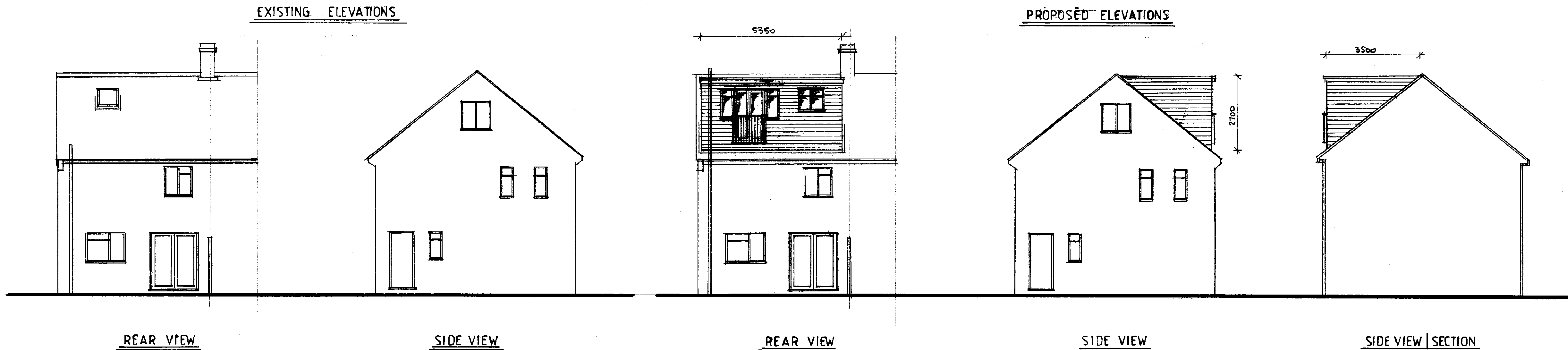




REVISION:	DATE:	NOTE:
A	Mar. 2021	Design amended
B	Apr. 2021	Dormer dimensions added
C	May 2021	Note on side window added

GENERAL

All dimensions, levels and detail of existing of existing structure indicated on the drawings to be checked on site by the main contractor before commencing the work and any variance noted to be reported to HOME PLANS.
Main contractor to be fully responsible for maintaining the stability of the existing structure during the work and any damage caused as the result of inadequate precautions taken to be fully made good at his expense.
Main contractor to be fully responsible for maintaining the weatherightness of the existing structure during the work and any damage caused as the result of inadequate precautions taken to be fully made good at his expense.
Main contractor to be responsible for notifying the Local Authority of the start of the work and for arranging required stage inspections to be carried out. Client to be advised of any additional works requested by the building inspector.

All new internal and external materials and finishes to be selected to match existing unless otherwise specified or required by client.

All new structural timber to be Grade C24 unless otherwise stated. All new timber to be pressure treated with preservative.
New structural steelwork at attic floor and roof levels to be cut, drilled and fully primed before delivery to site. Beams in new floor to be finished with 2 coats intumescent paint system by Quelfire or similar or fully encased in 25mm plasterboard (or 15mm Fireline Board) and skim finished to provide 1/2 hr fire protection.

Contractor to allow for exposing existing foundation to existing rear external and lintels to rear window openings under increased loading for inspection as directed by Structural Engineer prior to commencement of the works to the attic level. Any new lintels and underpinning work, if required to be carried out fully in accordance with Structural Engineer's design and detail.

All steel and timber beams and bearings to be in accordance with Structural Engineers approved design calculation sheets. No beams to project more than 100mm into external wall and party walls.

Contractor to allow for stripping and taking off existing rear slope to main roof and removing all rafters back to line of ridge board. Provide adequate temporary support to remaining section of existing roof until new structure is in place.

Subject to client's requirements, contractor to allow for erection of temporary roof over area of new work to provide protection to existing building during the works. Roof to remain in place until new roof is watertight.

All demolition work to be carefully carried out and all unwanted material to be cleared from site as soon as is practical.

FLOOR

Loadbearing eaves partition to rear slope of existing roof to be removed to expose existing steel beam.
Allow for opening up existing ceiling to landing area and rear bedroom to allow access for existing beam to be lowered.
Provide adequate temporary support to existing attic floor and ceiling joists (both sides) until beam is in new position.

