TONY ROWLAND ARCHITECTURAL SERVICES

GENERIC NOTES

Sockets and switches are to be located between 450 and 1200mm above finished floor level.

Fittings in the new ensuites are to have 37mm UPVC wastes with 75mm deep seal traps set at 1:40 fall to the connect with a new SVP.

The new ensuites are to be fitted with extractor fans achieving a flow rate of 15 litres per second and should have a background ventilation area of 4000mm2. The fans are to be operated by the light switch and should have a 15 minute overrun.

Suitable low energy lighting having a luminous efficiency of 40 lumens per circuit watt to be installed to at least 75% of all the new fittings.

All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (IEE Wiring Regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme or alternatively by a suitably qualified person, with a certificate produced by that person to building control on completion of the works.

All new work is to be carried out in accordance with the 'Robust Construction details'.

S - smoke detection to be worked out on site by electrician.

Rainwater drainage to be taken out to soakaways which will be set out on site.

The existing staircase is to be removed and the floor above is to be infilled accordingly, with new joists and floor finish.

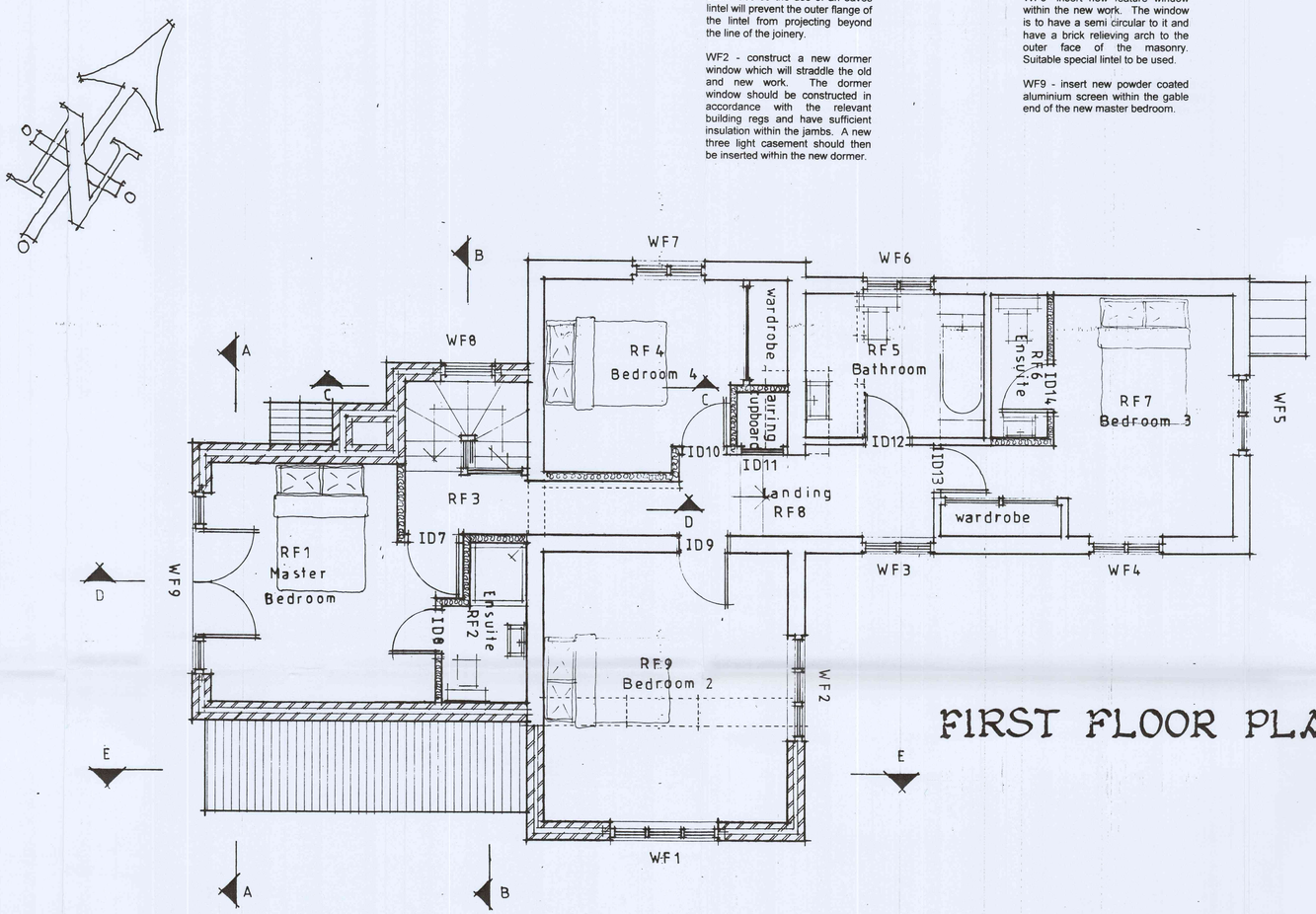
All glazing either within doors or windows that are situated within 300mm of a door or within 1500mm of the finished floor level are to be constructed with safety glazing complying with BS 6206 1981.

