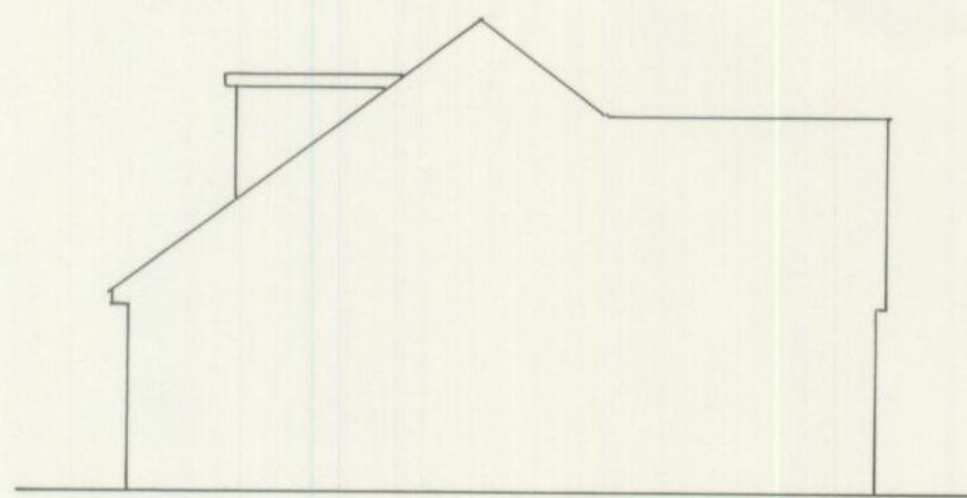
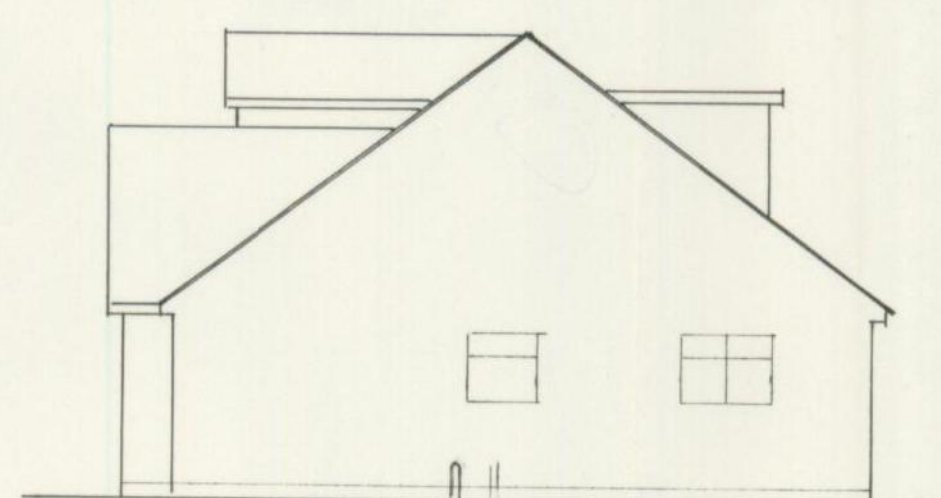