If notched into Beam web, existing attic floor joists to be cut back; if on hangers, all to be denailed and cut out. Existing steel beam to be unbolted and taken out (beam believed to be in three sections with spliced joints).

If beam to be refitted within existing floor depth, existing ceiling joists to be cut back to accommodate width of beam and provide timber plates to both web of beam sections bolted at 600cc. to support cut timbers.
If beam to be reinstalled below ceiling level, provide 100 x 50 timber plate to top of beam bolted in place at 600cc to allow for fixing joists.

Build in existing beam as required with 100mm end bearings with all bolted connections made good. Beam to be provided with 100mm end bearing with existing padstones refitted under or provide new steel bearing plates to minimise disruption to existing masonry.

Refix existing floor and ceiling joists once Beam in place.
If Beam below ceiling secure joists to plate and provide packing under floor joists and secure in place.

If Beam lowered within floor depth, existing floor and ceiling joists to be supported on new ge hangers nailed to timber plates each side and provide solid noggins between.

Make good damage to existing ceiling. Steel Beam to be fully encased in 25mm plasterboard (or 15mm Fireline Board) and skim finished to provide 1/2 hr fire protection.

Contractor to clear out all ceiling areas between existing joists to rear section of roof. Subject to inspection of existing ceilings provide 100mm RW45 Rockwool insulation to whole area, supported on chicken wire mesh fixed between joists and laid on existing ceiling finish between to provide full half hour fire protection.

Build in new timber lintels above existing window openings to rear wall. Lintels to be 2 No. 150 x 50 timbers bolted at 600cc with minimum 150mm bearing each side. Provide 100 x 50 pole plate to top of existing ceiling joists to remaining areas.

New floor to rear of 150 x 50 C24 joists or as noted at max. 400 c/c all in accordance with Structural Engineer's design and detail. Joists to span front to rear, spanning between steel Beam and rear wall with ends supported on hangers to timber plate bolted into Beam web at 600 c/c. Provide solid noggins between joists each end.

Joists fixed to wallplate or on hangers to lintels along rear wall.
New joists to be set to level through with existing.

Provide double joist beams under dormer cheek and under new partitions to shower room at attic level.

New floor to increased bedroom area to be finished throughout with 22mm t & g flooring grade chipboard screw fixed to joists. Provide 19mm marine ply sheathing or Hardbacker board to shower room.

ROOF

Rafters to rear slope of existing roof to be fully removed to allow construction of new rear dormer.

Remaining roof areas to be fully supported and protected until new structure is in place. All existing roof tiles to be stored on site for reuse subject to inspection and clients requirements. Existing timbers to be reused where possible.

Build in new lintel above existing window openings if required on inspection.

Build in Ridge Beam R1 spanning across building and to rear of existing ridge board as shown on plan subject to inspection of existing chimney stack on party wall.
Beam to be built into gable end and party wall with minimum 100mm bearing with spreader beam under to side window and steel bearing plate to party wall.
Beam and bearings, all to Engineer's design and details.

Provide 150 x 50 treated timber plate bolted into both webs of ridge beam at 600cc to support existing ceiling joists and new flat roof joists.

Construct new dormer to rear with 100mm stud framing to face and cheeks. Cheeks built off inside face of gable wall and triple joist beam in floor with face built off 100 x 50 sole plate across end of new floor joists and directly above existing plate to rear wall.

Studding of 100 x 50 framing at 400cc with double upright at corners at to each side of window openings. Provide 2 no. 150 x 50 lintels over windows with 100 x 50 head plate to all framing.

Studding lined externally with 19mm wbp plywood sheathing screw fixed to framing at 300cc. Dormer cheek on party wall provided with 4mm Supalux board lining behind ply to provide half hour fire protection.

Flat roof to dormer of 150 x 50 C24 joists at 400cc spanning front to rear. Joists fixed to head plate on dormer face and supported on hangers to timber plate bolted into web of ridge Beam R1.

Dormer roof insulated with 100mm Kingspan TP40 rigid insulation board cut between joists and set level with underside of timbers with 50mm air gap maintained over. Ceiling lined internally with 40mm Thermalboard screw fixed to underside of joists and skim finished.

