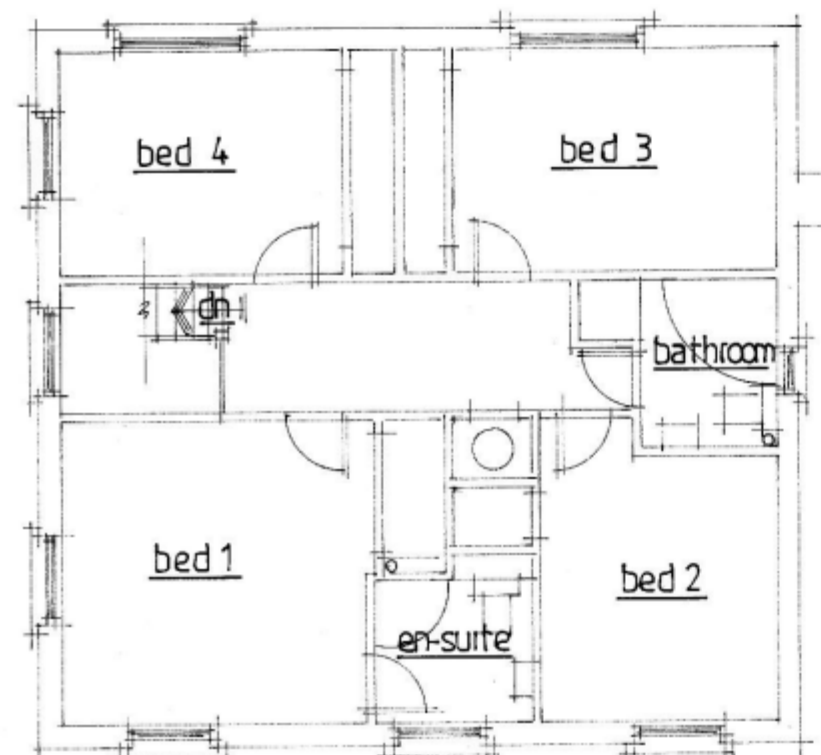
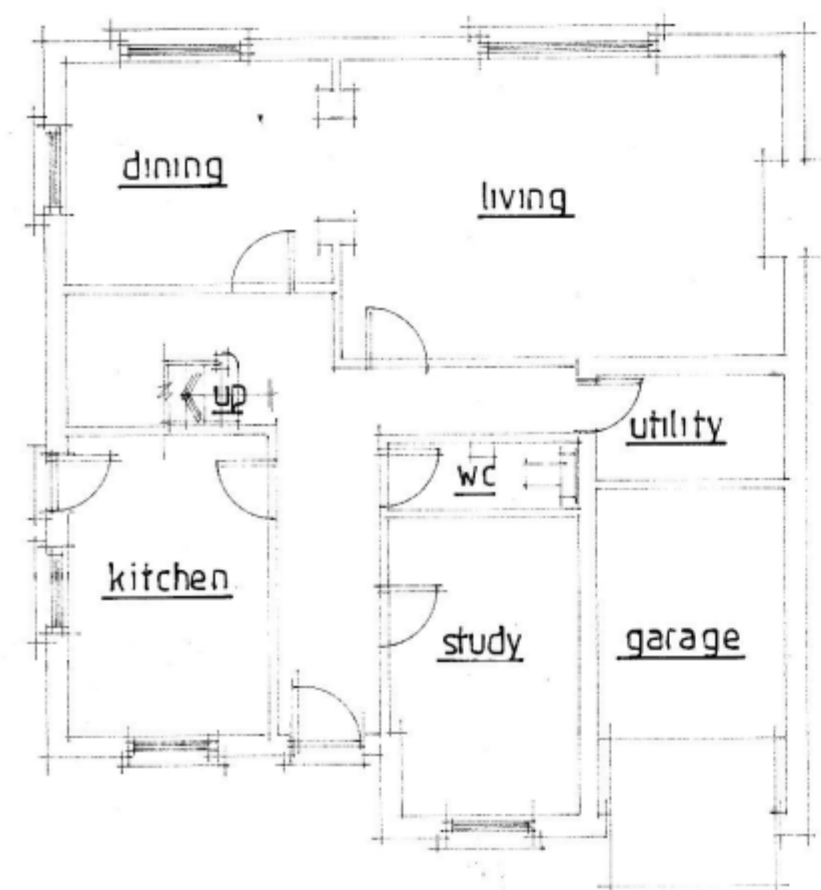