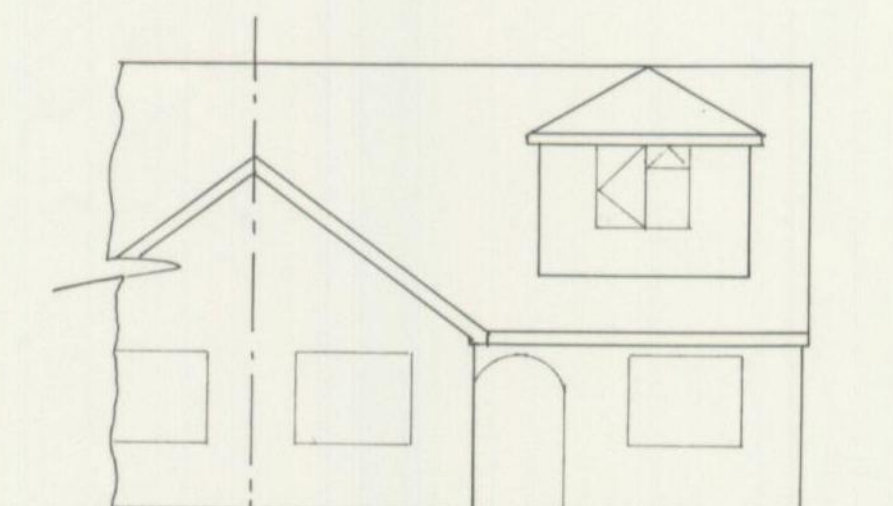
EXISTING FRONT ELEVATION



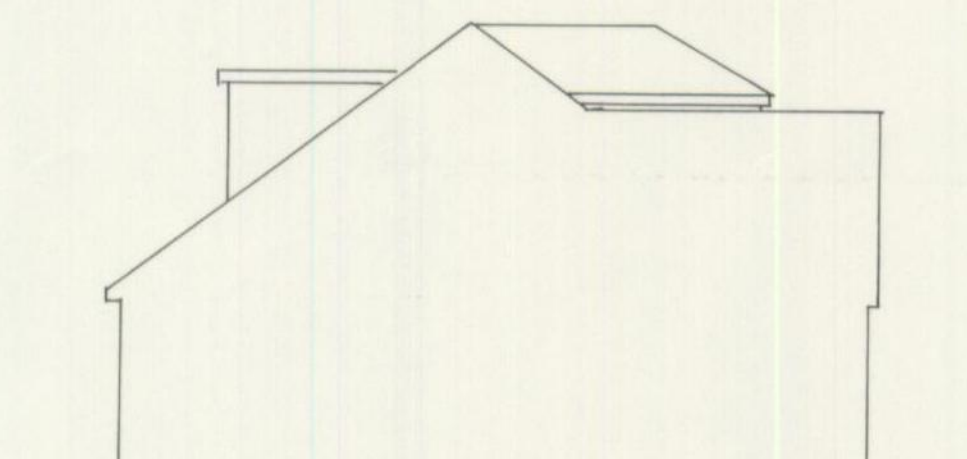
EXISTING SOUTH ELEVATION



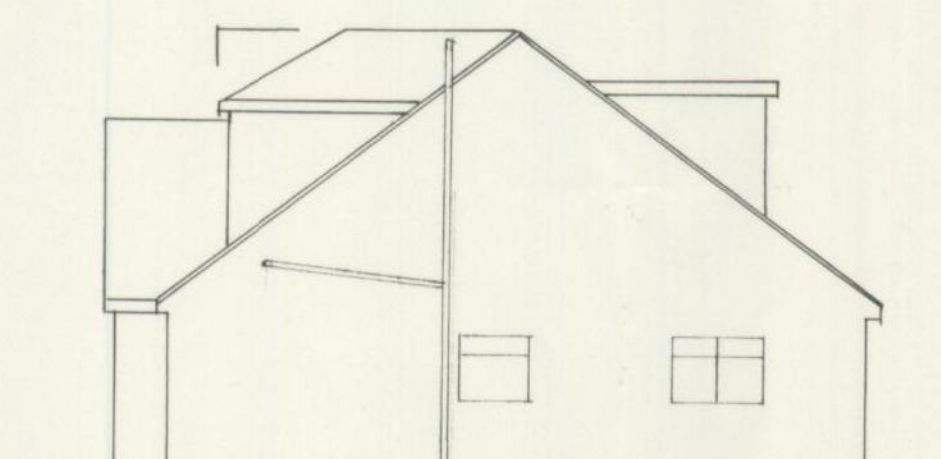
EXISTING NORTH ELEVATION



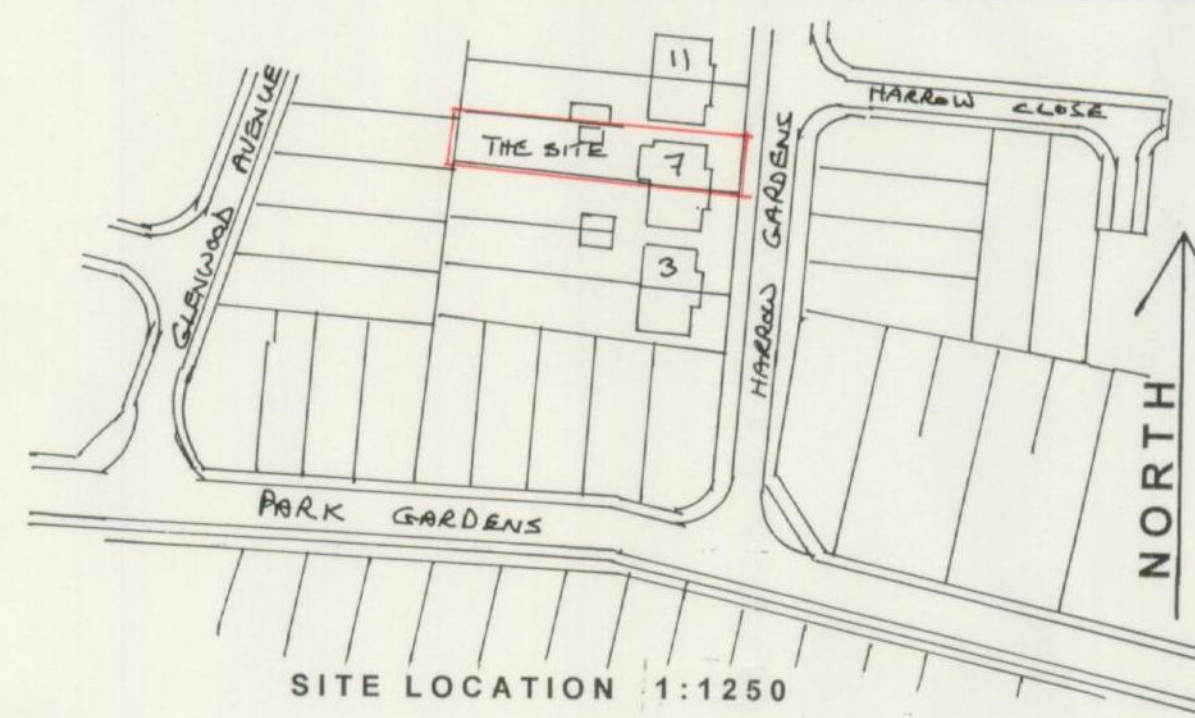
PROPOSED FRONT ELEVATION



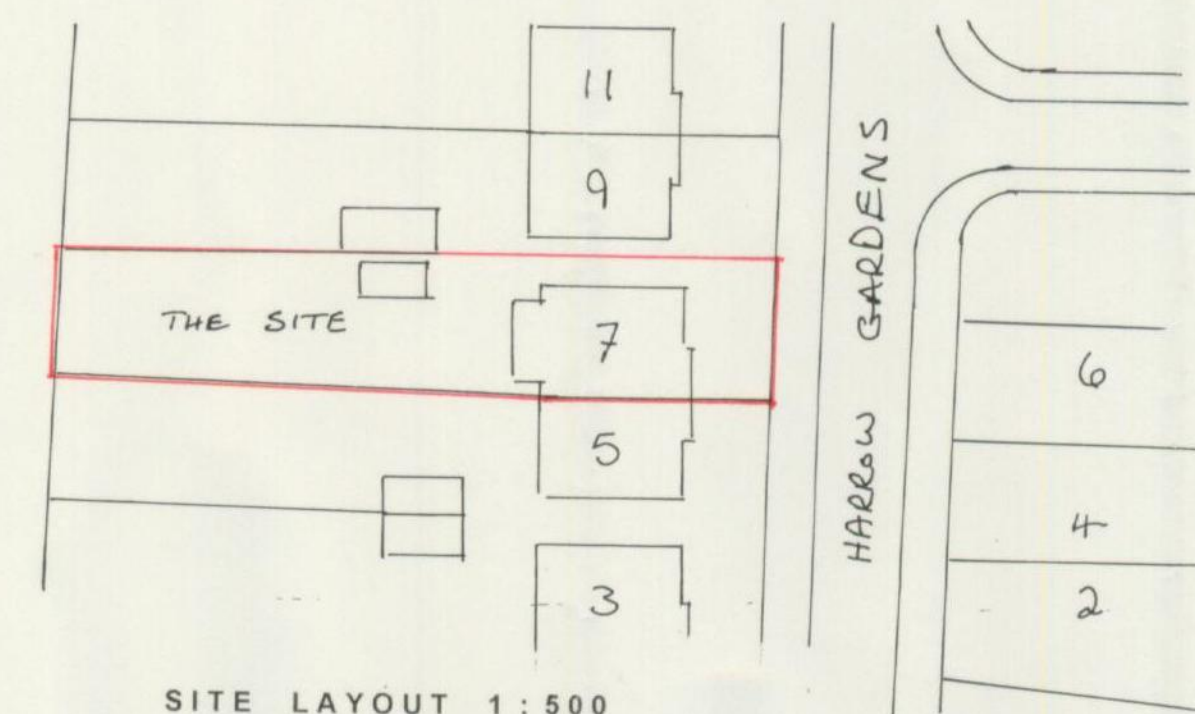
PROPOSED SOUTH ELEVATION



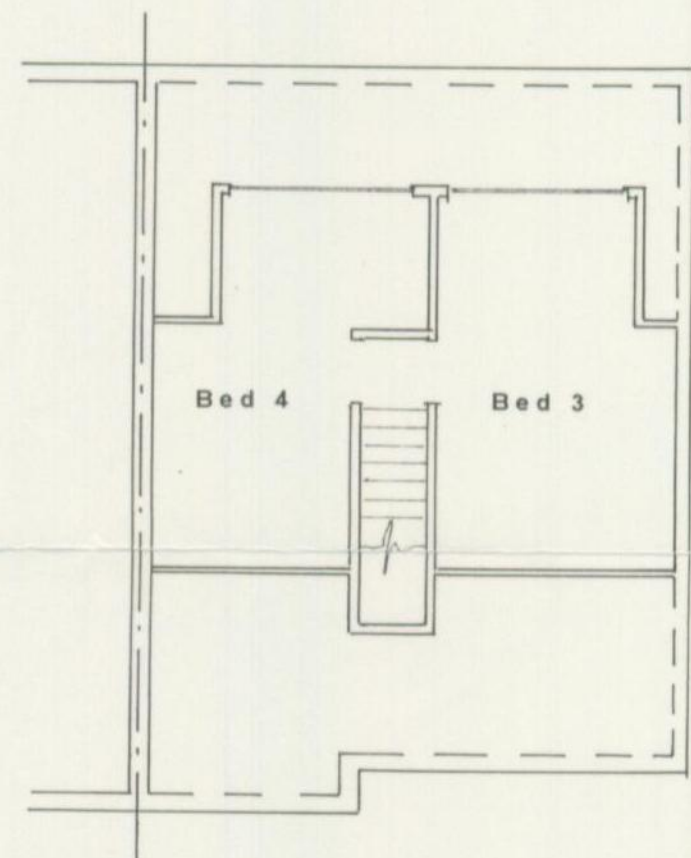
PROPOSED NORTH ELEVATION



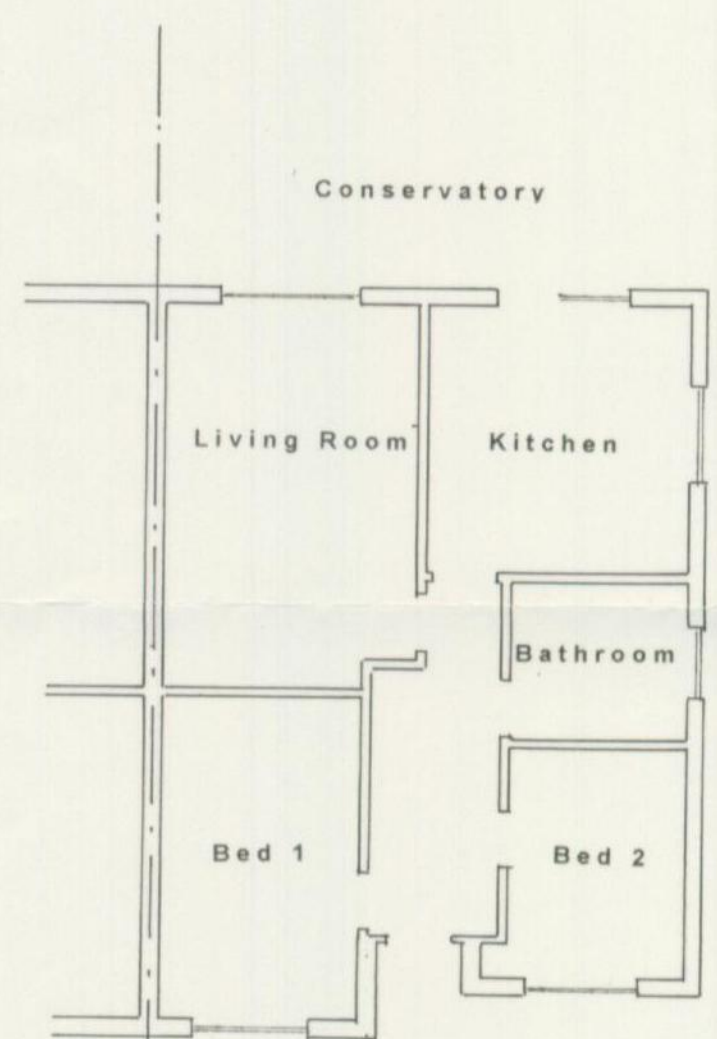
SITE LOCATION 1:1250



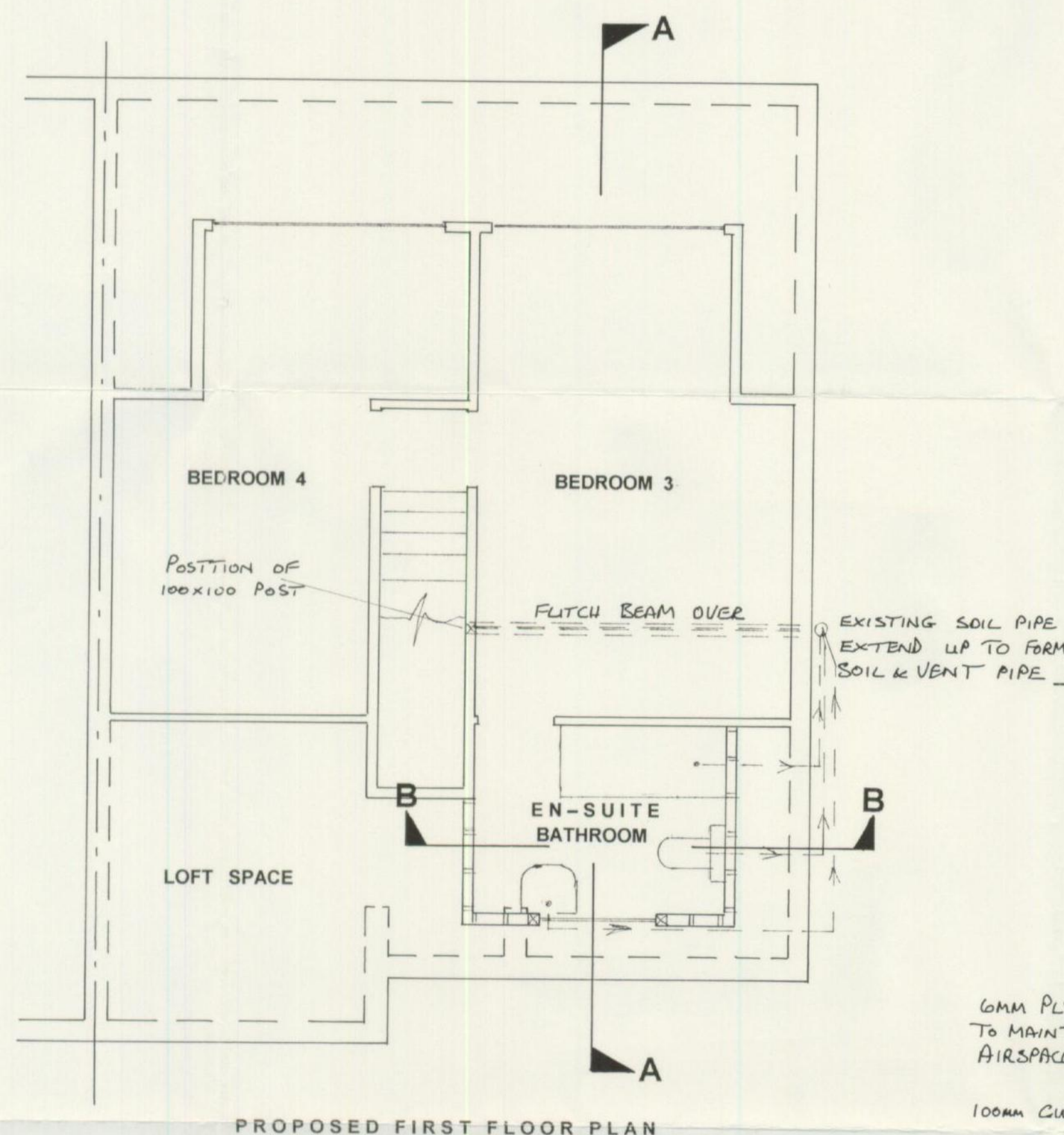
SITE LAYOUT 1:500



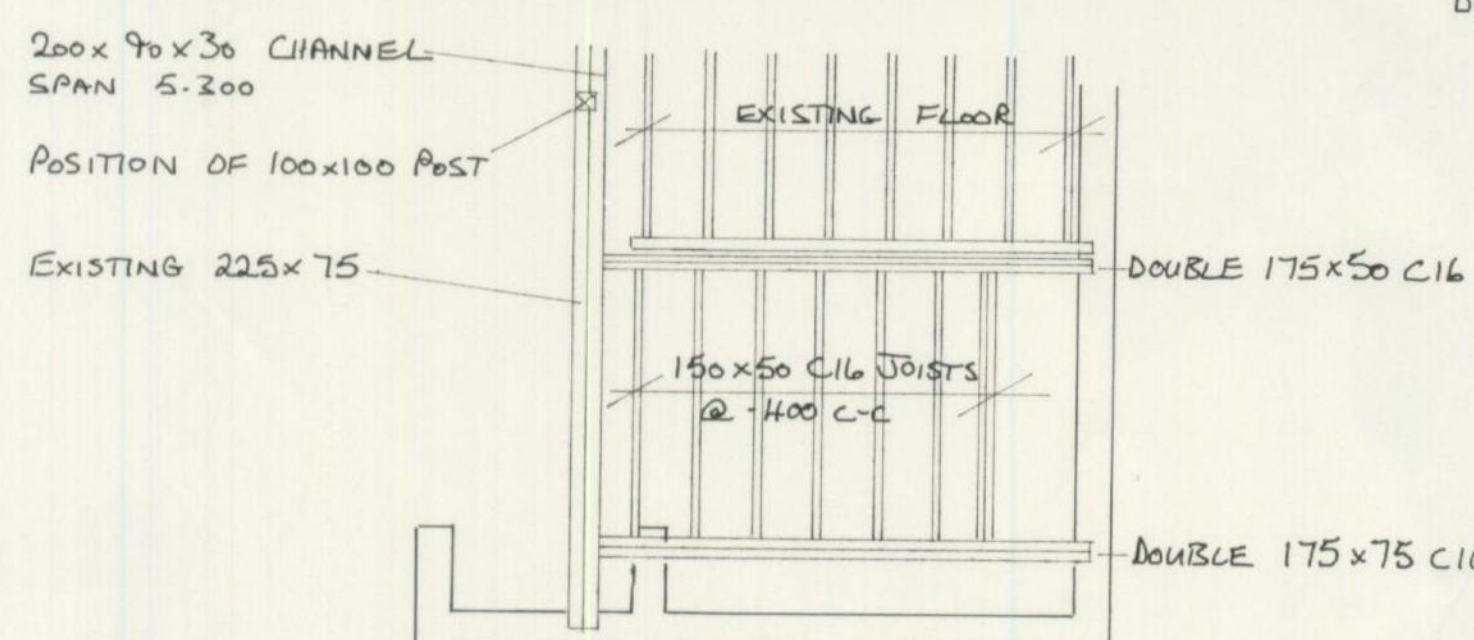
EXISTING FIRST FLOOR PLAN



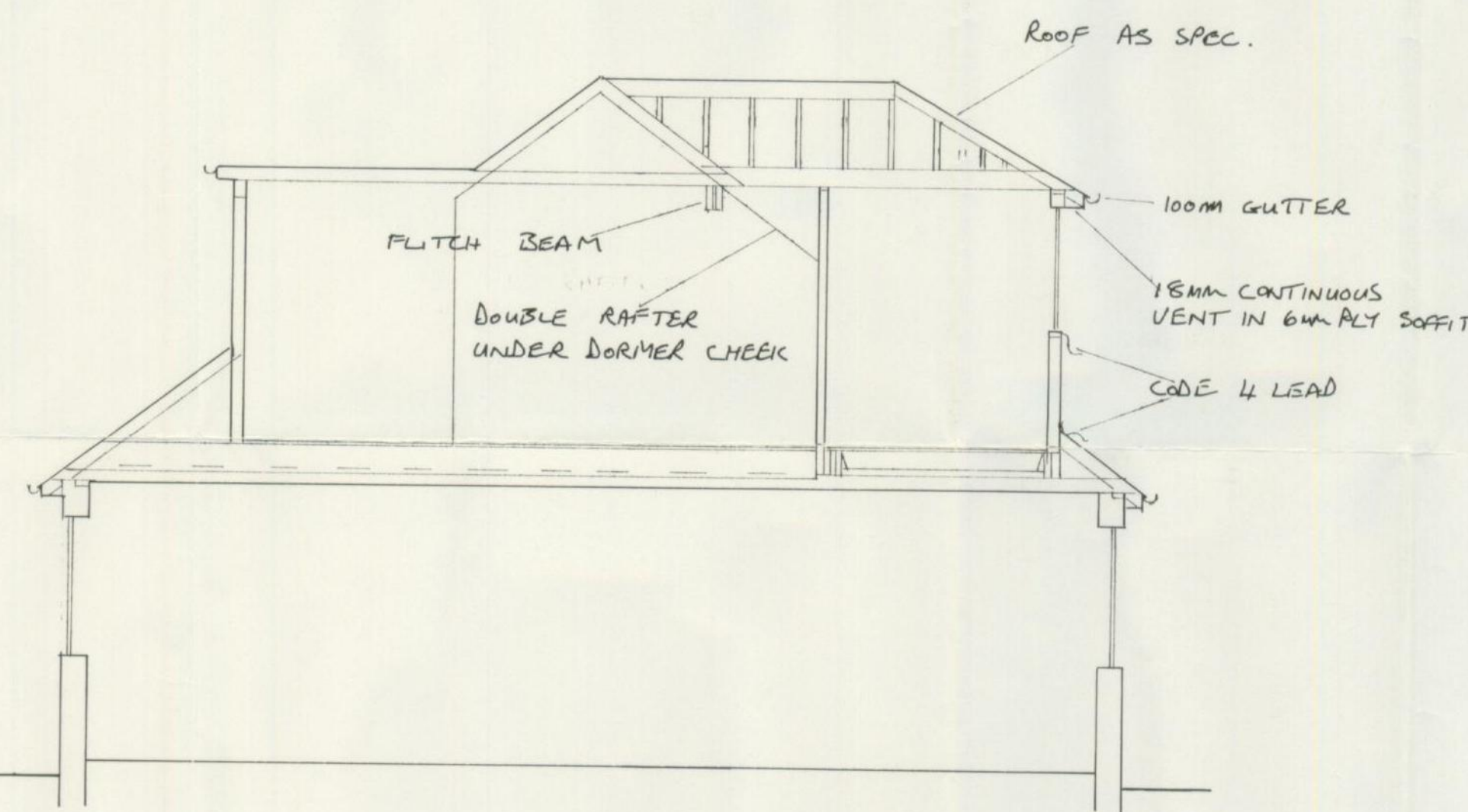
EXISTING GROUND FLOOR PLAN



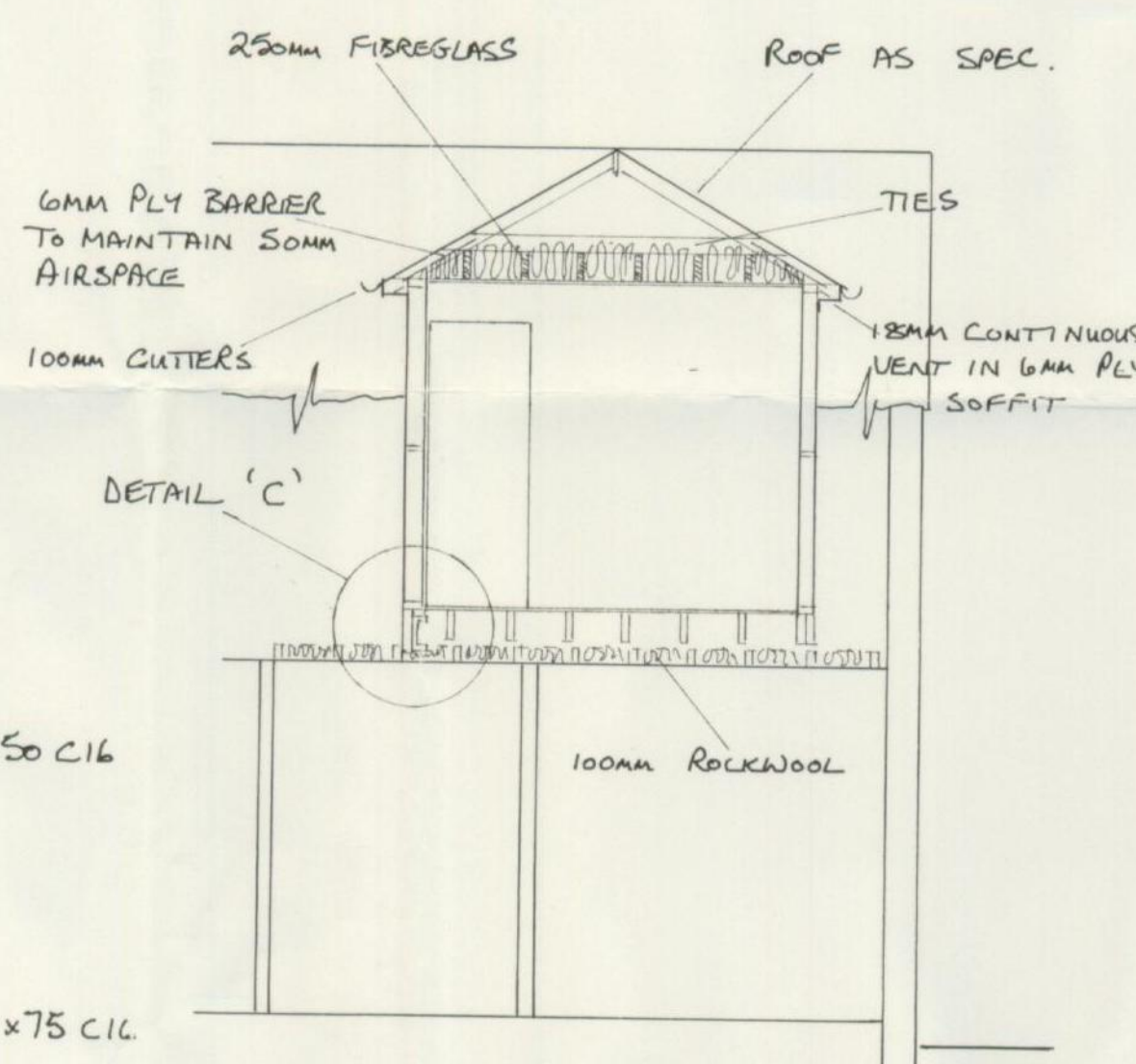
PROPOSED FIRST FLOOR PLAN



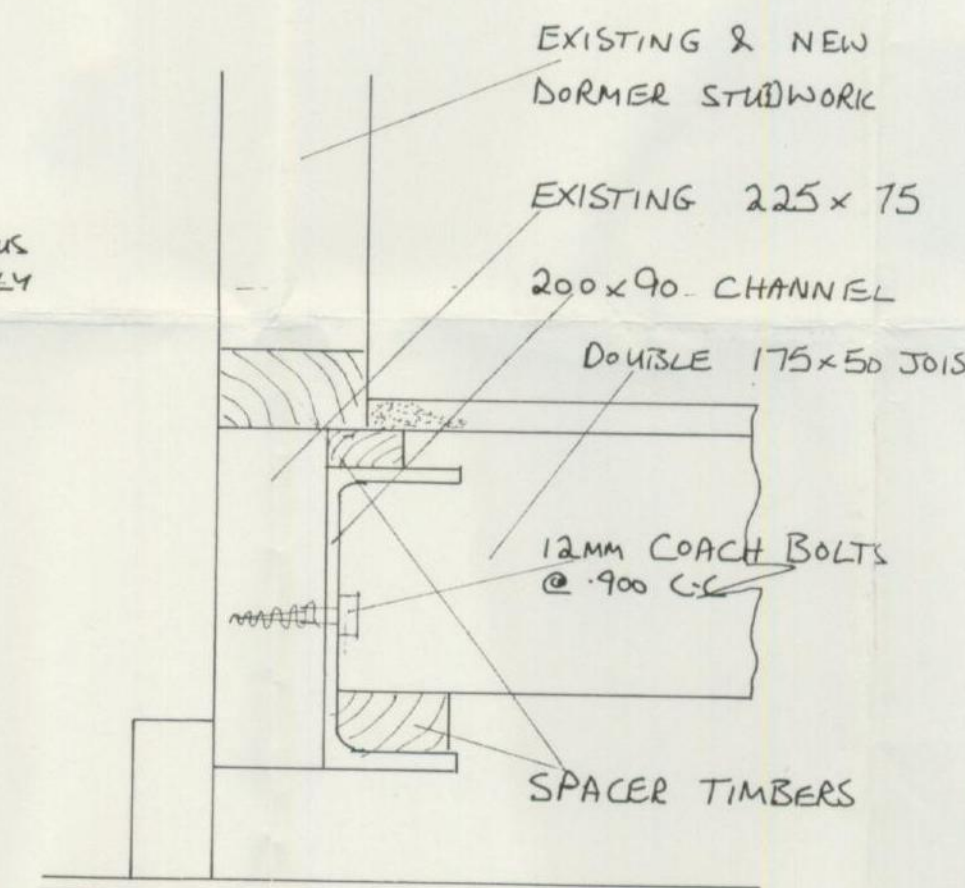
