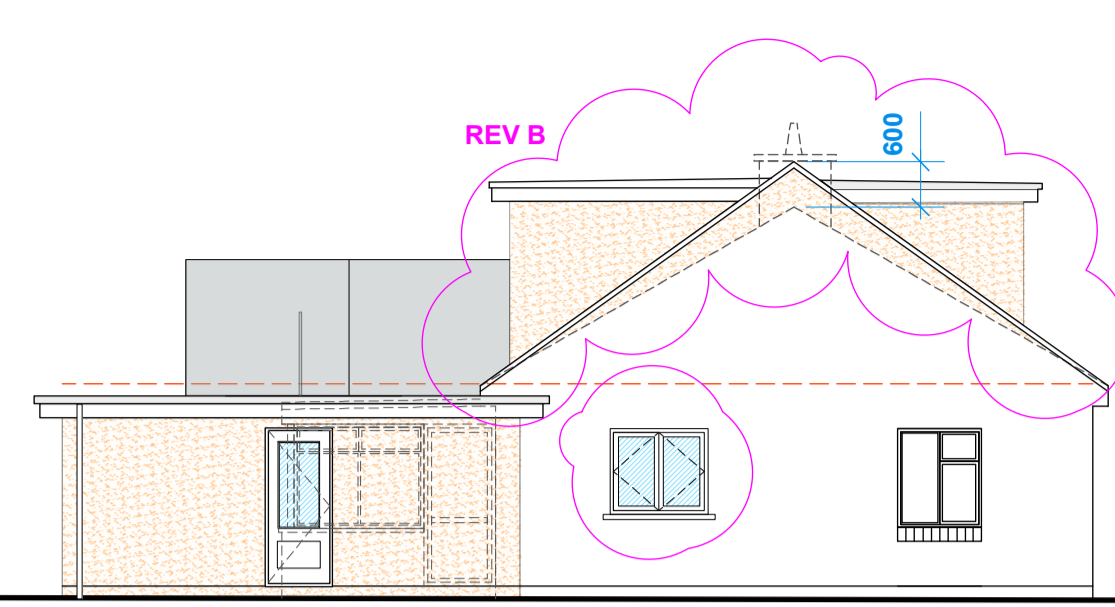


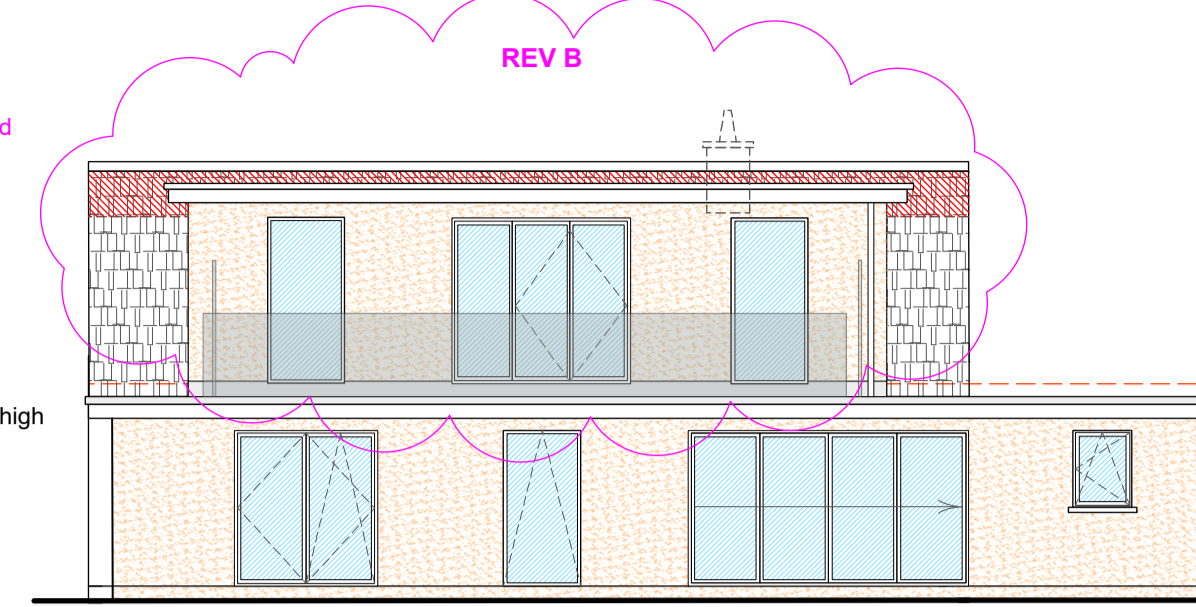
NORTH ELEVATION

proposed flat roof dormers
 rendered dormer cheeks
 powder coated aluminium windows and doors
 s/s and glass balustrade to be obscure and 1.8m high on west/east elevation
 walls to be smooth rendered
 conservatory shown dotted to be removed