Provide 19mm sterling board sheathing to whole of flat roof area to dormer. Board laid on 50mm fixings to top of joists to provide 1:60 fall to rear and secured through with screw fixings at 300cc.

Provide upvc fascia and soffit board to dormer with upstand fillet to each side. Provide 25mm continuous vent to soffit.

Existing ridge tiles removed to remainder of main roof.
Dormer roof covered with Grp membrane to board decking. Grp dressed up to and over ridge board with angle fillet and 12mm ply sheathing under. Sarking felt to front slope brought over ridge and grp with new dry ridge fixed on top.
Grp dressed over fillet upstand and drip battens to fascia boards each side with walked drip outside face.

New windows to attic level to be in white powder coated aluminium framing to match existing with 28mm sealed double glazing with a 'soft' low-E coating and Argon fill to achieve a U value of 1.8. Window to bedroom to be fitted with an 8000sq.mm trickle vent, with 4000 sq.mm vent to bathroom.

Dormer walls lined externally with plain tile hanging on 38 x 19 treated battens on layer Tyvec or similar sarking felt to ply sheathing. Provide 4mm Supalux board behind ply to cheek adjacent to party wall to provide half hour fire protection.
Tiling dressed around window openings with No. 5 lead flashing under cills and pvc return to reveals
Tiling cut to roof slope with No. 5 lead soakers and flashings behind tiling.

Provide new dry fixed ridge tiles to full width of to allow through ventilation. Alternatively, build in 4 no. Flush vent tiles to front roof slope just below ridge level. Tiles equally spaced across width of roof.

Flat ceiling to attic areas insulated with 100mm Kingspan cut between roof joists with 50mm air gap maintained over and ceiling lined internally with 40mm Thermal board and skim finished. Ventilation gap to be maintained over ridge into voids to front slope. Build in 4 no. Flush vent tiles to front slope equally spaced over width of building.

Provide 25mm continuous strip vent by 'Clydevale' or similar to top of existing front fascia board if whole front slope is not stripped and recovered as above.

