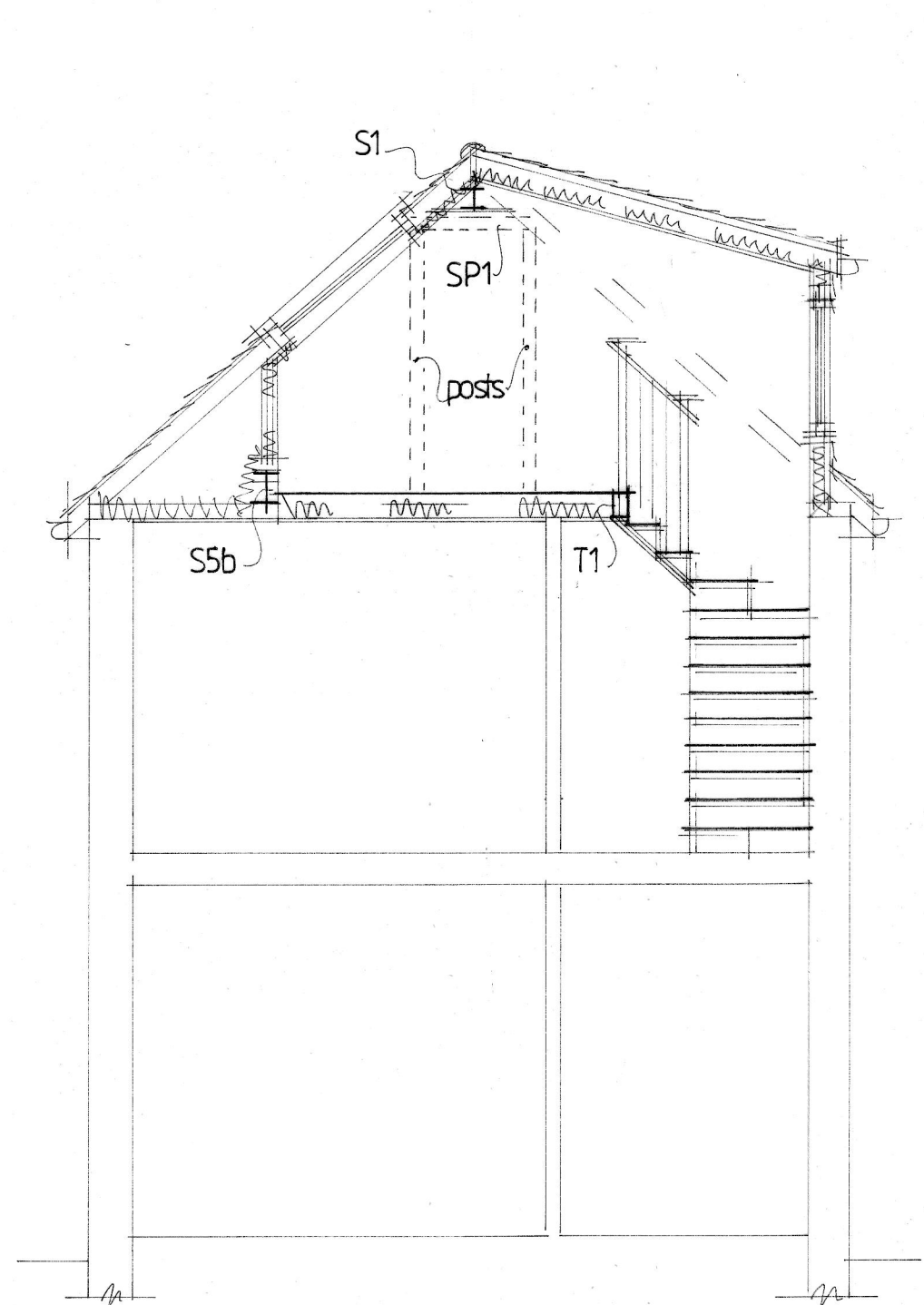
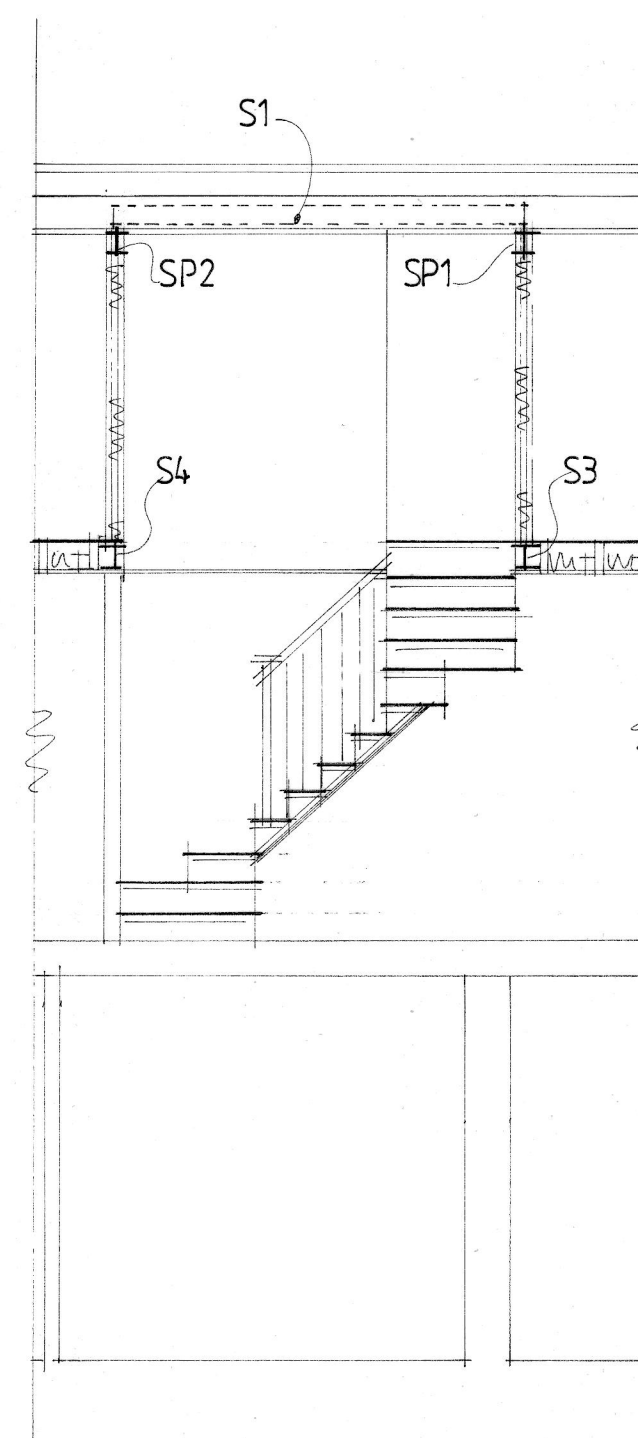
