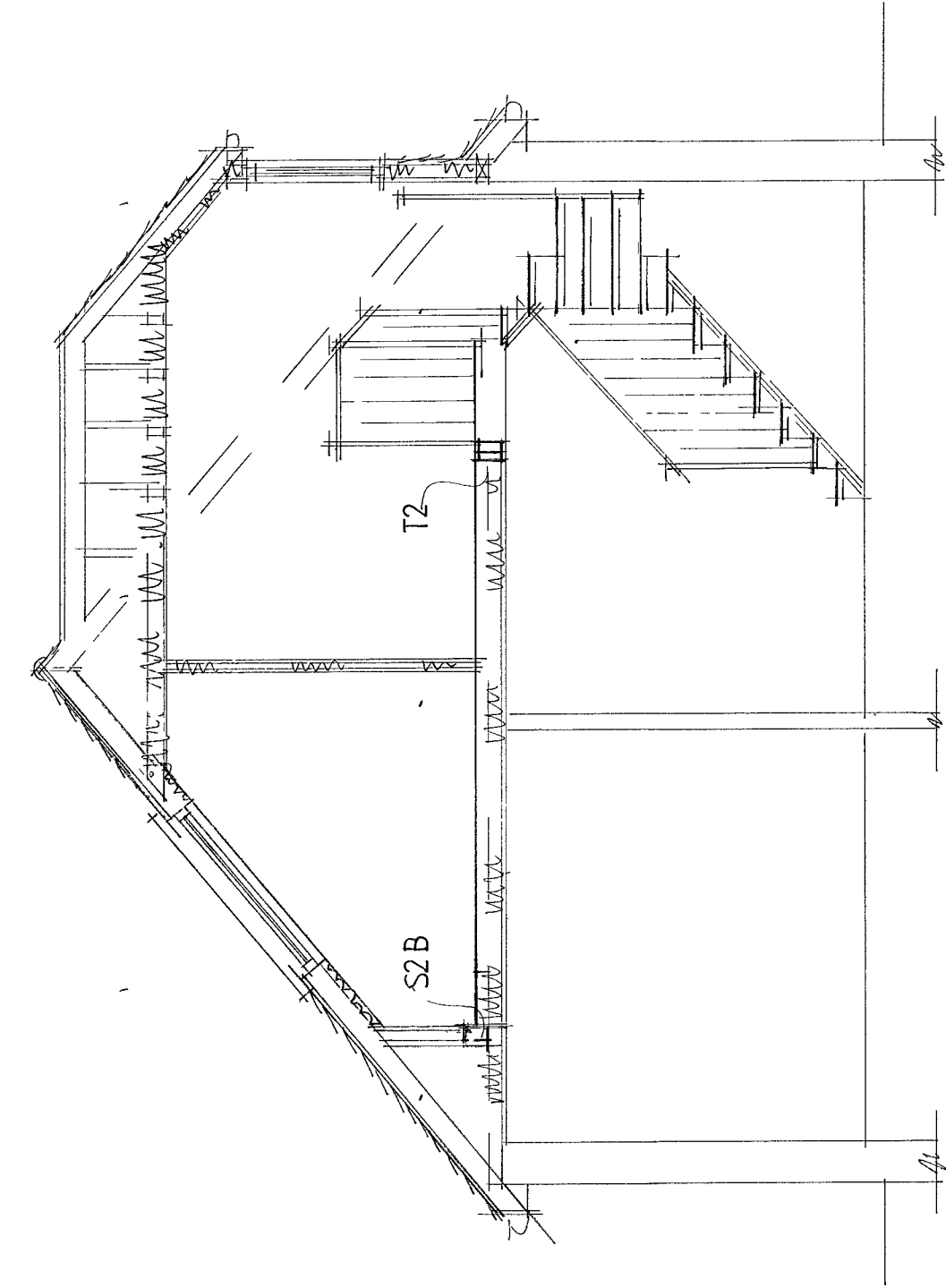


THE PROPERTY OWNERS ARE TO ENSURE THAT ANY WALL ACT ARE COMPLIED WITH THE ADVICE CAN