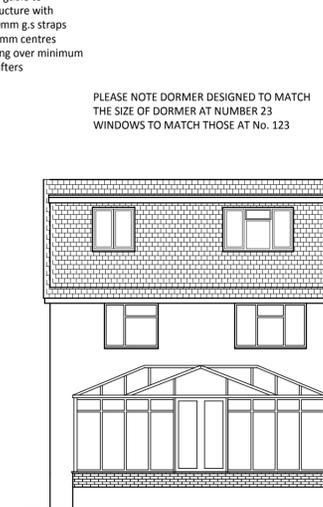
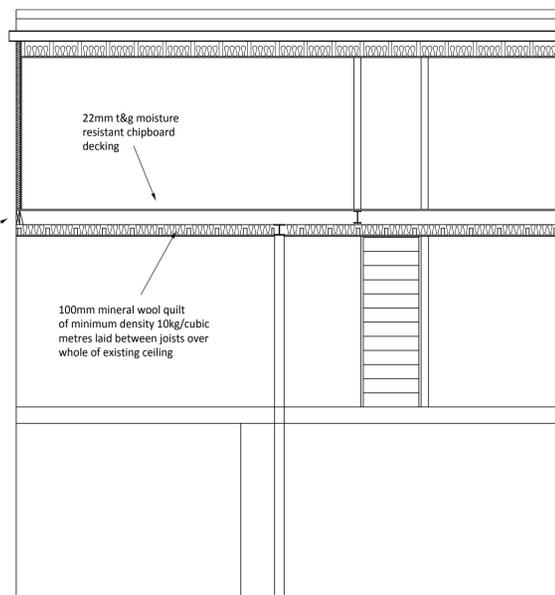
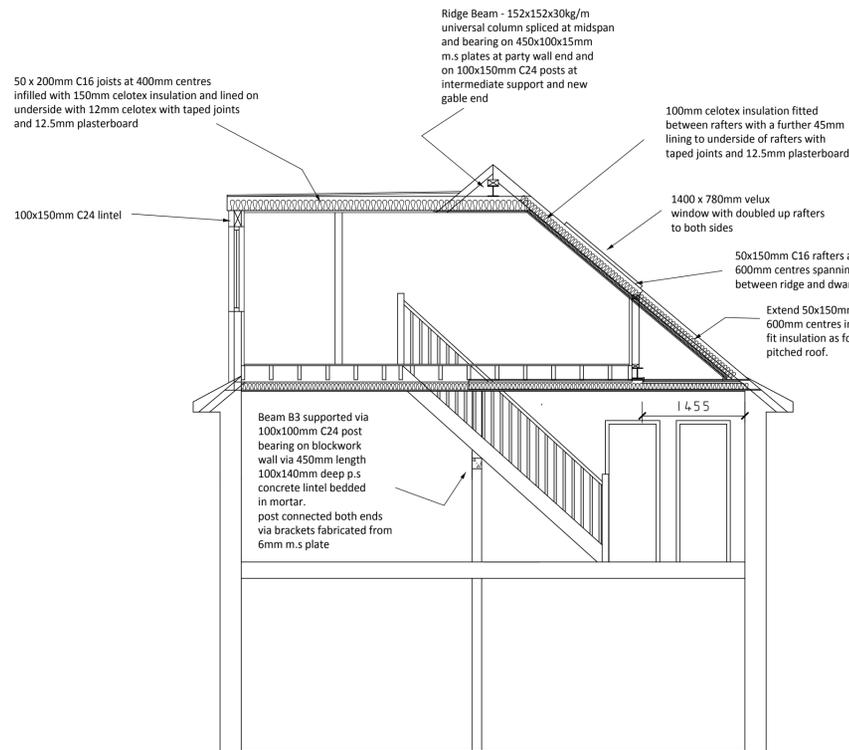
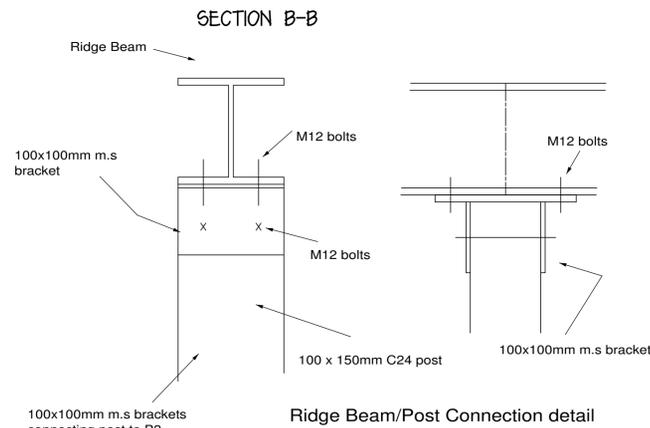
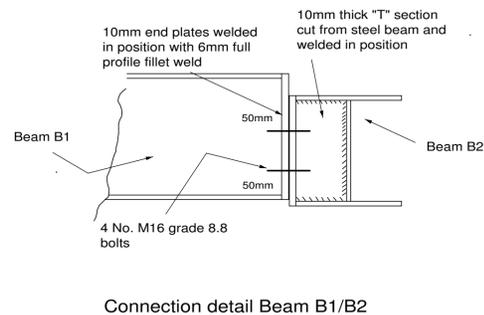
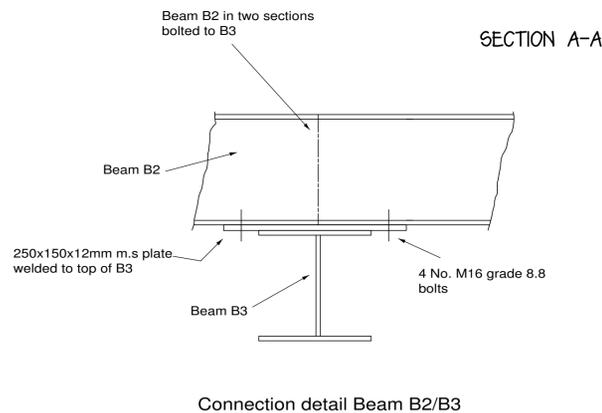
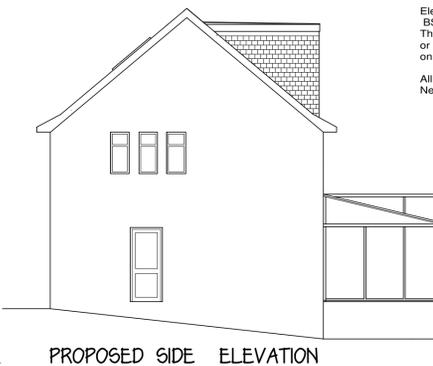