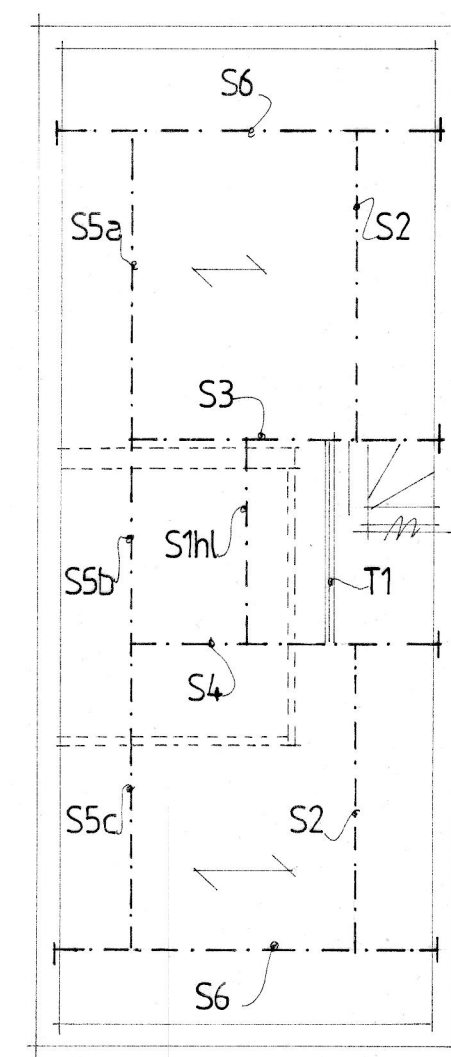




