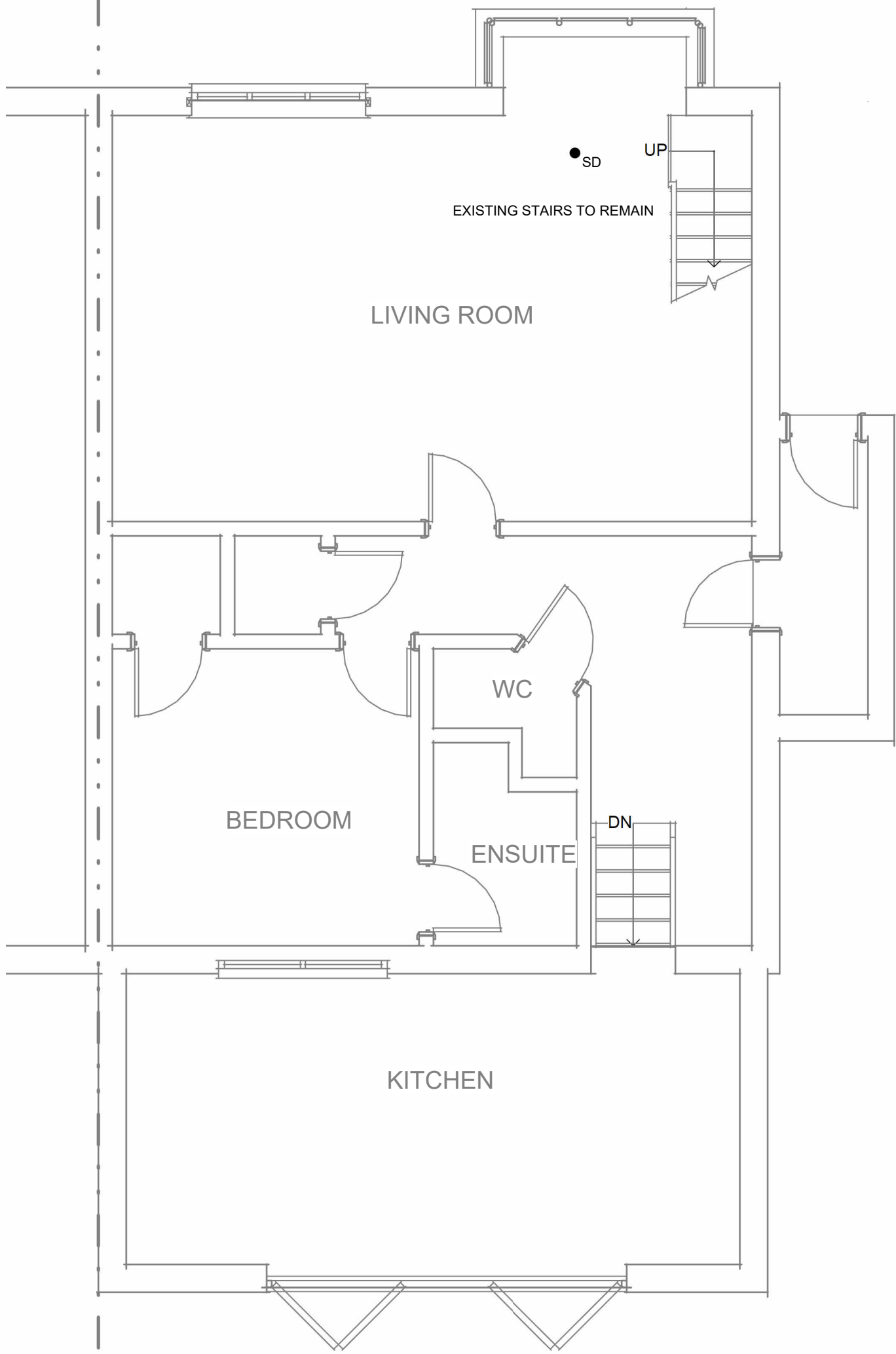
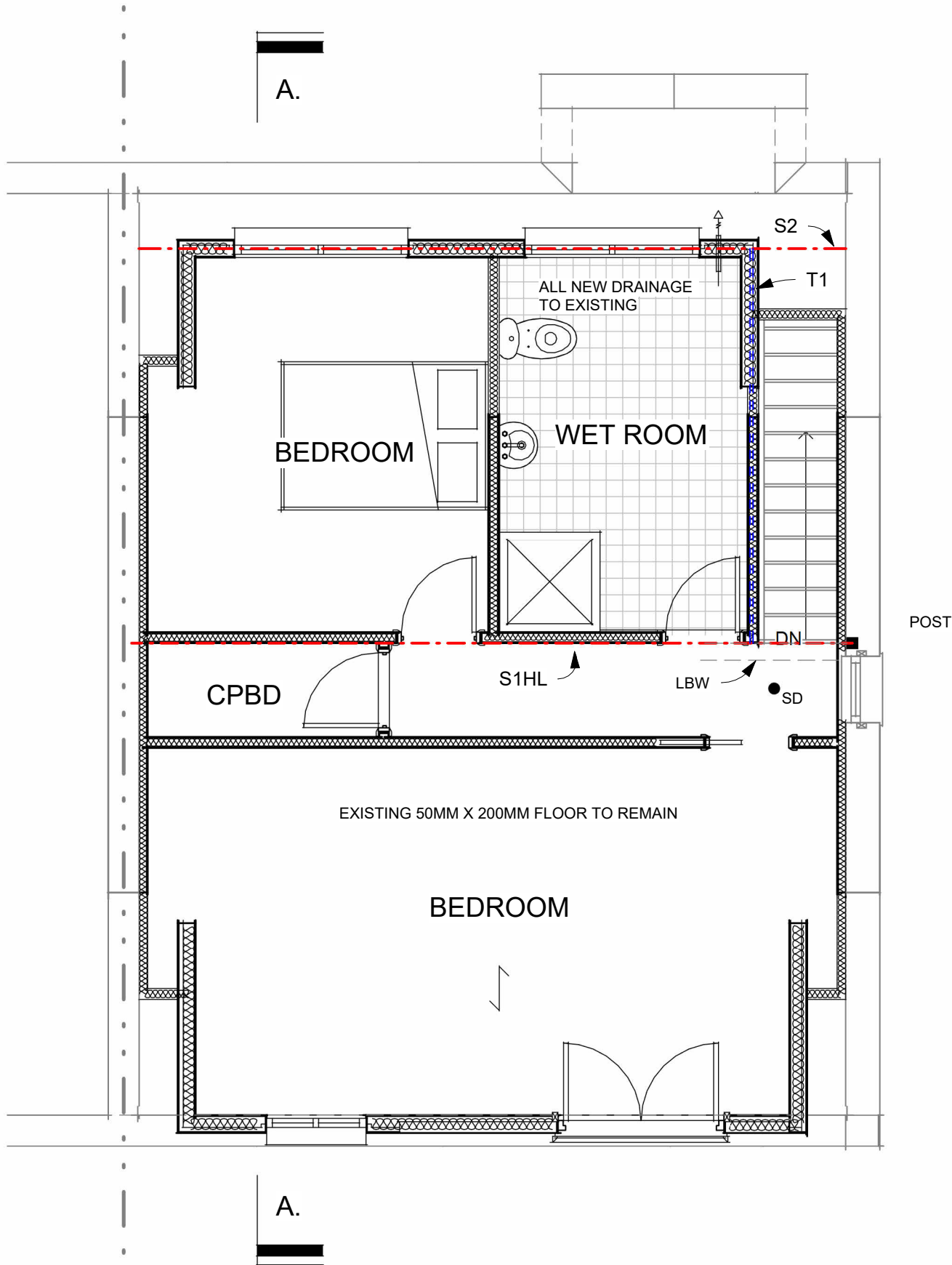