Hip to gable - $8.5 \times 3.4/2 \times 4.2/3 = 20.23$ cubic metres
 Dormer - $2.65/2 \times 3.32 \times 7.95 = 34.97$
 Total = 55.2 cubic metres



- Notes**
- Dormer front and cheeks - constructed from 100 x 50mm studwork frame lined externally with 12mm w.b.p plywood and then lined with tyvek breathable membrane, counter battens and batten and tile clad to match roof. Infill between studs with 100mm celotex and line internally with a further 25mm celotex with taped joints and 12.5mm plasterboard. Double up studs at window reveals and corners. Sole plate of dormer to be bolted to inner leaf with M10 coach screws at 450mm centres. Cheeks to be supported on new gable and 100x150mm C24 rafter at party wall end. Line dormer cheeks over the plywood with 9mm masterboard at party wall end.
 - Dormer roof - 12mm solar chippings laid in cold bitumen over three layers high performance built up felt laid in hot bitumen on 12mm w.b.p plywood decking. 50mm firing strips fixed to top of joists. Fix seagull spikes or similar to roof of dormer.
 - New Gable - construct from 50x125mm C24 studs at 400mm centres infilled with 100mm celotex and lined internally and externally with 12mm w.b.p plywood nailed with 3.0mm diameter nails at 100mm centres. Line internally with a further 25mm celotex insulation with taped joints and 12.5mm plasterboard. Line externally with Tyvek housewrap then fix 25x50mm treated battens vertically at 300mm centres to provide ventilation void. Fix a further layer of "HouseWrap" then fix stainless steel e.m.i and finish with 18mm 1:1:6 cement:lime:sand render in a minimum of two coats
 - Fire Precautions - Interconnected mains operated smoke detectors with battery backup to be fitted in the downstairs hallway and the first and second floor landings. Smoke detectors to connect directly to mcb on consumer unit or to principal lighting circuit.
 - Line underside of staircase to second floor with 12.5mm plasterboard.
 - Beam B3 to be encased in two layers of 12.5mm plasterboard or painted with three coats of intumescent paint to provide 30 minutes fire protection.
 - Replace all doors leading from landings and ground floor hall with FD20 fire doors
 - Ventilation - Bedroom - Opening area of windows to be minimum 1/20 floor area with some part minimum 1.75m above floor level and with minimum 8000 square mm of equivalent area background ventilation provided by integral ventilators in the frames.
 - Roof - 25mm opening provided at eaves with tile or soffit ventilators. 5mm opening at ridge provided by equally spaced ridge ventilators with ridge board removed. Maintain 50mm clear air space above insulation.
 - Dormer roof - 25mm opening the length of the dormer provided by overhanging eaves and fitting flyproof mesh to the underside.
 - En-suite - openable window with 2500 sq.mm of background ventilation and extractor fan extracting at 15 litres per second.
 - Hot and cold water supply to wash hand basin in w.c compartment
 - Foul drainage - 32mm diameter trap with 75mm seal to wash hand basin, 40mm diameter trap with 75mm seal to shower discharging via 40mm diameter waste to existing soil and vent pipe. Soil pipe to discharge minimum 900mm above any opening within 3.0 metres horizontally.
 - Stairs - Total rise 2800mm. Staircase to comprise of 800x800mm landing at bottom of stairs followed by thirteen parallel treads leading to a minimum 800 x 800mm landing at finished floor level. Width stairs outside to outside of strings 800mm. Risers 200mm, goings minimum 223mm. Minimum 2.0m headroom to be maintained above pitchline of new staircase, including landing at top. Handrail to be fitted 900mm above pitchline with less than 100mm between balusters.
 - Glazing - upvc double glazed windows with 16mm air gap to be fitted. "U" value maximum 1.6
 - Roof window to have a "U" value of 1.6 or less.
 - Electrical Installation - All the new electrical works will be designed, installed inspected and tested in accordance with BS7671 (IEE Wiring Regulations 17th Edition). The works to be carried out either by an installer registered under a suitable electrical self certification scheme or a suitably qualified person with a certificate of compliance produced by that person to the Building Control Surveyor on completion of the works
 - All dimensions to be checked on site
 - Neighbours to be given appropriate notice under the 1996 Party Wall Act.

PROPOSED REAR ELEVATION



PROPOSED FORMATION OF ROOM IN ROOF SPACE AT No. PL3 5DE

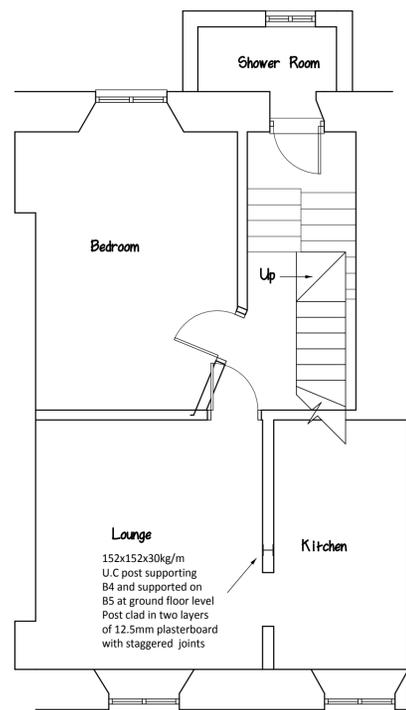
DRAWN BY : MIKE LEGGETT BUILDING PLANS
 info@mikeleggett.co.uk

