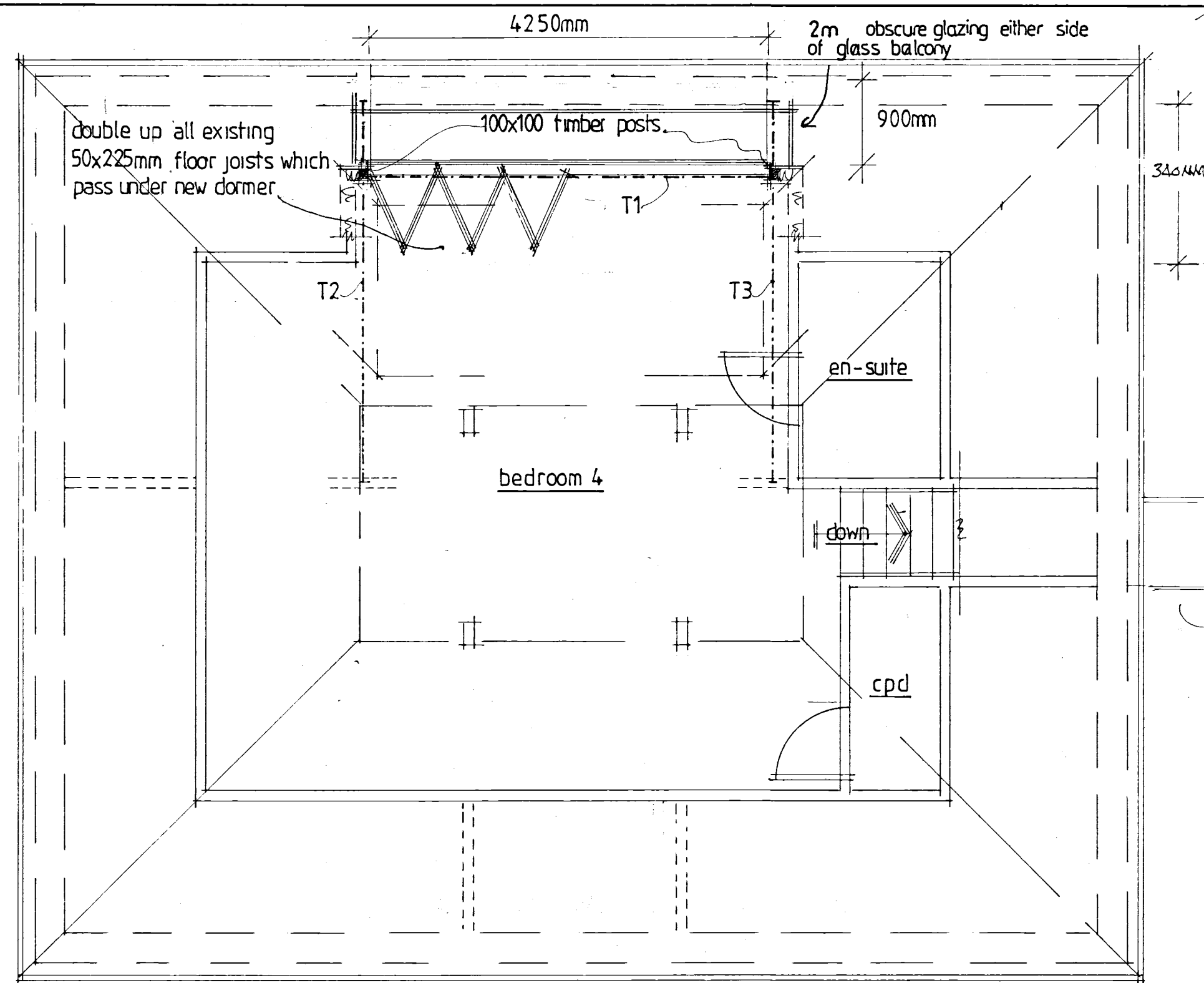