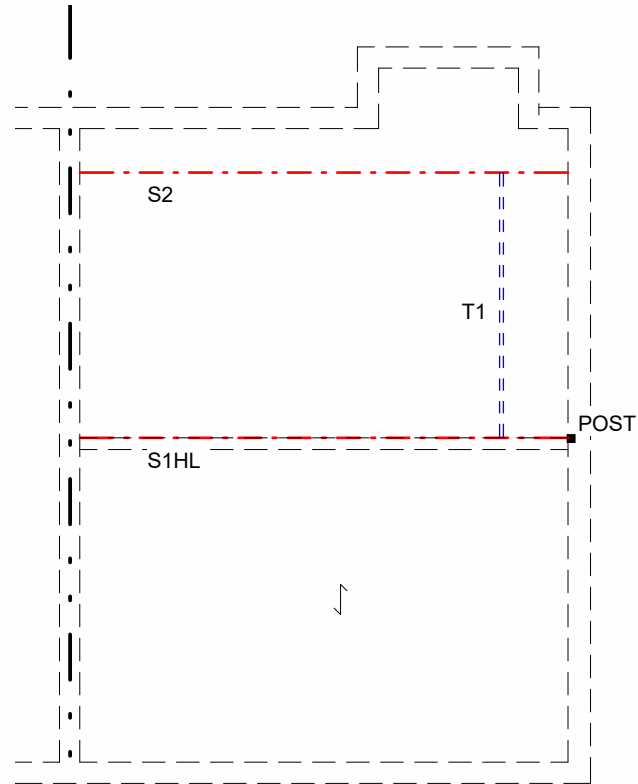