DATE : 23/7/2013

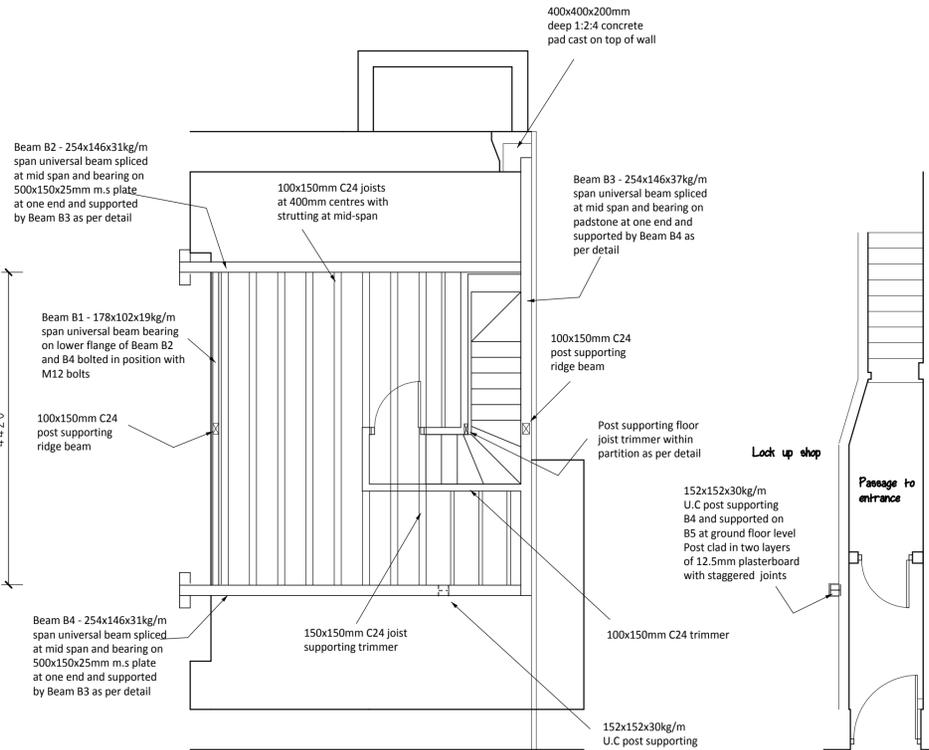
SCALE : 1/50 1/100 (PRINT @ A1)

DWG 2 of 2

CLIENT :

