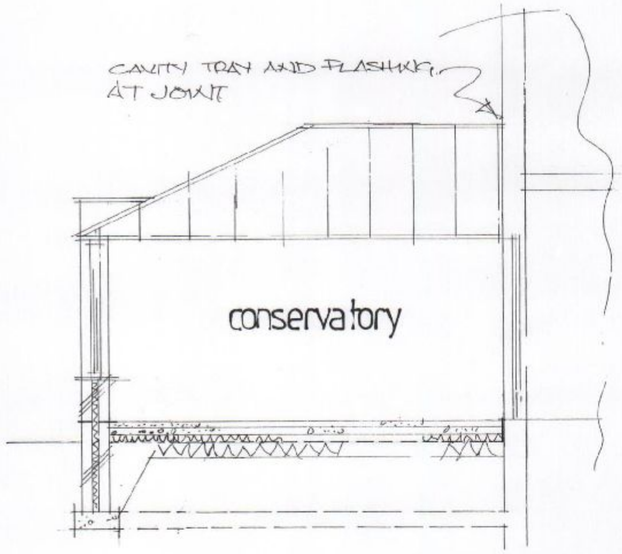
PERMIT



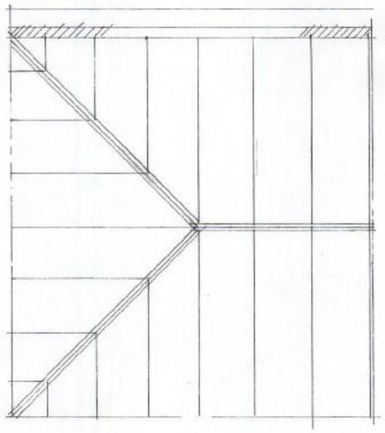
Minimum full opening size of escape window 0.33sq.m. min clear dimension of edge 450mm with cill below 1.10m from floor and above 800mm.

First floor. 19mm floor grade moisture resistant T& G chipboard on 50 x 175 mm floor joists at 400 mm centres. 1.00m x 32mm galvanised mild steel straps at 1.2m centres around perimeter as lateral support. Fit 100mm mineral wool batts as sound insulation between.

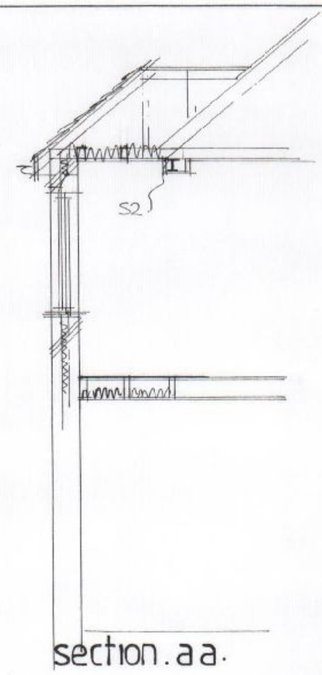
Ceilings ground floor; 12.5mm plasterboard. First floor 12.5mm foil back plasterboard.

Main roof. concrete tiles on battens on felt on 50 mm x 150 mm rafters at 400 mm centres. Strap down with 1.00m x 32mm galv. ms straps at max 1.20m ctrs. Around perimeter.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to 1.0cu.m. soakaways formed min 5m from building via big and 100mm diam drainware.



conservatory roof plan



section.aa.

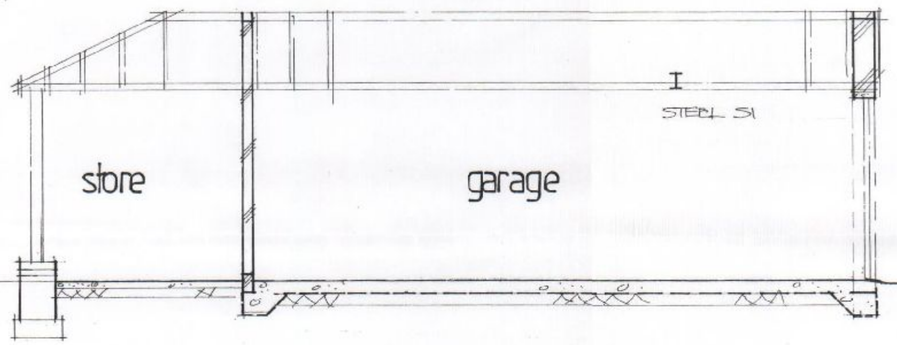
Note:
All dimensions must be checked on site and not scaled from this drawing.
EXCEPT FOR LOCAL AUTHORITY PLANNING PURPOSES.

