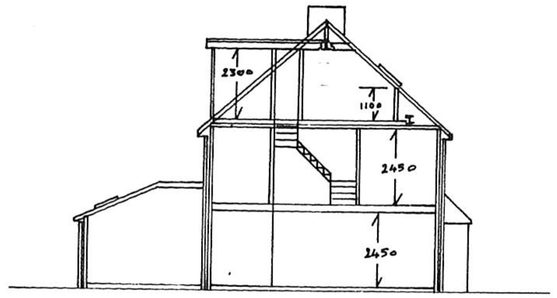


PROPOSED FIRST FLOOR PLAN. SCALE 1:50





PROPOSED SECOND FLOOR PLAN. SCALE 1:50



SECTION, PROPOSED. SCALE 1:100

A		
	Date	Revisions

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HIP TO GABLE ADDED VOLUME:-

ADDED RIDGE - 3.5M
ADDED GABLE DEPTH - 3.3M
ADDED GABLE MAX WIDTH - 7.6M
$(3.5 \times 3.3 \times 7.6) \div 6 = 14.63M$

DORMER ADDED VOLUME:-
ROOF - 3.3M
DEPTH - 2.6M
WIDTH - 4.25M
$(3.3 \times 2.6 \times 4.25) \div 2 = 18.23$

Client: FREEBORN

Job Title: EASTERN AVENUE SHOREHAM-BY-SEA

Drawing Title: HIP TO GABLE EXTENSION, FLAT ROOF DORMER

Scale: 1:50, 1:100

Date: 14.11.2016 | Drawn by: A.RAMUS

Drg No.: 12 | Rev.:

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