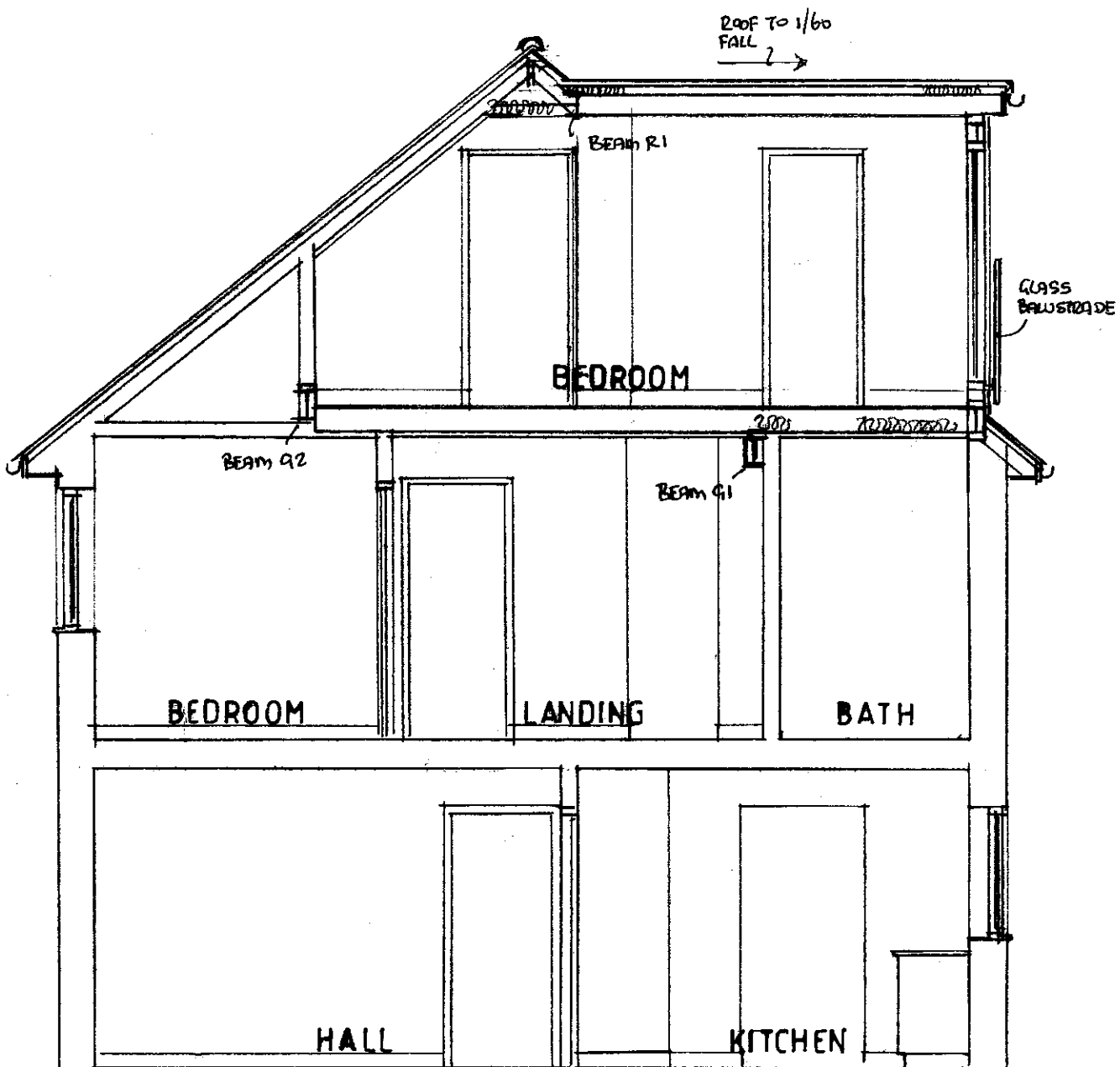
PARTITIONS

New partitions to stairwell, attic bedroom and shower room to be of 100mm studwork with 100 x 50 studs at 400 c/c with 100 x 50 sole & head plate & noggins at mid height.

Studding trimmed to form door openings as shown with 2 No. 100 x 50 timber lintels over.

Studding insulated with 100mm quilt tacked between uprights and lined each side with 12.7mm plasterboard with skim finish. Walls within shower room to be tiled to be lined with 10mm Hardbacker board.

Fix 125mm skirting boards and 52mm architraves in mdf or softwood, all to client's selection.



SECTION A - A

SERVICES

Contractor to allow for altering and extending existing heating, plumbing and electrical systems to provide clients requirements for new attic rooms. Detail to be agreed with contractor before commencing the work.
All service installations to be carried out by specialist sub-contractors.

Provide 38mm dia. UPVC waste to shower and basin with 75mm deep seal traps and 100mm waste to wc and connect to new external soil & vent stack to rear wall as located on plan.

Provide slow bend to base of stack with new 100mm dia. upvc drain connection to existing drainage run to rear of building. Drain laid to 1:80 fall in existing floor void with 400 dia. upvc access chamber to connection. Wastes to have access points at all bends and stop ends.

Wastes above floor to be encased in ducts with access provided as necessary.

Existing soil stack to rear wall extended and fixed to dormer face raised gable wall. Stack to terminate 1.0m above head level of side window with guard cage to top. New bathroom fittings to be provided with wholesome hot and cold water supplies.

All wiring and electrical work to be designed, installed, inspected and tested in accordance with the requirements of BS 7672:2001 (2004) the 17th. Edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State.

The competent person is to send a self-certification Certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the Certificate and a BS 7672:2001(2004) Electrical Installation Test Certificate and forward copies to the Local Authority.

New light fittings to be of low Energy type.

Provide a 30L/sec high level wall extract fan to the new shower room at attic level. Outlet to discharge through the dormer cheek.