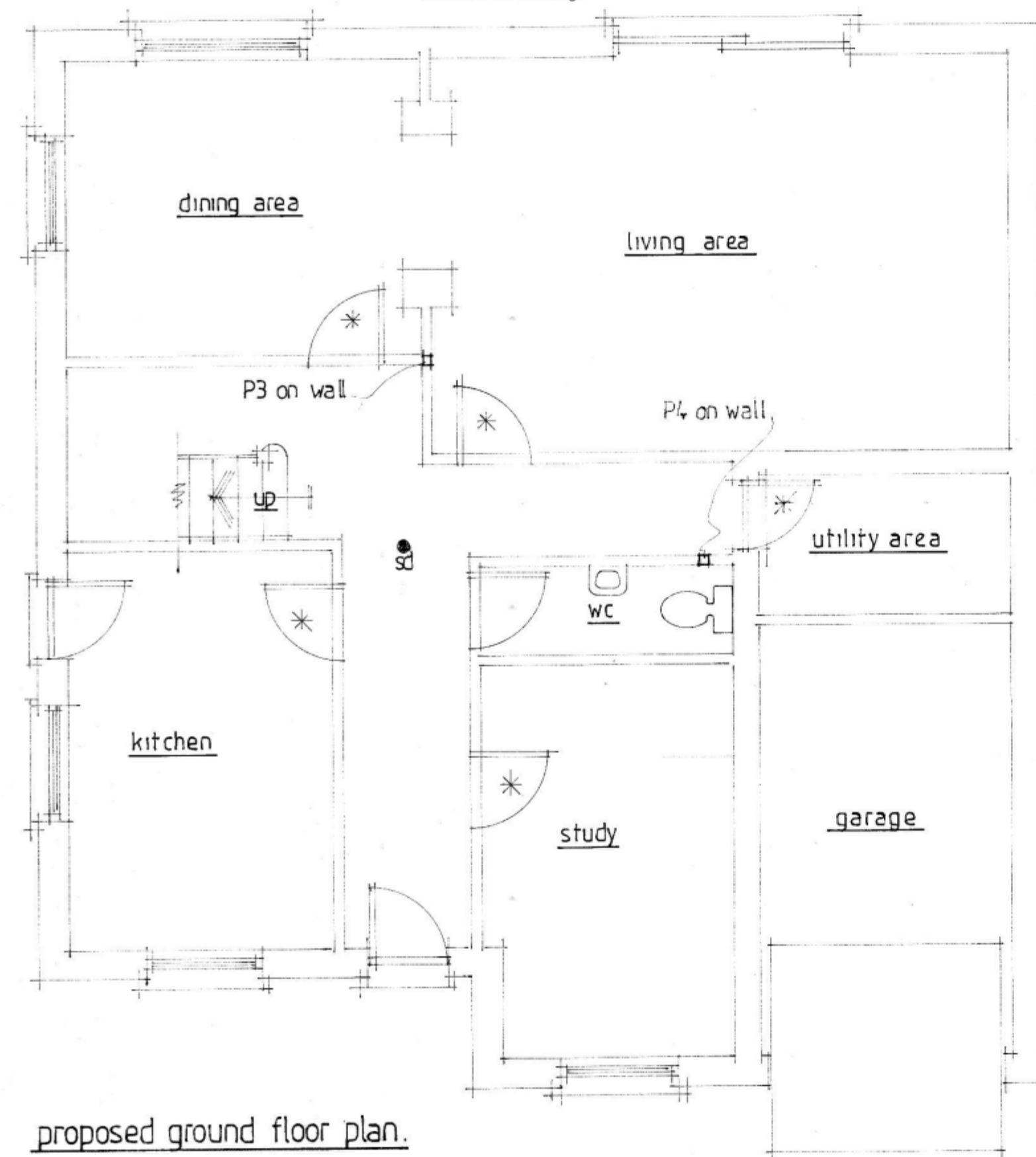


existing first floor plan



existing ground floor plan.

