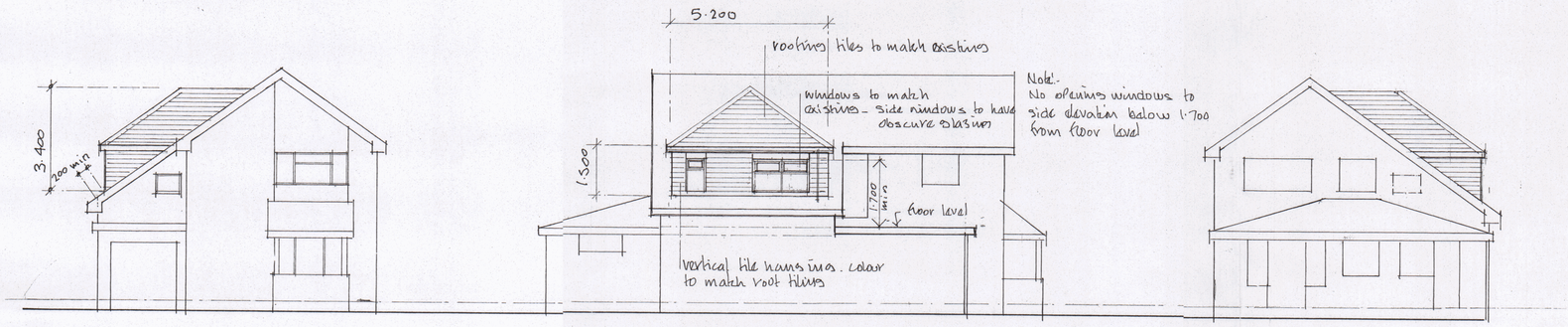


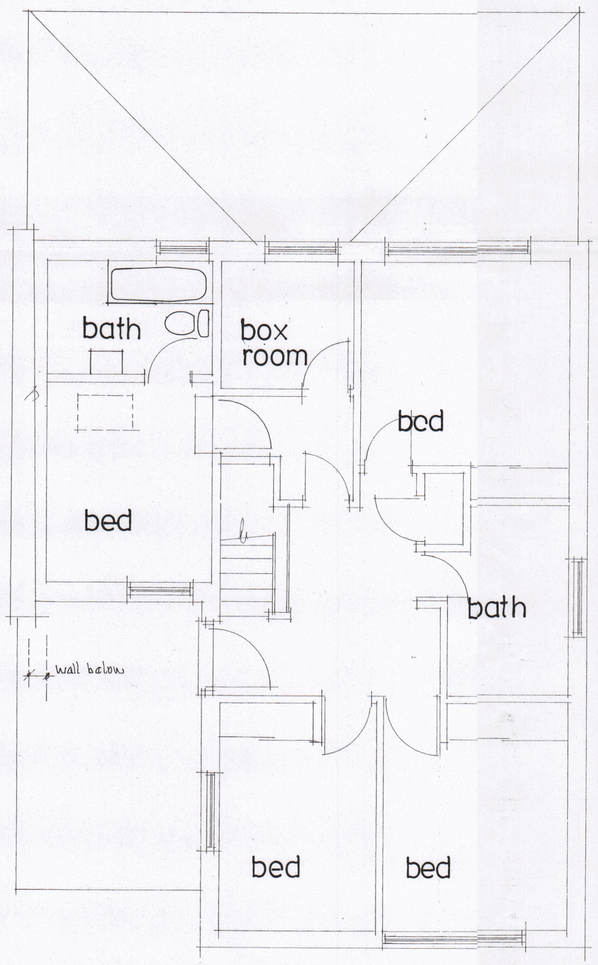
front side rear

elevations

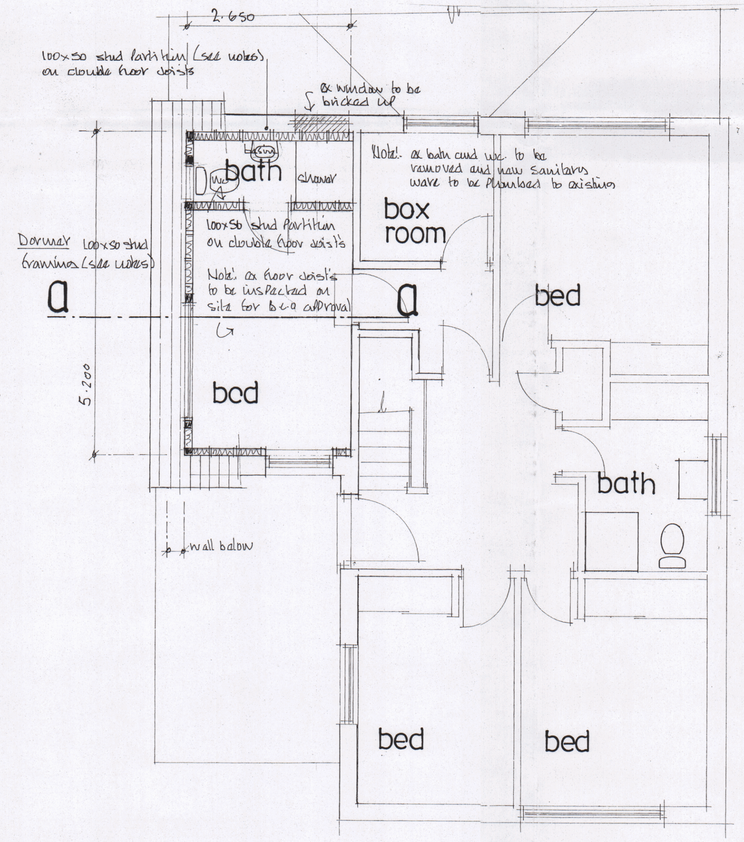
DORMER WALLS AND CHEEKS (U = 0.28) To be 100 x 50 studwork with plain tile hanging on 38 x 19 mm battens on sarking felt on 10 mm plywood bracing (on12 mm plasterboard if wall within 1.0 m of notional boundary) externally. The void is to be infilled with 100mm fibreglass batts RW3 insulation plus 20mm celotex insulated lining. Internally the walls are to be finished with 10 mm plasterboard and skim. Where the external face of the dormer is to be rendered secure proprietary metal lathing to face of battens and render using a mix of 1:1:6 lime sand by volume. Sand should comply with BS 119:1976. Provide proprietary metal angle beads and aris fillets.

PITCHED ROOF (U = 0.16) Tiles to match existing on 38 x 25mm tanalised battens on breathable membrane (tyvek or similar) on grade C16 rafters at 400 c/c. For other structural roof members see plans. Insulation to be 300mm Crown glass quilt between and over ceiling joists. Ceiling to be grade C16 joists @ 400 c/c with 13 mm DUPLEX plasterboard with plaster skim.

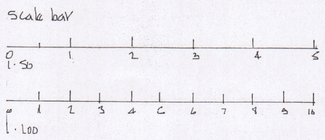
VALLEYS
To be code 5 lead on 25 mm thick plywood valley board. Lead to be laid in lengths not exceeding 1.5 m .Tilting fillet to be provided to either side of valley with lead dressed over .Tiles to overhang valley by 65 mm. Minimum width of valley to be 125 mm between edge of tiles **or VALLEYS** To be valley tiles laid full bond with plain roof tilting.



first floor plans existing



proposed



GENERAL (LOFT CONVERSION)
The contractor must verify the status of load bearing and non-load bearing walls indicated on the drawing before any structural work is undertaken.

All work is to be carried out in accordance with requirements of the local authority building control officer, any work carried out by the builder without such approval being gained is done so entirely at the risk of the builder, and he will be solely responsible for alterations and costs of same that may be required.

All steel beams and structural elements to be in accordance with the structural engineer's details (where provided). The exact lengths and bearings of all beams to be determined from site dimensions.

