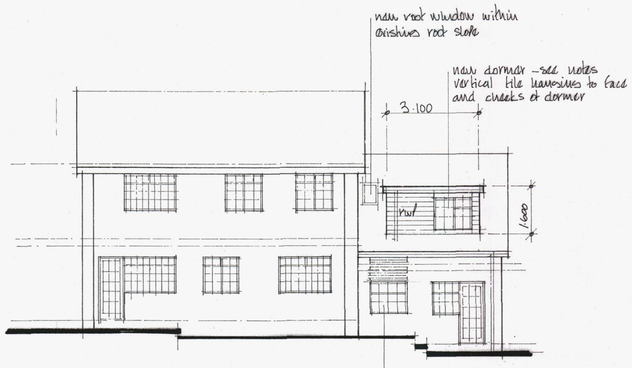
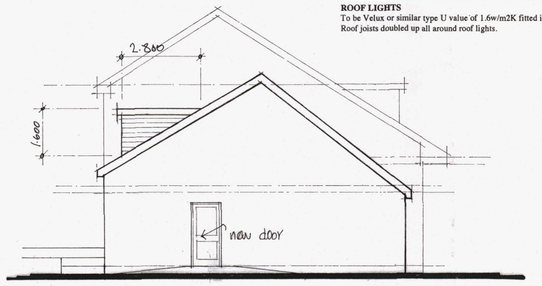


rear



side

e l e v a t i o n s

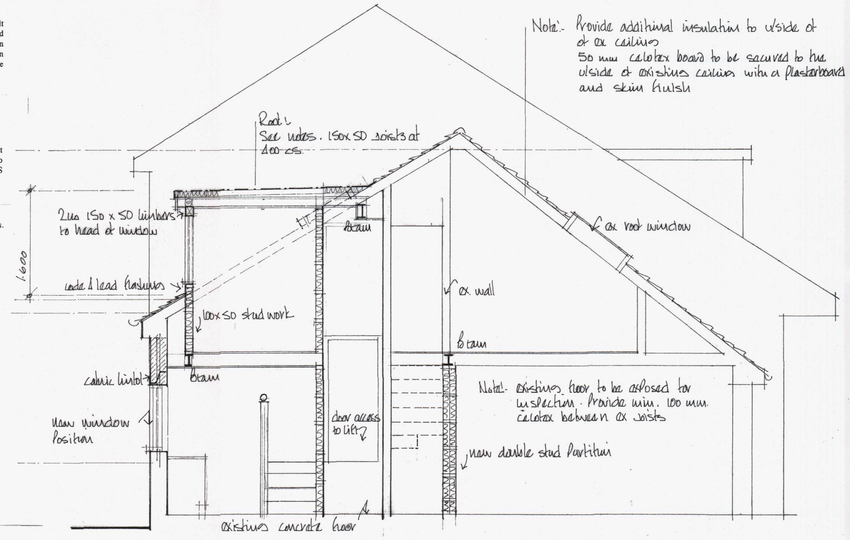
STAIRWAYS
Rise to be 220mm maximum, going to be 220mm minimum, pitch to be not greater than 42°. Width to be 800mm Nominally between handrails but to client approval. Handrail 900mm above pitch line. Vertical headroom 2.0 m above pitch line (a reduced head room of 1.9m to 1.8m may be acceptable to loft conversions subject to building regulation approval). Vertical balustrading to be provided beneath handrail and to landing (height 900 mm), with no gap in balustrading exceeding 95 mm. Minimum going at newel on tapered treads to be 50 mm.
STAIRWAY DIMENSIONS TO BE CAREFULLY CHECKED ON SITE BEFORE ANY ORDER FOR MANUFACTURE IS MADE.

FLAT ROOF (WARM DECK) (U = 0.18) 13 mm Bitumen bedded Spa chippings on 3 no. layers. High performance built up roofing felt to BS 747:1977 comprising 1st layer of type 3G perforated felt partly bonded, 2nd layer of Anderson's HT 125 sheeting fully bonded, and 3rd (cap sheet) layer of Anderson's HT 350 sheeting fully bonded, all laid in accordance with the recommendations of CP144:Part 3 1970 on 12mm nmp chek celotex warm roof deck (U value 0.18) insulation on felt type 1b vapour barrier on 19 mm WBP plywood deck on firrings to achieve a fall of 1:40. Roof joists @ 400c's with 9.5mm foil backed plasterboard with plaster skim finish. Roof void to be unventilated.

LINTELS
Provide Catnic lintols with minimum 150 mm end bearings.