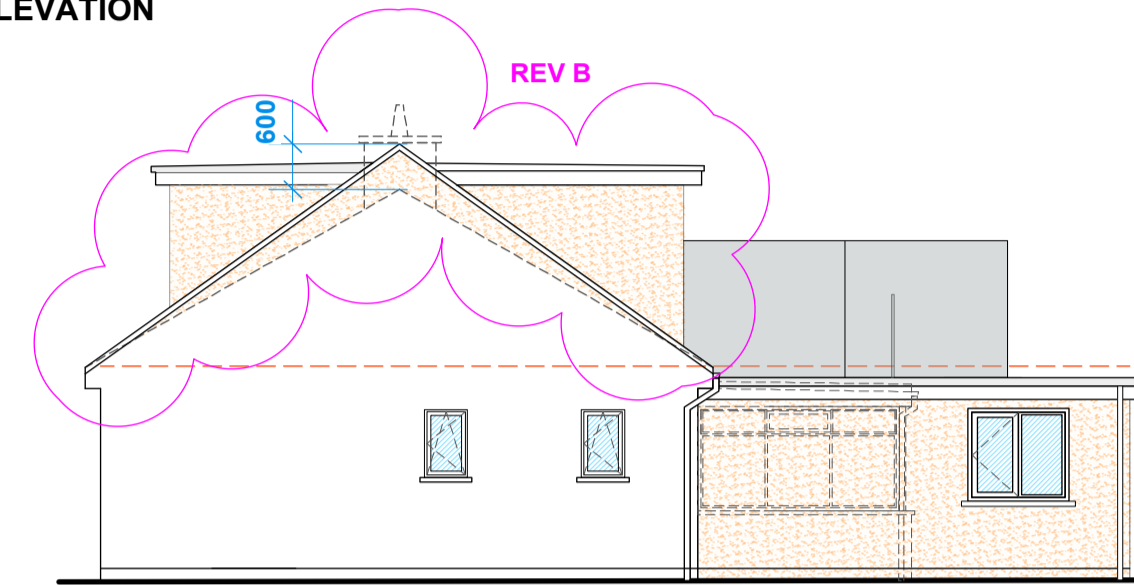
EAST ELEVATION

chimney shown dotted to be removed
 existing ridge line shown dotted
 proposed flat roof dormers
 rendered dormer cheeks
 powder coated aluminium windows and doors
 s/s and glass balustrade to be 1.1m high
 new white Upvc window
 walls to be smooth rendered



SOUTH ELEVATION

chimney shown dotted to be removed
 existing ridge line shown dotted
 proposed flat roof dormers
 rendered dormer cheeks
 powder coated aluminium windows and doors
 s/s and glass balustrade to be obscure and 1.8m high on west/east elevation
 walls to be smooth rendered
 conservatory shown dotted to be removed



WEST ELEVATION

REV. B Pitched roof construction (extension)

Re-use existing pan-tiles where possible and provide new pan-tiles to match on 50x25mm s/w grade C24 tanalised battens, gauge to suit, on 'VapR-free Xtra' breathable sarking membrane on 150x50mm s/w grade C24 rafters at 400mm cts birdsmouthed over 100x50mm s/w grade C16 wallplate.
 Provide 100mm Kooltherm K107 solid slab insulation between rafters and maintain min 50mm gap between roofing felt and insulation, also provide an additional 42.5mm of Kingspan KOOTHERM K118 insulation (incorporating plasterboard) to underside of rafters and thistle plaster skim to form ceiling finish. Provide 30 x 5mm galvanised restraint straps at not more than 2 metre centres, between rafters and gable wall.

Provide 100 x 50mm Collar ties @ a maximum of 1200mm cts bolted through dog-tooth connectors at connections to rafters.

(U-value 0.18 W/m2K)

Provide roof ventilation at eaves level to give the equivalent of 25mm continuous clear ventilation behind or over fascia board.

Provide ventilation equivalent of 5mm continuous ventilation/marley ridge ventilation or similar.

REV. B Flat roof construction

Polyroof 185 membrane on 19mm smart ply on 'Kingspan Thermapaper' to a fall of 1:60 (to Kingspan design) on 1000 gauge polythene vapour control barrier on 12mm shuttering ply on 200x50mm s/w grade C24 roof joists @ 400mm cts with 170x50mm s/w poleplate bolted @ 600mm cts. Provide 12.5mm 'Gyproc Wallboard DUPLEX' plasterboard (with integral vapour barrier) and thistle plaster and skim to form ceiling.