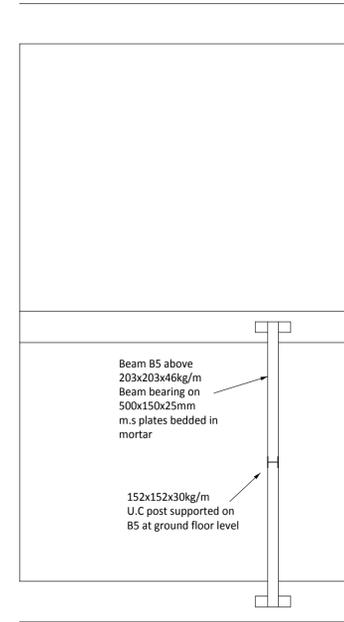


PROPOSED FIRST FLOOR

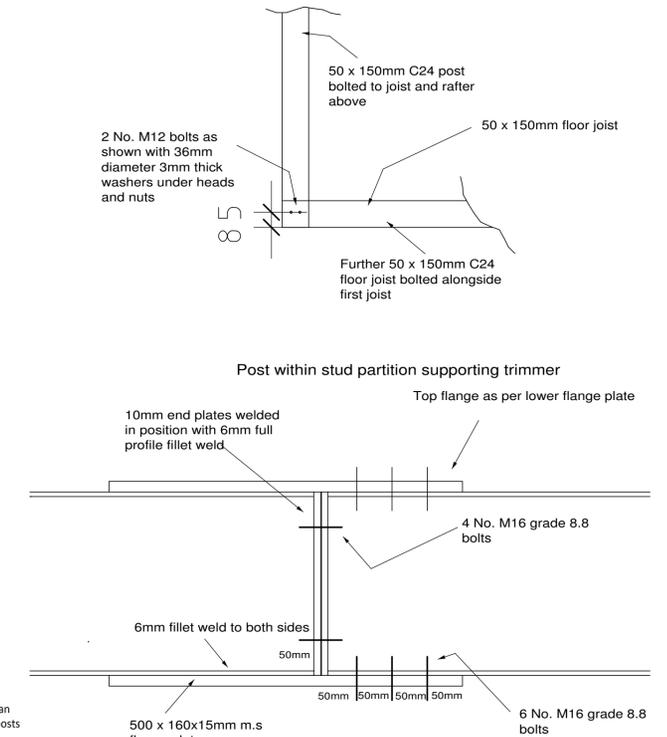


PROPOSED SECOND FLOOR

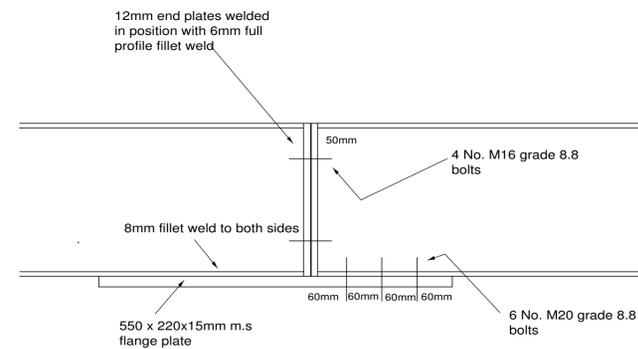
PROPOSED GROUND FLOOR



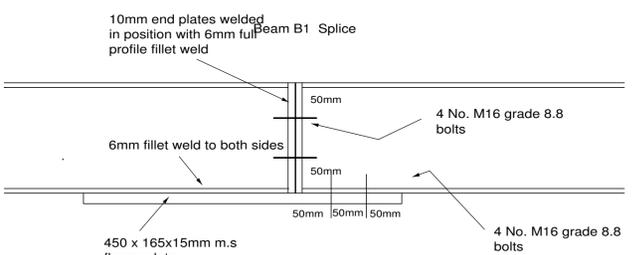
PROPOSED LOWER GROUND FLOOR



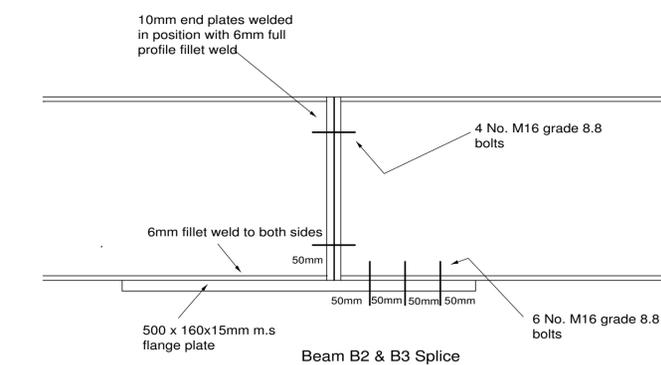
