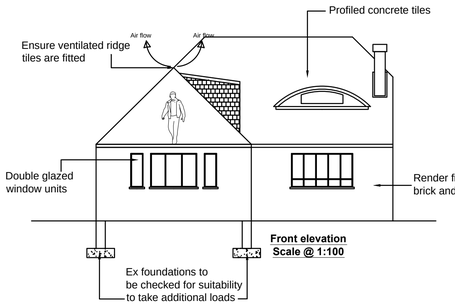
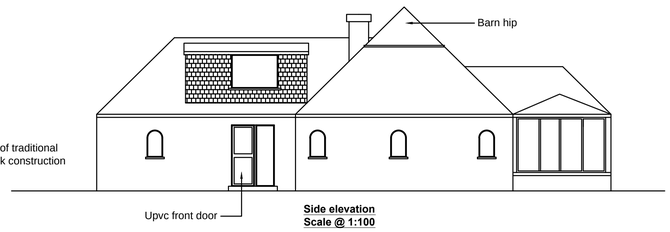


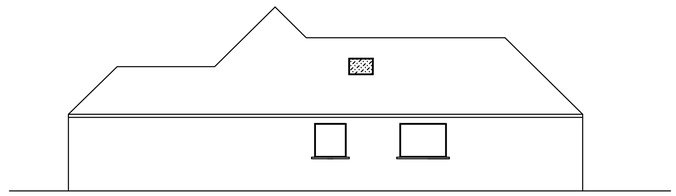
Front elevation
Scale @ 1:100



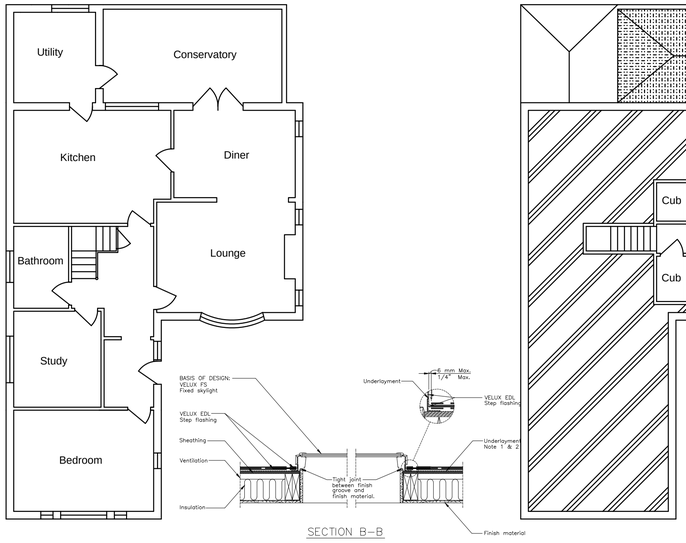
Side elevation
Scale @ 1:100



Rear elevation
Scale @ 1:100

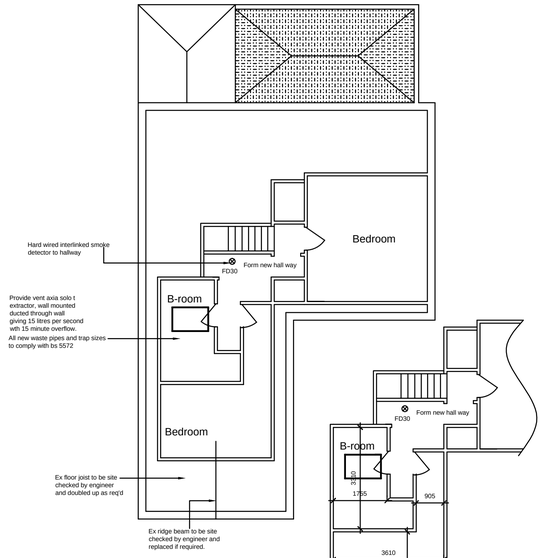


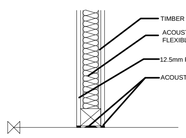
Side elevation
Scale @ 1:100



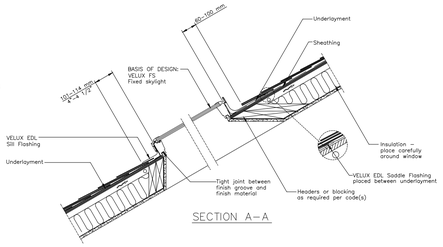
SECTION B–B

Note!!
All glazing to critical positions to be either toughened or laminated glass.

