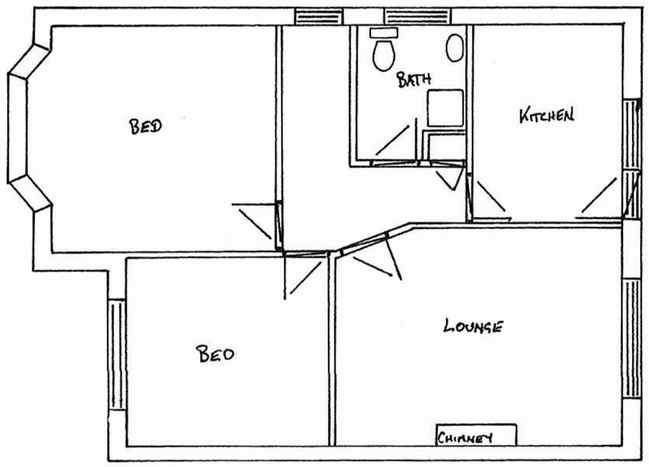
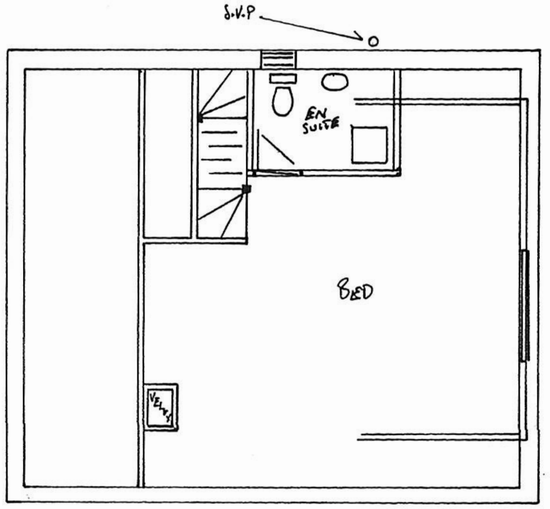


EXISTING ELEVATIONS. SCALE 1:100



EXISTING GROUND FLOOR PLAN. SCALE 1:50



PROPOSED FIRST FLOOR PLAN. SCALE 1:50

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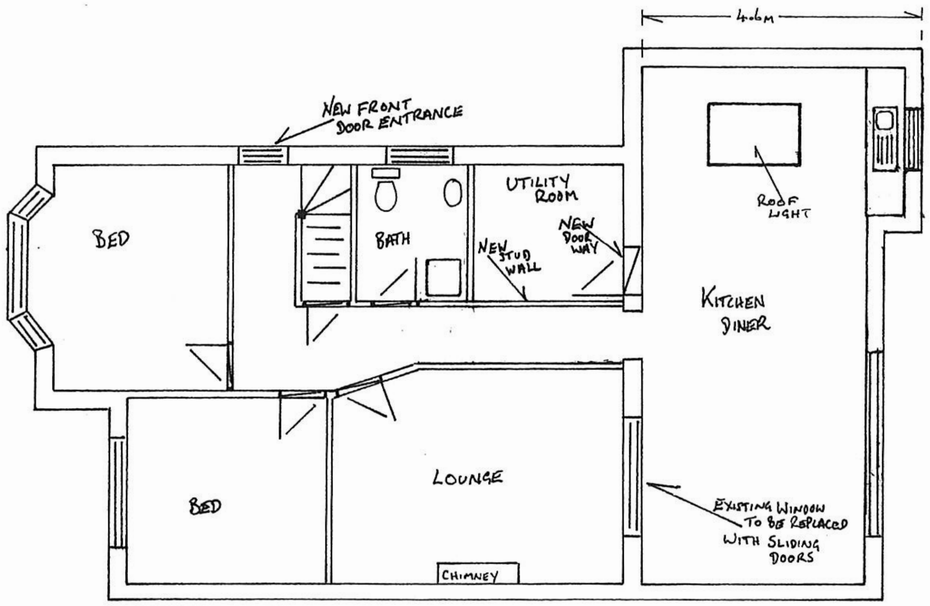
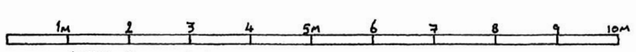
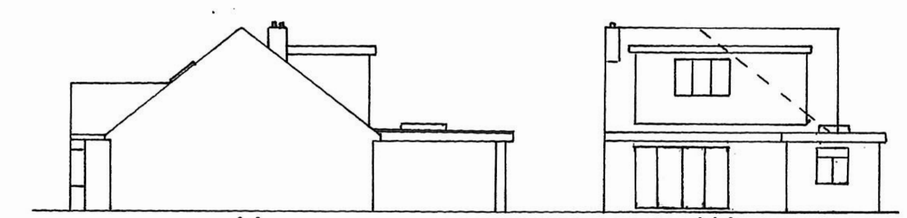
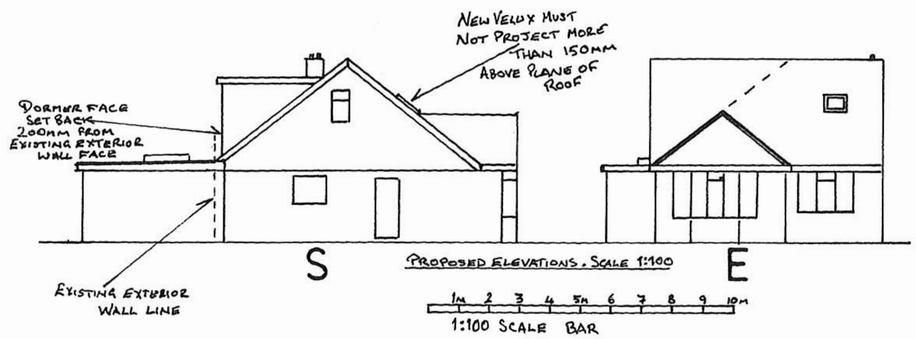