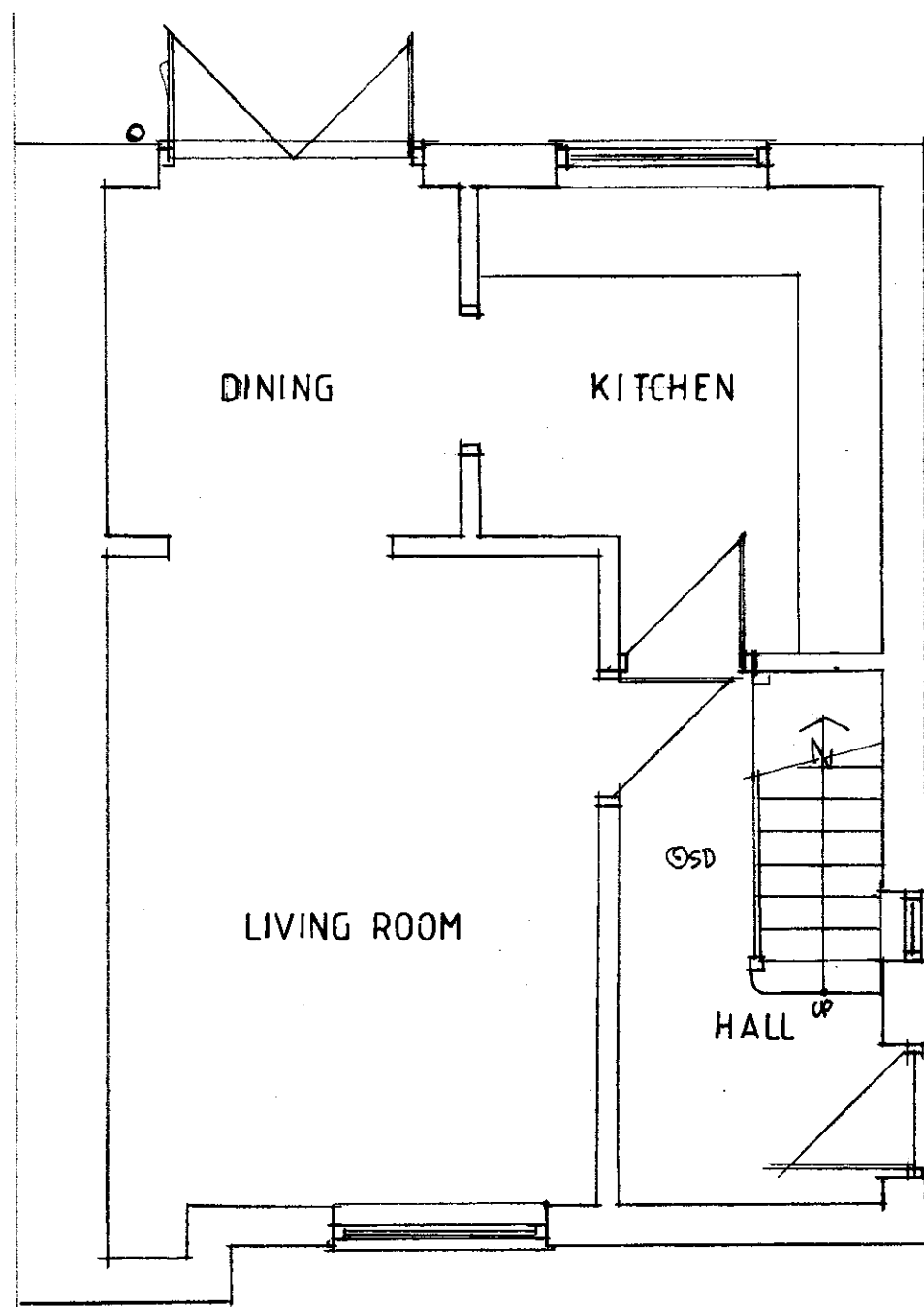
If not in place, contractor to allow for installing a mains operated smoke detector at ground, first and attic floor level. Units to be ceiling mounted in hall and landings and interconnected and independently wired at fuseboard. All units to be provided with battery back up.

FD30 Denotes half hour fire rated door and frame. Door fitted with 3 steel butt hinges. Existing doors to be replaced with fire rated doors fitted in existing frames and hung as above.