0 - Proposed Ground Floor
1 : 50



1 - Proposed First Floor
1 : 50



Structural Layout
1 : 100

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 20% of floor areas side facing windows above ground floor level to be obscure and fixed below 1.7m.

New windows: new double glazed windows to have minimum U value of 1.8w/m²K. Doors to have a min U value of 1.80w/m²K. 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 cill below 1.10m from floor and above 800mm.

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

Steelwork/And Timbers, see structural calcs or notes 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. All timbers to be C24 grade minimum. Fabrication details to be provided to Building Control if required.

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.

Studwork enclosing stairwell: 12.5mm plasterboard each side of minimum 75 x 50mm 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 25mm sound insulation quilt between held in place with battens.

Outer studwork: 100x 50mm studwork with Celotex GA4075 rigid batts vertically between the studwork flush with outer face of studs (25mm cavity) with Celotex TB4012 batts across the studwork face. Tape and mastic joints. 12.5mm foil back plasterboard finish.

Conversion of existing roofspace. Sloping ceilings, Plant on, or fit alongside existing rafters to achieve 150mm depth. See section for detail. Fit Celotex GA4100 batts between rafters and Celotex TB4035 beneath rafters. 12.5mm foil back plasterboard finish. Maintain 50mm air gap to underside of roof covering.

Dormer walls: tile/ slate hanging on battens and breathable felt on 100mm 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 6mm 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. **200mm minimum measurement on roof slope from rear external face of dormer to fascia board must be maintained to avoid planning application.**

Dormer warm flat roof: Three layer built up felt to BS747 cp144 p13 on Celotex XR4120 decking on firings and 50mm x 200mm joists at 400mm ctrs. 12.5mm foil back plasterboard ceiling. Seal warm roof from existing vented roof space at join if applicable. Flat covering should achieve AA, AB or AC clarification for fire protection. To be checked and confirmed with Building Control on site.

Dormer pitched roof: tiles/ slates on battens and breathable felt on 50mm x 125mm rafters at 400mm centres. 12.5mm foil back plasterboard ceilings on 50mm x 200mm joists at 400mm centres with 100mm fibreglass quilt insulation between and Celotex GA4090 over the joists.

Roof insulation: roof to be insulated with two layers of 150mm fibreglass insulation quilt. One layer laid between ceiling joist and one layer laid over in opposite direction. Maintain roof ventilation with 25mm continuous air to eaves and vent tiles to apex as shown.

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 syp terminating min 90mm above nearest window head and with rodding access at the base.

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

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE:18th 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.

