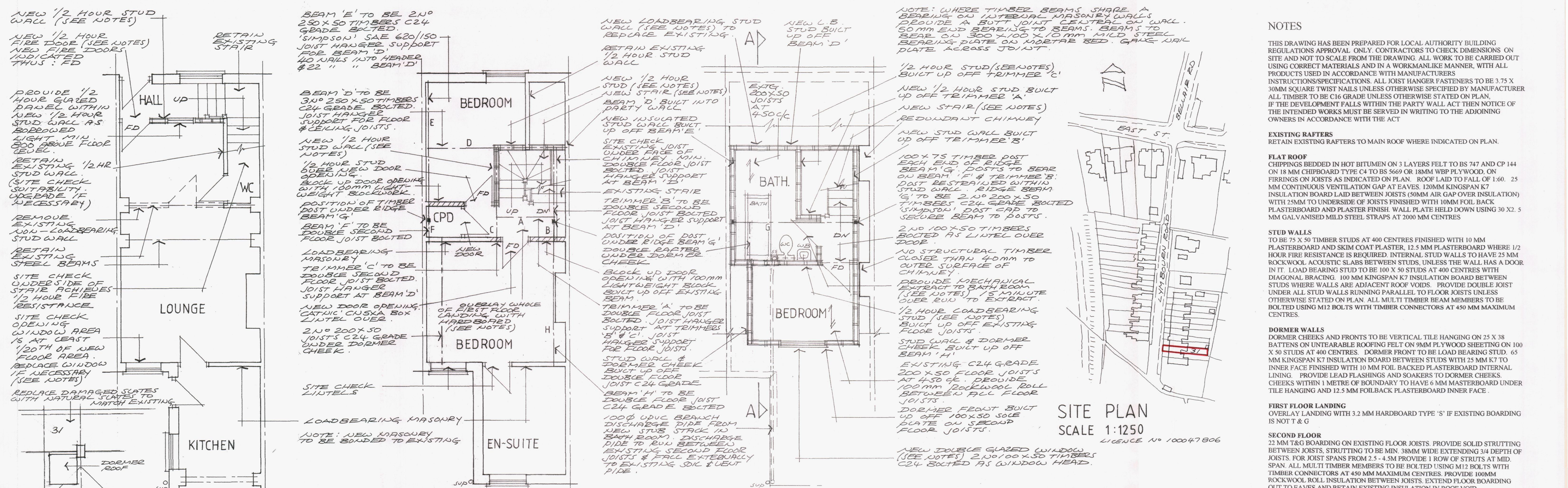




NOTES

THIS DRAWING HAS BEEN PREPARED FOR LOCAL AUTHORITY BUILDING REGULATIONS APPROVAL ONLY. CONTRACTORS TO CHECK DIMENSIONS ON SITE AND NOT TO SCALE FROM THE DRAWING. ALL WORK TO BE CARRIED OUT USING CORRECT MATERIALS AND IN A WORKMANLIKE MANNER, WITH ALL PRODUCTS USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS/SPECIFICATIONS. ALL JOIST HANGER FASTENERS TO BE 3.75 X 30MM SQUARE TWIST NAILS UNLESS OTHERWISE SPECIFIED BY MANUFACTURER. ALL TIMBER TO BE C16 GRADE UNLESS OTHERWISE STATED ON PLAN. IF THE DEVELOPMENT FALLS WITHIN THE PARTY WALL ACT THEN NOTICE OF THE INTENDED WORKS MUST BE SERVED IN WRITING TO THE ADJOINING OWNERS IN ACCORDANCE WITH THE ACT.

EXISTING RAFTERS
RETAIN EXISTING RAFTERS TO MAIN ROOF WHERE INDICATED ON PLAN.