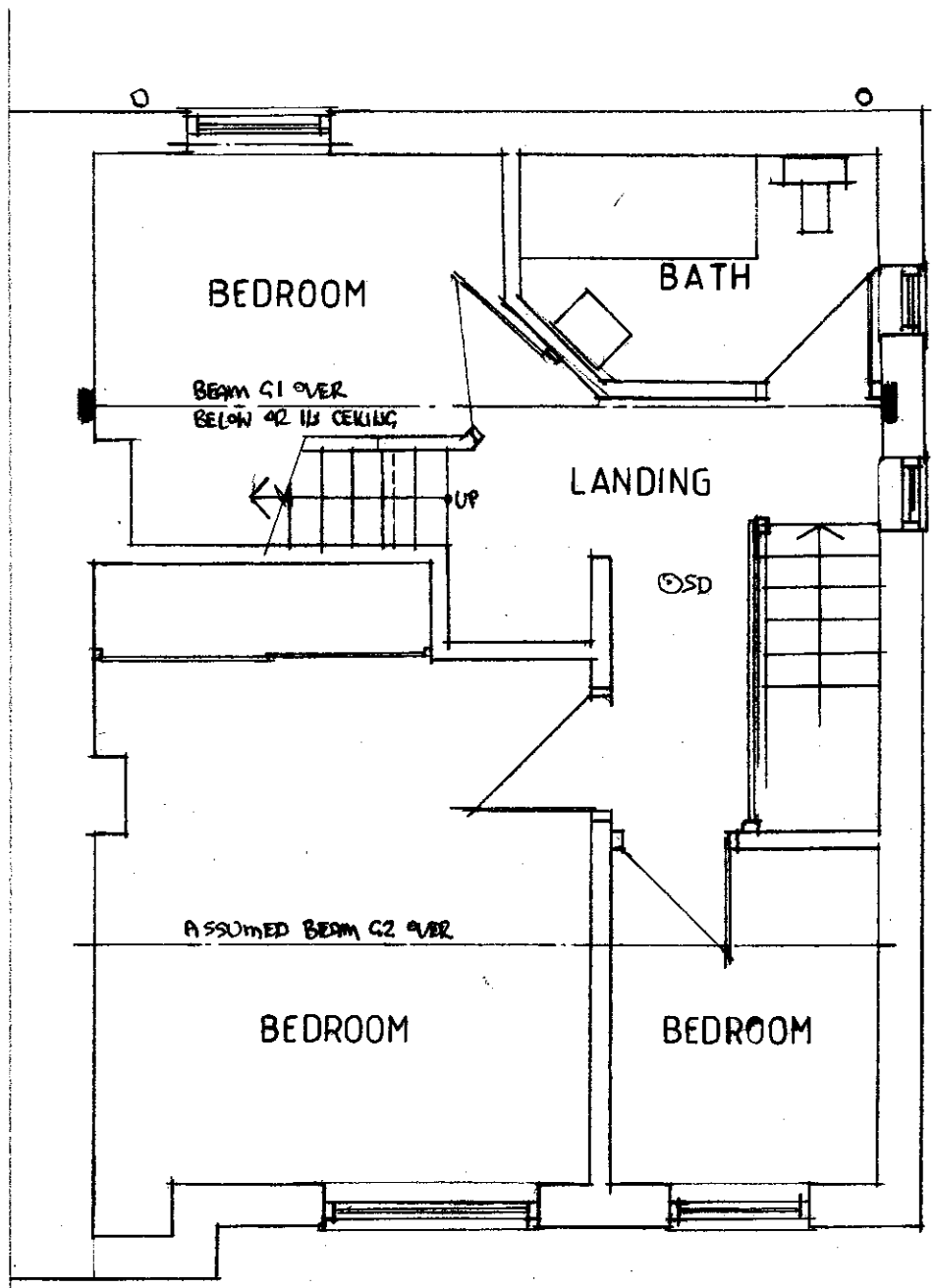
sd Denotes ceiling mounted smoke detector fitted with battery back up. Unit to be mains operated, inter-connected and independently wired at fuseboard.

hd Denotes ceiling mounted heat detector fitted with battery back up. Unit to be mains operated, inter-connected and independently wired at fuseboard.