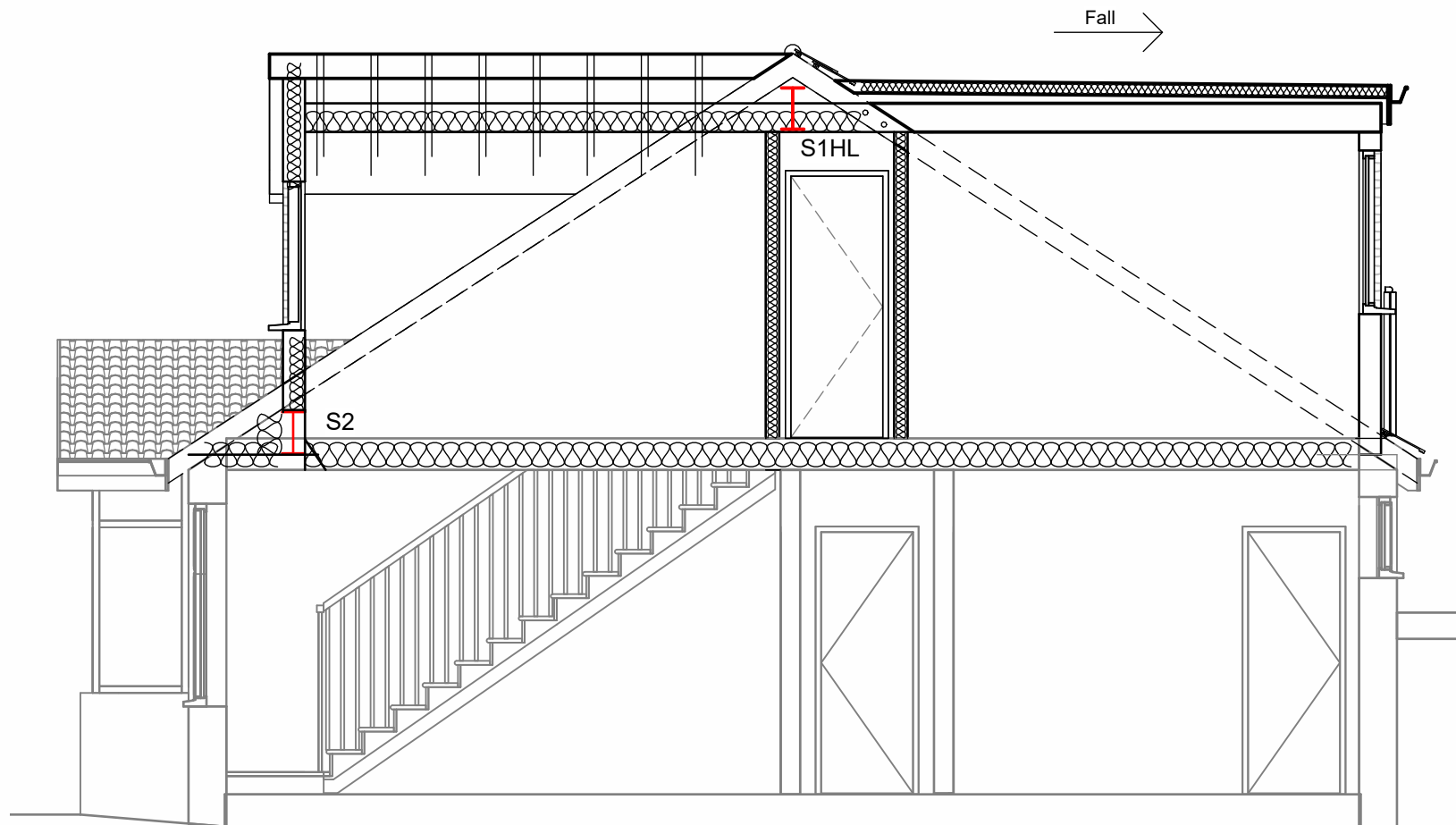
Lighting Fit high efficacy light fittings minimum one per four new fittings. Any recessed ceiling lights to be 30minute fire resisting.

SD O smoke detectors: fit smoke detector system wired to mains supply and to each other with battery back up system. One per floor minimum. All installed to BS 5839.6.2004 To be over 300mm from doors, walls and light fittings

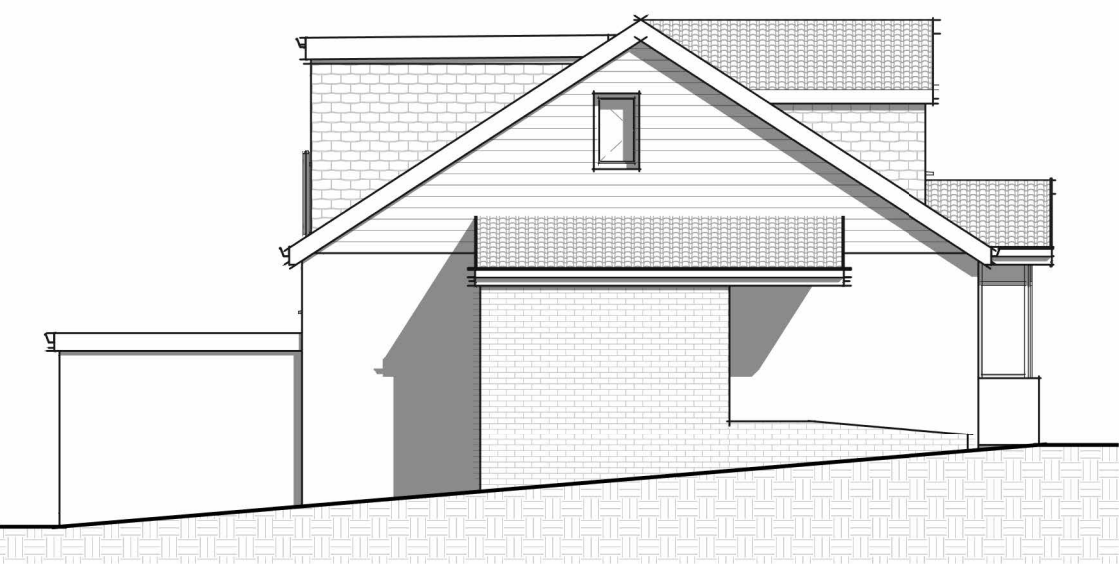
Party walls to be lined with 12.5mm foil back plasterboard over Celotex GA4050 insulation batts on 25x50mm battens at 600mmctr. (25mm air gap) Tape joints before plasterboarding

