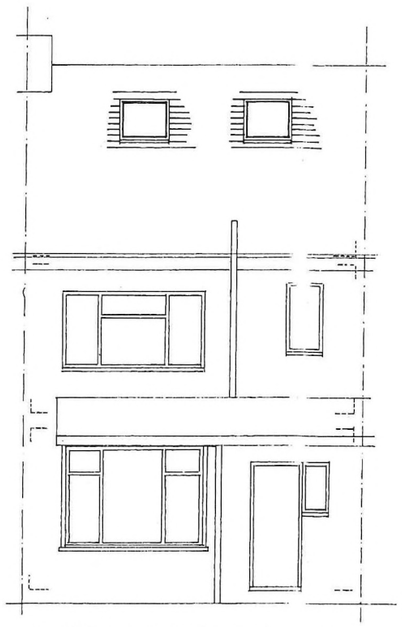
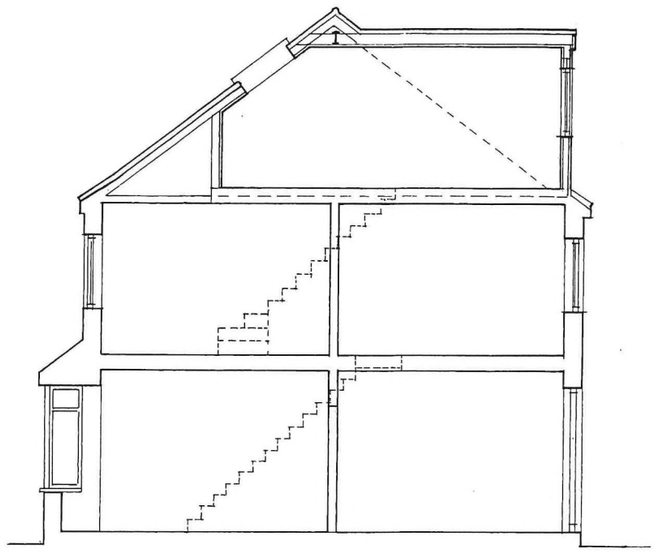