U-Value 0.18 W/m2K

REV B Flat roof dormer construction

Polyroof 185 membrane on 19mm smart ply on 'Kingspan Thermapaper' to a fall of 1:60 (to Kingspan design) over 1000 gauge polythene vapour control barrier on 12mm shuttering ply on 170x50mm s/w grade C24 roof joists @ 400mm cts with 170x50mm s/w poleplate bolted @ 600mm cts. Provide 12.5mm 'Gyproc Wallboard DUPLEX' plasterboard (with integral vapour barrier) and thistle plaster and skim to form ceiling.

Dormer cheeks to be 3 coat sand & cement render on stainless steel renderlath on on 25x50mm s/w grade C16 tanalised battens, gauge to suit over Kingspan nilvent breathable membrane on 9mm OSB. Provide 100mm Kingspan Kooltherm K107 between 100x50mm studwork built off of doubled up rafters. Provide 32mm skim coated Kingspan Kooltherm insulated plasterboard internally.

U-Value 0.18 W/m2K

I WOULD LIKE TO CONFIRM THAT IN ORDER TO SATISFY POLICY GP9 OF THE ISLAND DEVELOPMENT PLAN WE HAVE TAKEN INTO CONSIDERATION THE INSULATION, DRAINAGE, WATER EFFICIENCY, MATERIALS, WASTE STORAGE AND DISPOSAL, TOGETHER WITH THE CONSERVATION OF FUEL AND POWER HAVE ALL BEEN CAREFULLY CONSIDERED.

Soakaway

Existing soakaway to be exposed and checked before connecting new rwp's to see if it has spare capacity to take additional volume of water created by extension. If extg. soakaway is sited within 5m of the building, provide new soakaway minimum 5m from buildings. Re-direct extg. rainwater to new soakaway.

Checks to be made to ascertain the permeability of the ground in the area, all to local Building Control Requirements, Osma AquaCell Lite, suitable for non-trafficked areas and up to maximum depth 1500mm, minimum ground cover 300mm. Soakaway needs to be designed to satisfy requirements in AD H3 and BRE Digest 365.

Foul water Drains

110mm diameter uPVC drains laid to a minimum fall of 1:40. Drains under buildings, drives, ramps and roadways to be cased in minimum 150mm concrete, otherwise to be laid in 150mm sifflings with 75mm concrete capping. Provide lintels where drains pass through walls, with 50mm space around the pipe. Both ends of the pipe should be masked during construction to prevent entry of fill or vermin. All drainage installed in accordance with Approved Document H of the Building Regulations, BS 8300, BS EN 752, the manufacturer's instructions and with Building Control Officer's approval.

Soil & vent pipe

110mm uPVC soil and vent pipes (S+VP) in positions as indicated on the plans, to be wrapped in 100mm quilt insulation and boxed in for full height. S+VP's are to be connected with proprietary file ventilators, preferably at ridge level. Alternatively S+VP's can be fitted with air admittance valves (AAV) or durgu valves as indicated on the plans. Soil and vent pipes within 3000mm of a door or window, ensure they terminate minimum 900mm above head of door or window.

Plumbing work

Survey to be carried out on existing plumbing to determine their condition. Existing main house plumbing to be altered as required to be looked at in more detail at a later date. Proposed extension to be plumbed as required to be looked at in more detail at a later date. Ensure all existing and proposed pipe work in roof voids to be adequately insulated.

Surface water Drains

110mm diameter uPVC drains laid to a minimum fall of 1:80. Drains under buildings, drives, ramps and roadways to be cased in minimum 150mm concrete, otherwise to be laid in 150mm sifflings with 75mm concrete capping. Provide lintels where drains pass through walls, with 50mm space around the pipe. Both ends of the pipe should be masked during construction to prevent entry of fill or vermin. All drainage installed in accordance with Approved Document H of the Building Regulations, BS 8300, BS EN 752, the manufacturer's instructions and with Building Control Officer's approval.