Beam B4 Splice



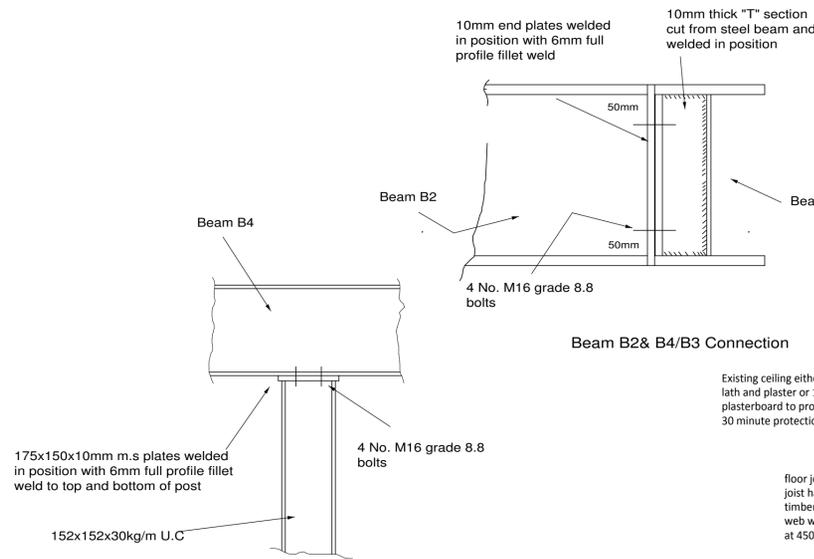
Beam B5 Splice



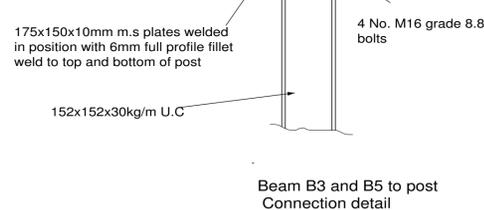
Ridge Beam Splice



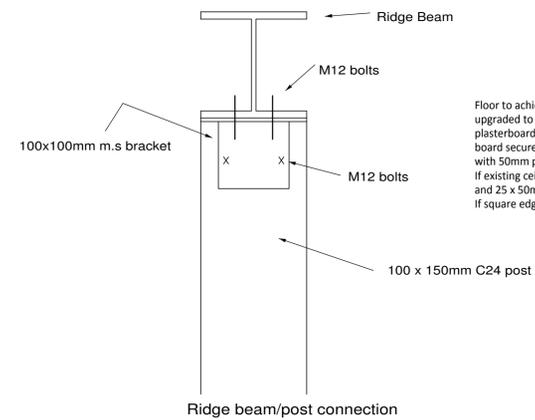
Beam B2 & B3 Splice



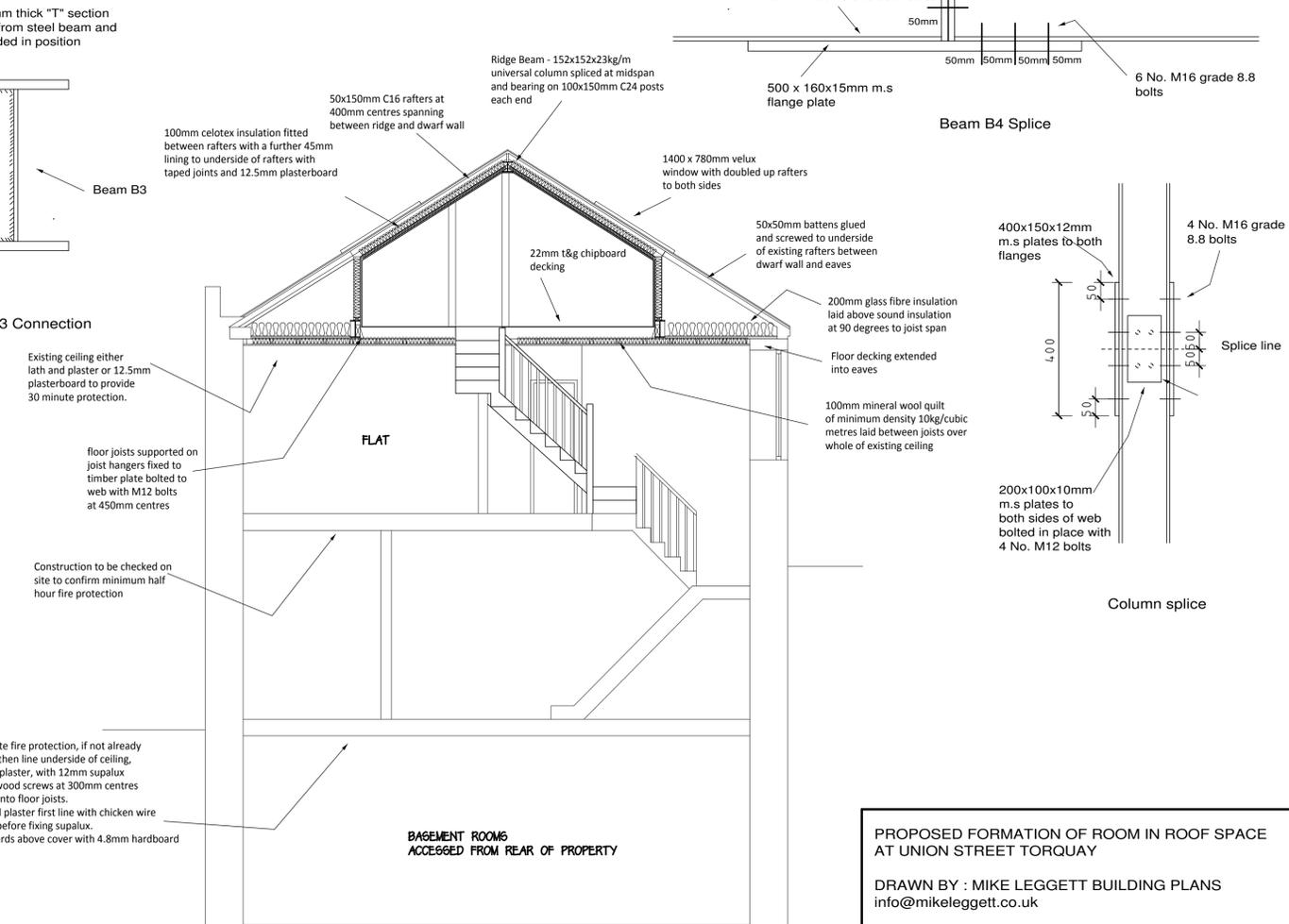
Beam B2 & B4/B3 Connection



Beam B3 and B5 to post Connection detail



Ridge beam/post connection



SECTION Y-Y

PROPOSED FORMATION OF ROOM IN ROOF SPACE AT UNION STREET TORQUAY

DRAWN BY : MIKE LEGGETT BUILDING PLANS
info@mikeleggett.co.uk

DATE : 12th July 2013 Amended 8/10/2013

SCALE : 1/50 1/100

DWG 2 of 3

CLIENT :