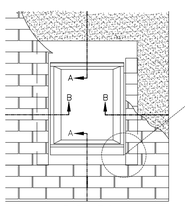




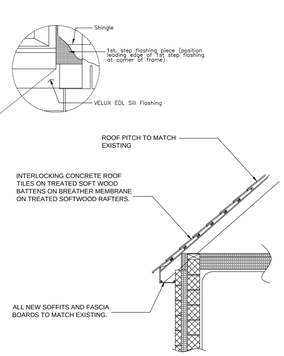
STUD WALL DETAIL
NOT TO SCALE



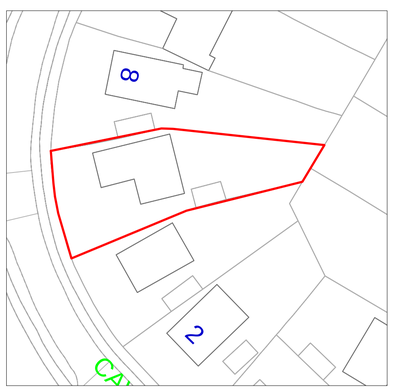
SECTION A–A



ELEVATION



EXISTING EAVES DETAIL
NOT TO SCALE

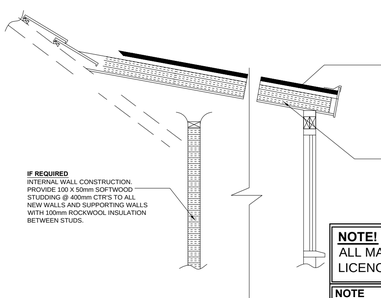


EXISTING SITE PLAN - SCALE @ 1 : 500

N



EXISTING SITE PLAN
SCALE @ 1 : 1250



DETAIL SECTION THROUGH DORMER
SCALE 1 : 50

GENERAL

VENTILATION
BACKGROUND VENTILATORS TO ALL WINDOWS TO BE MIN 8000SQ/mm. ROOF VOID VENTILATION TO BE EQUIVILENT TO A CONTINUOUS 25mm VENT @ EAVES AND 5mm RIDGE. RAPID VENTILATION TO ROOMS TO BE EQUAL TO 1/20th OF FLOOR AREA.

FIRE REGULATIONS
DOORS ON ESCAPE ROUTES TO 30 MIN FIRE RATING. MAINS CONNECTED SMOKE DETECTORS TO BE FITTED ON EACH FLOOR WITH A BATTERY BACKUP. BEAMS TO BE FIRE PROTECTED WITH 2 LAYERS OF 12.5 mm PLASTERBOARD JOINTS STAGGERED AND FILLED TO ACHEIVE 30min FIRE RESISTANCE.

ELECTRICAL REGULATIONS
ALL NEW ELECTRICAL WORKS ARE TO BE DESIGNED, INSTALLED, TESTED AND INSPECTED IN ACCORDANCE WITH BS7671. THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF CERTIFICATION SCHEME, OR ALTERNATIVLY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIENCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

WINDOWS
WINDOWS TO BE NEW UPVC DOUBLE GLAZED OR OPENING VELUX OR SIMILAR TYPE.
NEW BEDROOM AT SECOND FLOOR LEVEL TO HAVE A WINDOW OR DOOR THROUGH WHICH ESCAPE CAN BE MADE. SUCH DOOR OR WINDOW SHOULD HAVE AN UNOBSTRUCTED OPENING THAT IS AT LEAST 0.33m2 AND AT LEAST 450mm HIGH AND 450mm WIDE. THE BOTTOM OF THE OPENING SHOULD NOT BE MORE THAN 1100mm AND NOT LESS THAN 800mm ABOVE FLOOR LEVEL. EASY CLEAN HINGES, IF PROVIDED SHOULD NOT OBSTRUCT THE MINIMUM OPENING DIMENSIONS. ALL IN ACCORDANCE WITH AND TO SATISFY PARAGRAPH 2.11 OF APPROVED DOCUMENT B.

