

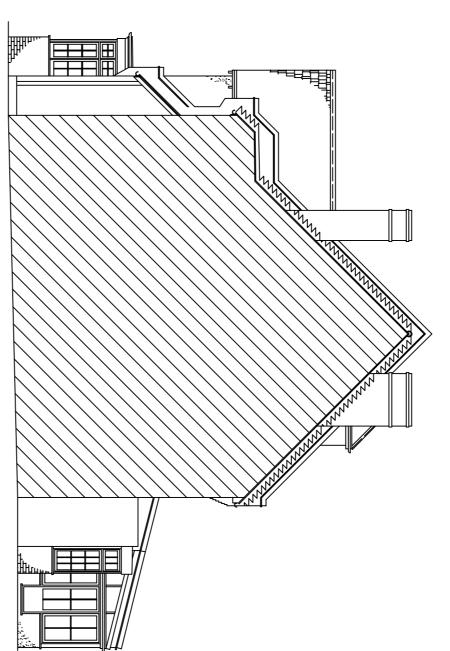
EXISTING

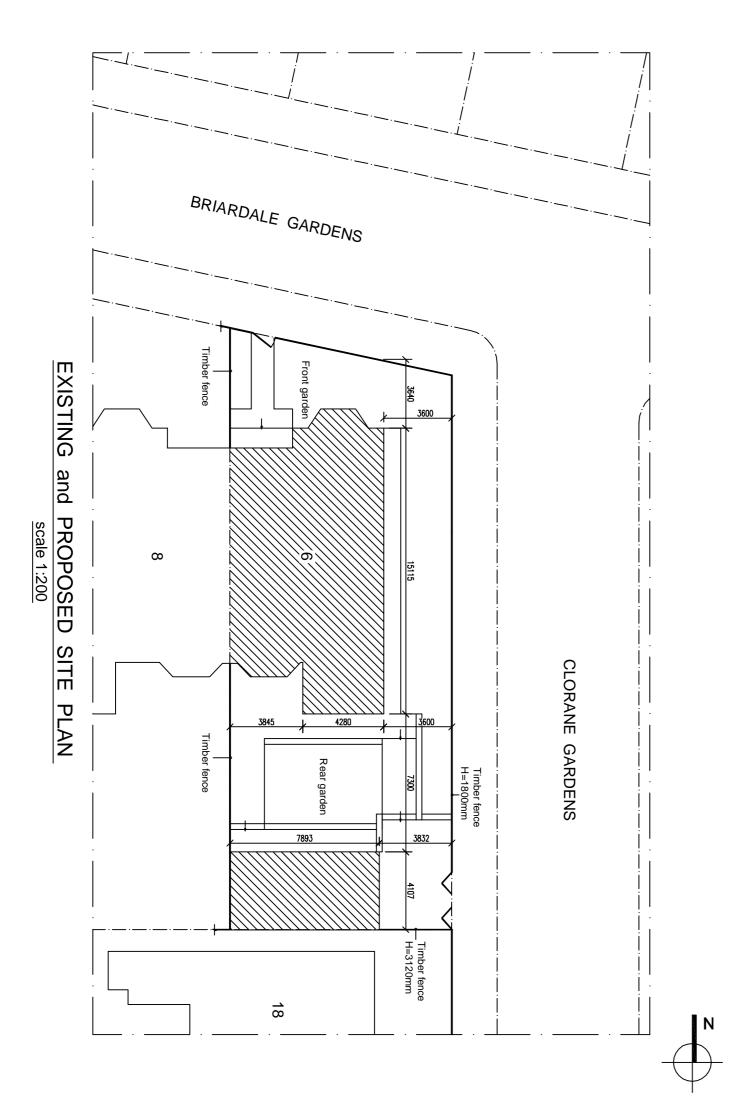
REAR ELEVATION scale 1:100

EXISTING

Adj. SIDE scale 1:100

**ELEVATION** 





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New Small dormer Window to Rear of Existing Habitable Loft Space. London NW3 5PP Mr. Marc Dumbell 6 Briardale Gardens

Sheet 1 of 3 AOC

As shown 12-August-2014

A.S.