section .aa.



section .bb.



structural layout.

Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sq 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 1.8w/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.

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 mm 50 x 150 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 fitch beams join to steelwork or other fitch 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. Fit 25mm sound insulation quilt between held in place with battens.

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.

Ceilings: 12.5mm foil back plasterboard on 50 x 100 mm joists at 400 mm centres with 100mm glass fibre quilt between joists and Celotex GA4090 batts over the joists. Bolt and dog tooth washers at joints. Fit baffle boards at eaves to maintain clear air flow.

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 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

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.

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.

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.

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

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 compliance 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

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.

***fit 20/30** rated fire resisting doors with new 25x38mm stops, to all doorways opening onto route of escape (except bathrooms)

Each joist 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.

Provide double rafters either side of velux window.

Fabrication details to be provided if required by building control.

Car-slide dormer roof: tiles/ slates on battens and felt on 50 mm x 150 mm rafters at 400 mm centres with. 12.5mm foil back plasterboard ceilings. Plant on to achieve 150mm min. depth. 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.

Chimney and fireplace. Fireplace opening to be 450x500mm high. Concrete hearth to be 1500mm wide x1200mm deep x150mm thick. 215mm x140mm air brick at low level in external wall to provide min 15000sq mm free air. Chimney in brickwork incorporating 310mm diam clay interlocking flue liners. Stack/roof abutments to have code 3 lead soakers in tiles and code 4 lead flashings and stepped flashings min 150mm up stack, dressed min 25mm into bed joints with lead wedges. Code5 lead horizontal dpc in one piece, 150mm above the roof line. Provide a fully detailed test report of compliance with Gas Safety regulations on completion. Fit a notice plate in agreed position on the site detailing correct use and full details of the appliance, plus installation date.

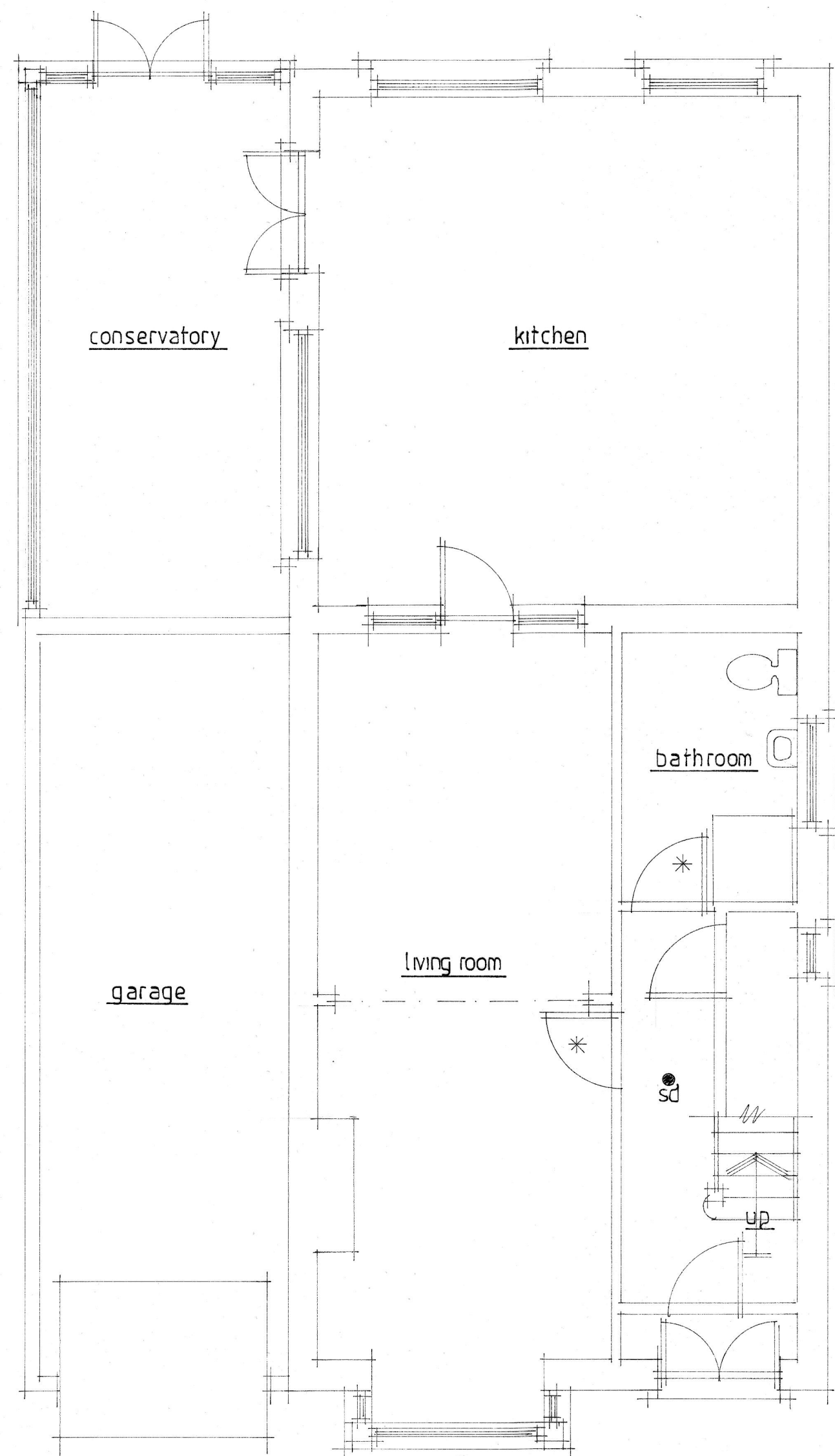
ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE SURVEYOR AS SOON AS POSSIBLE.

