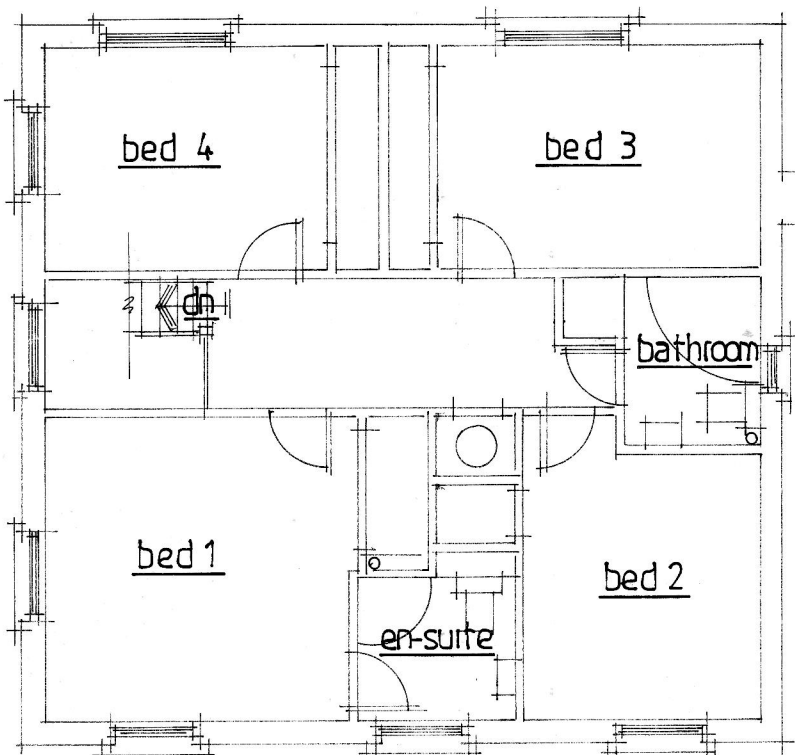


ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

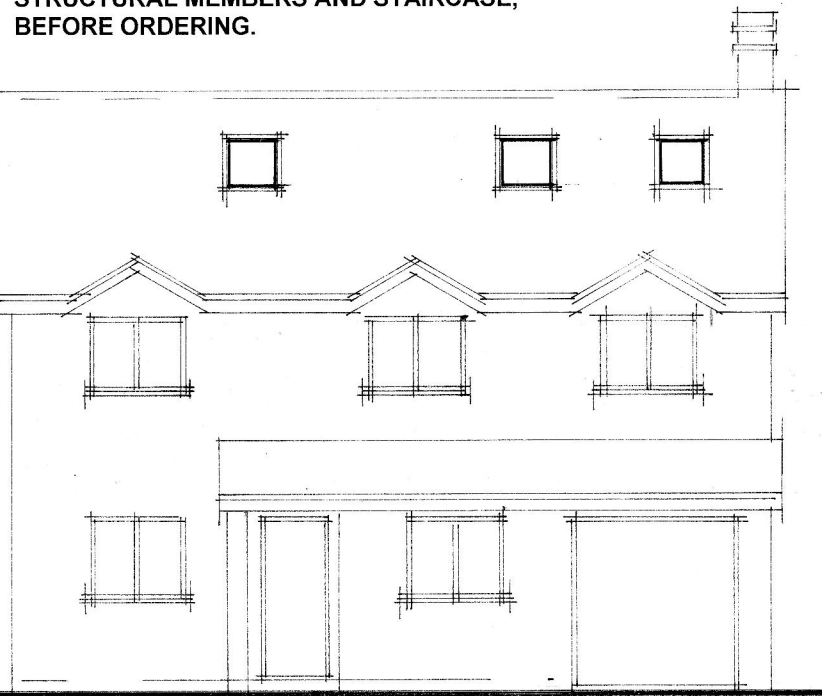
SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE, BEFORE ORDERING.

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.