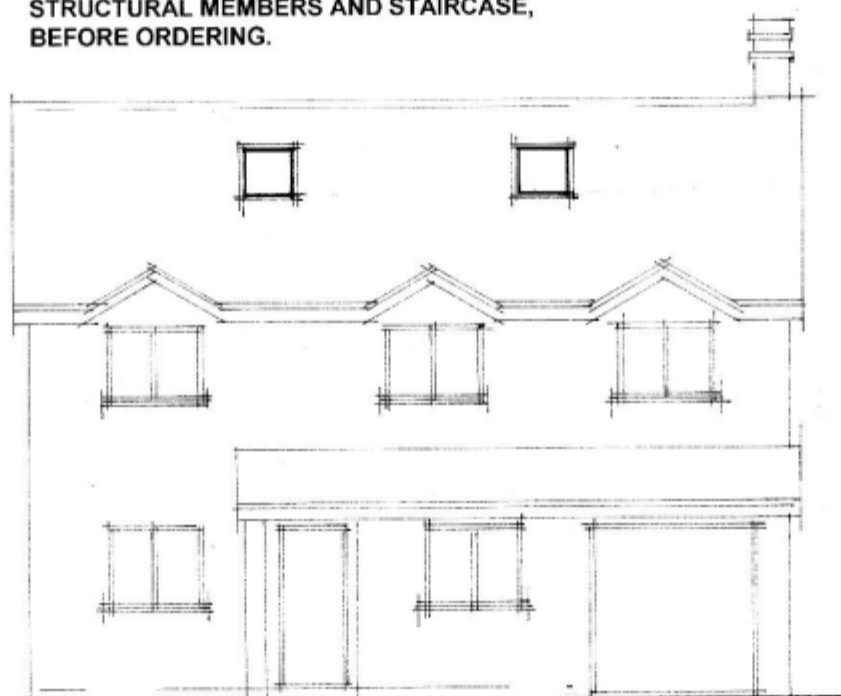
Provide double rafters either side of velux window.
Fabrication details to be provided if required by building control.



proposed ground floor plan.

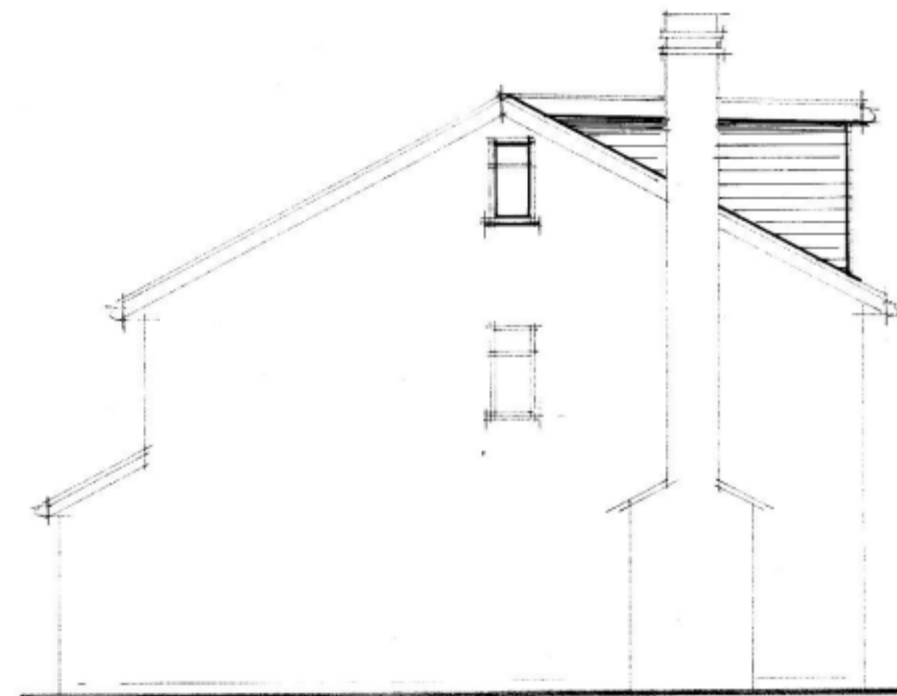
ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

