

New Eaves Storage Area/s

New eaves loft storage space to be created (yellow solid hatch).

Floor to be boarded out using 18mm or 25mm T+G Chipboard flooring or floorboards, include to provide access doors from each area i.e. landing/study, bedroom 3 and bedroom 4; all works to client's requirements.

Any floor strengthening requirements due to additional loadings to be carried out in accordance with structural engineer's design and calculations requirements.

NOTES -

1. ** Where existing walls are indicated to be removed; the existing wall, floor and roof structures are to be adequately supported. Prior to safe and careful removal, the existing structures are to be opened up and investigated further to ascertain if walls are loadbearing and confirm existing loading supports and detailing. Report findings to structural engineer/BCO. If walls are loadbearing, consult/refer to structural engineer's design and construction details/specification for new structural beam/support to existing construction over. (All) works subject to site investigation by structural engineer and confirmation of adequate structural support; to be approved by BCO).

2. *** Finalisation of exact new foul/SW drainage route/connection/ design etc to be established and confirmed on site following a site investigation and confirmation of the existing foul and SW drainage pipework/mh locations and routes by the contractor. Report findings to BCO, obtain approval from the BCO for foul + SW drainage works proposed prior to ordering and installation.

3. **** Existing wall structure either side of new works to be opened up to check construction method, where new works abuts existing in all areas, if cavity construction maintain continuity of new cavity through to existing cavity, if solid construction internal wall face to be protected against damp penetration to provide a weather resistant structure, any movement joints requirements to structural engineers design and details.

4. New structural beam/s to be concealed within existing first floor zone (where possible) to provide a flat ceiling appearance, to structural engineer's design and subject to site conditions.

5. The main contractor is responsible for investigating and finding the exact location, direction and depth of all existing services ie gas, electric, water, communication, drainage etc and this is to be established on site upon commencement of works.

6. Foundations within 1.0m of any drain to be taken down to invert level.

7. Where existing walls are indicated for removal, consult with structural engineers for replacement support detail (if required) prior to careful safe removal.

8. The Contractor is responsible for investigating and exposing the exact location and direction of existing internal/external foul drainage run(s)/s/vp's, and this is to be established on site upon commencement of works. Upon completion of the investigation the exact run of new drainage will be confirmed with the BCO.

9. All leadwork and leadwork flashings to be in accordance with manufacturers and Lead Sheet Association/The International Lead Association recommendations and technical guide-lines. Install appropriate cavity trays/lead flashings/lead soakers, where required.

10. Refer to structural engineer's details and calculations for all structural supports (steel/fitch/timber beams and posts/lintels etc).

11. Prior to commencement of works, Contractor to open up existing structure to establish and confirm which existing internal walls/walls are load-bearing, and direction of existing timber floor joists. Report findings to structural engineer/s.

For General and Construction notes, refer to drawings
0647.010/.011/.012

New Fire Escape Rooflight

Each habitable room (i.e. bedroom) or inner habitable rooms at first floor level is to be provided with an escape sized window. Each window should have an unobstructed openable area that is at least 0.33m² and at least 0.45m high and 0.45m wide. The bottom of the openable area should be not more than 1.1m above floor level, in accordance with the Approved Document B of the Building Regulations 2010 (as amended).

OPENABLE LOW LEVEL GLAZING AS ESCAPE WINDOWS

Where low level windows are also designed as escape windows, 'permanent' restrictors would not be suitable as they would prevent the window opening wide enough to allow escape. Low level windows fitted with restrictors that can be easily released, would be acceptable but only where suitable guarding is also provided. To be suitable for means of escape, the top of the guarding should be between 800mm and 1100mm above the floor level and the minimum dimension, 450mm, and area of the opening, 0.3m², should be measured from the top of the guarding up to the top of the opening.

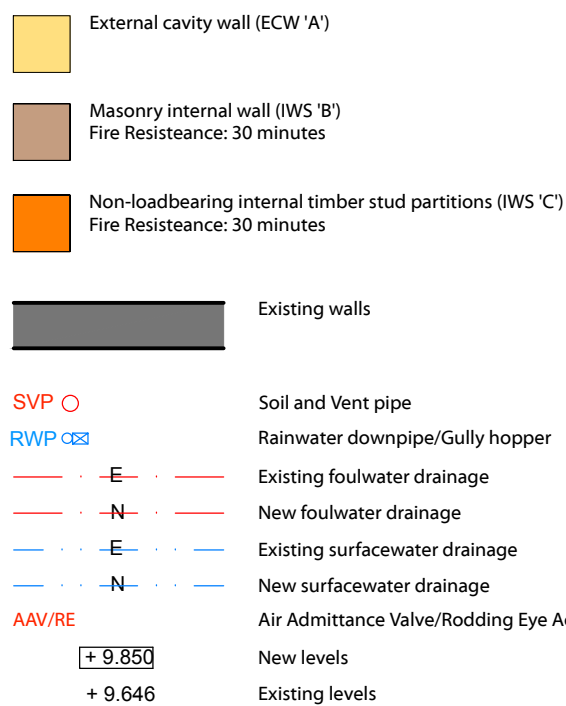
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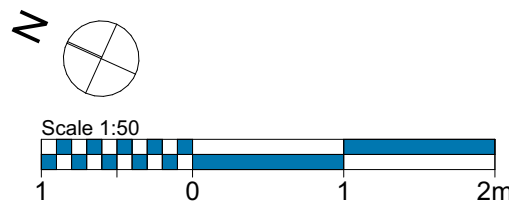
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LEGEND -



		(MS1) Aico Ei3024 Multi-Sensor Fire Alarm Optical/Heat
		(MS2) Aico Ei3028 Multi-Sensor Heat and Carbon Monoxide Alarm
		(HA) Aico Ei3024 Heat Alarm sensor detector
		(CM) Aico Carbon Monoxide sensor detector

FFL-Proposed loft floor plan and roof plan over
1:50



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01		Planning + Building Regs App	08/04/2020
02		Planning + Building Regs App	14/04/2020
revision			

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Chartered Institute of Architectural Technologists Registered Practice
Principal - Steven V. Barlow MCIAT

client
Mr. and Mrs. Cowling

project

Proposed Loft Conversion
27A Clovelly Road, Emsworth. PO10 7HL.

drawing title

Proposed First Floor Plan and
Roof Plan Over

date	project number/drawing number
27 March 2020	0647-01.005.02
scale	paper size
1:100, 1:50	A2

status/purpose/disclaimer

☐ preliminary ☒ planning ☒ building regulations

☐ production ☐ tender ☐ construction

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