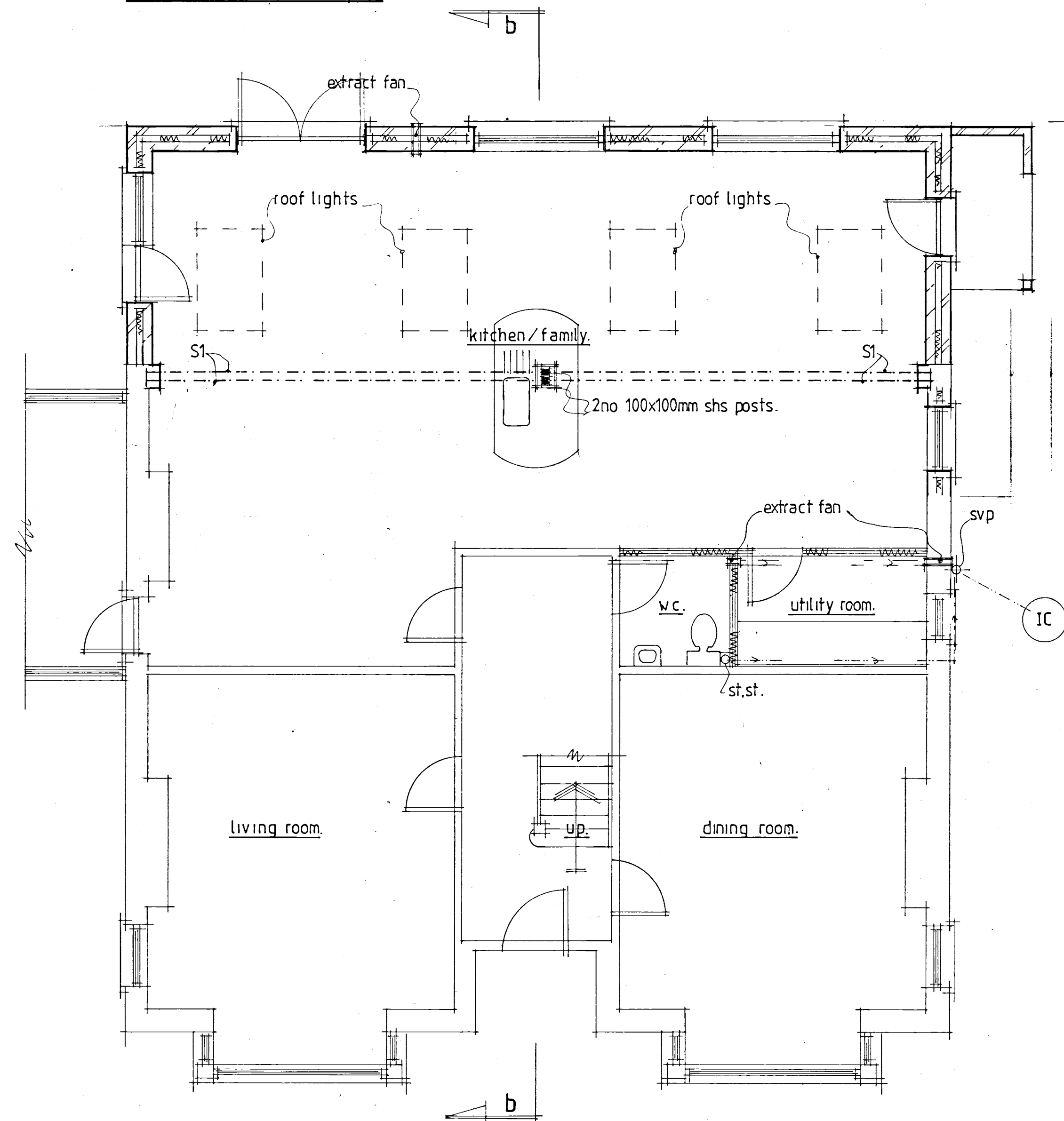