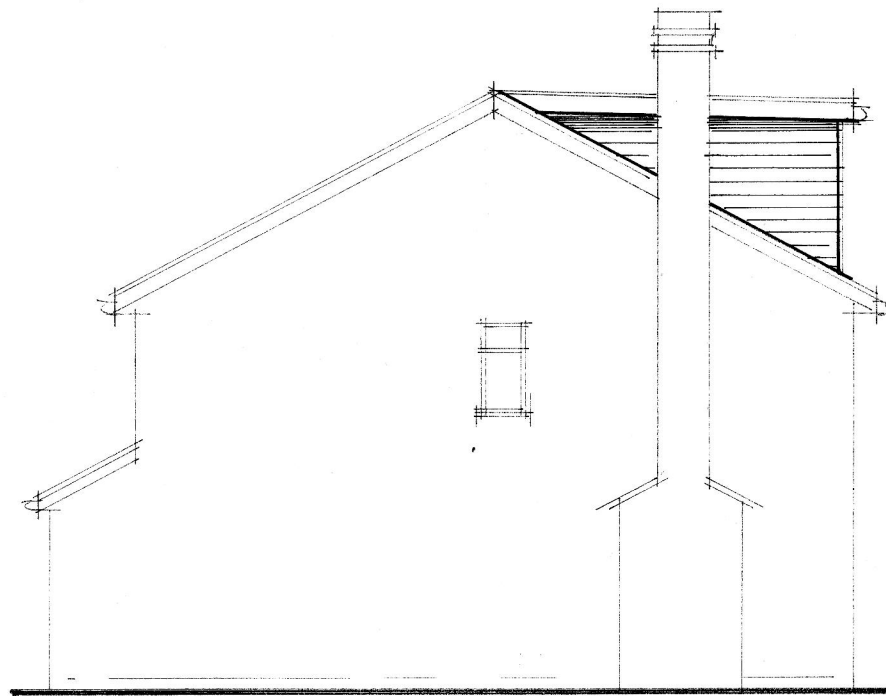
CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.