All new radiators to be fitted with TRVs

Box gutter to be formed where shown. Code 4 lead lining on 18mm ply base min.200mm wide. 90mm celotex Tuff R insulation under. Carry lead up roof slopes min 300mm. Fall to outlet.



Section A.A
1 : 50



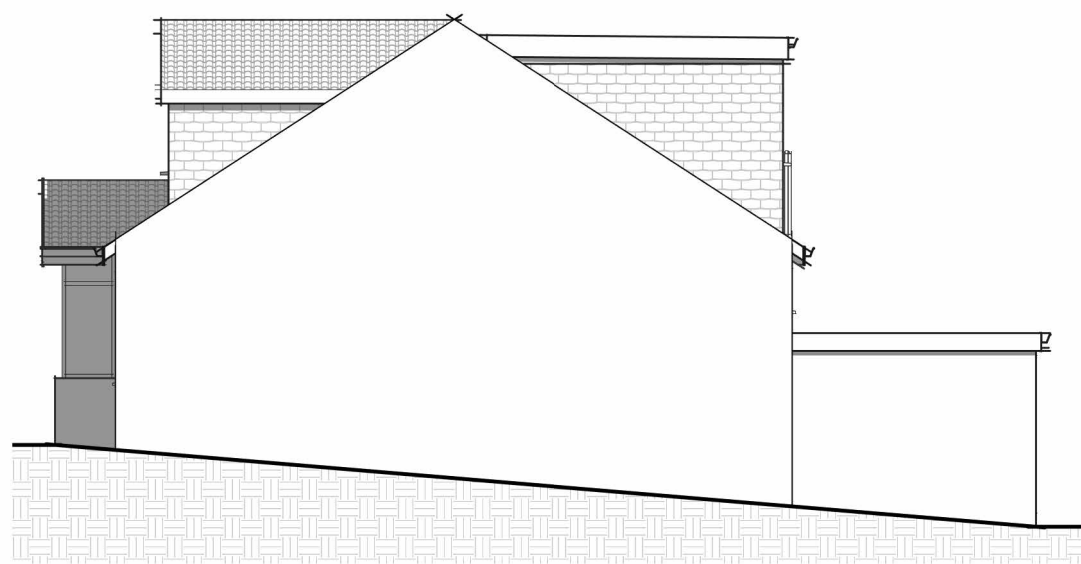
Proposed West
1 : 100



Proposed South
1 : 100



Proposed North
1 : 100



Proposed East
1 : 100

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Principle Contractor is to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principle Contractors' duty to ensure all works on site are approved by an appointed Building Control body.

Principle Contractor is to ensure dimensions are taken on site before procurement of any materials/work proceeding. Structural members are not to be ordered scaling from this drawing.

Principle Contractor to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing, unless noted, does not represent compliance with the Party Wall Act 1996 and if required, all agreements are to be in place before works commence.

It is the Principle Contractors' responsibility to ensure Planning/Building Control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Thorns-Young Architectural accept no responsibility.

Do not scale from this drawing except for the purpose of Local Authority Planning department.

Rev.	Date	Description
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THORNS-YOUNG LTD
CHARTERED BUILDING CONSULTANTS

www.thornsyoun.co.uk
info@thornsyoun.co.uk
02392 672883

230 - 232 London Road
North End
Portsmouth
PO2 9JQ

Client

MR A VINCENT

Job Title

24 VICTORIA AVENUE
WIDLEY

Drawing Title

PROPOSED PLANS

Scale As indicated Date AUG 21

Drawn by RN Checked by CC A1

Drg. No. 5196 · 21 · 2 Rev.