BE OBTAINED FROM THE SURVEYOR

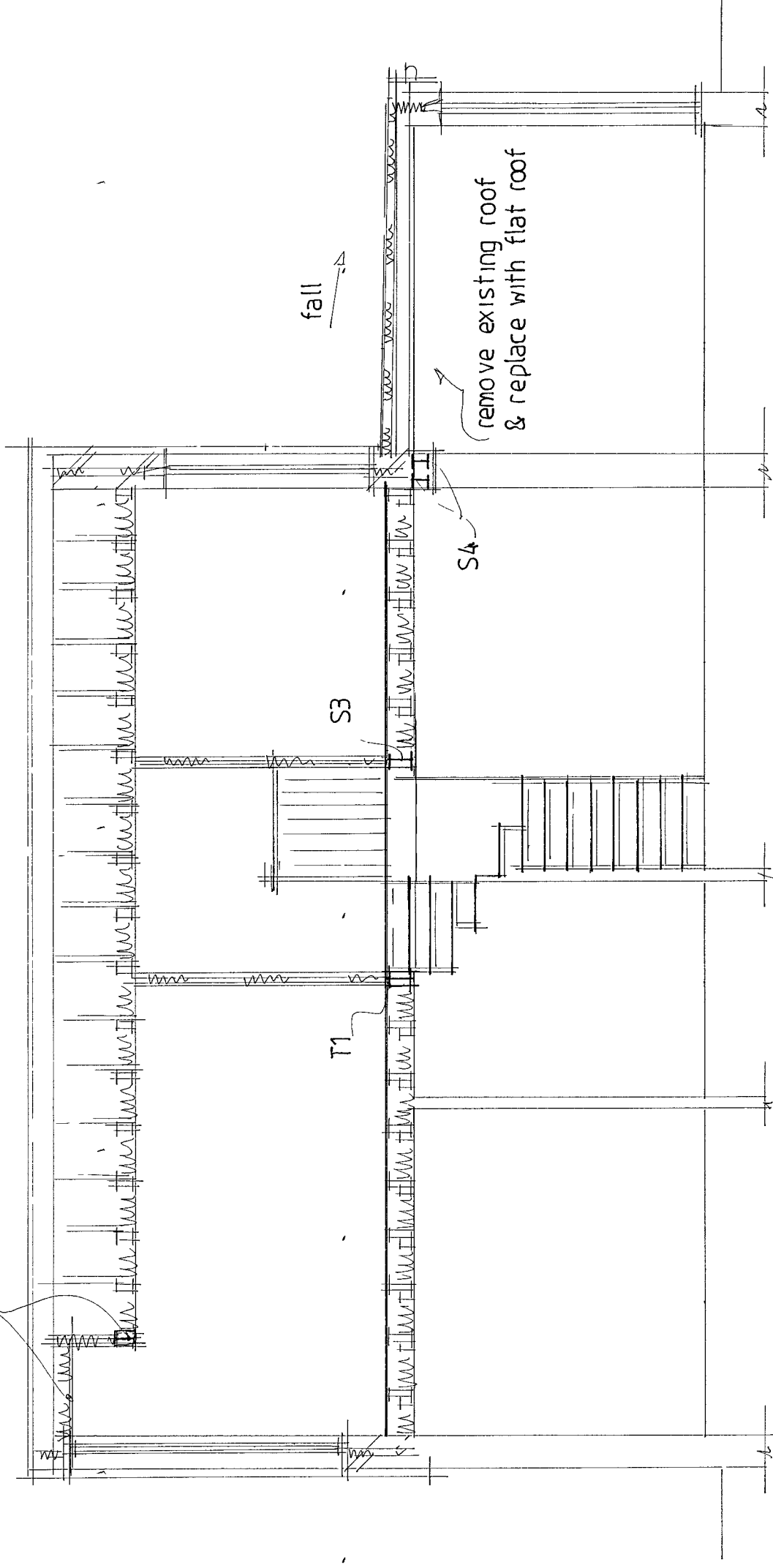
EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED

