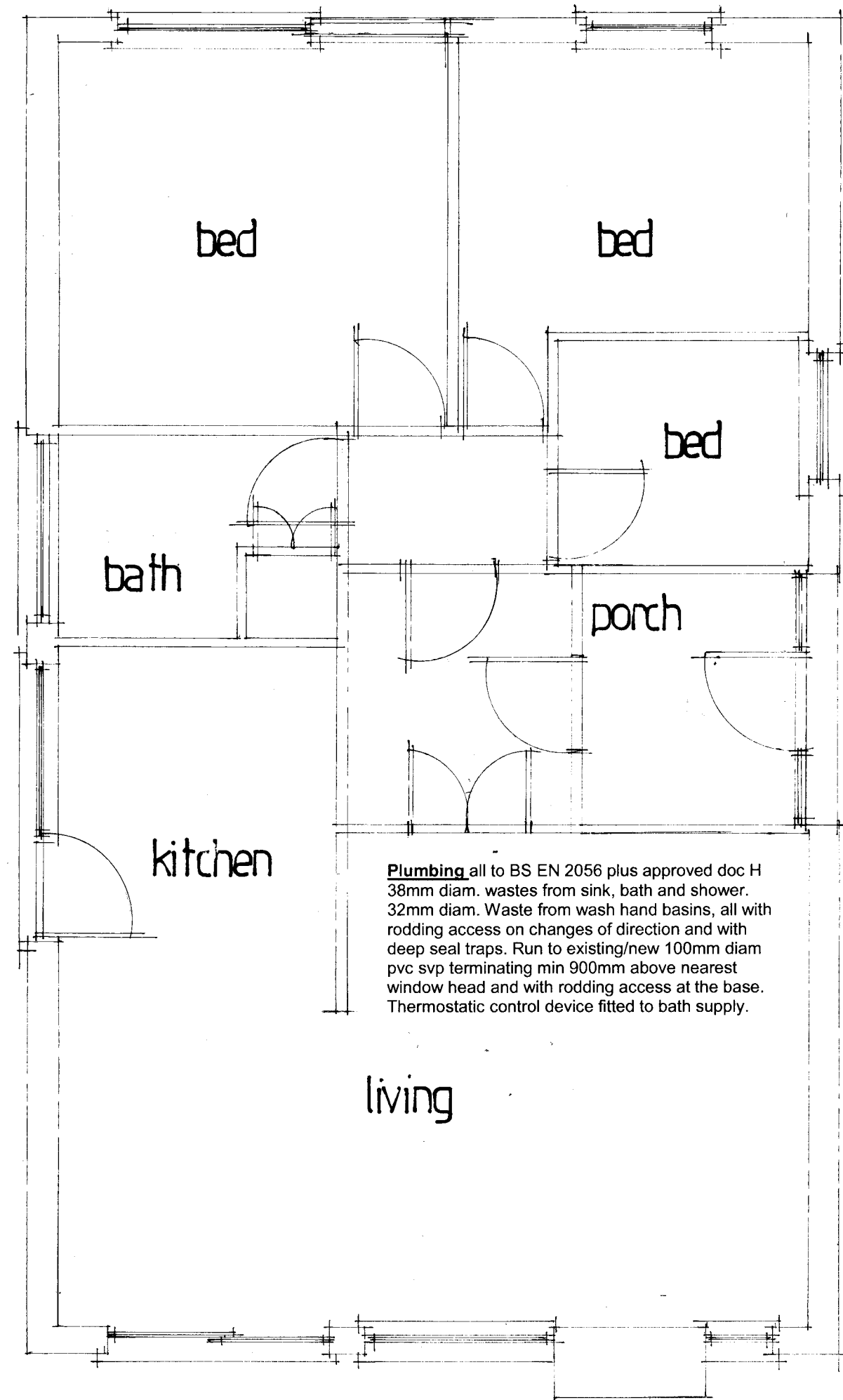