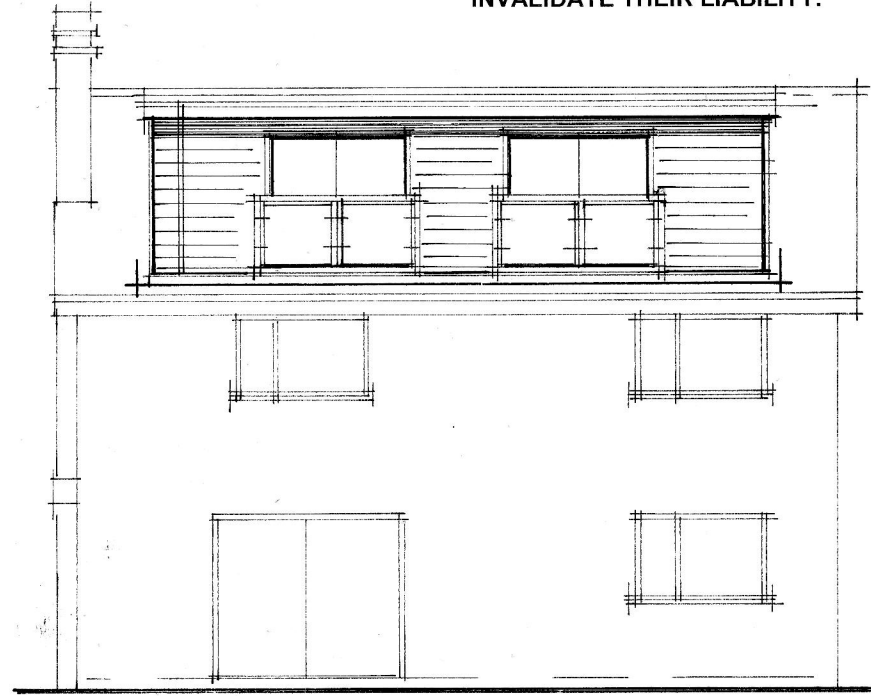
existing first floor plan



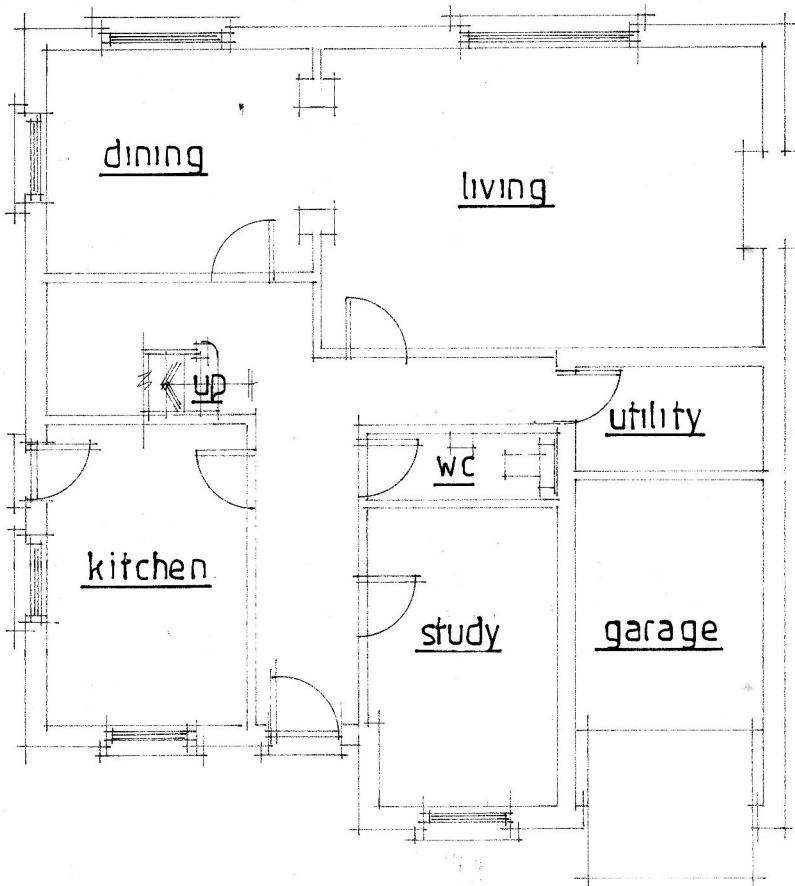
proposed front elevation



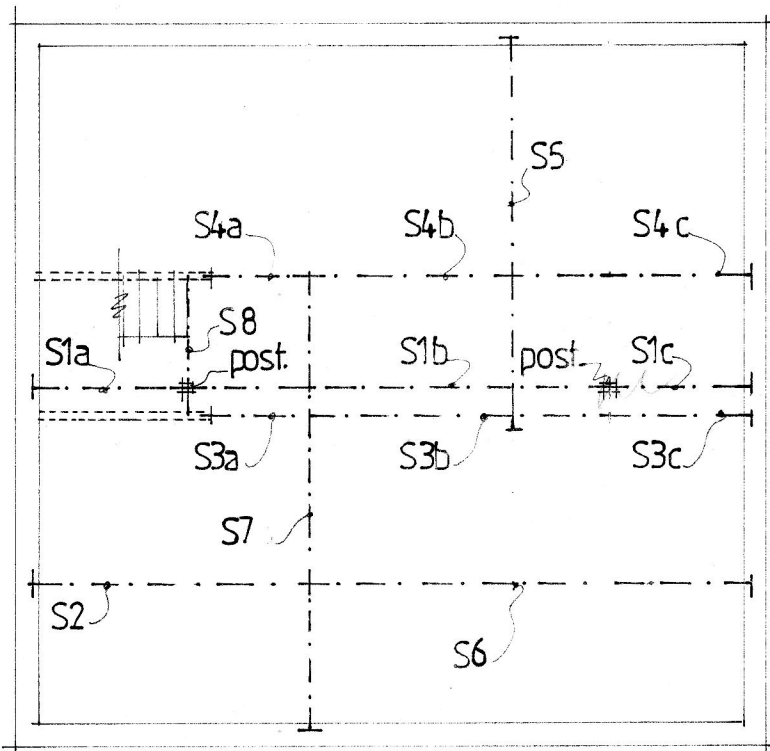
proposed side elevation



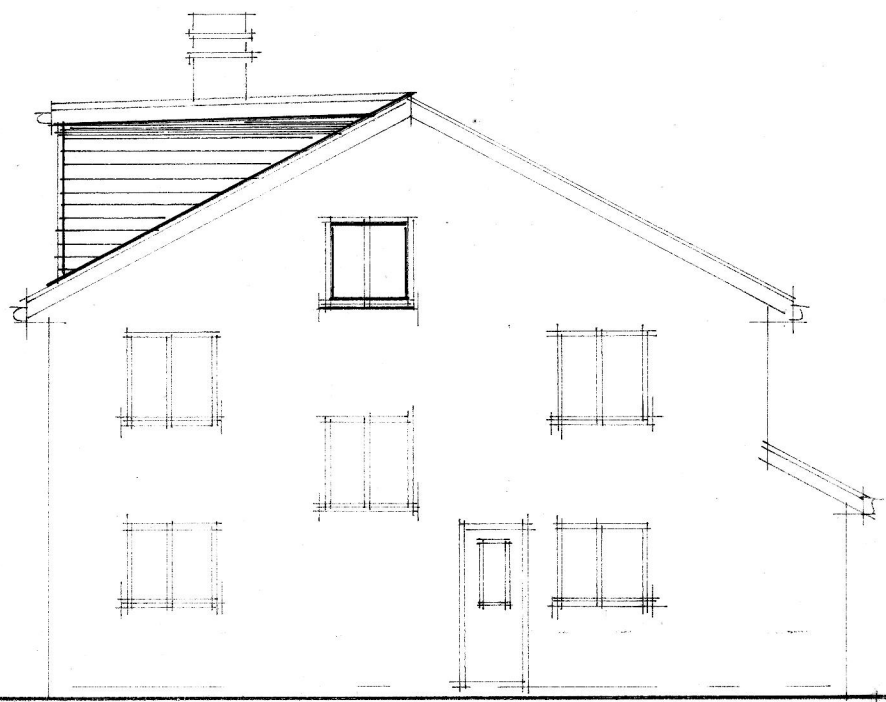
proposed rear elevation



existing ground floor plan



structural layout



proposed side elevation

Provide double rafters either side of velux window.
Fabrication details to be provided if required by building control.

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 competence 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.