DRAINAGE
New underground drains to be in 100 mm ø UPVC (underground quality) surrounded in 100 mm pea shingle. Fall to be 1:40 if possible but in any event to be no less than 1:80. Provide 2 no. 150 x 100 mm R.C. lintels above drains passing through or under walls. All new gullies to be roddable back inlet type (any internally to be fitted with screw down air-tight sealing plates). All drainage to be in accordance with BS EN 752 (supercedes BS8301).

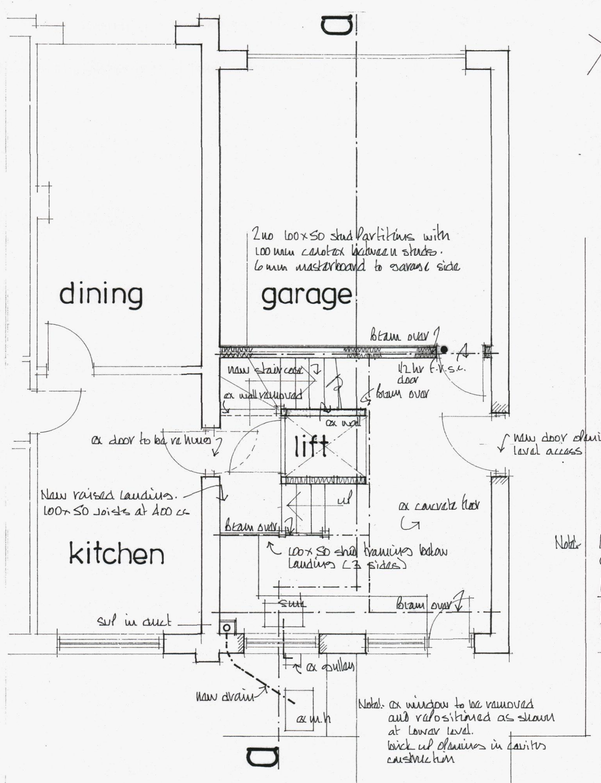
ROOF LIGHTS
To be Velux or similar type U value of 1.6w/m2K fitted in accordance with manufacturers instructions, including proprietary flashing units. Roof joists doubled up all around roof lights.



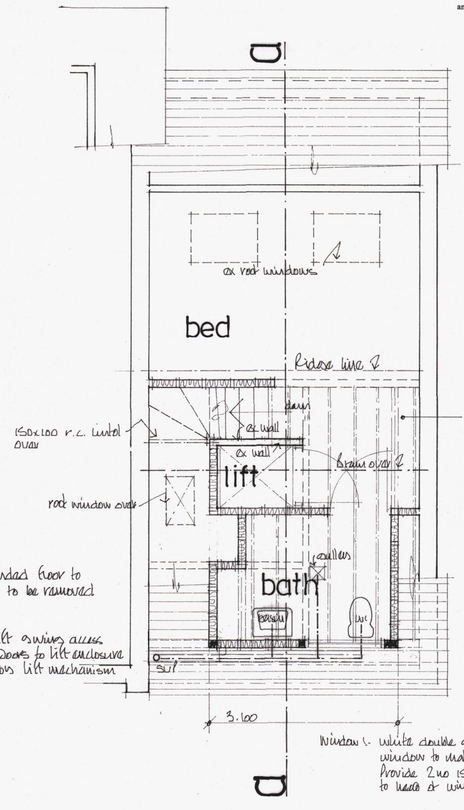
section aa

scale bar
1:100
1:50





ground floor plan

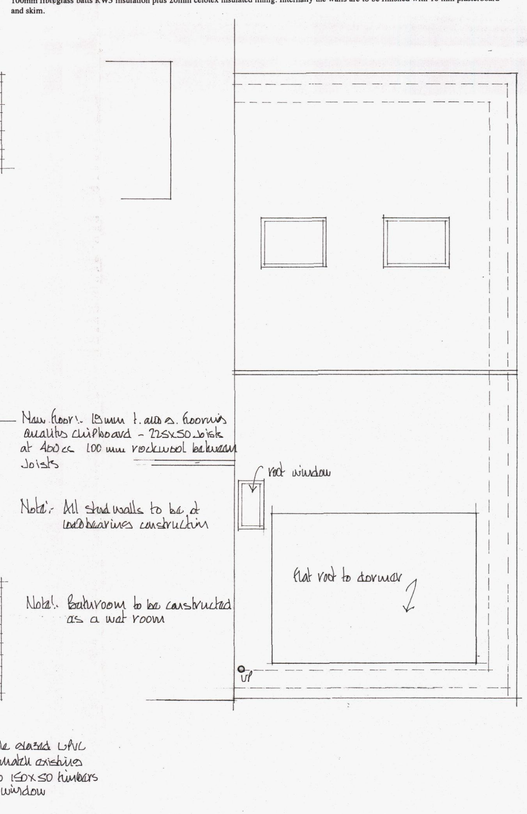


Note:- Assumed suspended floor to ex utilities room to be removed

Lift:
Purpose made lift swing doors to 3 no Levels. Doors to lift enclosure to be elevated by lift mechanism