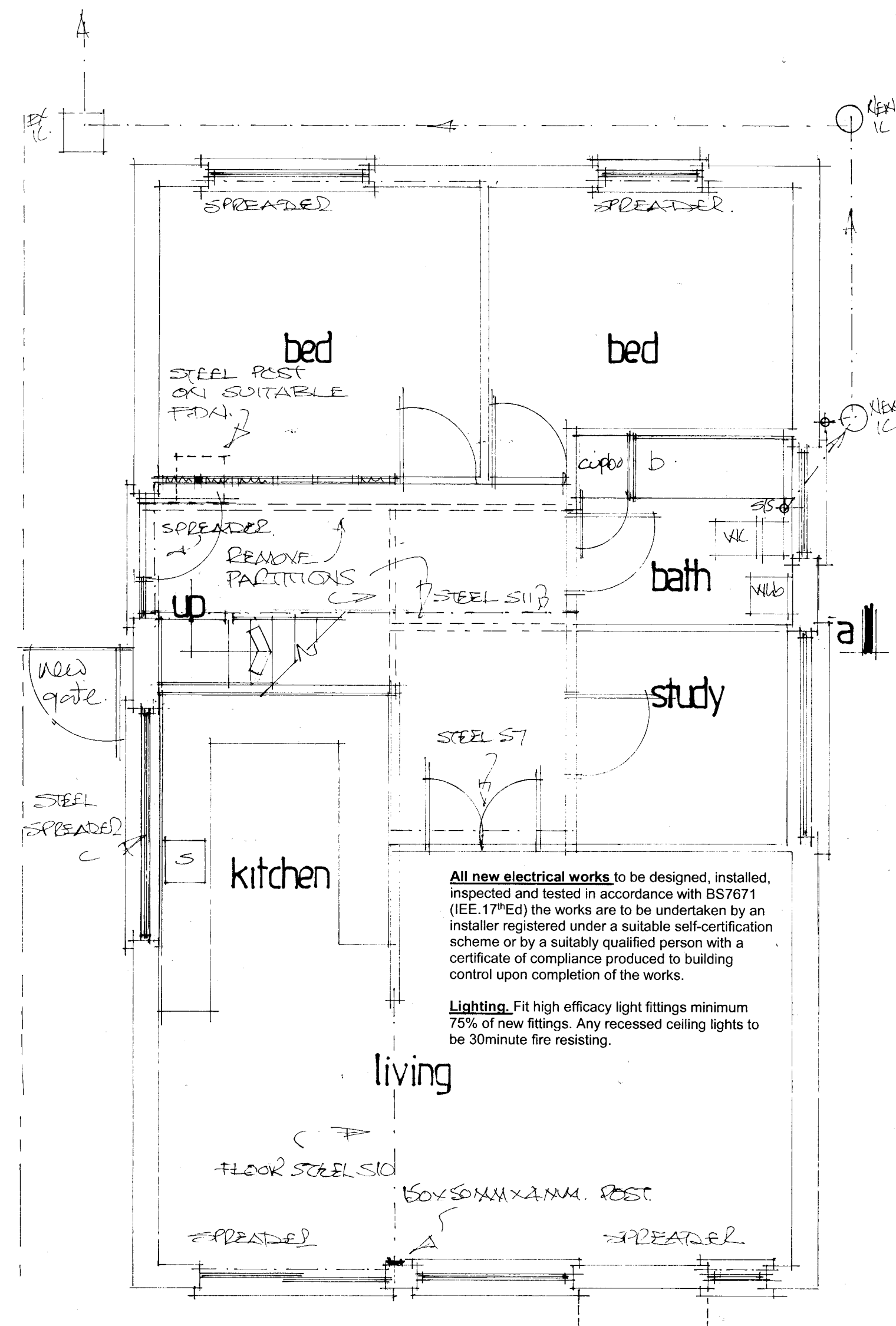