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

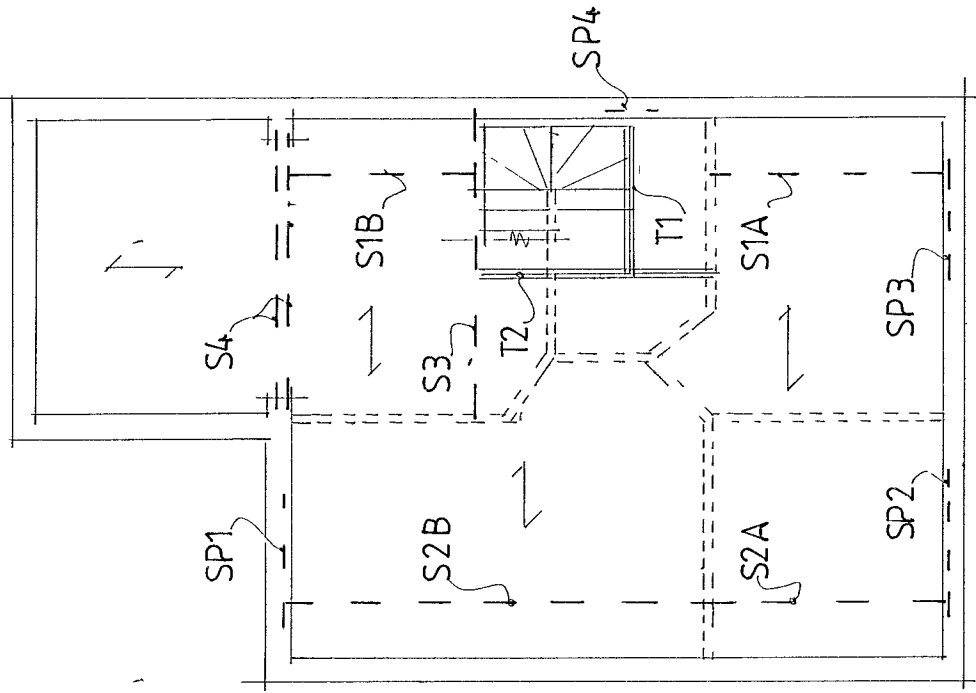
doubled up 50x150mm



SECTION A.A



SECTION B.B

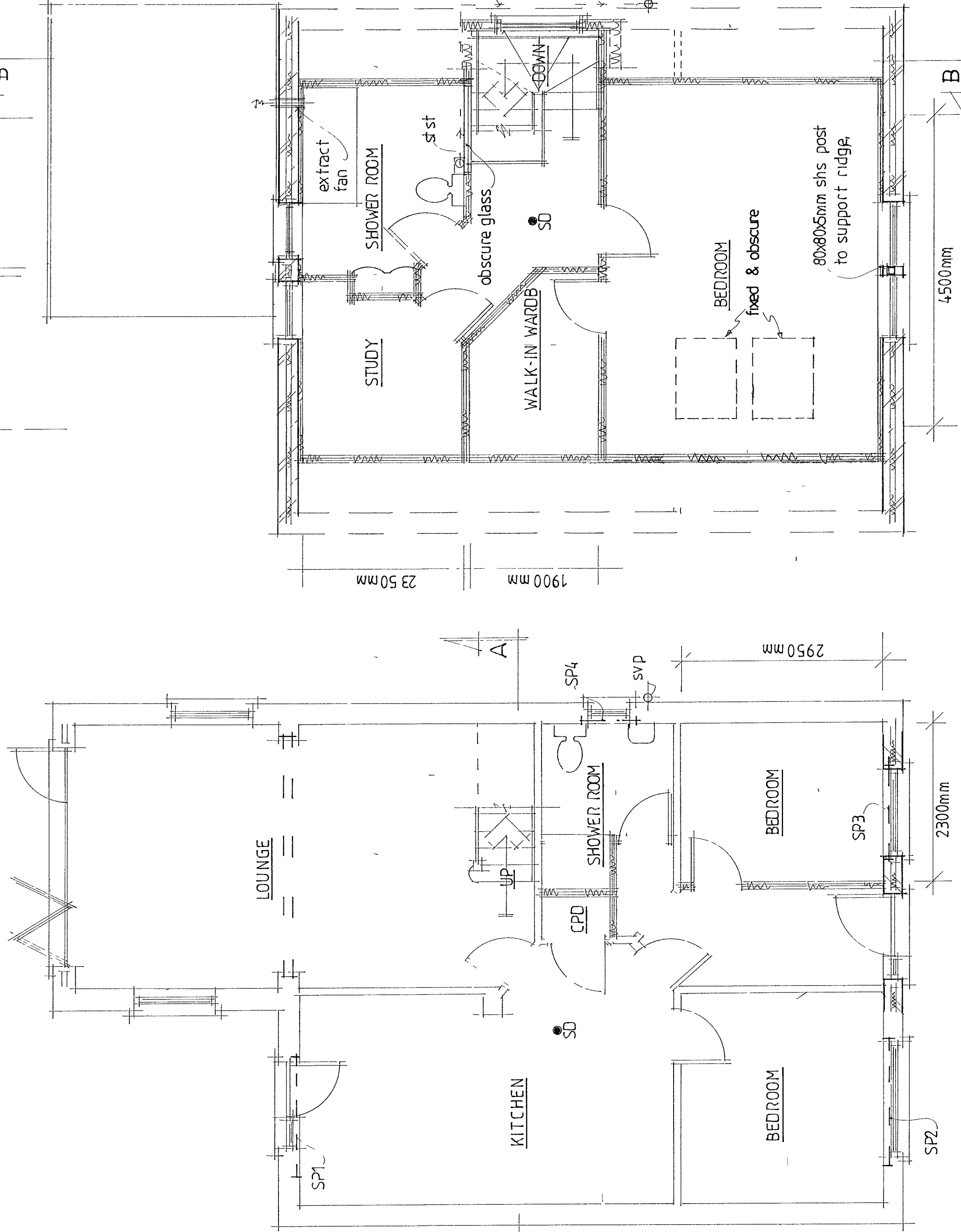


STRUCTURAL LAYOUT

2225 mm

2225 mm

B



EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sq mm trickle vents per room. Maximum area of double glazed window not to exceed 20% of floor areas

New windows new double glazed windows to have minimum U value of 1.6w/m²K. Toughened glass in a min U value of 1.80w/m²K. Toughened glass in glazed doors and windows in critical locations i.e. doors to external rooms, doors to external stairs, mastic sealant. Double rafters as roof light trimmers if applicable

Minimum full opening size of escape window 0.35sqm in case of fire. Minimum height of window cill below 1.1m from floor and above 800mm

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

Steelwork see structural calcs for sizes. Minimum bearing 100mm on concrete padstones. Encase in minimum two layers 12.5mm plasterboard for half hour fire resistance when fitted with 100mm mineral wool batts. To be site measured to include bearings.

Floor in roofspace. 21mm floor grade torqued and grooved chipboard 23 grade in bathrooms on 50 mm x 175 mm joists at 400 mm centres. Joists to be doubled where under and parallel to partitions. Back of studs to be 100mm from face of studs. Floor as main area when joists extend out to outer walls. Simpson strongtie or similar galvanised joist hanger connection to steelwork where applicable. Purpose made rns shie hanger where flitch beams present. 100mm mineral wool batts between joists for sound insulation.