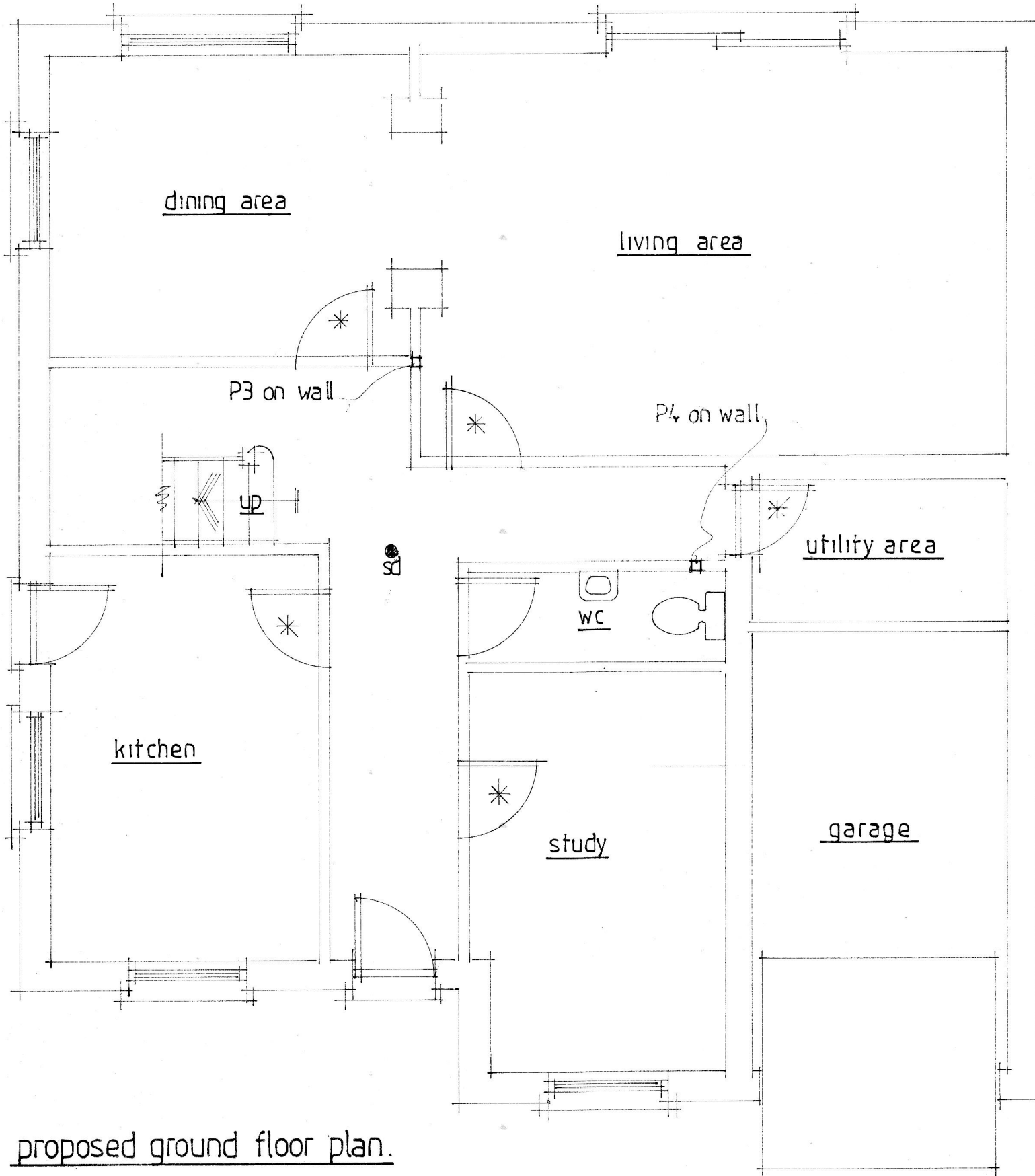
SD smoke detectors: fit smoke detector system wired to mains supply and to each other with battery back up system. One per floor minimum. All installed to BS 5839.6:2004 To be over 300mm from doors, walls and light fittings

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.