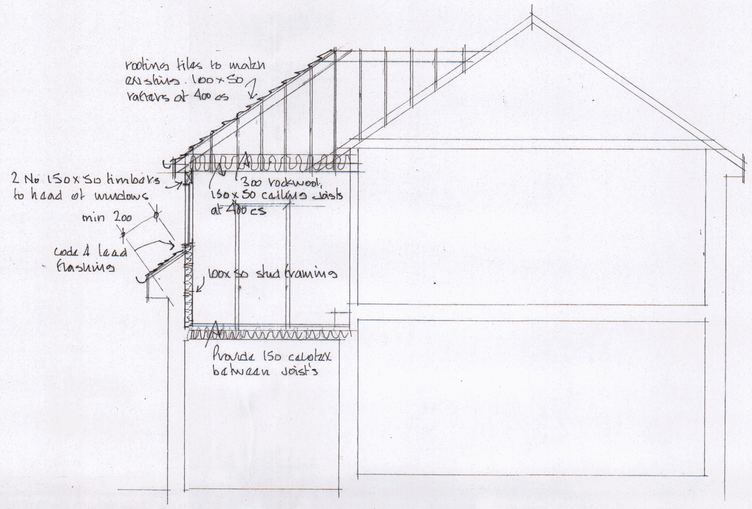
The contractor must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions.

The contractor must verify all aspects of the work with the building control officer during the course of the work to ensure compliance with the building regulations and this drawing including the construction notes to be amended if necessary.

PARTITION WALLS
To be 100 mm x 50 mm vertical studs @ 400 mm c/c with 100mmx50mm head and soleplates. 100x50mm horizontal noggins@400mmc/c vertically and staggered. 12 mm plasterboard and skim finish to both sides, void infilled with sound deadening quilt 10kg/m3. Partitions to be constructed off double joists where necessary (bolted at 600 mm c/c using M12 bolts).

INTERNAL BATHROOMS
To be mechanically ventilated via 'Loovent' fans (6l/s) ducted to the external air. Fans to achieve a minimum of 3 no. air changes per hour, activated by light switch with minimum 15 minute overrun. 10mm gap retained under door.

VENTILATION
All rooms to be provided with windows having an opening area in excess of 5% floor area and background 'trickle' ventilation of 5000mm sq . Maximum U value of 1.6w/m2K to all windows and roof lights and 1.8w/m2K to glazed doors.
Mechanical Ventilation: Kitchen:60 l/s (30l/s if fitted within cooker hood) Utility Room:30 l/s
Shower / Bath15 l/s Where no windows are provided, rooms are to be mechanically ventilated to achieve 3 no. air changes per hour with 15 minutes overrun. 10mm gap retained under doors.



section aa

ESCAPE WINDOWS (first floor and inner rooms)
Escape window provided to new habitable rooms at first floor and inner rooms (accessed via another room) having a minimum size of 750 x 450 mm (0.33m sq') when open. Window to be positioned between 800mm and 1100mm from floor level (600mm in loft conversions) as shown in section on plans.

HOT AND COLD WATER SUPPLIES
Extend existing supplies as required by new work.

EXTERNAL PAINTWORK
Exposed timber to be knotted, stopped and primed and using a micro-porous paint provide one undercoat and two top coats of gloss paint to client's colour choice. Where external render is to be painted it is to be treated with Dulux Weathershield sealer prior to painting with two coats Dulux Weathershield exterior masonry paint to client's colour choice.

ELECTRICAL WORK
Provide socket outlets and lighting points to client's instructions all to comply with latest IEE regulations. Installation to tested and certified in accordance with Part P of the Building Regulations and copy supplied to Building Control on completion. Energy efficient light fittings to be fitted to one in four fittings or one per 25m2 floor area.

CENTRAL HEATING
Extend existing system to serve new radiators having checked that existing boiler has sufficient capacity. Provide thermostatic radiator valves to all new radiators.