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



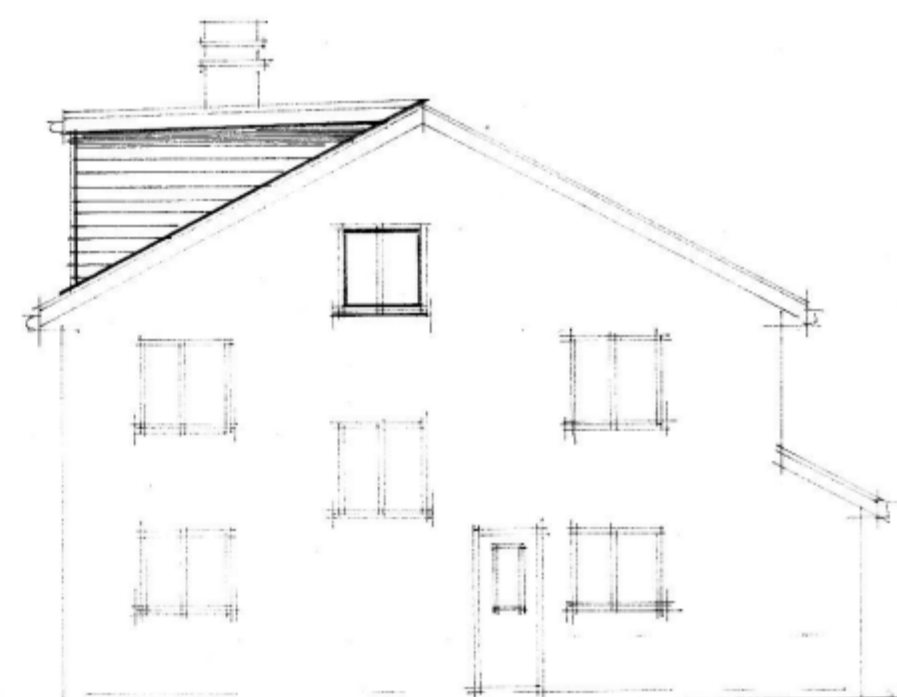
proposed front elevation

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.



proposed side elevation

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



proposed side elevation.

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.

SUPERSEDED

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.

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 25% 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 0.33sq.m. 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

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 tongue and grooved chipboard, 2.3 grade in bathrooms on 50 mm x 175 mm 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 filch beams join to steelwork or other filch beams. Fit min 100mm mineral wool batts between joists for sound insulation.

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; 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.

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.

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 800 mm, maximum pitch 42 degrees, minimum 2.0m clear vertical headroom off pitching 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.

Fit 20/20 rated fire resisting doors with new 25x38mm stops, to all doorways opening onto route of escape (except bathrooms)