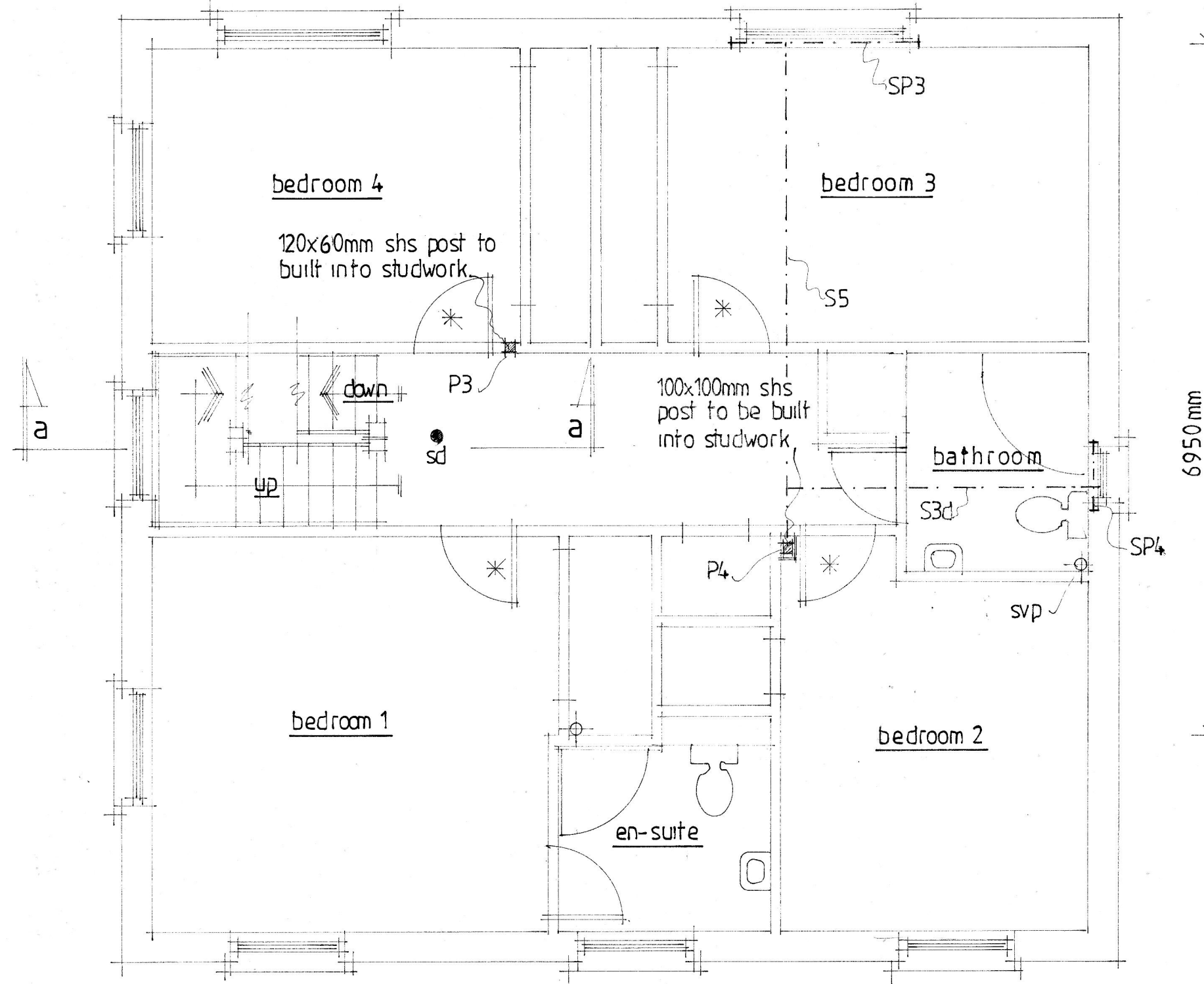
Existing truss roof: All remaining truss timbers to be strapped to new timber/steel framework or bolted together where alongside new work. New works to be fully installed before cutting existing timbers.