FLAT ROOF
CHIPPINGS BEDDED IN HOT BITUMEN ON 3 LAYERS FELT TO BS 747 AND CP 144 ON 18 MM CHIPBOARD TYPE C4 TO BS 5669 OR 18MM WBP PLYWOOD, ON FIRINGS ON JOISTS AS INDICATED ON PLAN. ROOF LAID TO FALL OF 1:60. 25 MM CONTINUOUS VENTILATION GAP AT EAVES. 120MM KINGSPAN K7 INSULATION BOARD LAID BETWEEN JOISTS (50MM AIR GAP OVER INSULATION) WITH 25MM TO UNDERSIDE OF JOISTS FINISHED WITH 10MM FOIL BACK PLASTERBOARD AND PLASTER FINISH. WALL PLATE HELD DOWN USING 30 X2.5 MM GALVANISED MILD STEEL STRAPS AT 2000 MM CENTRES.

STUD WALLS
TO BE 75 X 50 TIMBER STUDS AT 400 CENTRES FINISHED WITH 10 MM PLASTERBOARD AND SKIM COAT PLASTER, 12.5 MM PLASTERBOARD WHERE 1/2 HOUR FIRE RESISTANCE IS REQUIRED. INTERNAL STUD WALLS TO HAVE 25 MM ROCKWOOL ACOUSTIC SLABS BETWEEN STUDS, UNLESS THE WALL HAS A DOOR IN IT. LOAD BEARING STUD TO BE 100 X 50 STUDS AT 400 CENTRES WITH DIAGONAL BRACING. 100 MM KINGSPAN K7 INSULATION BOARD BETWEEN STUDS WHERE WALLS ARE ADJACENT ROOF VOIDS. PROVIDE DOUBLE JOIST UNDER ALL STUD WALLS RUNNING PARALLEL TO FLOOR JOISTS UNLESS OTHERWISE STATED ON PLAN. ALL MULTI-TIMBER BEAM MEMBERS TO BE BOLTED USING M12 BOLTS WITH TIMBER CONNECTORS AT 450 MM MAXIMUM CENTRES.

DORMER WALLS
DORMER CHEEKS AND FRONTS TO BE VERTICAL TILE HANGING ON 25 X 38 BATTENS ON UNTEARABLE ROOFING FELT ON 9MM PLYWOOD SHEETING ON 100 X 50 STUDS AT 400 CENTRES. DORMER FRONT TO BE LOAD BEARING STUD. 65 MM KINGSPAN K7 INSULATION BOARD BETWEEN STUDS WITH 25 MM K7 TO INNER FACE FINISHED WITH 10 MM FOIL BACKED PLASTERBOARD INTERNAL LINING. PROVIDE LEAD FLASHINGS AND SOAKERS TO DORMER CHEEKS WITHIN 1 METRE OF BOUNDARY TO HAVE 6 MM MASTERBOARD UNDER TILE HANGING AND 12.5 MM FOILBACK PLASTERBOARD INNER FACE.

FIRST FLOOR LANDING
OVERLAY LANDING WITH 3.2 MM HARDBOARD TYPE 'S' IF EXISTING BOARDING IS NOT T & G.

SECOND FLOOR
22 MM T&G BOARDING ON EXISTING FLOOR JOISTS. PROVIDE SOLID STRUTTING BETWEEN JOISTS, STRUTTING TO BE MIN. 38MM WIDE EXTENDING 3/4 DEPTH OF JOISTS. FOR JOIST SPANS FROM 2.5 - 4.5M PROVIDE 1 ROW OF STRUTS AT MID-SPAN. ALL MULTI-TIMBER MEMBERS TO BE BOLTED USING M12 BOLTS WITH TIMBER CONNECTORS AT 450 MM MAXIMUM CENTRES. PROVIDE 100MM ROCKWOOL ROLL INSULATION BETWEEN JOISTS. EXTEND FLOOR BOARDING OUT TO EAVES AND RETAIN EXISTING INSULATION IN ROOF VOID.

CEILING UNDER EXISTING RAFTERS
(SLOPING CEILING AREAS)
75 MM KINGSPAN K7 INSULATION BOARD (OR EQUIVALENT CELOTEX) BETWEEN RAFTERS MAINTAIN 50 MM AIR GAP OVER INSULATION WITH 50 MM KINGSPAN K7 INSULATION BOARD FIXED TO UNDERSIDE FINISHED WITH 10 MM FOIL BACK PLASTERBOARD WITH PLASTER FINISH.