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

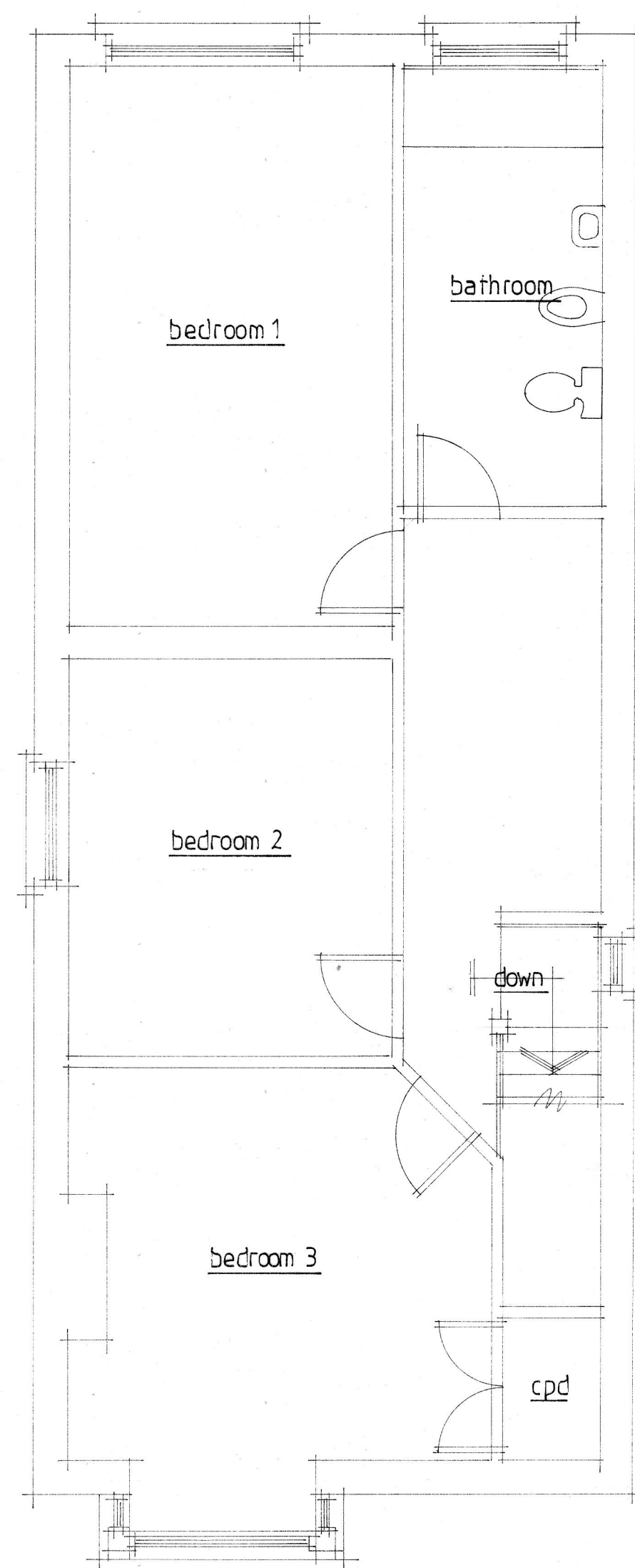
THE PROPERTY OWNERS ARE TO ENSURE THAT ANYALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