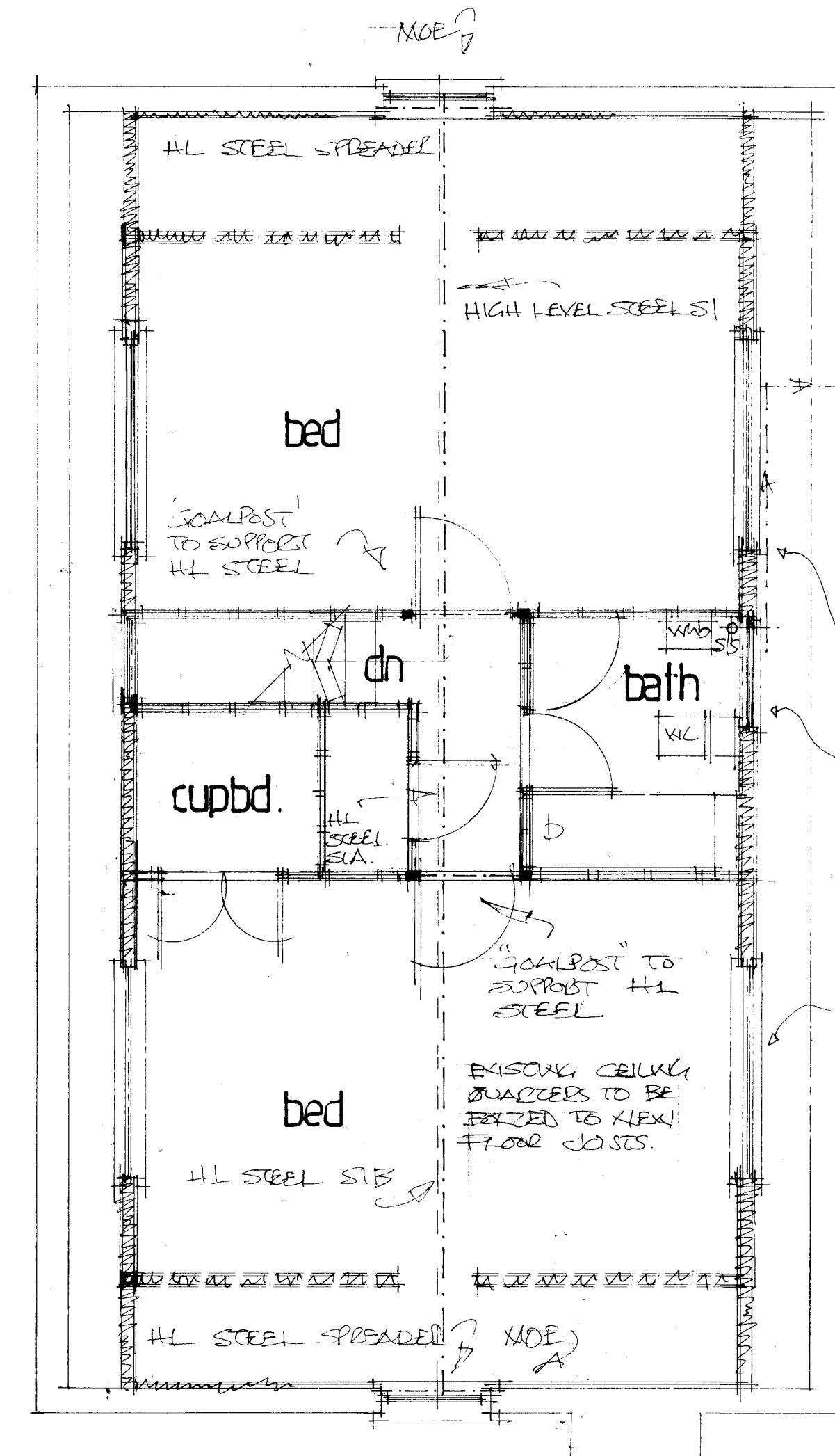