FLOOR JOIST LAYOUT



SECTION THROUGH A - A



SECTION THROUGH B - B



DETAIL 'C' 1:5

FLOOR : 18mm. T & G and M.R. chipboard flooring on 150 x 50 S.C.3. joists @ 400 c-c. hung on double 175 x 50 trimmers as shown using 'batt' or similar joist hangers. Trimmers built into existing gable wall one end & hung onto/notched into new 200 x 90 channel as shown bolted to existing 225 x 75 joist @ .900 c-c using 12mm bolts & plate washers & as shown. Double joists under dormer cheek as shown. 100mm Rockwool over ground floor ceiling for soundproofing

ROCHFORD DC APPROVED PLAN

DORMER CONSTRUCTION : Pitched roof to dormer - Pantiles to match existing on treated 50 x 25mm battens on untearable felt on 100 x 50mm S.C.3 rafters @ 400 c-c. 18mm continuous vents in 6mm ply soffits. 150 x 50 C16 @ .400 c-c ceiling joists as shown. 100 x 50 ties @ .800 c-c as shown. 250mm fibreglass over ceiling - 150mm between joists & 100mm across the top of the ceiling joists. 9.5 plasterboard ceiling. 18mm ventilation space at eaves in 6mm ply soffits. Walls of 100 x 50 studwork @ 400mm c-c to cheeks & fronts with 150 x 100 SC3 bearer over window, with 100mm Celotex insulation between studs. Dormers clad externally with 165 x 265 plain hanging tiles with angled corner tiles on 25 x 38mm treated battens on untearable felt on studwork. 12.5mm plasterboard internally with 100mm Celotex insulation between studs. Code 4 lead soakers & flashings to dormer cheeks & under windows. Diagonal bracing to all stud walls.