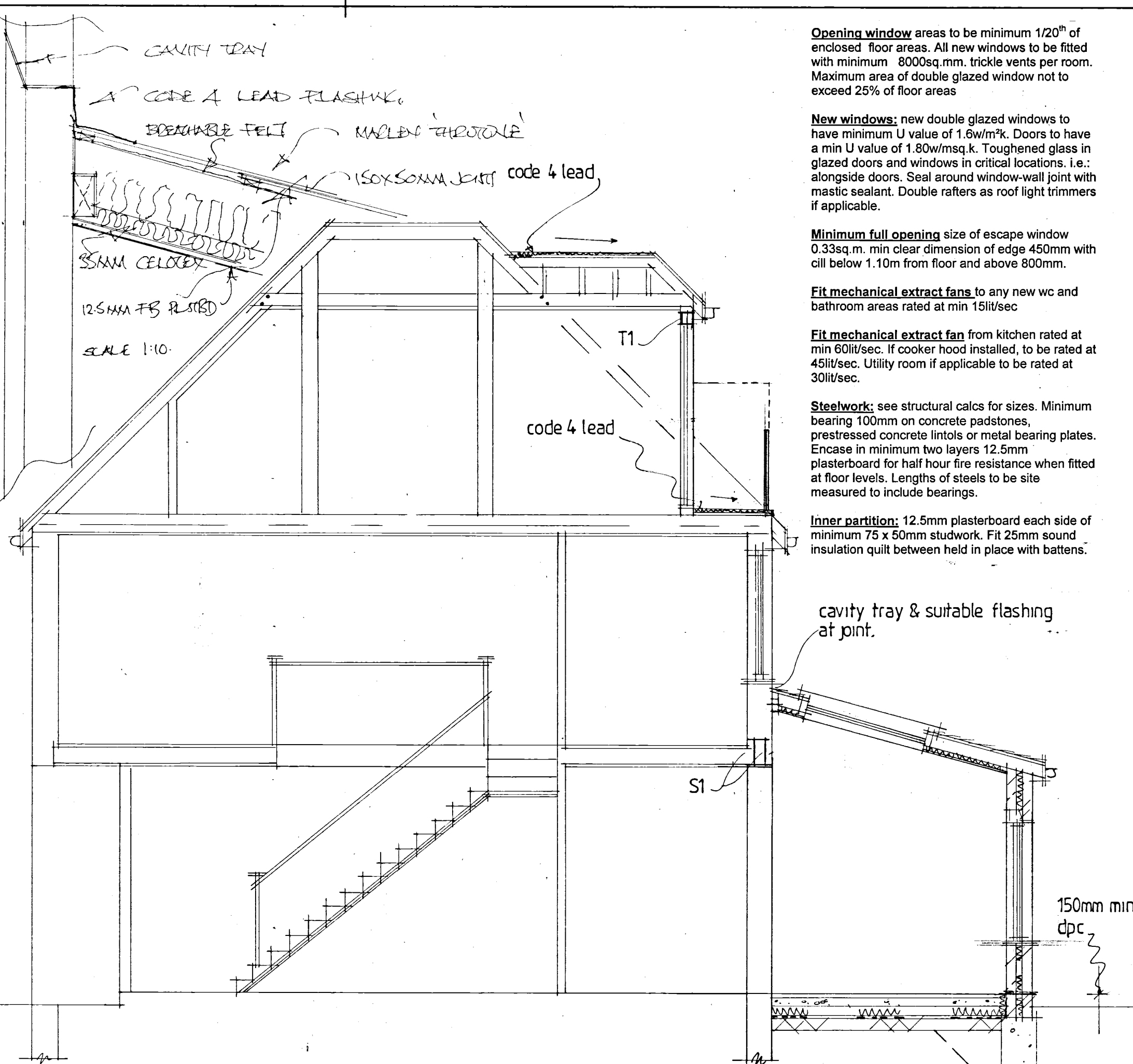