Window 1:- White double glazed UPVC window to match existing. Provide 2 no 150x50 lintels to head of window

first floor plan



roof plan

FIRST FLOOR CONSTRUCTION
21 mm tongued and grooved flooring grade chipboard on grade C16 joists @ 400 c/c. Ceiling to be 13 mm plasterboard with plaster skim. Void infilled with minimum 100mm sound deadening quilt (10kg/m3).If over an unheated space provide 150mm PIR board (celotex or similar) to achieve a U value of 0.22.

PARTITION WALLS
To be 100 mm x 50 mm vertical studs @ 400 mm c/c with 100mmx50mm head and soleplates. 100x50mm horizontal noggins@400mmc/cvertically and staggered. 12 mm plasterboard and skim finish to both sides, void infilled with sound deadening quilt 10kg/m3. Partitions to be constructed off double joists where necessary (bolted at 600 mm c/c using M12 bolts).

INTERNAL BATHROOMS
To be mechanically ventilated via 'Loovent' fans (6l/s) ducted to the external air. Fans to achieve a minimum of 3 no. air changes per hour, activated by light switch with minimum 15 minute overrun. 10mm gap retained under door.

VENTILATION
All rooms to be provided with windows having an opening area in excess of 5% floor area and background 'trickle' ventilation of 5000mm sq'. Maximum U value of 1.6w/m2K to all windows and roof lights and 1.8w/m2K to glazed doors.
Mechanical Ventilation: Kitchen:60 l/s (30l/s if fitted within cooker hood) Utility Room:30 l/s
Shower / Bath15 l/s Where no windows are provided, rooms are to be mechanically ventilated to achieve 3 no. air changes per hour with 15 minutes overrun. 10mm gap retained under doors.

DORMER WALLS AND CHEEKS (U = 0.28) To be 100 x 50 studwork with plain tile hanging on 38 x 19 mm battens on sarking felt on 10 mm plywood bracing (on12 mm plasterboard if wall within 1.0 m of notional boundary) externally. The void is to be infilled with 100mm fibreglass batts RW3 insulation plus 20mm celotex insulated lining. Internally the walls are to be finished with 10 mm plasterboard and skim.

STRUCTURAL STEELWORK
To be clean, rust free and painted with 2 no. coats red oxide paint. Clad steelwork in 19 mm plasterboard wire bound at 100 c/c with 7 mm plaster skim for 1/2 hour fire resistance. Double steels to be bolted at 750 c/c using M12 bolts within 50 dia steel tube spacers. Provide 225 x 225 x 150 mm deep concrete padstones (or 450 x 100 x 225 mm deep dependant on wall thickness) at all steel beam bearings (unless otherwise stated). Refer to structural engineers details and calculations for full details.

EXTERNAL PAINTWORK
Exposed timber to be knotted, stopped and primed and using a micro-porous paint provide one undercoat and two top coats of gloss paint to client's colour choice. Where external render is to be painted it is to be treated with Dulux Weathershield sealer prior to painting with two coats Dulux Weathershield exterior masonry paint to client's colour choice.

ELECTRICAL WORK
Provide socket outlets and lighting points to client's instructions all to comply with latest IEE regulations. Installation to tested and certified in accordance with Part P of the Building Regulations and copy supplied to Building Control on completion. Energy efficient light fittings to be fitted to one in four fittings or one per 25m2 floor area.

CENTRAL HEATING
Extend existing system to serve new radiators having checked that existing boiler has sufficient capacity. Provide thermostatic radiator valves to all new radiators.

WASTE PLUMBING
Plumbing to be in accordance with BS EN 12056. Waste pipes to be in UPVC with solvent welded joints, sizes to be as follows:- Common wastes 50 mmø Bath 38mmø Sinks 38mmø Showers 38 mmø Bidets 38 mmø Basins 32 mmø All appliances to be fitted with 75 mm deep seal traps. Vertical soil and vent pipes to be 100 mm ø UPVC. SVP to be taken up 900 mm above any ventilation opening within 3m and fitted with wire balloon. Long radius bends and rodding accesses to be provided at the bottom of SVP's. Rodding access to be provided at all waste pipe change of direction. En suite bathroom to be connected to SVP via "Supaflush 2000" (macerator and pump with 22 mm dia. discharge pipe). Floor joists to be notched to accommodate discharge pipe, but only within 300 mm of their bearing and in no case more than of their overall depth.