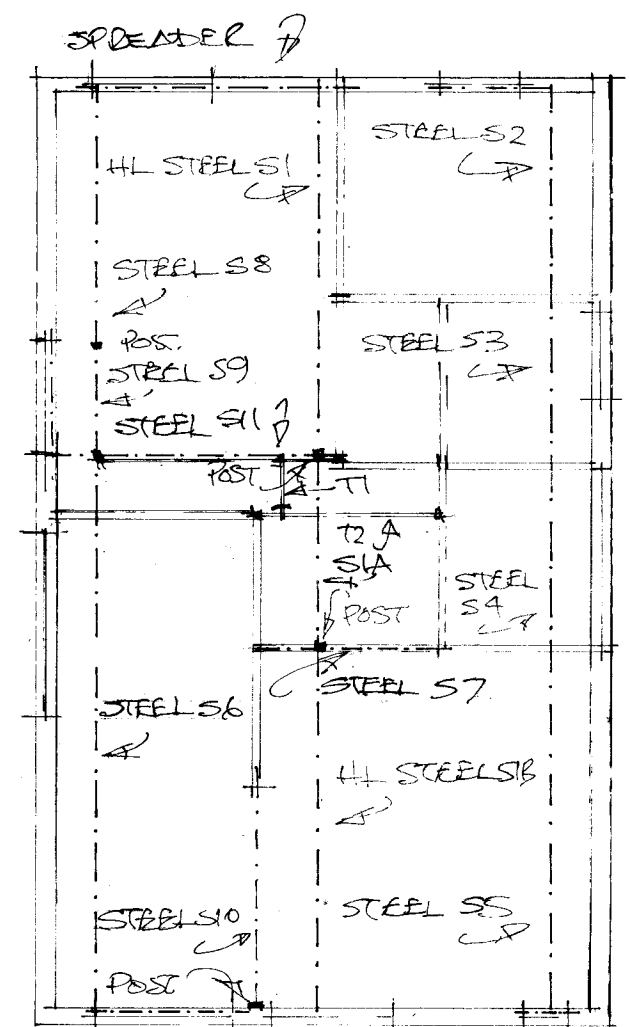
existing ground floor



proposed ground floor



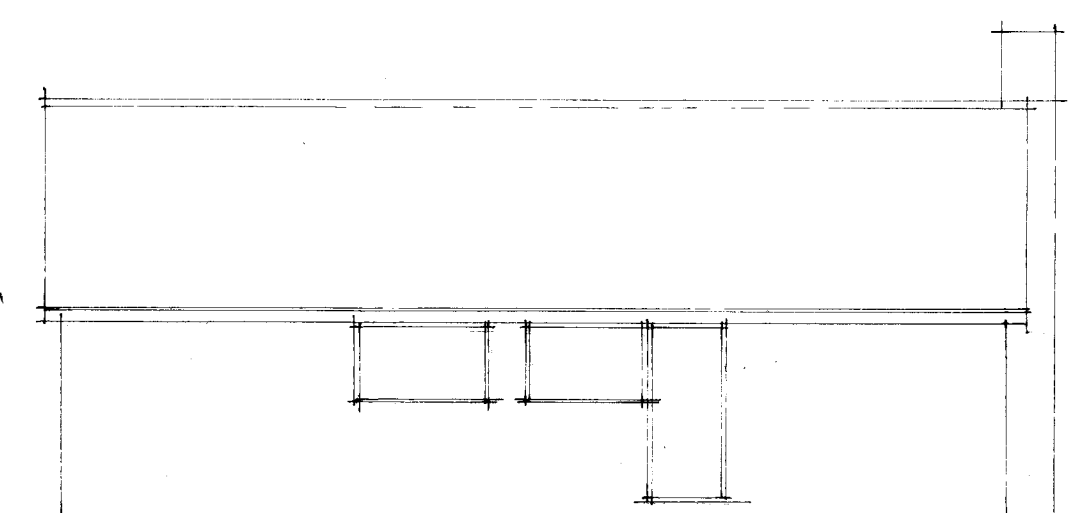
proposed loft



structural layout nts

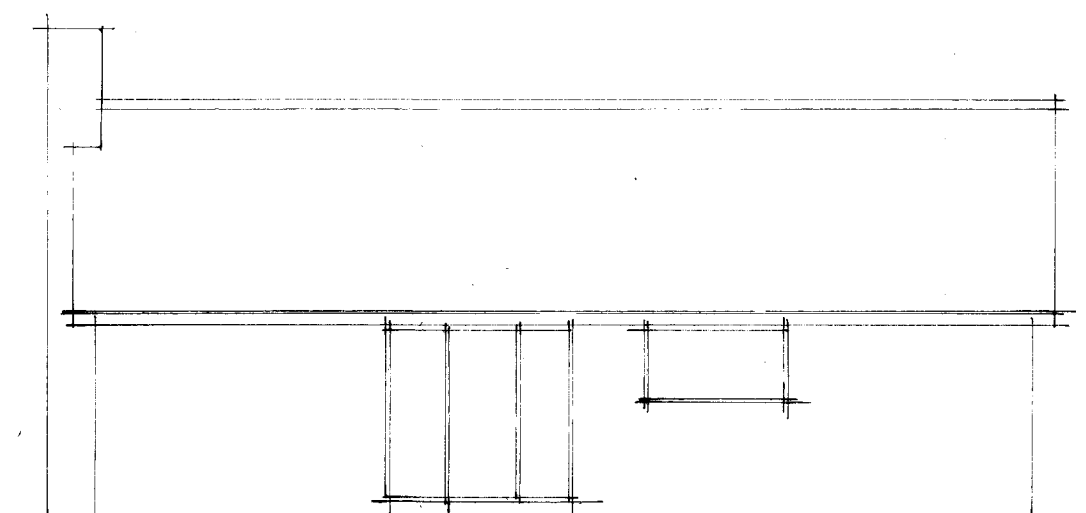
EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED. NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

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 CLIENT'S OR CONTRACTOR'S RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYOR'S APPROVAL MAY INVALIDATE THEIR LIABILITY.