Studwork enclosing stairwell. 12.5mm plasterboard on 50mm studs. 100mm mineral wool batts between studs. Studwork with taped and filled joints for minimum half hour fire resistance

Inner partition. 12.5mm plasterboard each side of minimum 75 x 50mm studwork. Fit 20mm sound insulation quilt between tied in place with battens

Outer studwork. 100x 50mm studwork with Celotex GA4075 rigid batts vertically between the studwork. Fit with 100mm face of studs (25mm minimum). Tape and mastic joints 12.5mm foil back plasterboard finish

Ceilings. 12.5mm foil back plasterboard on 50 x 150 mm joists at 400 mm centres with 100mm glass fibre quilt between joists and Celotex GA4090 rigid batts vertically between the joists. Fit lath and plaster or equivalent at air flow

Conversion of existing roofspace. Existing roof space to be converted to a full height existing roof space. 150mm depth. Section for detail. Fit Celotex GA4100 batts between rafters and Celotex TB4035 beneath rafters. 12.5mm foil back plasterboard finish. Minimum 50mm air gap to underside of roof covering

Stairs. New staircase dimensions to be confirmed on site prior to manufacture. Maximum rise 220mm minimum going on tread 220mm with minimum 10mm nosings. Minimum going on winders 50mm. Minimum clear width 800 mm. maximum pitch 42. Degrees of twist and cant to be confirmed on site. Placing over new and existing slabs. Handrails minimum 900mm with vertical balusters at maximum 100mm centres. Allow to pack off party/outer wall to accommodate any required dry lining of wall above