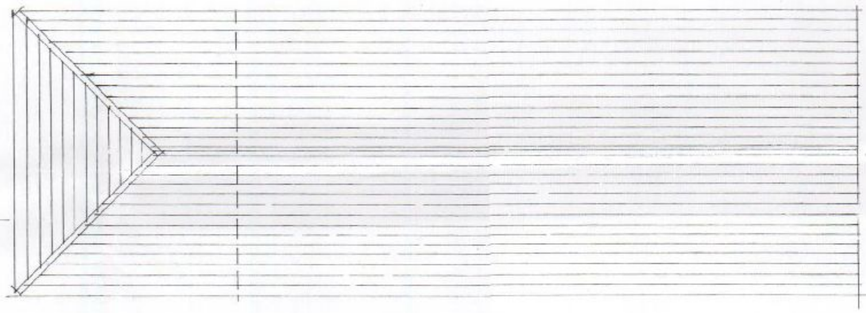
A	JUNE 11	CLIENT AMENDMENTS.
	Date	Revision

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THORNS-YOUNG
ARCHITECTURAL

THORNS -YOUNG LTD.
232 London Road, North End, Portsmouth. PO2 9JQ
Tel: (0231 9267 2883 Fax: (023) 9266 3457





garage roof plan

Client

MISS S. BOLLAND

Job Title

5, LESTER AVENUE
PORTSMOUTH

HAVANT BOROUGH COUNCIL
RECEIVED

Drawing Title

SECTIONS, ROOF PLANS, NOTES

Scale 1:50.

Date OCT. 2009 | Drawn by CMC.

Drg. No.	Rev.
2114:09:2	A.

Foundations, concrete strip 600mm x 225mm at minimum depth of 1 metre or to suit local ground conditions (in clay soils minimum depth 1.2 metres). 450x225mm under internal load bearing partition walls.

CONSERVATORY:

Polycarbonate roof on proprietory glazing bars on two skins 100mm "Celcon " blockwork with 100mm insulated cavity. Render to match existing externally. Blockwork to be toothed and bonded to existing and incorporate all necessary vertical and horizontal DPC,s.
Floor to be 70mm grit screed on 100mm concrete on 100mm floor insulation on 1200g DPM on 50mm sand blinding on 150mm well compacted hardcore.

GARAGE:

Concrete tiles to match existing on battens on felt on 125 x 50 mm joists and ceiling collars at 600mm centres. External walls to be 100mm "Celcon" blockwork with 225mm piers at min 3mtr centres. Render externally to match existing. Floor to be 150mm reinforced concrete with thickened edge beam on 1200g DPM on 50mm sand blinding on 150mm well compacted hardcore. Hipped roof over open store area to be supported on 75 x 75mm softwood posts on brick plinths on suitable foundations. Main doors to be softwood, side hinged and with glazed panels, final choice to be by client. Side door and frame to be upvc.

Inner partition: 12.5mm plasterboard each side of minimum 75 x 50mm studwork. Fit 25mm sound insulation quilt between held in place with battens.

Fit mechanical extract fans to any new wc and bathroom areas rated at min 15lit/sec

Duct mechanical extract from internal wc/bathroom rated to give min 3ach with up to 15minute overrun. Wired to light switch. Min 12mm air gap under door.

Fit mechanical extract fan from kitchen rated at min 60lit/sec. If cooker hood installed, to be rated at 45lit/sec. Utility room if applicable to be rated at 30lit/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.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE.17thEd) 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

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.

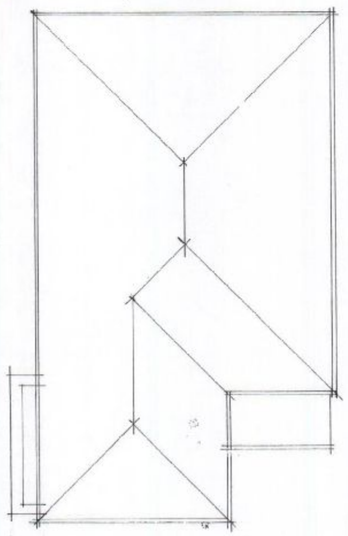
Box gutter to be formed where shown. Code 4 lead lining on 18mm ply base min.200mm wide. 90mm celotex Tuff R insulation under. Carry lead up roof slopes min 300mm. Fall to outlet.

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

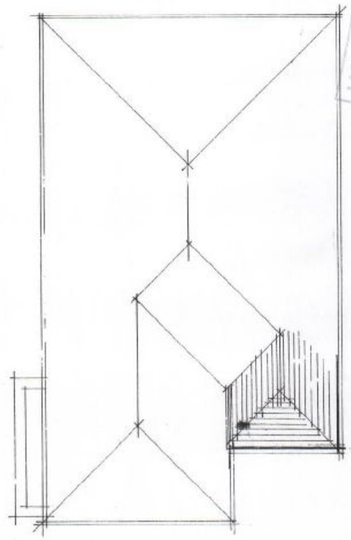
SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE,BEFORE ORDERING.

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.

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.



existing roof plan



proposed roof plan