Sizes of Sanitary Pipework

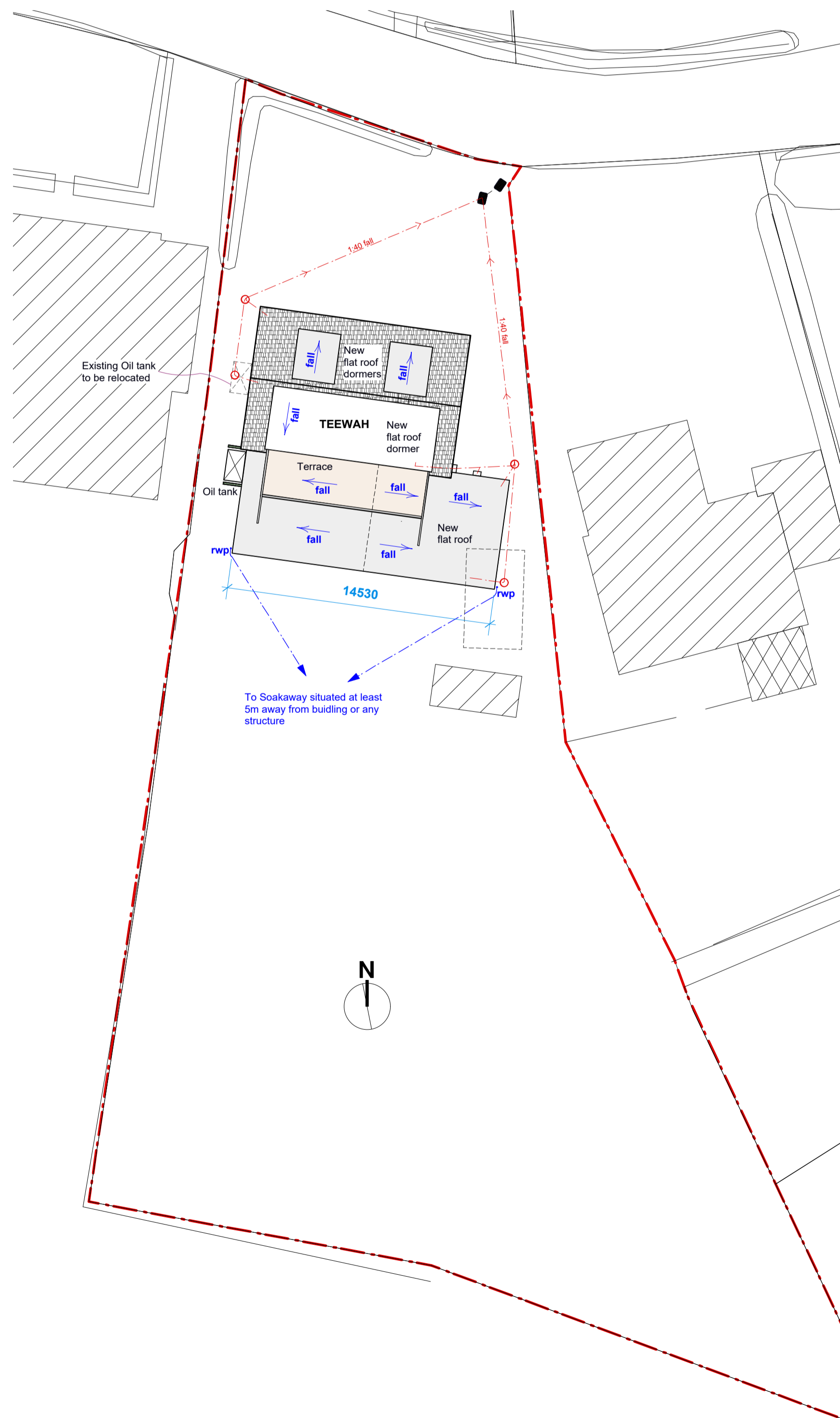
All W.C. sanitary plumbing to be minimum 110mm diameter
 Baths and showers to be minimum 40mm diameter
 wash hand basins to be minimum 32mm diameter
 Kitchen sinks to be minimum 40mm diameter and all overflow pipes to be 19mm

Foul water manhole chamber construction

215mm blockwork walls rendered both sides with 2 no. coats waterproof sand/cement, 150mm concrete base slab, 100mm concrete cover slab with 450mm light duty covers and frames. Where manholes are in driveways or roads use 600x450mm heavy duty covers and frames, all to local building control requirements.