GENERAL:- New small dormer window to rear of existing habitable loft space. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres.

I. DORMER ROOF CONSTRUCTION:- Concrete interlocking roof tiles to match existing in colour and style laid to gauge with 75mm headlaps on 50x25mm tamilised softwood battens secured with wire nails to BS5534. "TYVEK" breathable membrane laid to manufacturer's instructions (150mm laps), laid horizontally over specified rafters. 100x47mm SC3 rafters at 450mm c/c secured to timber frame walls side walls. 100mm quilt insulation laid between the ceiling joists with 175mm insulation cross laid over to give total thickness of 275mm glass fibre quilt insulation. Ceiling joists 100x47mm SC3 at 450mm c/c. 12.7mm Gyproc Duplex plasterboard and skim finish ceiling. All to provide 'U' value of 0.16 or better. All valleys to be lined with code 4 lead work on treated softwood valley boards. Horizontal and vertical straps for lateral support as described above positioned at intervals not exceeding 1.8m. Vertical tiles set to battens and breathable felt on 22mm marine grade ply - for walls which are more than 1000mm from boundary and on 9mm Supalux Promat cement particular boards (for half hour fire resistance) - for walls which are within 1000mm of boundary, set to framing, 60mm Celotex GA3060 set between studs with further 25mm Celotex PL3000 insulation (including 12.5mm plasterboard -vapour check type, manufactured fixed) fixed across face of studs, all to give a U-value of 0.28 or better. Double rafters each side of new dormer windows.

2. LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bat or Catnic metal anchors (30 x 5 mild steel). Straps to be secured to timber and walls min. 1000mm long at max. 1200mm c/c (1800m c/c in single storey construction).

3. LINTELS & STEELWORK: Unless otherwise stated lintels to be Catnic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided (sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. New main bearer beams to be as per drawings, all beams to be supported via steel bearer plates each end. Half hour fire protection to be provided for steel beams. **4. DAMP PROOF COURSES:-** Horizontal and vertical DPC's will comply with BS743 (pitch polymer) and be incorporated:

(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.

(b) Vertically built into jambs of all external openings.

(c) Horizontally stepped to all external openings.

5. DRAINAGE:- The existing drainage system comprises a single line combi system. There are no alterations to the below ground drainage system. Extend existing svp to terminate at min. 900mm above any opening and finished with wire cage at top. Provide for boss type connectors to deep seal traps for sink and bath wastes. Rodding access provided to attic. Safe operation of all types of hot water systems are required to prevent scalding, so the temperature does not exceed 48 degree celsius through taps or 100 degree celsius where held in storage, (i.e. by use of temperature relief valves). Reasonable provisions must be made by the installations of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. New rainwater goods to match existing.

6. TIMBER PARTITIONS: 100x47mm vertical softwood studs at 600mm c/c secured to 100x47mm head and sole plates. Noggins at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 sound insulation to partition voids at bathrooms and around bedrooms to comply with E2 requirements for sound deading. Floor joists to be doubled up when running parallel with and under timber partitions. Stud to front eaves to be 100x47mm at 450mm c/c to provide support to rafters. Provide 100mm Celotex GA3000 set between studs with 12.5mm plasterboard fixed across face of studs, all to give a U-value of 0.28 or better.

7. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES:-New external doors and windows to be UPVC and double glazed. Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Window frames to be double glazed with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level. New or replacement windows double glazed with 16mm air gap or 12mm argon filled gap and a both finished soft low 'E' coating to achieve U-value of 1.60 and to have window energy rate - Band C or better. New external doors to have a U value of 1.80. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (fee Payable). Max. area of windows, doors and roof lights should not exceed 25% of floor area of the extension.