proposed second floor plan:

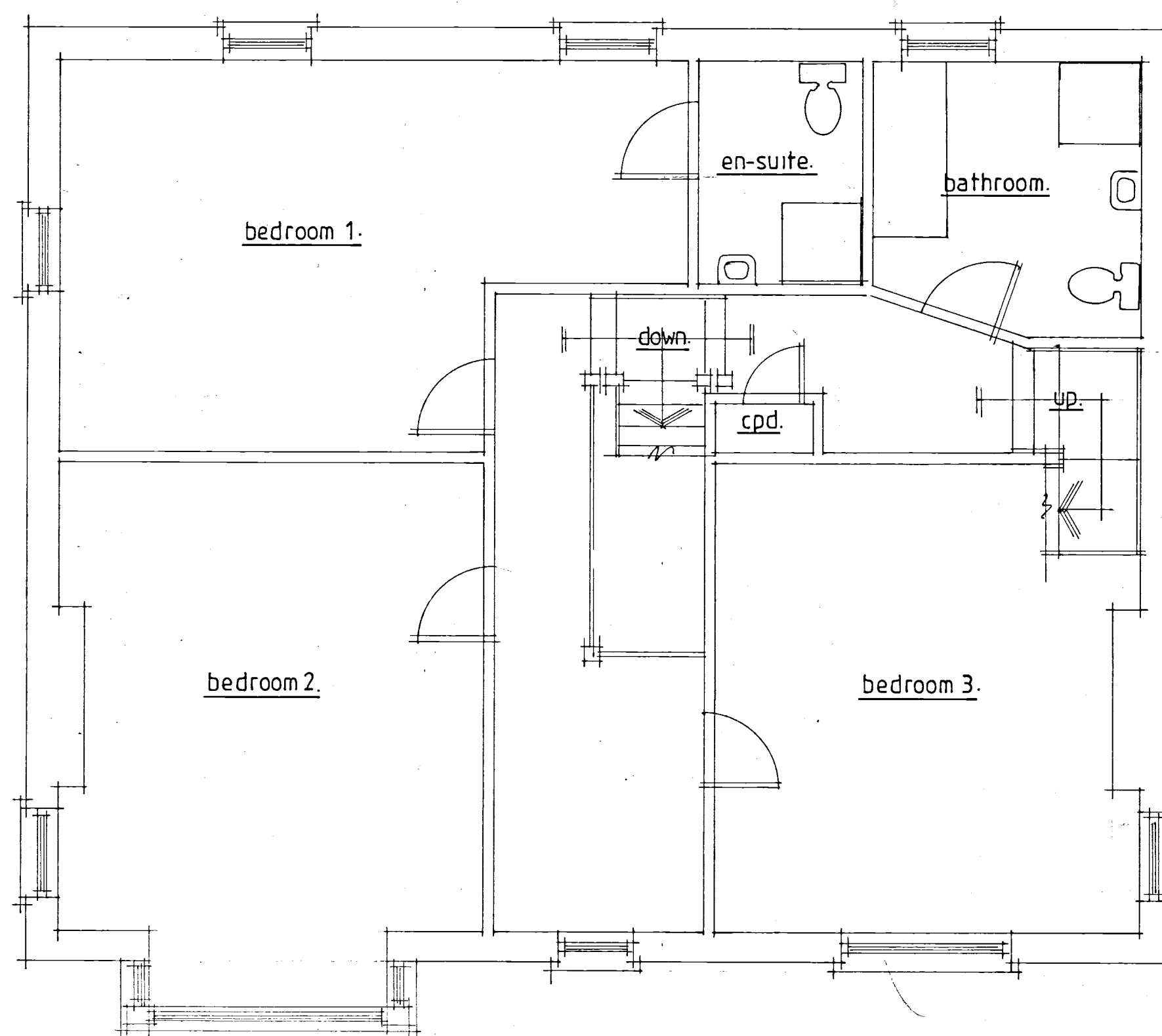


proposed ground floor plan.



section .bb.

This application is only relevant to the new glass balcony located on the second floor.



proposed first floor plan.

Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 800sq. mm. trickle vents per room. Maximum area of double glazed window not to exceed 25% of floor areas.

New windows: new double glazed windows to have minimum U value of 1.80w/msq. k. Toughened glass in glazed doors and windows in critical locations. i.e.: alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

Minimum full opening size of escape window 0.33sq. m. min clear dimension of edge 450mm with sill below 1.10m from floor and above 800mm.

Fit mechanical extract fans to any new wc and bathroom areas rated at min 15l/sec

Fit mechanical extract fan from kitchen rated at 60l/sec. If cooker hood installed, to be rated at 45l/sec. Utility room if applicable to be rated at 30l/sec.

Steelwork: see structural calcs for sizes. Minimum bearing 100mm on concrete padstones, prestressed concrete lintols or metal bearing plates. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted at floor levels. Lengths of steels to be site measured to include bearings.

Inner partition: 12.5mm plasterboard each side of minimum 75 x 50mm studwork. Fit 25mm sound insulation quilt between held in place with battens.

cavity tray & suitable flashing at joint.

Dormer walls: tile/ slate hanging on battens and breathable felt on 50mm x 50mm studwork with 12.5mm foil back plasterboard finish over Celotex GA4070 batts between studs flush with outer face of studs (30mm cavity) and Celotex TB4012 across the face of the studs. Tape and mastic joints. (12.5mm plasterboard on cheeks where within 1.00m of boundary). Also fit 5mm masterboard web under cheek felt where within 1.00m of boundary. Triple rafters under cheeks. Sheath with 12.5mm marine ply under felt for additional lateral support.

Dormer warm flat roof: Code 4 lead on Celotex TD4126 decking on firings and 50 mm x 150 mm joists at 400 mm ctrs. 12.5mm foil back plasterboard ceiling. Seal warm roof from existing vented roof space at join if applicable.