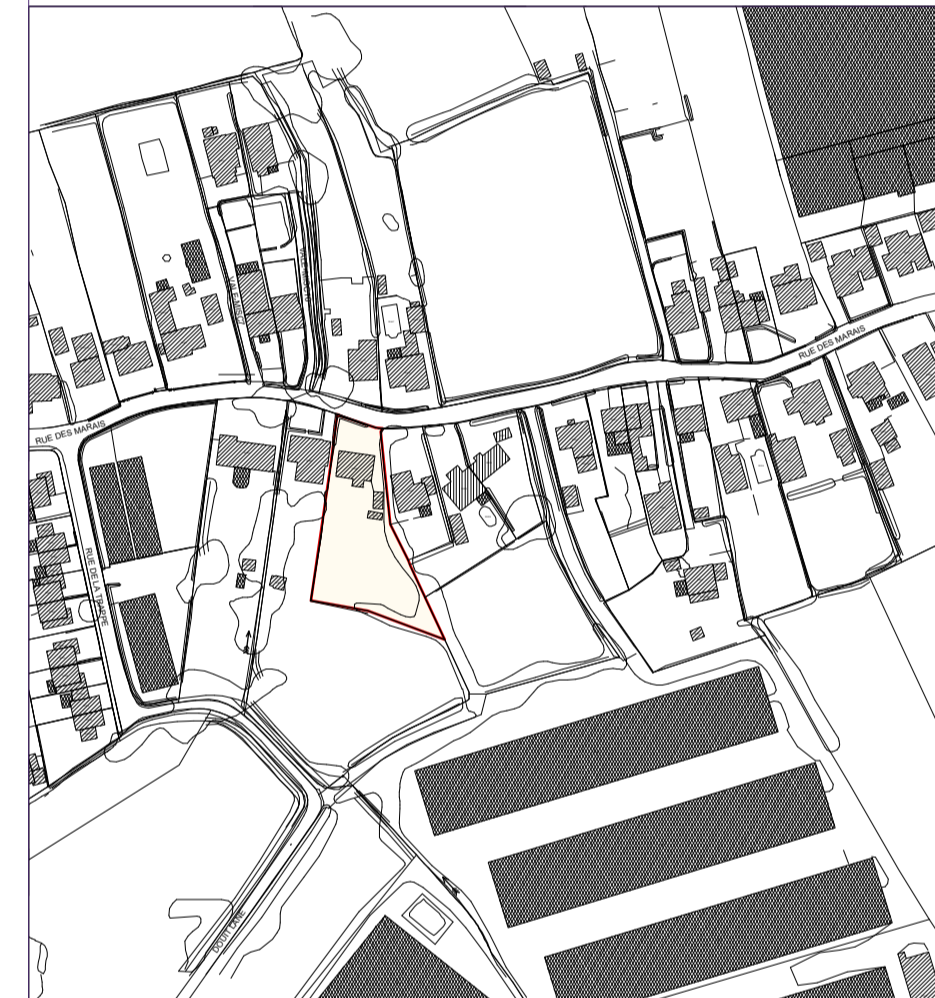
Oil Feed Line

The oil feed pipe to the oil burner should be of fully annealed copper pipework. It must be sleeved, the sleeve to be sealed into the floor or side of the catchpit where it passes through it and be continuous from the tank outlet to the burner level. (microbore type sleeving is not acceptable). Plastic sleeving to be UPVC. Oil feed lines are not permitted to pass through the wall of any catchment pit/bund. If flexible hose is to be used inside then this must be of a type reinforced with metal braiding and specifically manufactured for use with oil. Soldered joints are not permitted on copper fuel lines. Nylon fuel lines are not permitted to enter any building and must be resistant to ultraviolet light where not covered. A fuel filter should be fitted on the supply line from the tank to the burner and must be fitted in the oil line in accordance with the relevant B.S. safety standards. Care should be taken to ensure that all pipes and valves are placed or protected such that accidental damage by any form of vehicle is unlikely. A fire valve that is capable of shutting off the fuel supply to be installed on the fuel feed line. The fire valve should be of the type fitted with a remote sensor and the valve should be fitted as close as possible to the point where the fuel line enters the building. The sensor should be installed above the appliance at a minimum height of 1000mm above the firing point of the appliance.



COPYRIGHT The copyright of this drawing is vested in the architects.			
NOTES Any discrepancies found on this drawing must be reported to the architects immediately. Figured dimensions to be used in preference to scaled dimensions. Contractors must check all dimensions on site prior to commencement of work.			
REVISIONS			
No.	Date	Description	Drawn
A	July 2018	Amendments made to Planning req.	JT
B	Jan 2020	Raise ridge of main pitched roof	JT

Site Location Plan - 1:2500



TORODE
 ARCHITECTURE | CHARTERED SURVEYING
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JOB	Proposed roof conversion, extension and alterations at Teewah, Rue du Marais, Vale, Guernsey, GY68AX, Miss A. Doel & Mr. D. Marriott
Drawing	Working drawing- Elevations and blockplan
Scale	1:100, 1:200
Date	
Signed	
Drawn	JT
Dwg. No.	6060-04-B