PROPOSED GROUND FLOOR PLAN. SCALE 1:50



1:50 SCALE BAR





PROPOSED ELEVATIONS. SCALE 1:100

1:100 SCALE BAR

General Building Specs

Consult structural engineers calcs for beams, and timber sizes, to be checked and approved by Building Control. It is the builders responsibility to ensure this is done.

Foundations: New foundations to be constructed to Local Authority approval and to suit site conditions Minimum 1000mm deep and 500mm wide. 4:2:1 concrete min 450 thick.

Walls: External cavity walls with face brickwork to match existing, with 25 cavity alongside 40 Celotex insulation, (or as specified by local building authority), then 100 Turbo block inner leaf. Internal 12mm carlite plaster. Secure to existing walls with Furfix channels. Stainless steel butterfly wall ties at 450 c/c vertically and 900 c/c horizontally. Insulated cavity closers at reveals. Holding down straps every 2 metres fixed to wall plate and screwed to wall.

Floor: 75 sand and cement screed (4:1) on 100 concrete (4:2:1) on 70 Celotex insulation on 1200 gauge polythene DPM on sand blinding on min 150 clean hardcore well compacted. 100 horizontal Hyload DPC min 150 above ground in outer leaf and at floor level in inner leaf.

Ventilation: Provide equivalent to 5mm continuous strip at ridge. Ensure/provide 25mm ventilation strip (or equivalent) to 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 dot 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 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%.

Staircase: Rise=205 Going=228 Number of equal risers=13 Overall width= 900 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.

Ceilings and skallings: 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 piers and window jambs. Internal walls to have rockwool infil as sound insulation, 12mm plasterboard, and skim finish.

Roof and gable coverings: Strip existing roof coverings and lay breathable membrane laid strictly in accordance with manufacturers instructions. 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, provide sample to client for approval. Fixing to be in accordance with manufacturers recommendations. Fix matching ridge tiles. All mortar for bedding purposes to be coloured.

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

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 120mm celotex over the top of joists, with 18mm OSB on top.

Dormer Walls & cheeks: 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.

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.

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

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

Drainage & waste disposal: New upstairs bathroom and toilets 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.

A		
	Date	Revisions

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TOTAL ADDED VOLUME OF HIP TO GABLE ROOF EXTEN & DORMER = 46M3

ALLOWABLE UNDER PERMITTED DEVELOPME

SINGLE STOREY EXTENSIO PRIOR NOTIFICATION APPROVA REQUIRED

(REV-GOTO PLANNING)

Client
MR DANIEL STONER

Job Title
HIP TO GABLE EXTENSION FLAT ROOF DORMER:

FLAT ROOF SINGLE STORE EXTENSION

Drawing Title
43 PARK AVENUE SHOREHAM

Scale
1:50 / 1:100

Date
11.10.2016

Drawn by
A.RAMUS

Drg No.
01:

A PRODUCT OF THE UNO RANGE ARCHITECT CAT. No 7311

594 x 841