ALL GLAZING TO BE INSTALLED BY A REGISTERED FENSA INSTALLER TO COMPLY WITH BUILDING REGULATIONS TO ACHEIVE MIN U VALUE OF 1.6W.M2K.
EGRESS DOORS AND WINDOWS TO BE READILY OPERATED AT ALL TIMES WITHOUT THE USE OF A KEY.
AT LEAST 3 IN 4 LIGHT FITTINGS IN THE NEW ROOM WILL BE HIGH EFFICIENCY TYPE GREATER THAN 40 LUMENS PER CIRCUIT WATT.
ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC RAD VALVES.
SPACE HEATING AND HOT WATER TO BE PROVIDED BY MEANS OF EXISTING CENTRAL HEATING SYSTEM MODIFIED TO SUIT.
ALL NEW LEADWORK TO BE EXECUTED IN STRICT ACCORDANCE WITH THE LEAD SHEET ASSOCIATION GUIDELINES AND ALL NEW LEAD TO BE TREATED WITH PATINATION OIL.

LOFT CONVERSION

FIRST FLOOR
22mm T & G CHIPBOARD OVER ADDITIONAL 225 X 75 SISTER JOISTS BOLTED TO EXISTING ON JOIST HANGERS. BETWEEN IS LAID RW2 100mm THICK INSULATION. 12.7mm PLASTERBOARD, PROVIDE LATERAL RESTRAINTS TO WALL.

ROOF CONSTRUCTION GENERAL
ROOF TRUSS REPLACEMENT TO BE AS PER MANUFACTURERS OR ENGINEERS DETAILS. TILES AND MEMBRANE GENERALLY TO REMAIN. PROVIDE 125mm RIGID CELOTEX INSULATION BETWEEN PROPOSED RAFTERS. ENSURE THAT A MIN 50mm AIRGAP IS RETAINED BETWEEN BREATHER MEMBRANE AND INSULATION BOARD. ENSURE ALL TIMBERS ARE DOUBLED UP AROUND ROOFLIGHTS.

INTERNAL WALL CONSTRUCTION.
PROVIDE 100 X 50mm SOFTWOOD STUDDING @ 400mm CTR'S TO ALL NEW WALLS AND SUPPORTING WALLS WITH 100mm ROCKWOOL INSULATION BETWEEN STUDS. ENSURE FLOOR JOISTS ARE BOUBLED UP BELOW.

DORMER CONSTRUCTION
DORMER CONSTRUCTION TO CONSIST OF FLAT ROOF SYSTEM TO MANUFACTURERS SPEC ON CEILING JOIST @ 400 CTRS TO ENGINEERS DESIGN LAID TO FALL TO SUIT FALL OF FLAT ROOF MIN 1 IN 80 WITH 150mm CELOTEX RR INSULATION LAID BETWEEN JOISTS ENSURING 50mm CLEAR AIR GAP BETWEEN INSULATION AND DECKING. DORMER CHEEKS TO CONSIST OF SLATES ON BATTENS AND FELT ON 18mm WBP PLY ON 15mm FIRE LINE BOARD FIXED TO 100 X 50mm SOFTWOOD. FRAMING FILLED WITH CELOTEX RIGID INSULATION TO MEET CURRENT STANDARDS BARGE BOARDS AND EAVES TO MATCH EXISTING PROVIDES CONTINUOUS 25mm AIR GAP ALLROUND TO PROVIDE VENTILATION TO ROOF AREA. DORMER WALL TO BE LINED WITH 15mm FIRELINE BOARD INSIDE.

GENERAL ERECTION NOTES.

FOUNDATIONS TO BE CHECKED BY BUILDING CONTROL; SURVEYOR AND THE DEPTH WILL BE SUBJECT TO GROUND CONDITIONS AND TYPE/ HEIGHT / PROXIMITY TO TREES
ROOF PITCH TO BE AS SHOWN
PROPOSED ROOF TRUSSES TO BE AS MANUFACTURES SPECIFICATION.
EXISTING SOFFITS AND FASCIA BOARDS TO BE RE-USED WHERE POSSIBLE OR REPLACED WITH MATCHING PRODUCTS OF THE SAME SPECIFICATION.
EXISTING GUTTERS TO BE RE-USED WHERE POSSIBLE AND DOWN PIPE EXTENDED TO SUIT.
NEW BLOCK/BRICK TO BE TOOTHED AND BONDED TO EXISTING AND CAVITIES CONTINUOUS

Date
December 2011

Approved by

Drawn by
MT

Scale - As shown

Notes

Drg to be read in conjunction with engineers details and specification supplied by MT.

Client
Mr and Mrs Gray

Site
6 Cavendish Drive
Waterlooville
Hants
PO7 7PJ

NOTE!
ALL MAPS REPRODUCED UNDER LICENCE No 100047474.

NOTE
ALL MATERIALS USED ON THE PROPOSED STRUCTURE WILL BE IN KEEPING WITH THE ADJOINING AND SURROUNDING DWELLINGS.

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