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.

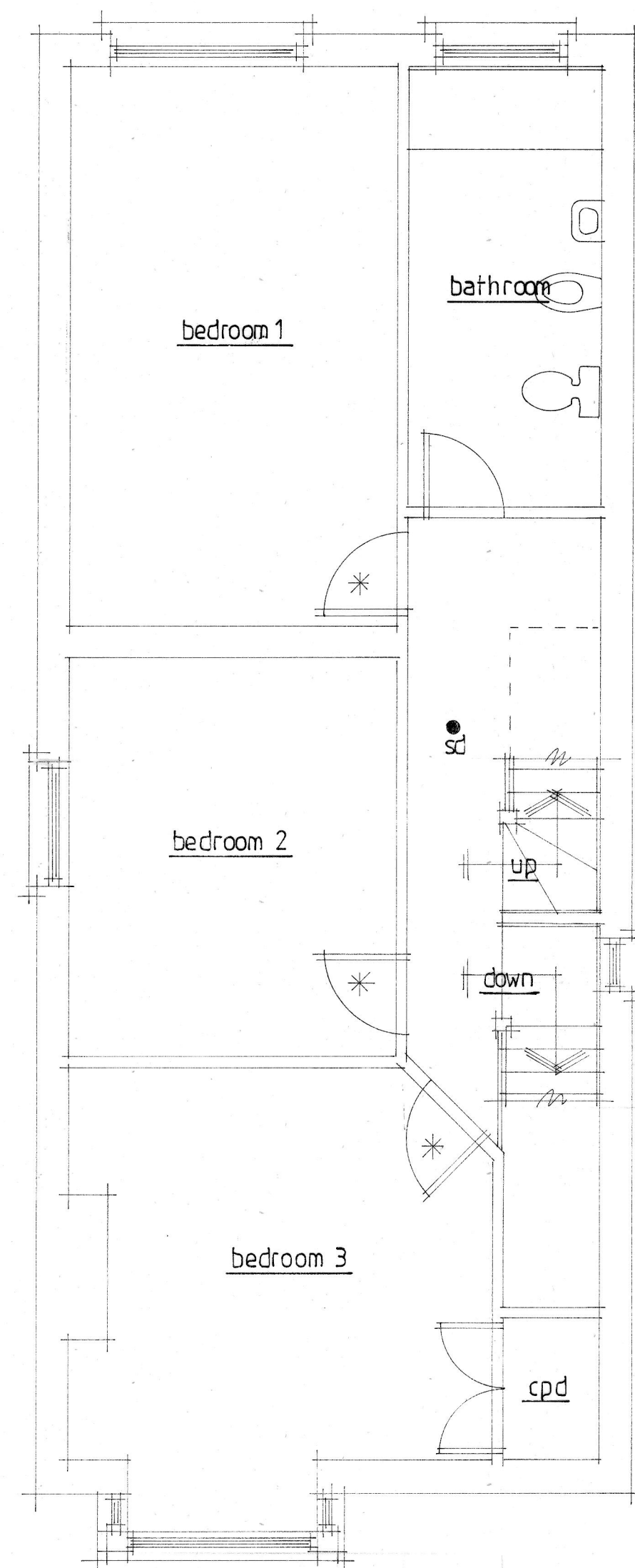
CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE SURVEYORS APPROVAL MAY INVALIDATE THEIR LIABILITY.