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

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

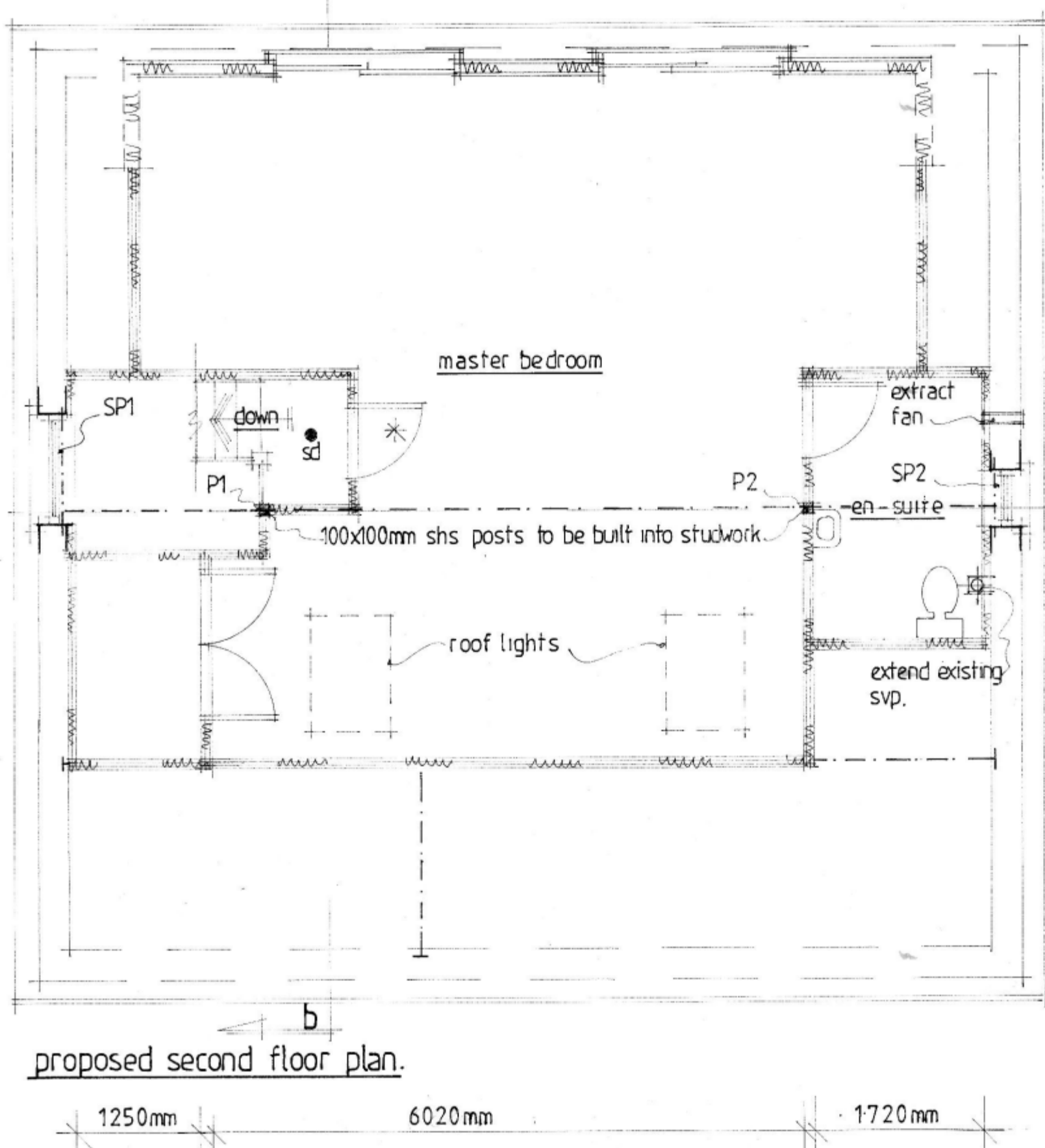
section a a

Stair practical limits; Stair risers and goings to be within the practical limits of risers 155/220 to be used with goings 245/250. OR risers 165/200 to be used with goings 223/300mm