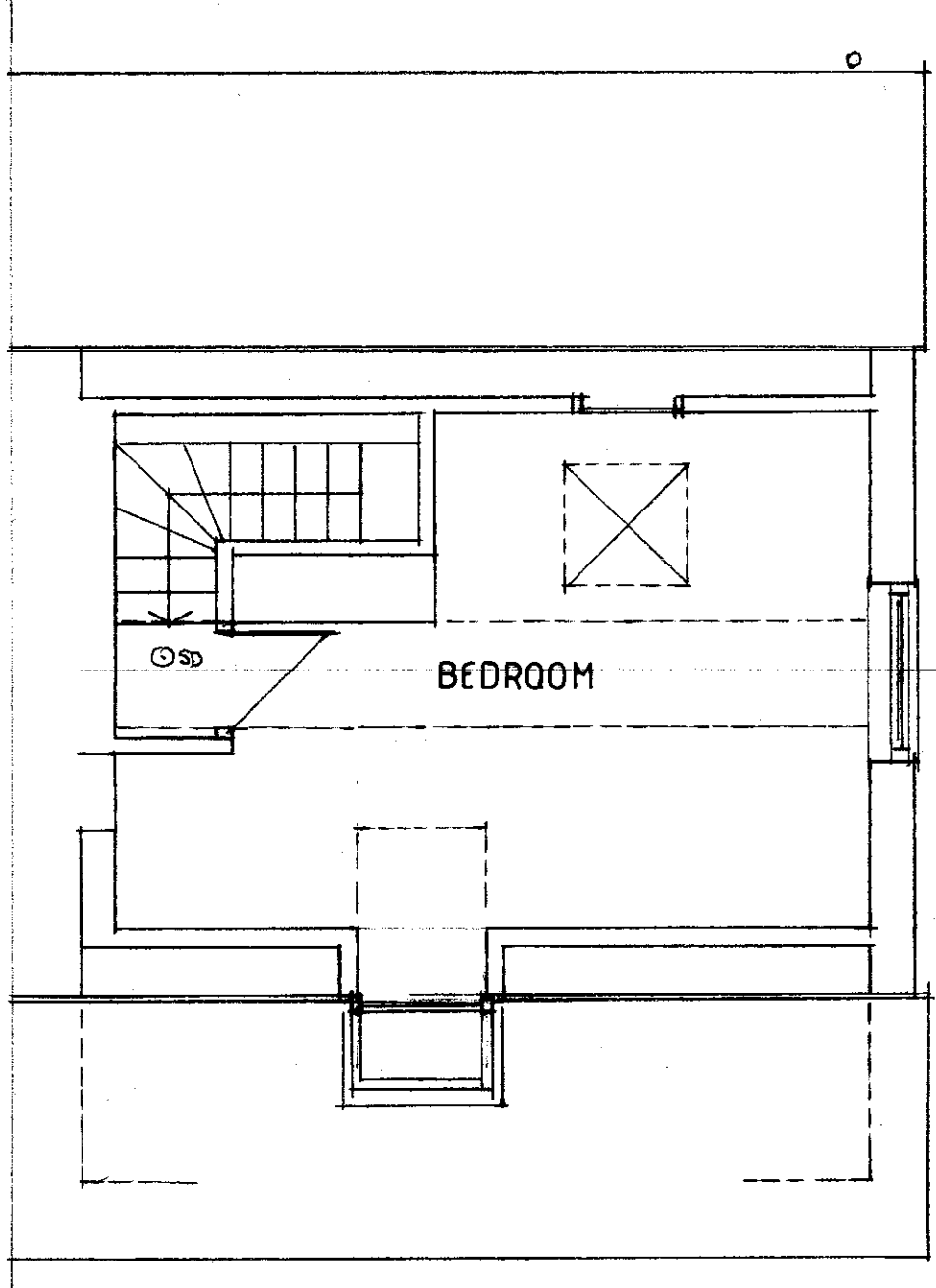
existing window to be obscure glazed and fixed