Dormer pitched roof: tiles/ slates on battens and felt on 50 mm x 150 mm rafters at 400 mm centres. 12.5mm foil back plasterboard ceilings on 50 mm x 150 mm joists at 400 mm centres with 100mm fibreglass quilt insulation between and Celotex GA4090 over the joists.

Foundation concrete trench fill, 450mm wide to min depth of 1 metre or to suit local ground conditions. (in clay soils min depth 1.2 metres)

Floor 50mm screed on 100mm concrete slab on Celotex GA4070 insulation batts on 1,200C damp proof membrane continuous with new and existing damp proof course, on minimum 100mm well consolidated hardcore with 50mm sand blinding. fit 100mm diam pvc ducts under slab terminating in 225x75mm airbricks to vent existing timber subfloors when required.

External walls 112mm facing bricks to match existing as closely as possible. 50mm cavity to Celotex CW4040 on 100mm lightweight concrete block (Celcon Solar, Thermalite Turbo, or similar rated) inner skin with render and set finish. (overall cavity 90mm) Insulated catnic lintols over new openings. Close cavities at eaves with non-combustible material. Tooth into existing walls and maintain all cavities. Wall ties to be at 750mm ctrs horizontally and 450mm ctrs vertically and staggered. 'Catnic' or similar vertical cavity thermal closers at openings. External perimeter of door and window openings to be sealed with a suitable airtight sealant.

Sloping ceilings Plant on to achieve 150mm min. depth. Fit Celotex GA4100 batts between rafters and Celotex TB4035 batts beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.

Main roof Smooth faced concrete tiles suitable for low pitch i.e. Redland Stonewolds' on battens on felt on 50 mm x 150 mm rafters at 400 mm centres. Strap down with 1.00m x 32mm galvanised. ms. straps at max 1.20m centres around perimeter.

Fit proprietary dry ridge vent system, or high level tile vents equivalent to 5mm continuous gap, fit eaves vents front, rear and dormers (if applicable) equivalent to 25mm continuous gap.

Drainage all drainage to BS EN752 plus approved doc H 100mm diam. PVC drain ware minimum fall 1-40 in 150mm concrete surround to new or existing inspection chamber on existing run. Bridge with concrete lintols over where passing beneath new walls and flexible packing surround. Exact position, invert and direction of all existing drains to be determined and agreed on site PRIOR to commencement of works.

Plumbing all to BS EN 2056 plus approved doc H 38mm diam. wastes from sink, bath and shower. 32mm diam. Waste from wash hand basins, all with rodding access on changes of direction and with deep seal traps. Run to existing/new 100mm diam pvc svp terminating min 900mm above nearest window head and with rodding access at the base. Thermostatic control device fitted to bath supply.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing drainage system via B.I.G.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE, 17th Ed) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

Lighting: Fit high efficacy light fittings minimum 75% of dwelling. Any recessed ceiling lights to be 30minute fire resisting.

Heating: Gas fired combination boiler with balanced flue terminating min 300mm from windows. Boiler to have min. SEDBUK rating of 90%. Installer to be registered on the GAS SAFE REGISTER. Run 22mm diam condensate pipe to foul drain via 75mm trap.

All new radiators to be fitted with TRVs

Provide double rafters either side of velux window.

Fabrication details to be provided if required by building control.

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE, BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.

ALL FOUNDATION EXCAVATION WORKS WILL NOT ENCROUCH OVER OR UNDER EXISTING ADJACENT BUILDING.

I	REV 2017	PLANNING AMENDMENTS
4	APR 2018	NOT RELEVANT
5	JAN 2018	IS REG AMENDMENTS
6	DEC 2017	VELOCIS RELEVANT
E	OCT 2012	PLANNING ALTERATIONS
D	OCT 2012	MAINING DOOR (CLIENT AMENDMENT)
C	SEPT 2012	CLIENT ALTERATIONS
B	SEPT 2012	CLIENT ALTERATIONS
A	SEPT 2012	CLIENT ALTERATIONS
	Date	Revision

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Client

mr i hunt

Job Title

langstone wharf
34 langstone road
langstone

Drawing Title

proposed floor plans &
section.

Scale 1:50 : at A1

Date sept '2012 Drawn by sa

Drg. No. 5120.12.2

Rev. 4
A. 4

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