Stair practical limits. Stair risers and goings to be within the practical limits of risers 155/220 to be used with goings 225/300mm

Existing ceilings. If good condition plaster and lath ceilings to remain. If 9mm plasterboard to be over laid between joists with 60mm mineral wool batts on chicken mesh support in areas not covered in flooring rule

Dormer walls. tile/s slate hanging on battens and breathable felt on 100mm x 50mm studwork with 12.5mm foil back plasterboard finish over Celotex TB4035 beneath rafters and Celotex TB4012 series the face of the studs. Tape and mastic joints (12.5mm plasterboard on cheeks where within 1.00m of boundary). Also fit 6mm plasterboard web under cheek felt where within 1.00m of boundary. Sheath with 12.5mm marine ply under felt for additional lateral support

Dormer pitched roof. tile/s slates on battens and felt on 50 mm x 150 mm rafters at 400 mm centres. 12.5mm foil back plasterboard on 50 mm x 150 mm rafters at 400 mm centres. 100mm fibreglass quilt insulation between and Celotex GA4090 over the posts

Flat roof. 13mm spar chippings on 3 layer high density polythene to BS EN 12542. 1977 Celotex TD4126 insulated roof decking on firings on 50 mm x 175 mm roof joists at 400 mm centres. 12.5mm foil back plaster board ceiling. Strap down new roof with 1000 x 32mm galvanised mild steel straps at 1200mm centres

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 38mm diam wastes from sink bath and shower. 140 in 150mm concrete surround to new or existing inspection chamber on existing run. Bridge with concrete lintole over where passing beneath new walls and flexible packing surround. Exact position invert and direction of flow to be confirmed 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. 140 in 150mm concrete surround to new or existing inspection chamber on existing run. Bridge with concrete lintole over where passing beneath new walls and flexible packing surround. Exact position invert and direction of flow to be confirmed on site PRIOR to commencement of works

Run to 100mm diam stub stack terminating above appliance flood level with dargo autovent

Extend existing svp into roofspace and terminate with dargo autovent. Or if no other vent pipe on the roof extend svp and within roof slope to terminate at air rim. 50mm above window heads

Rain water goods. run new 100mm diam pvc rain water gutters and 70mm diam downpipes to existing system

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. All work to be carried out in accordance with a certificate of compliance produced in building control upon completion of the works

Lighting. Fit high efficacy light fittings minimum 75% of new fittings. Any recessed ceiling lights to be 300mm fire resisting

SD smoke detectors. fit smoke detector system wired to mains supply and to each other with battery back up system. One per floor minimum. All detectors to be fitted with 10 year life span over 300mm from doors walls and light fittings

Build up table wall in cavity work. Face brick outer skin to match existing with beech colour. 100mm Celotex GA4075 rigid batts between skins. Line inner surface with Celotex GA4090 batts and 12.5mm foil back plasterboard. Tie to roof joists with 1000 x 32 x 5mm M.S. galvanised straps at 400mm centres. Fit 12.5mm foil back plasterboard junction with existing cavity wall if not insulated

All new radiators to be fitted with TRVs

Fabrication details to be provided if required by building control

Small area between stair trimmer and stairs to be made up as part of the new staircase

Each post to be bolted to each other where lagged and to each roof joist to help prevent roof spread

Strapping provided to joists either side of steel to prevent roof spread

Provide double rafters either side of velux window

ALL DIMENSIONS TO BE CHECKED ON SITE ANY DISCREPANCIES ARE TO BE MADE 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

A	REV	DATE	PLANNING	AMENDMENT
1	1	15/07/2016	1	1

© copyright

THORNS YOUNG
ARCHITECTURAL

THORNS-YOUNG LTD
CHARTERED BUILDING CONSULTANTS
Website www.thornsyoun.co.uk

Exham
21 Middle Road
Park Gate
North End
PO2 8JQ
Tel (01329) 888 322 Tel (02392) 672 883

Client

MR R FROST

Job Title

38 TOURNERBURY LN
HAYLING ISLAND

Drawing Title

Scale 1 50 at A1

Date JUL 2016 Drawn by SA

Dwg No PG 1062 16 1 Rev A