GLAZING
ANY GLAZED DOOR AND ADJOINING GLAZING WITHIN 300 MM OF DOOR TO BE TOUGHENED OR LAMINATED SAFETY GLASS. ANY GLAZING LESS THAN 800 MM ABOVE FLOOR LEVEL TO BE THE SAME. TIMBER OR UPVC DOUBLE GLAZED WINDOWS TO HAVE AN AVERAGE 'U' VALUE NOT EXCEEDING 1.6 W/m²K.

RAINWATER
UPVC RAINWATER GOODS DOWN PIPE TO DISCHARGE ONTO EXISTING ROOF.

STAIRCASE
RISE NOT GREATER THAN 220 MM GOING NOT LESS THAN 220 MM (2 X RISE + GOING TO BE BETWEEN 550 - 700 MM). MINIMUM STAIR WIDTH 600 MM CLEAR OF HANDRAIL ETC. LANDINGS NOT LESS THAN WIDTH OF STAIR. HANDRAIL 900 ABOVE PITCH LINE. BALUSTRADE 900 MM HIGH. 100 MM MAX SPACING TO VERTICAL BALUSTERS. MINIMUM 50 MM GOING TO TAPERED TREADS. HEADROOM MINIMUM 2 METRES ABOVE PITCH LINE OF EXISTING STAIR. 1.9 METRES HEADROOM OVER CENTRE OF NEW STAIR WITH A MIN OF 1.8 M MEASURED AT THE EDGE OF THE STAIR. MAX STAIR PITCH 42 DEGREES.

VENTILATION
NEW FLAT ROOF AND EXISTING PITCHED ROOF TO HAVE 25 MM CONTINUOUS VENTILATION GAP AT EAVES. PROVIDE RIDGE VENT TILES TO MAIN ROOF EQUAL TO A CONTINUOUS 5 MM VENTILATION GAP. OPENING WINDOW AREAS TO BE 1/20TH FLOOR AREA SERVED FOR HINGED OR PIVOT OPENINGS AT 30 DEGREES OR MORE OR 1/10 TH FLOOR AREA FOR 15 - 30 DEGREES OPENINGS. BACKGROUND VENTILATION AT 9000 SQUARE MM TO WINDOWS TO NEW HABITABLE ROOMS.

MECHANICAL VENTILATION
MECHANICAL VENT TO NEW BATHROOM TO BE 15 LITRES PER SECOND DUCTED TO OUTSIDE AIR OPERATED INTERMITTENTLY. WITH 15 MINUTE OVER RUN TO EXTRACT.

BELOW GROUND DRAINAGE
ANY NEW DRAINS TO BE LAID IN ACCORDANCE WITH BS 8301. TO BE 100 DIAMETER CLAYWARE OR PLASTIC BEDDED AND SURROUNDED IN PEA GRAVEL LAID TO FALL OF 1:40.

SANITARY PIPEWORK
TO BS 5572. 40 DIAMETER BATH WASTE. 32 DIAMETER BASIN WASTE. 75 MM SEAL TRAPS WHERE WASTES DISCHARGE TO STACKS. 100 DIAMETER UPVC BRANCH DISCHARGE PIPE TO TERMINATE INSIDE BATHROOM WITH A MARLEY DURGEO VALVE. VALVE POSITIONED ABOVE SPILL OVER LEVEL OF BASIN.

PROPOSED ALTERATIONS TO EXISTING ROOM IN ROOF AT

31, LYBOURN ROAD
HAVANT

SCALES 1:100, 1:50

DRAWN:
Stephen Drinkwater Associates
Tel: 01329 / 833858

HAVANT BOROUGH COUNCIL
24 OCT 2014
RECEIVED

AMENDED OCT '14
DORMER REDUCED IN SIZE
ALL B. BEGS. NOTES AS ABOVE, BUT DOWN