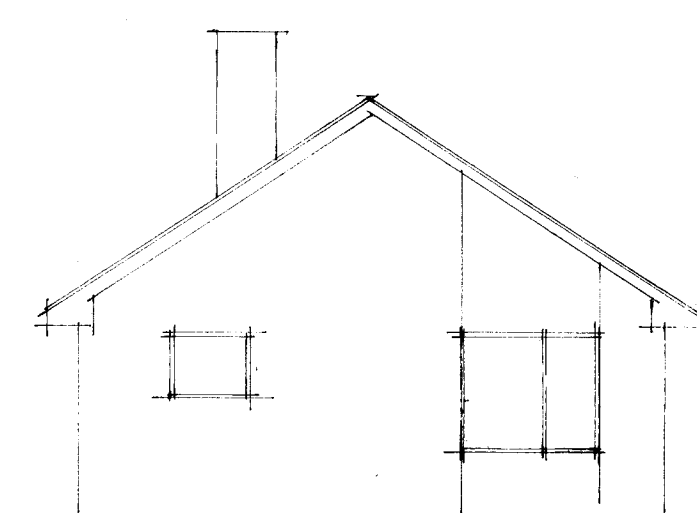
existing side

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.

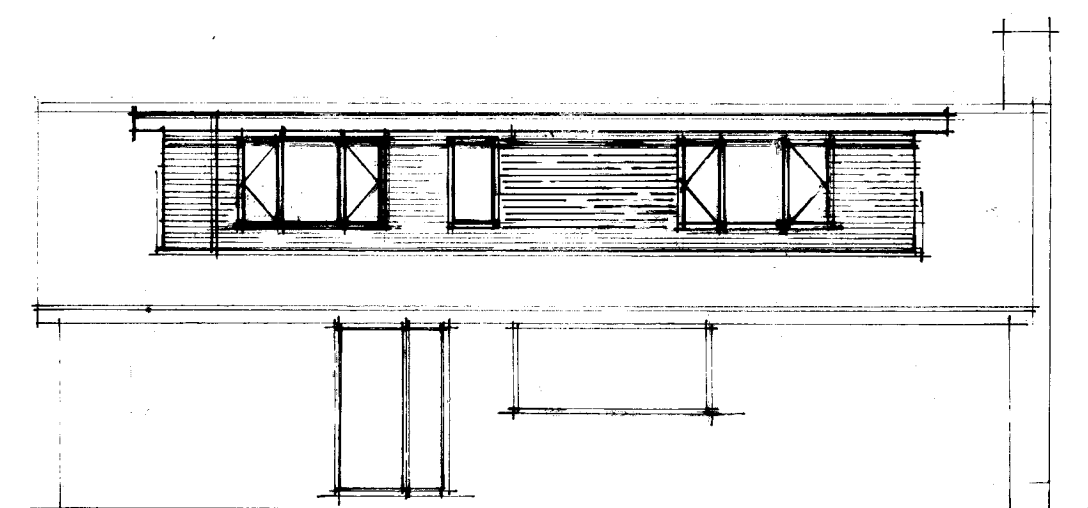


existing side

Outer studwork: 100x50mm 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.