INTERNAL WALL : Internal wall of 75 x 50 studwork @ 400 c-c clad both sides with 12.5 plasterboard & skimcoat plaster. 75 x 50 heads and plates, with row of noggins at centre of wall. Infill studwork with 75mm rockwool for soundproofing.

PLUMBING : 100mm waste pipe to w.c. to discharge to existing 100mm soil & vent pipe. 38mm waste pipe to shower & 32mm waste pipe to sink discharging to existing 100mm S.V.P., all with 75mm deep, seal traps. Access points to all 90 bends as shown. 100mm gutters discharging to existing roof & existing downpipes. Extend existing heating & fit radiator to new room fitted with thermostatically controlled valves. Existing gas boiler should give a S.E.D.B.U.K. rating of 87%.

GENERAL - All doors & windows beside doors & windows below 800mm to be glazed with safety glass to B.S.6206. All new windows & doors to be double glazed into U.P.V.C. frames with 'K' glass with a soft low-E coating & min. cavity of 16mm. New window frame to have 4000mm2 night ventilator built into frame. Shower room to have mechanical extractor to give extraction rate of 150 litres per second.

ELECTRICAL WORK - All electrical work will be carried out by a competent person to meet the requirements of Part P of the building regulations and in accordance with B.S 7671. Prior to completion, the Council will be provided with a copy of an electrical installation certificate issued under a Competent Person Scheme.

GENERAL NOTES

- 1.....No dimensions to be scaled from these drawings.
- 2.....All dimensions to be checked on site.
- 3.....Any discrepancies to be reported to design technician before commencement of work.
