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.

New windows: new double glazed windows to have minimum 16mm air gap to achieve 1.8w/m²k and 'K' glass and Argon gas filled sealed units. Doors to have a min U value of 1.80w/msq.k. 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 (Note the minimum size to achieve 0.33sq.m is 450mm x 734mm) min clear dimension of edge 450mm with cill 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 tongued and grooved chipboard, 2.3 grade in bathrooms on mm **50** x **225** 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 flitch beams join to steelwork or other flitch 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. All new partitions must achieve a mass per unit area of 10kg/m.

Ceilings: 12.5mm foil back plasterboard on **50** x **150** mm joists at **400** mm centres with total 300mm fibreglass quilt insulation over laid in two layers at right angles. Bolt and dog tooth washers at joints. Fit baffle boards at eaves to maintain clear air flow.

Conversion of existing roofspace.
Sloping ceilings: 12.5mm foil back plasterboard over 90mm 'celotex tuff R' rigid insulation batts between rafters with 45mm 'celotex tuff R' batts under rafters. Double, or add **50** mm x **150** mm rafters alongside existing if new unsupported span exceeds 2.40m. See separate note on section if necessary. 50mm air gap to be maintained between the insulation and roofing felt.

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 pitchline over new and existing stairs. Handrails minimum 900mm with vertical balusters at maximum 100mm centres.

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.

Fit proprietary dry ridge vent system, or high level tile vents equivalent to 5mm continuous gap, fit eaves vents front, rear and dormers (if applicable,) equivalent to 25mm continuous gap.

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.

Extend existing svp into roofspace and terminate with durgo 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.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing drainage 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 one per four new fittings. 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

Party walls to be lined with 12.5mm foil back plasterboard over 25mm 'celotex tuff R' insulation batts.

Goble wall build up as dormer walls. Tie to roof joists with 1000 x 32 x 5mm M.S. galvanised straps at 1200mm centres. Fit cavity tray at horizontal junction with existing cavity wall if not insulated.

All new radiators to be fitted with TRVs

Any wall or door glazing in the stair enclosure will be upgraded to achieve half hours fire resistance (e.g. Pyro Stop Glass).

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

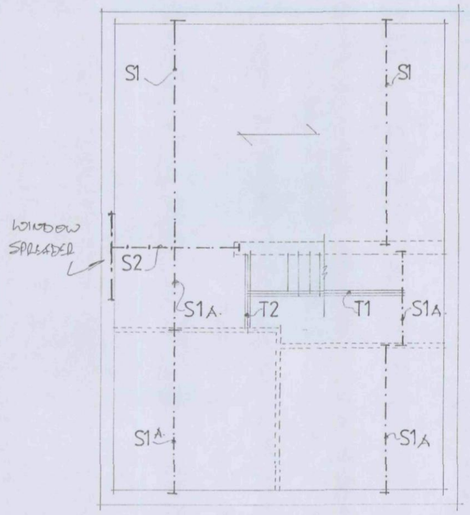
Each joist to be bolted to each other where lapped and to each roof joist to help prevent roof spread.

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

Provide double rafters either side of velux window.

Dormer walls: tile/ slate hanging on battens and felt on 100mm x 50mm studwork with 12.5mm foil back plasterboard finish over 90mm 'Celotex tuff R' rigid batt insulation between studs and 15mm over studs. (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 flat roof: 13mm stone chips on three layer felt to BS 747. cp144 pt 1977 on 116mm 'Celotex TD3116 tempchek' decking on firings on mm x mm joists at mm centres. 12.5mm foil back plasterboard ceiling. Seal warm roof from existing vented roof space at join if applicable.



structural layout n.t.s.

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT 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 ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE ARCHITECT.

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/CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE ARCHITECTS APPROVAL MAY INVALIDATE THEIR LIABILITY.

HAVANT BOROUGH COUNCIL
07 SEP 2010
RECEIVED

A	AUG 10	NOTES AMENDED.
	Date	Revision

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Client
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Job Title
19 aldermoor road
purbrook
waterlooville

Drawing Title
notes & structural layout

Scale not to scale

Date aug '10 | Drawn by sa

Drg. No. 3109.10.3. | Rev. A