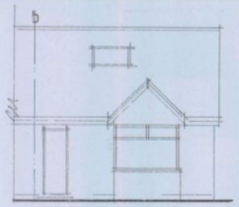
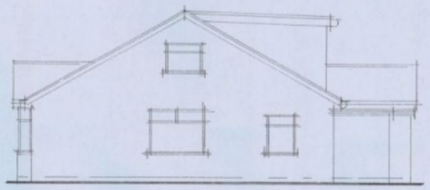


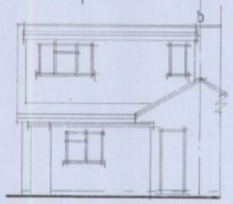
existing side elevation



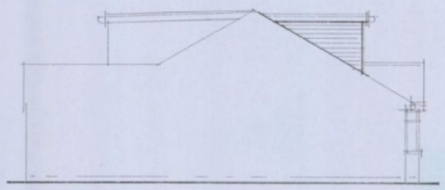
existing front elevation



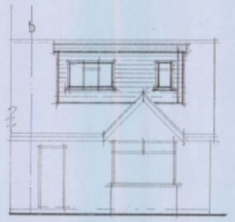
existing side elevation



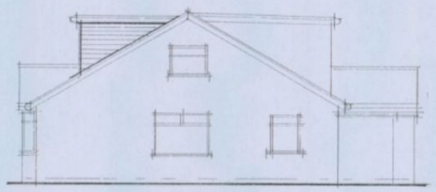
existing rear elevation



proposed side elevation



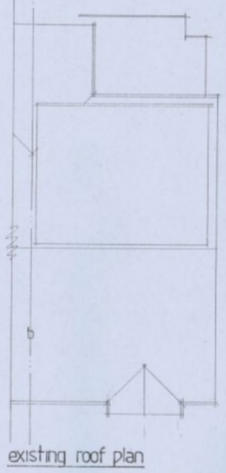
proposed front elevation



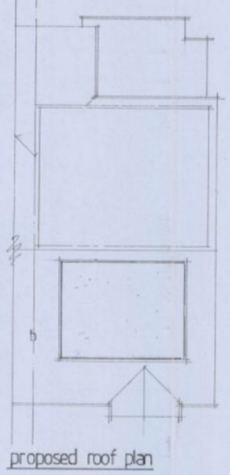
proposed side elevation



proposed rear elevation



existing roof plan



proposed roof plan

PERMIT

Note:
All dimensions must be checked on site and not scaled from this drawing.

Except for local authority planning purposes.

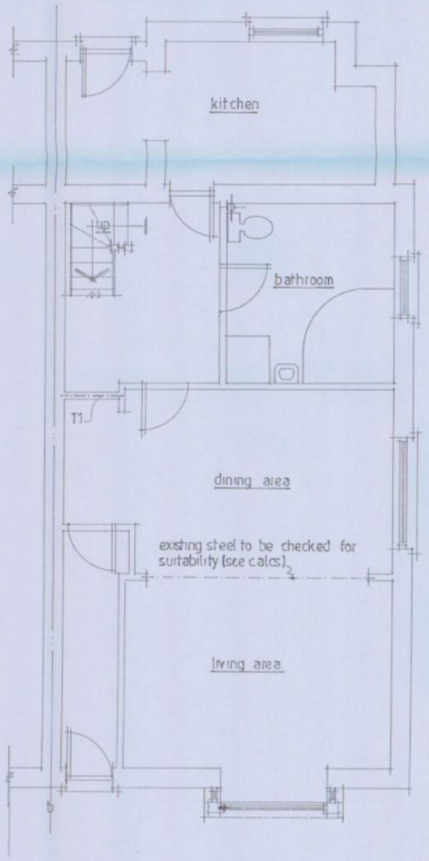
ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT AS SOON AS POSSIBLE.