- 4.....Work to be in accordance with current building regulations, British Standards & codes of practice
- 5.....Drawings to be read in conjunction with the relevant specifications.
- 6.....Existing structure to remain & adjoining structures should be temporarily supported as necessary so as to avoid any movement or cracking of the same.
- 7.....All glass in doors to be glazed with safety glass to B.S. 6206. All windows within 300mm of doors & below 800mm measured from finished floor level to be glazed with safety glass to B.S. 6206.
- 8.....THE PARTY WALL ACT 1996 - The neighbours should be consulted & given notice of the intended works to comply with the Party Wall Act as regards any construction work which may affect, or is close to, the walls, boundaries between the properties or any existing buildings. This should be undertaken regardless of any service provided by the Local Planning Authority. Full details of your obligations under this act can be obtained in a booklet from :- DETR Free Literature, PO Box 236, Wetherby, L23 7NB.
- 9.....This drawing is to be read & used in conjunction with the specifications for these works
- 10.....Circumstances or conditions on site may require the dimensions shown to be altered during construction.

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EXTEND EXISTING ROOMS IN ROOFSpace & NEW FRONT DORMER

FOR : MR. A. T. EVANS,
AT : 7 HARROW GARDENS, HAWKWELL, ESSEX.
DATE : 20TH DECEMBER, 2006.
DRAWN : K.M.Forster. 80 London Road, Rayleigh, Essex, SS6 9JD. 01268 784685 or 07710 209423
Dwg. No. : 265/06
SCALES : 1 : 50, & 1 : 100.

ROCHFORD DC APPROVED PLAN