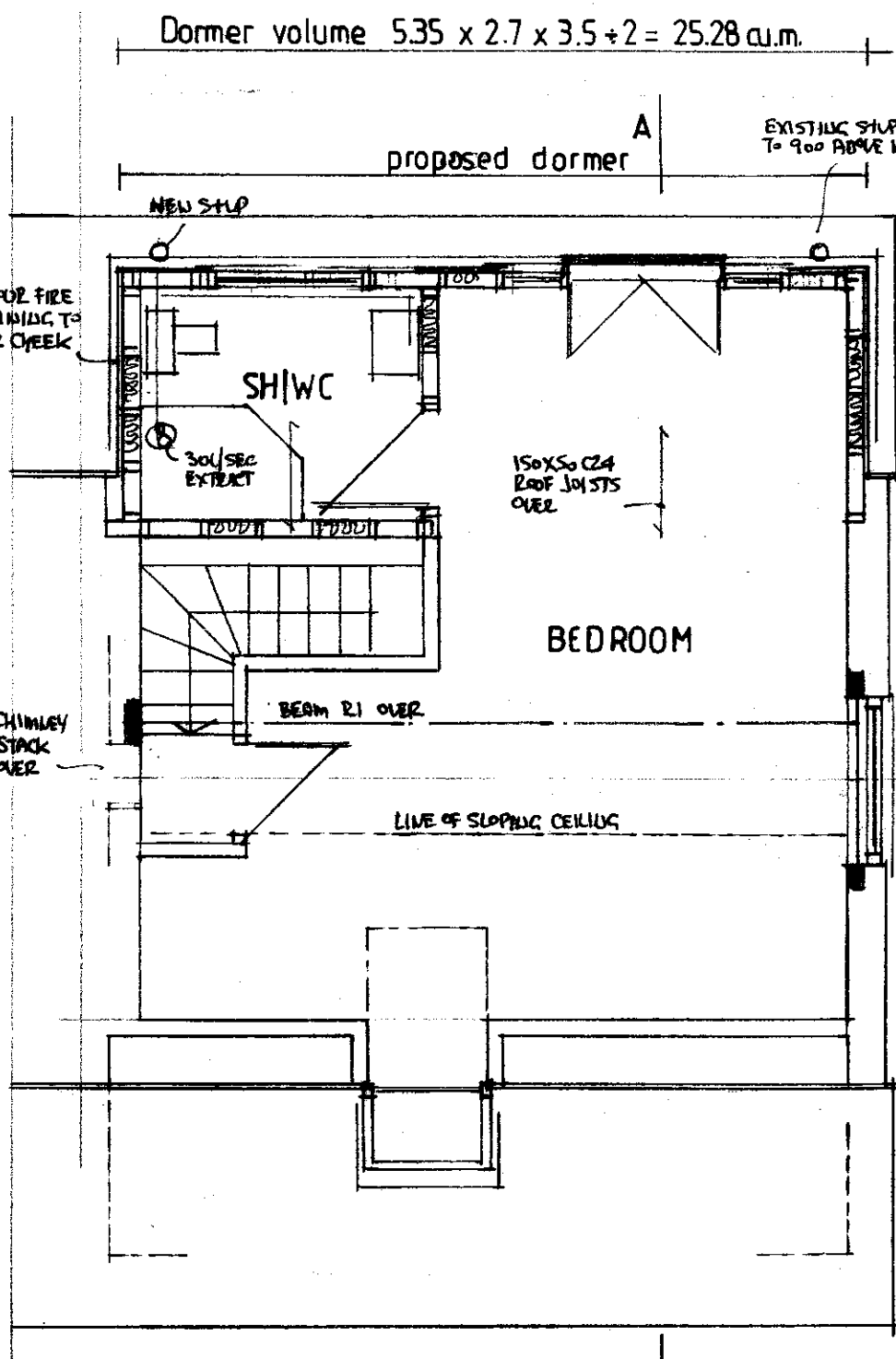
EXISTING GROUND FLOOR PLAN



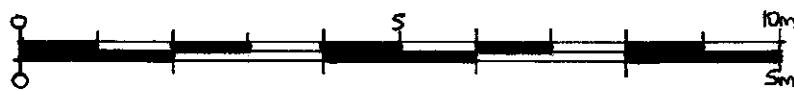
EXISTING FIRST FLOOR PLAN



EXISTING ATTIC LEVEL PLAN



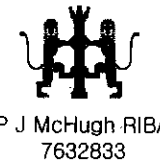
PROPOSED ATTIC LEVEL PLAN



homeplans

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CLIENT: MR & MRS DALTON

PROJECT: 137 ASH GROVE
HAREFIELD

TITLE: DETAIL PROPOSAL ROOF EXTENSION
PLANS ELEVATIONS SECTIONS

DRG NO:
1997/1

DATE:
OCT. 2017

SCALE:
1:50/1:100 ATA1

DRAWN:

A B C