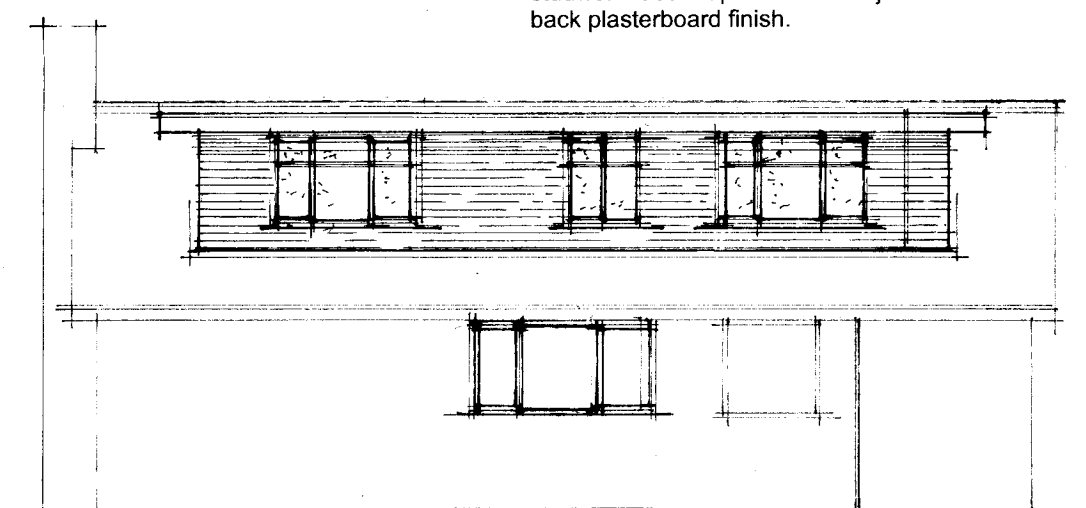
existing front



proposed side

Existing truss roof: All remaining truss timbers to be strapped to new timber/steel framework or bolted together where alongside new work. New works to be fully installed before cutting existing timbers.

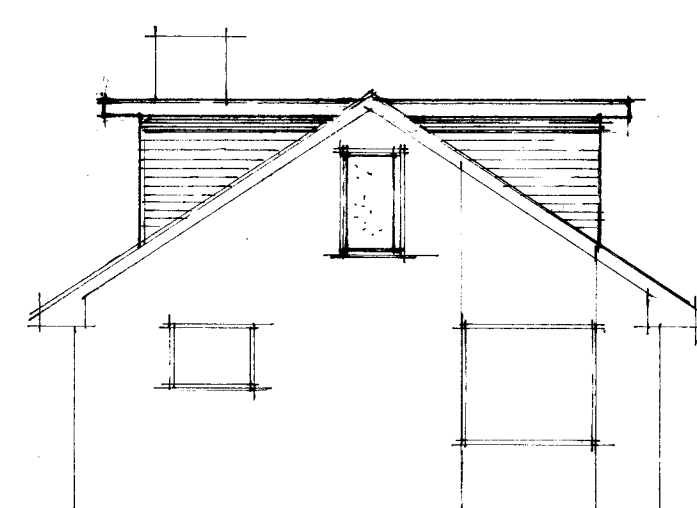
Existing gable walls to be lined with 12.5mm foil back plasterboard over Celotex GA4050 insulation batts on 25x50mm treated battens at 600mm ctrs. (25mm air gap) Tape joints before plasterboarding.



proposed side

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.

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



proposed front

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.

Floor in roofspace: 21mm floor grade tongued and grooved chipboard, 2.3 grade in bathrooms on 200 x 50mm joists at 400 mm centres. Joists to be doubled where under and parallel to partitions over. Solid strut at third centres of joists spanning more than 2.40m. Remaining roof spaces to be floored as main area when joists extend out to outer walls. 'Simpson strongtie' or similar galvanised joist hanger connection to steelwork where applicable. Purpose made ms shoe/hanger where flitch beams join to steelwork or other flitch beams. Fit min 100mm mineral wool batts between joists for sound insulation.

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.

Existing ceilings: if good condition plaster and lath ceilings, to remain. If 9mm plasterboard, to be over laid between joists with 50mm mineral wool batts on chicken mesh support in areas not covered in flooring note.

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.

Dormer warm flat roof: Three layer built up felt to BS747 cp144 p13 on Celotex TD4126 decking on timbers and 200 x 50mm joists at 400 mm ctrs. 12.5mm foil back plasterboard ceiling. Seal warm roof from existing vented roof space at join if applicable.