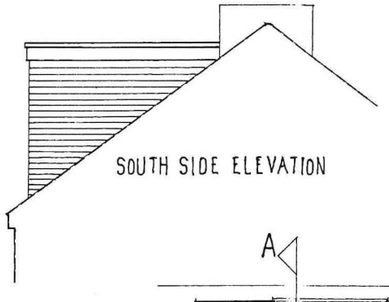
FRONT [WEST] ELEVATION

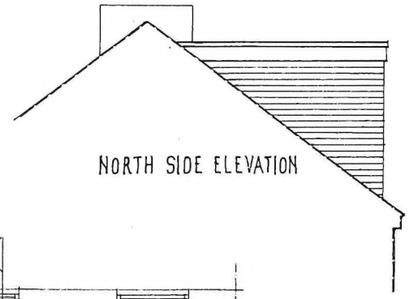


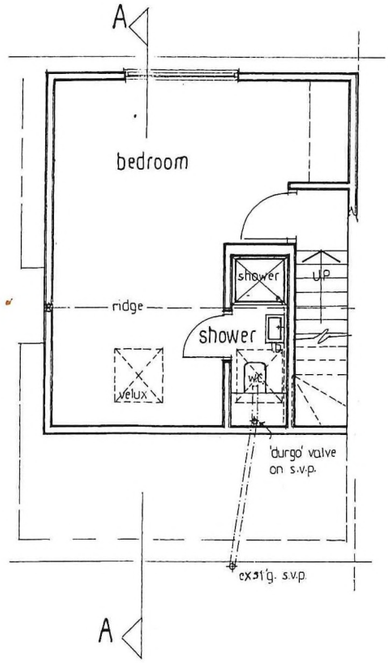
SECTION A-A



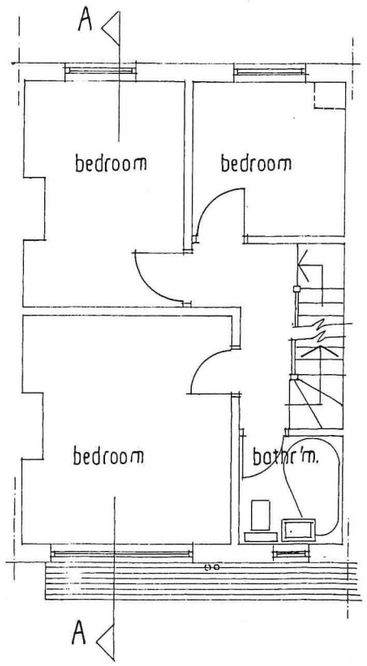
REAR [EAST] ELEVATION



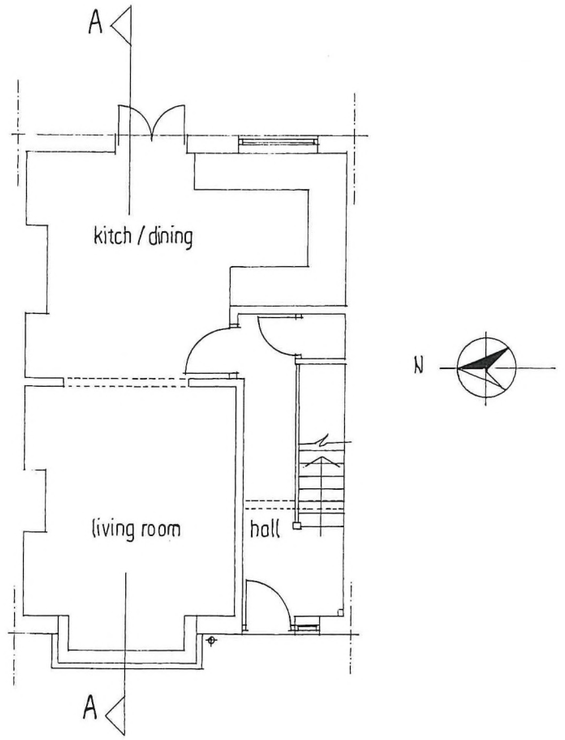




SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SCALE BAR @ A3

FIRE PRECAUTIONS
Provide mains wired smoke and heat detectors/sounders as indicated on plan.

Doors as indicated on plan to be 20 min. fire-resistant on to 25mm stops.

All habitable rooms to have a window with unobstructed opening casement minimum 500mm wide and 1000mm deep to provide means of escape.

ELECTRICAL INSTALLATION
Provide high efficiency light fittings to new rooms.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed and inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.

GENERALLY
Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground. All electrics, heating, plumbing and decorations to be altered/extended all to client's choice. All lengths of proposed beams to be measured on site prior to ordering, to verify Structural Engineer's dimensions. All foundations and lintels taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work. The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between the elements and at the edges of elements such as those around window and door opening. Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts. The property owner is reminded of the requirement to serve a Party Structure Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.

CONSTRUCTION NOTES

NEW DORMER ROOF
High performance felt on 140mm Celotex TD4126 or similar warm deck construction, on treated SC3 joists in accordance with Engineer's details @ 400mm c/cs.

Felt to be dressed under existing tiling to roof slopes.

UPVC soffit and fascia boards.

New ceiling to be 12.5mm plasterboard and set.

NEW DORMER CHEEKS
Dormer cheeks to be 50x100mm treated softwood studs @ 400mm c/cs with 100x100mm posts at corners and window jambs. Studding to be lined externally with plain tile hanging of colour to match main roof on 38x19mm battens and breather paper on 12.5mm sheathing ply.

Studs to be cross-nogged at third points and faced internally with 12.5mm plasterboard and set. Provide 100mm Celotex insulation between studs.

Outer face of dormer within 1M of boundary to be lined externally and internally with 12.5mm Superlux to provide fire protection.

SKEILINGS
95mm Celotex laid between rafters with a further 45mm Celotex fixed across face to give a total thickness of 140mm face with 12.5mm plasterboard and set.

PARTITION WALLS
50x100mm studding with 12.5mm plasterboard and set both sides. Fibreglass quilt between studs of all partitions. Studwork to be cross-nogged at third points.

Floor joists to be double-up under new partitions where running parallel.

STRUCTURE
All beams; lintels etc. will be in accordance with structural calculations and details of Structural Engineer. All steelwork not solely carrying roof loads will be protected with 2 layers 12.5mm fireline on softwood cradles to give 1 hour fire-resistance.

Provide parge coat to existing brick party walls.

FLOORING
New SC3 floor joists in accord with Structural Engineer's details. The existing ceiling/new floor to have minimum 100mm mineral wool insulation of density 10kg/M³ laid on chicken mesh fixed to the sides of the joists.

STAIRCASE
800mm wide between handrails. Exact details of staircase to be confirmed on site, but treads to be min 220mm; risers max 220mm and winders minimum 50mm going.

Provide handrail 900mm above pitch line of stairs supported on balusters @ max.100mm gapings. Ensure minimum 2M headroom above pitch line throughout staircase.

GLAZING
All windows to be UPVC and double-glazed with 16mm sealed units with Soft-E coating. 'U' value of windows 1.4W/(m2k).

Rooflights to be Veluxes as per plan.

VENTILATION
New Shower-Room to have opening window with controllable secure trickle ventilation of 4000sq.mm together with mechanical extraction of 15L/sec. when operated intermittently.

New Bedroom to have secure background ventilation of at least 8000 sq.mm.

PLUMBING AND DRAINAGE
Heating and hot and cold water services to be an extension of the existing system but any new boiler to be condensing type and gas installation generally to be carried out by a Gasafe registered fitter. Commissioning certificate to be issued prior to completion.

Indirectly heated unvented storage to comply with BS EN 12897:2006.

Provide thermostatic valves to all radiators.

All wastes to have clearing eyes at all changes in direction. Provide deep seal traps to all waste runs exceeding codes for practice. Wastes generally to be 40mm diameter to baths and showers and 32mm to basins.

Test drainage to satisfaction of the Local Authority.

DWG. No.2

No.7 ST.RICHARDS ROAD PORTSLADE

PROPOSED ALTERATIONS

CREATIVE ATTIC SOLUTIONS LTD
info@atticsolutionshove.co.uk
tel: 01273 282383

SCALE: 1 : 100

DATED: MARCH 2023