Details of the modifications to the existing heating system are to be provided by a suitably qualified heating consultant

Internal walls which are to be removed have been shown dotted.

Hatched areas indicate new work.

Chimney to be lined with a suitable flue lining system and the woodburner within the sitting room is to be provided with suitable notice plates. These details will need to be provided by the manufacturer of the woodburner.



FIRST FLOOR PLAN

DOOR & WINDOW SCHEDULE

WF1- insert new window within the new work using catnic CGE90/100 or similar lintel above. There is to be a brick relieving arch to the outer face so the use of an eaves lintel will prevent the outer flange of the lintel from projecting beyond the line of the joinery.

WF2 - construct a new dormer window which will straddle the old and new work. The dormer window should be constructed in accordance with the relevant building regs and have sufficient insulation within the jambs. A new three light casement should then be inserted within the new dormer.

WF 3 / 4 / 5 / 6 & 7 - insert new windows within the existing openings.

WF8- insert new feature window within the new work. The window is to have a semi circular to it and have a brick relieving arch to the outer face of the masonry. Suitable special lintel to be used.

WF9 - insert new powder coated aluminium screen within the gable end of the new master bedroom.

INTERNAL DOOR SCHEDULE

I would suggest the use of boarded doors constructed in oak as suggested within the sections, but the final choice is down to the clients and the builder should discuss this with them.

ID7 & 8 - insert new 762mm doors and frames within new studwork partitions.

ID9 - replace existing door within existing opening.

ID10 - insert new 762mm door and frame within new studwork partition.

ID11 - create a new door and frame for the new airing cupboard.

ID12 & 13 - replace existing doors within existing openings.

ID14 - insert new 762mm door and frame within new studwork partition.

FIRST FLOOR ROOM NOTES

RF1 Master Bedroom - refer to sections for details regarding the construction of the new work within which this room is located. The gable wall will require a steel frame to support the ridge purlin. This will need to be designed by the structural engineer. A glass juliet balcony screen is to be fixed outside the doors to WF9. This should be installed to a height which conforms to the regs.

RF2 Ensuite to Master Bedroom - refer to sections for details regarding the construction of the new work within which this room is located. The ensuite is to be formed by the construction of studwork partitions within the master bedroom.

RF3 Staircase Landing - new staircase to be constructed which will come up to a new landing area which is within the new work. Staircase to conform with all the necessary building regs in terms of rise and goings and handrails etc. An opening will need to be made through the existing external wall to connect with the existing first floor rooms.

RF4 Bedroom 4 - existing bedroom is to be remodelled. The existing studwork wall to the existing staircase is to be repositioned to give extra width to the corridor and an airing cupboard is be constructed in studwork in the corner where the existing chimney is to be removed. The existing window WF7 is to be replaced with a new window within the existing opening.

RF5 Bathroom - existing airing cupboard is to be incorporated within the bathroom by the removal of the existing studwork partition. New bathroom fittings to be discussed with clients. The existing window WF6 is to be replaced with a new window within the existing opening.

RF6 Ensuite to Bedroom 3 - The ensuite is to be formed by the construction of studwork partitions within the bedroom 3.

RF7 Bedroom 3 - The existing windows WF4 & 5 are to be replaced with new windows within the existing openings.

RF8 Corridor - a new corridor is to be created which will link the new staircase with the existing first floor rooms. This will be created by removing the existing staircase and flooring over the opening in the first floor.

RF9 Bedroom 2 - the existing bedroom is to be enlarged by constructing a first floor extension above the existing single storey section of RG3 as detailed on section E. The original end gable wall is to be removed and the existing roof structure is to be extended, this will need to be addressed on site to work out how this is done. It may be that a new ridge and purlins are required above the full span of RF9.

SCALE 1:50

PROPOSED FIRST FLOOR PLAN

CROSSWAYS, No.11 FRODESLEY, SHROPSHIRE.

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