SAFETY GLAZING
Toughened glass to be provided to all 'critical areas' as defined in N1. All glazing within 800mm of floor level and 1500mm high in doors and adjacent sidelights.

ALL WORK TO BE CARRIED OUT IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE TO COMPLY WITH THE BUILDING REGULATIONS 2000 (AS AMENDED).
= 0.55 = 0.30 = 0.25
The project involves work that may be governed by the party wall act 1996. As such the owner is advised to serve the requisite notice on the adjoining neighbour and employ the services of a party wall surveyor.

DO NOT SCALE FROM DRAWINGS (except for planning purposes) **IF IN DOUBT ASK!**

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK AND DISCREPANCIES REPORTED FOR AMENDMENT.

ALL ELEMENTS TO BE ADEQUATELY PROPPED WHEN FORMING NEW OPENINGS AND MAKING STRUCTURAL ALTERATIONS

THIS DRAWING IS THE COPYRIGHT OF ARCHITECTURAL DESIGNS – LOFTSPACE DESIGNS - ANY CHANGES SHOULD BE REPORTED FOR AMENDMENT. THESE DRAWINGS ARE FOR THE PURPOSES OF OBTAINING PLANNING AND BUILDING REGULATION APPROVAL ONLY AND ARE NOT INTENDED TO BE A FULL WORKING SPECIFICATION. THE PLANS AND NOTES SHOULD NOT BE TAKEN AS FINAL UNTIL FULL APPROVAL HAS BEEN RECEIVED FROM PLANNING AND BUILDING CONTROL AS THEY MAY BE SUBJECT TO CHANGE ANY WORK COMMENCED PRIOR TO APPROVAL IS AT THE CLIENTS RISK.

The builder must check on site all pipes and mains services not included in this specification which could impact on the proposal.

The client / owner must prior to commencement of work ensure all cosmetic design features, electrics and heating requirements are agreed with the chosen contractor.

NOTCHING OF TIMBER JOISTS
♦ General – avoid if possible ♦ Sizes (maximum) – Minimum needed to accommodate services. ♦ Position – Do not locate near knots or other defects. ♦ Notches and holes in the same joist – Minimum 100mm apart horizontally. ♦ Notches in joists – Locate at top. Form by sawing down to a drilled hole. ♦ Depth (maximum) – 0.125 x joist depth. ♦ Distance from supports – between 0.07 and 0.25 x span. ♦ Holes in joists – Locate on neutral axis. ♦ Diameter (maximum) – 0.25 x joist depth. ♦ Centres (minimum) – 3 x diameter of largest hole. ♦ Distance from supports – 0.25-0.4 x span. ♦ Notches in roof rafters – Not permitted.

SAFETY GLAZING
Toughened glass to be provided to all 'critical areas' as defined in N1. All glazing within 800mm of floor level and 1500mm high in doors and adjacent sidelights.

EXISTING ELEMENTS OF CONSTRUCTION
Where existing elements are affected by the proposed works or renovated they should be thermally upgraded to achieve the following U values:
Cavity Wall Solid Floor Floor Pitched roof with cold roof space = 0.16 Pitched roof insulation fixed to rafters = 0.18 Flat Roof = 0.18
For existing retained elements, not undergoing renovation, upgrading is only necessary where the existing U values are worse than 0.35 for any roof and 0.7 for any other element.

GENERAL
Existing sub floor ventilation to be maintained.

All steel beams and structural elements to be in accordance with the structural engineer's details (where provided). exact lengths and bearings of all beams to be determined from site dimensions.

Position of all existing drain runs generally shown on the drawing are not guaranteed. all existing drainage to be investigated on site when work commences and this drawing suitably adjusted if found necessary.

Exact boundary lines are to be determined on site and this drawing suitably adjusted if found necessary.

The contractor must verify all dimensions on site before commencing any work or shop drawings. this drawing is not be scaled. use figured dimensions.

The contractor must verify the status of load bearing and non load bearing walls indicated on the drawing before any structural work is undertaken.

All work is to be carried out in accordance with requirements of the local authority building control officer, any work carried out by the builder without such approval being gained is done so entirely at the risk of the builder, and he will be solely responsible for alterations and costs of same that may be required

The contractor must verify all aspects of the work with the building control officer during the course of the work to ensure compliance with the building regulations and this drawing including the construction notes to be amended if necessary.

HAVANT BOROUGH COUNCIL
05 NOV 2013
RECEIVED

Architectural Designs
157 Methuen Road,
Southsea, Portsmouth, Hants. PO4 9HQ
Telephone: 02392 362829

Project:
Proposed alterations and new dormer within the rear roof slope
No 22 Fairmant Hill Bedhampton

Title:
Working drawings

Scale: 1:50 and 1:100

Date: October 2013

Drawing No: 1310 - 1702