WASTE PLUMBING
Plumbing to be in accordance with BS EN 12056. Waste pipes to be in UPVC with solvent welded joints, sizes to be as follows:- Common wastes 50 mmø Bath 38mmø Sinks 38mmø Showers 38 mmø Bidets 38 mmø Basins 32 mmø All appliances to be fitted with 75 mm deep seal traps. Vertical soil and vent pipes to be 100 mm ø UPVC. SVP to be taken up 900 mm above any ventilation opening within 3m and fitted with wire balloon. Long radius bends and rodding accesses to be provided at the bottom of SVP's. Rodding access to be provided at all waste pipe change of direction. En suite bathroom to be connected to SVP via "Supaflush 2000" (macerator and pump with 22 mm dia. discharge pipe). Floor joists to be notched to accommodate discharge pipe, but only within 300 mm of their bearing and in no case more than of their overall depth.

SAFETY GLAZING
Toughened glass to be provided to all 'critical areas' as defined in N1. All glazing within 800mm of floor level and 1500mm high in doors and adjacent sidelights.

ALL WORK TO BE CARRIED OUT IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE TO COMPLY WITH THE BUILDING REGULATIONS 2000 (AS AMENDED).
= 0.55 = 0.30 = 0.25
The project involves work that may be governed by the party wall act 1996. As such the owner is advised to serve the requisite notice on the adjoining neighbour and employ the services of a party wall surveyor.

DO NOT SCALE FROM DRAWINGS (except for planning purposes) **IF IN DOUBT ASK!**

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK AND DISCREPANCIES REPORTED FOR AMENDMENT.

ALL ELEMENTS TO BE ADEQUATELY PROPPED WHEN FORMING NEW OPENINGS AND MAKING STRUCTURAL ALTERATIONS

THIS DRAWING IS THE COPYRIGHT OF ARCHITECTURAL DESIGNS – LOFTSPACE DESIGNS - ANY CHANGES SHOULD BE REPORTED FOR AMENDMENT. THESE DRAWINGS ARE FOR THE PURPOSES OF OBTAINING PLANNING AND BUILDING REGULATION APPROVAL ONLY AND ARE NOT INTENDED TO BE A FULL WORKING SPECIFICATION. THE PLANS AND NOTES SHOULD NOT BE TAKEN AS FINAL UNTIL FULL APPROVAL HAS BEEN RECEIVED FROM PLANNING AND BUILDING CONTROL AS THEY MAY BE SUBJECT TO CHANGE ANY WORK COMMENCED PRIOR TO APPROVAL IS AT THE CLIENTS RISK.

The builder must check on site all pipes and mains services not included in this specification which could impact on the proposal.

The client / owner must prior to commencement of work ensure all cosmetic design features, electrics and heating requirements are agreed with the chosen contractor.

NOTCHING OF TIMBER JOISTS
ϕ General – avoid if possible ϕ Sizes (maximum) – Minimum needed to accommodate services. ϕ Position – Do not locate near knots or other defects ϕ Notches and holes in the same joist – Minimum 100mm apart horizontally. ϕ Notches in joists – Locate at top. Form by sawing down to a drilled hole. ϕ Depth (maximum) – 0.125 x joist depth. ϕ Distance from supports – between 0.07 and 0.25 x span. ϕ Holes in joists – Locate on neutral axis. ϕ Diameter (maximum) – 0.25 x joist depth. ϕ Centres (minimum) – 3 x diameter of largest hole. ϕ Distance from supports – 0.25-0.4 x span. ϕ Notches in roof rafters – Not permitted.

HAVANT BOROUGH COUNCIL
23 JUL 2020
RECEIVED

Architectural Designs
157 Methuen Road,
Southsea, Portsmouth, Hants. PO4 9HQ
Telephone: 02392 362829

Project: Proposed new dormer 68 Hart Plain Av Cowplain

Title: Working drawings

Scale: 1:50 and 1:100

Date: June 2020

Drawing No: 2006 - 1817