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

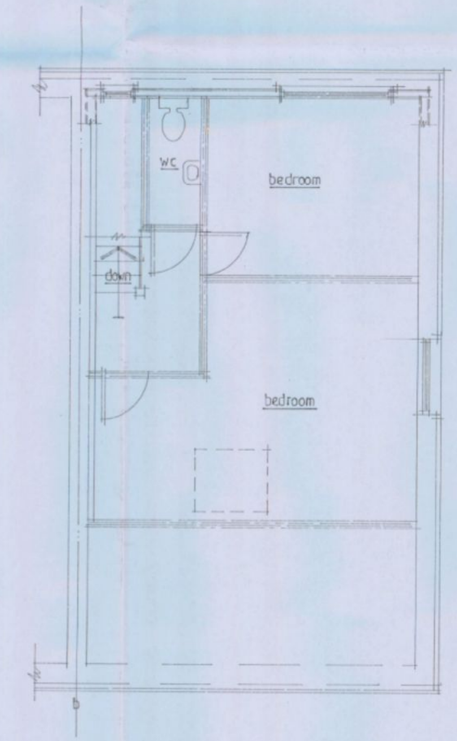
THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE ARCHITECT.

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.

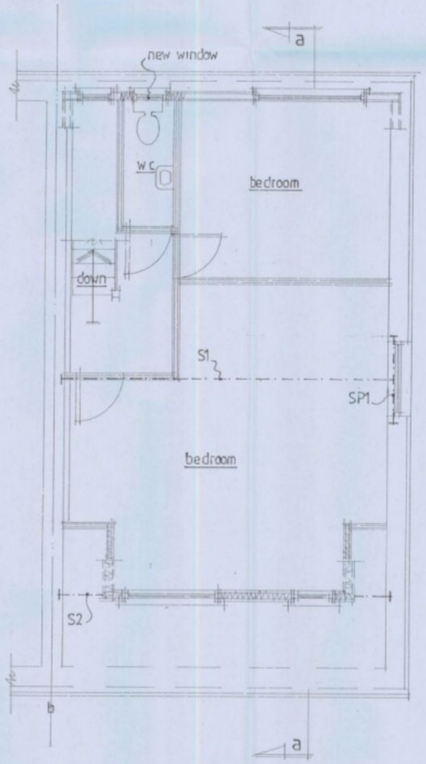
CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS OR CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE ARCHITECTS APPROVAL MAY INVALIDATE THEIR LIABILITY.



proposed ground floor plan (un-changed)



existing first floor plan



proposed first floor plan

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. min clear dimension of edge 450mm with cill 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 **50** mm x **200** mm joists at **400** mm centres **AS EXISTING**. 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.

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

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.

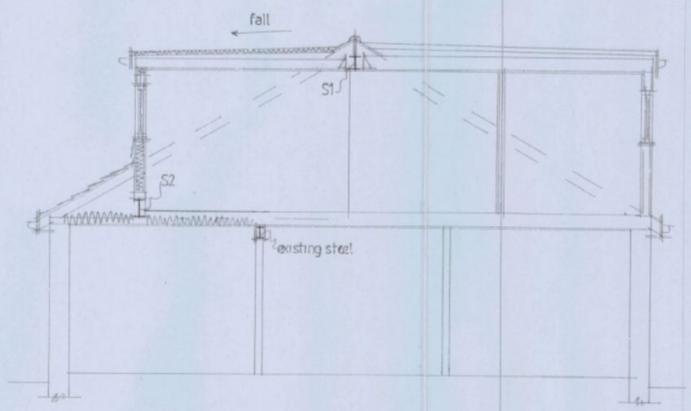
Dormer walls: tile hanging on battens and felt on 100mm x 50mm studwork with 12.5mm foil back plasterboard finish over 90mm 'Celotex tuff R' rigid batt insulation between studs and 15mm over studs. (12.5mm plasterboard on cheeks where within 1.00m of boundary). Also fit 6mm masterboard web under cheek 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 **50** mm x **175** mm joists at **400** mm centres. 12.5mm foil back plasterboard ceiling. Seal warm roof from existing vented roof space at join if applicable.

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

All new electrical wrks 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.

All new radiators to be fitted with TRVs



section aa

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	Date	Revision

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ARCHITECTURAL

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Client
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Job Title
31 lansdowne avenue
widley
waterlooville

HAVANT BOROUGH COUNCIL
16 NOV

Drawing Title
addition of front dormer

Scale 1:100 , 1:50

Date sept '10 | Drawn by sa

Drg. No. 3126·10· | Rev.

MERCURY GRAPHICS 537451

ARCHITECTURAL 594 x 841mm A1.