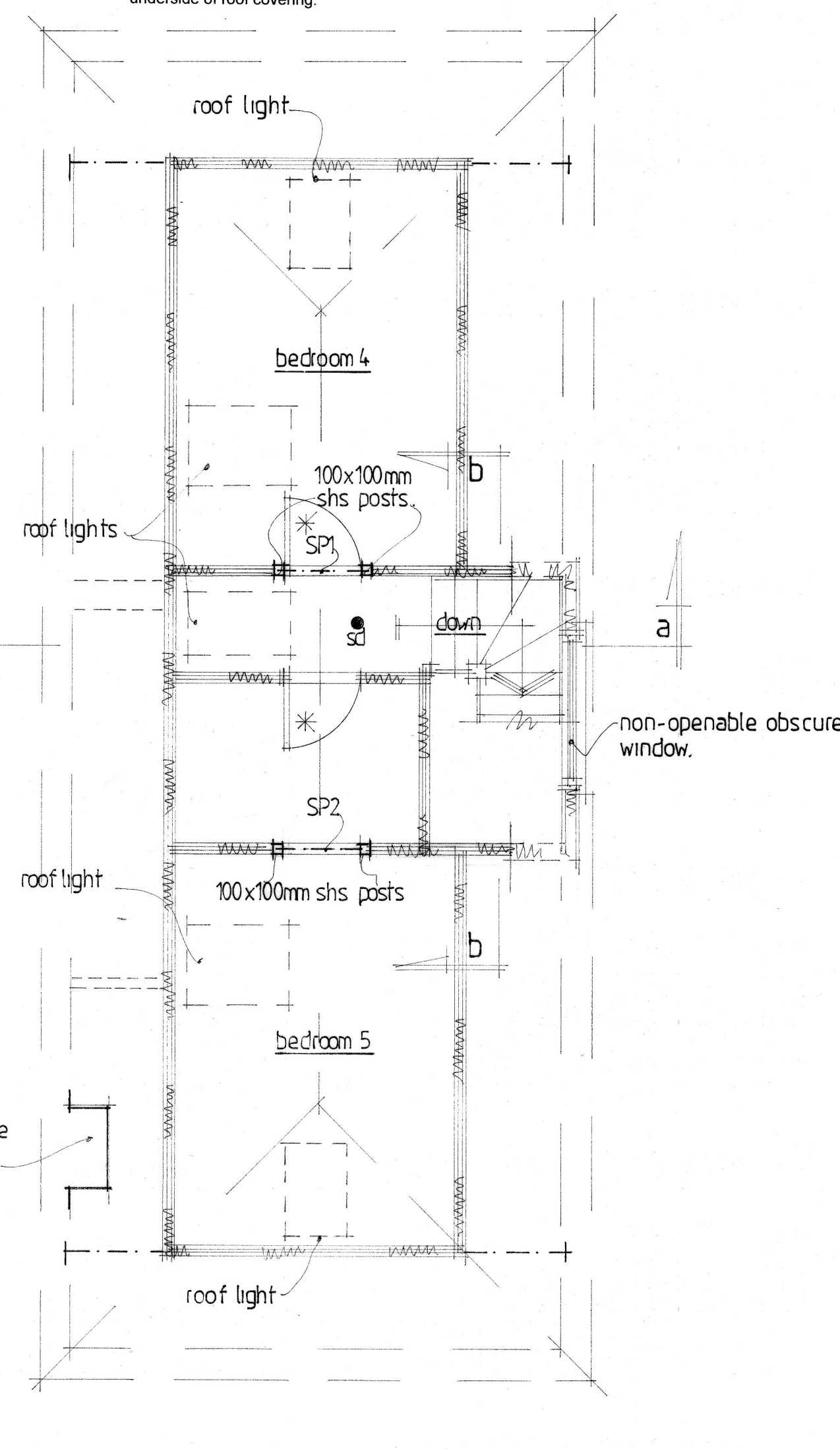
proposed ground floor plan



existing first floor plan



proposed first floor plan



proposed second floor plan

A	July 2013	CAT SLIDE NOTE - ALTERED.
Date		Revision

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THORNS-YOUNG
ARCHITECTURAL

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Client

mr neil

Job Title

4 crookhorn lane
waterlooville

Drawing Title

loft conversion & chimney
addition.

Scale 1:50 at A1

Date june 2013 Drawn by sa

Org. No.	Rev.
6111-13-1.	A.