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

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

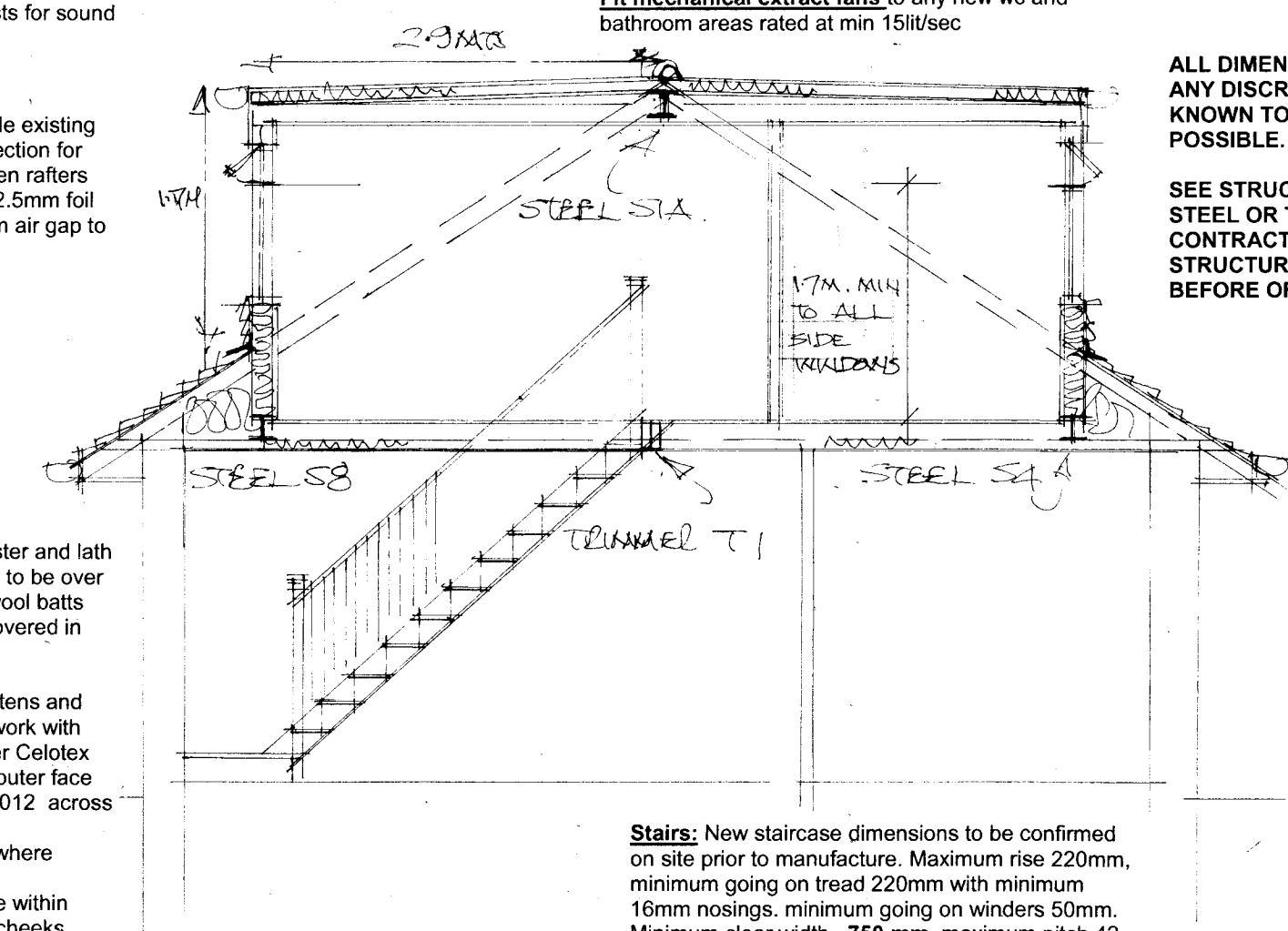
New windows: new double glazed windows to have minimum U value of 1.6w/m²k. Doors to have a min U value of 1.80w/m²k. Toughened glass in glazed doors and windows in critical locations. i.e. alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

Minimum full opening size of escape window 0.33sqm, 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 15lit/sec

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.



section a-a

Stairs: New staircase dimensions to be confirmed on site prior to manufacture. Maximum rise 220mm, minimum going on tread 220mm with minimum 16mm nosings, minimum going on winders 50mm. Minimum clear width 750 mm, maximum pitch 42 degrees, minimum 2.0m clear vertical headroom off pitchline over new and existing stairs. 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 245/260. OR risers 165/200 to be used with goings 223/300mm

Date	Revision
D FEB 2016	PLANNING AMENDMENTS
C FEB 2016	ARCHITECTURAL
B NOV 2015	STRUCTURAL AMENDMENTS
A NOV 2015	BIDDING AMENDMENTS

THORNS-YOUNG ARCHITECTURAL

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Client: MR AND MRS J. OBAN

Job Title: 5, GREENFIELD COURT, EANSWORTH, PO10 7SA

Drawing Title: EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS SECTION

Scale: 1:50 + 1:100

Date: JULY 2015 Drawn by: CMC

Drg. No. 8137/15 Rev. A D