All new radiators to be fitted with TRVs

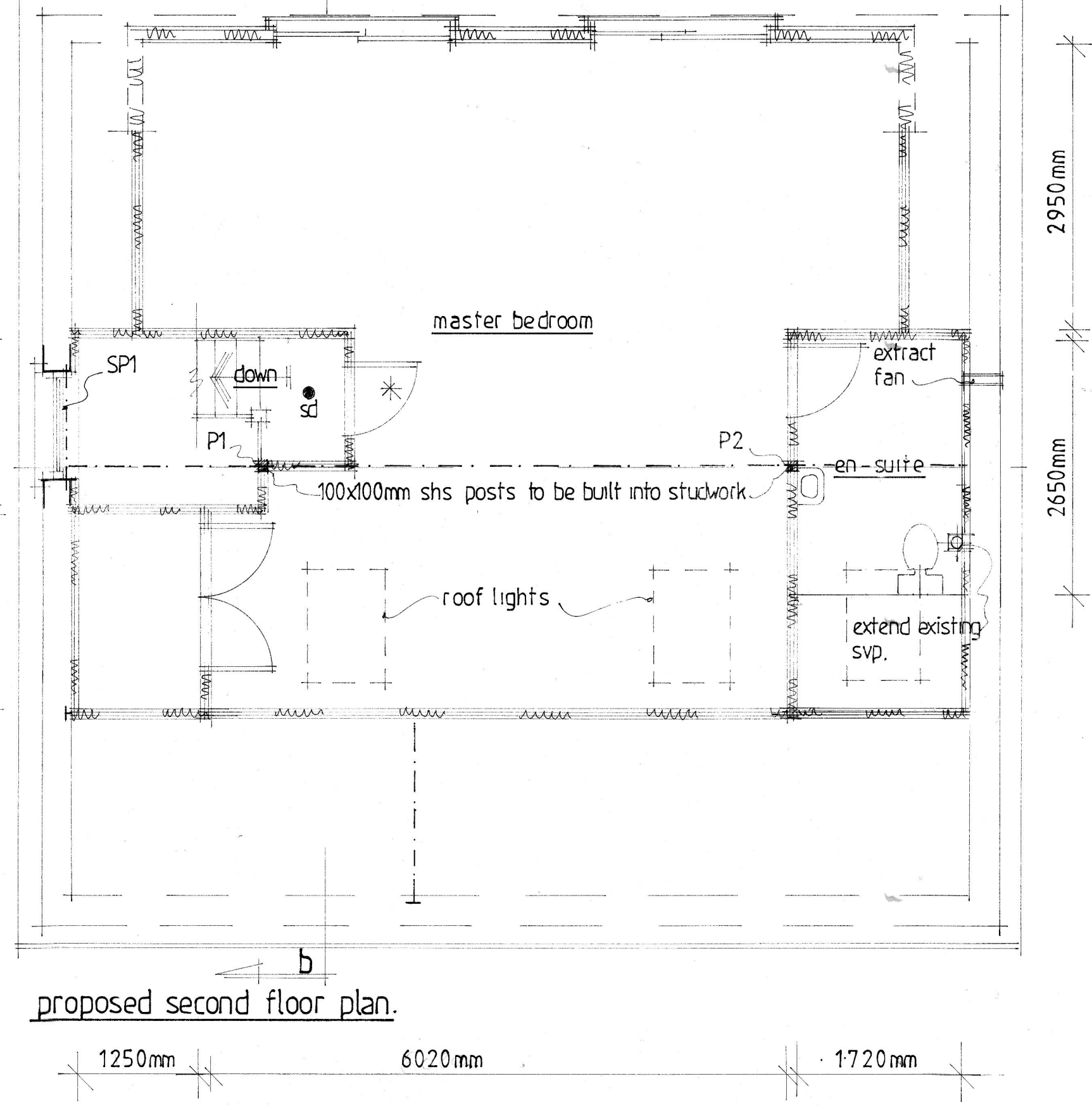
Any wall or door glazing in the stair enclosure will be removed or upgraded to achieve half hours fire resistance.



proposed ground floor plan



proposed first floor plan



proposed second floor plan

section a a

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

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 note.

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.

Each joist to be bolted to each other where lapped and to each roof joist to help prevent roof spread.

Fit 20/30 rated fire resisting doors with new 25x30mm stops, to all doorways opening onto route of escape (except bathrooms)

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

section b b

Dormer walls: tile 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 pt3 on Celotex TD4126 decking on firings and 2no 50 mm x 175 mm joists at 400 mm ctrs. 12.5mm foil back plasterboard ceiling. Seal warm roof from existing vented roof space at join if applicable.

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.

Extend existing svp into roofspace and terminate with dargo autovent. Or, if no other vent pipe on the drain run, extend svp up and within roof slope to terminate to air min. 900mm above window heads.

C	JUL 2014	VELUX
B	MAR 2014	STRUCTURAL AMENDMENTS
A	DEC 2013	RECC AMENDMENTS
	Date	Revision

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ARCHITECTURAL

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Client
mr & mrs graham

Job Title
11 manor way
hayling island

Drawing Title
loft conversion.

Scale 1:100, 1:50 : at A1

Date nov '2013 Drawn by sa

Drg. No.	Rev.
6195.13	C