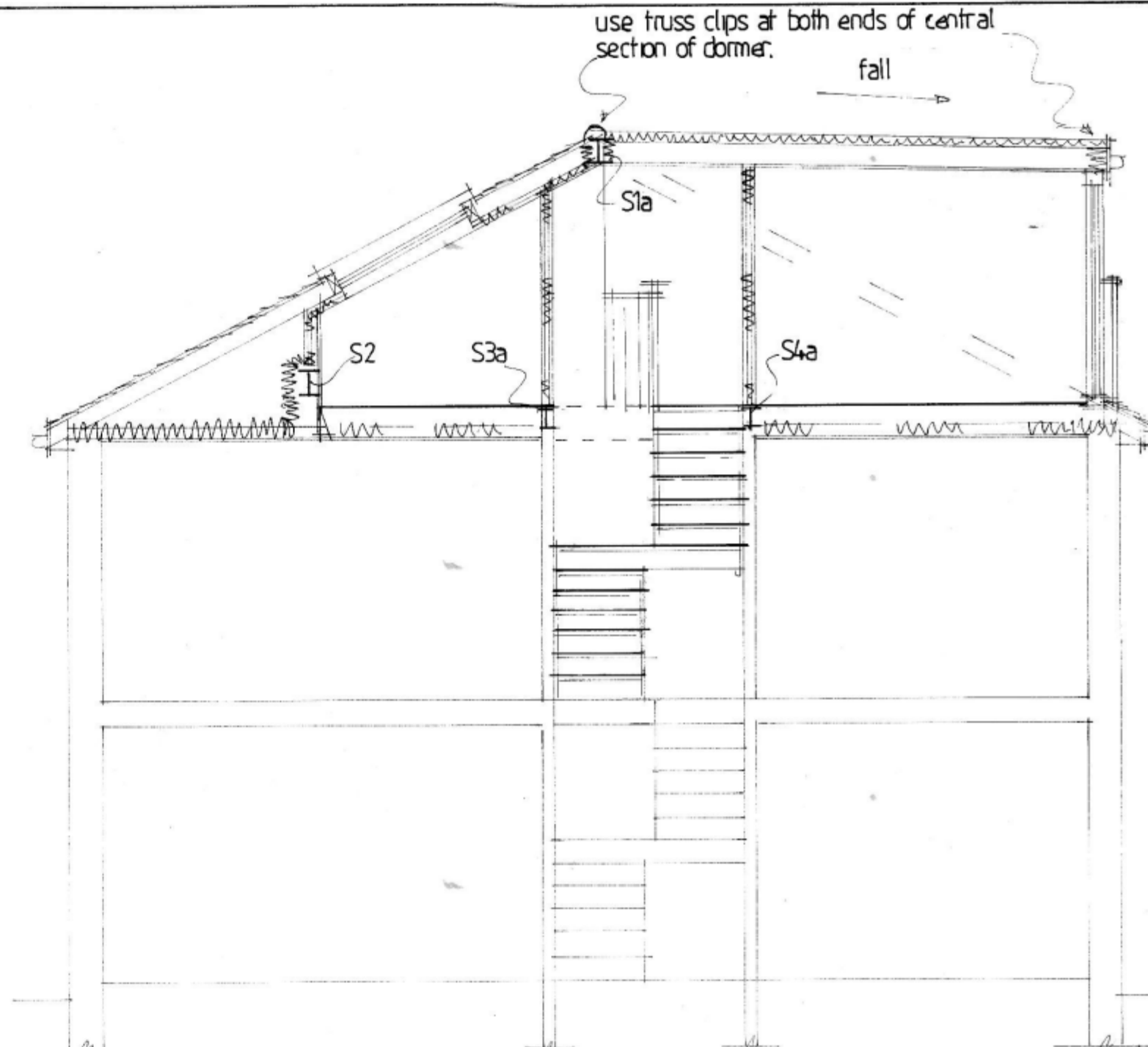
Existing ceilings; if good condition plaster and lath ceilings, to remain. If 9mm plasterboard, to be over laid between joists with 60mm mineral wool batts on chicken mesh support in areas not covered in flooring note.

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.

7900 mm



proposed second floor plan.



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.

Form 'Juliet' balcony with glazed panels and metal handrail at 1.10m. Bolt back to dormer face. Any gaps between balustrade glazing to be max 100mm ctrs.

B	MAE 2016	STEX TUBE AMENDMENTS
A	DEC 2015	REVISION
Date	Revision	

THORNS-YOUNG 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. 6195.13

Rev. B.