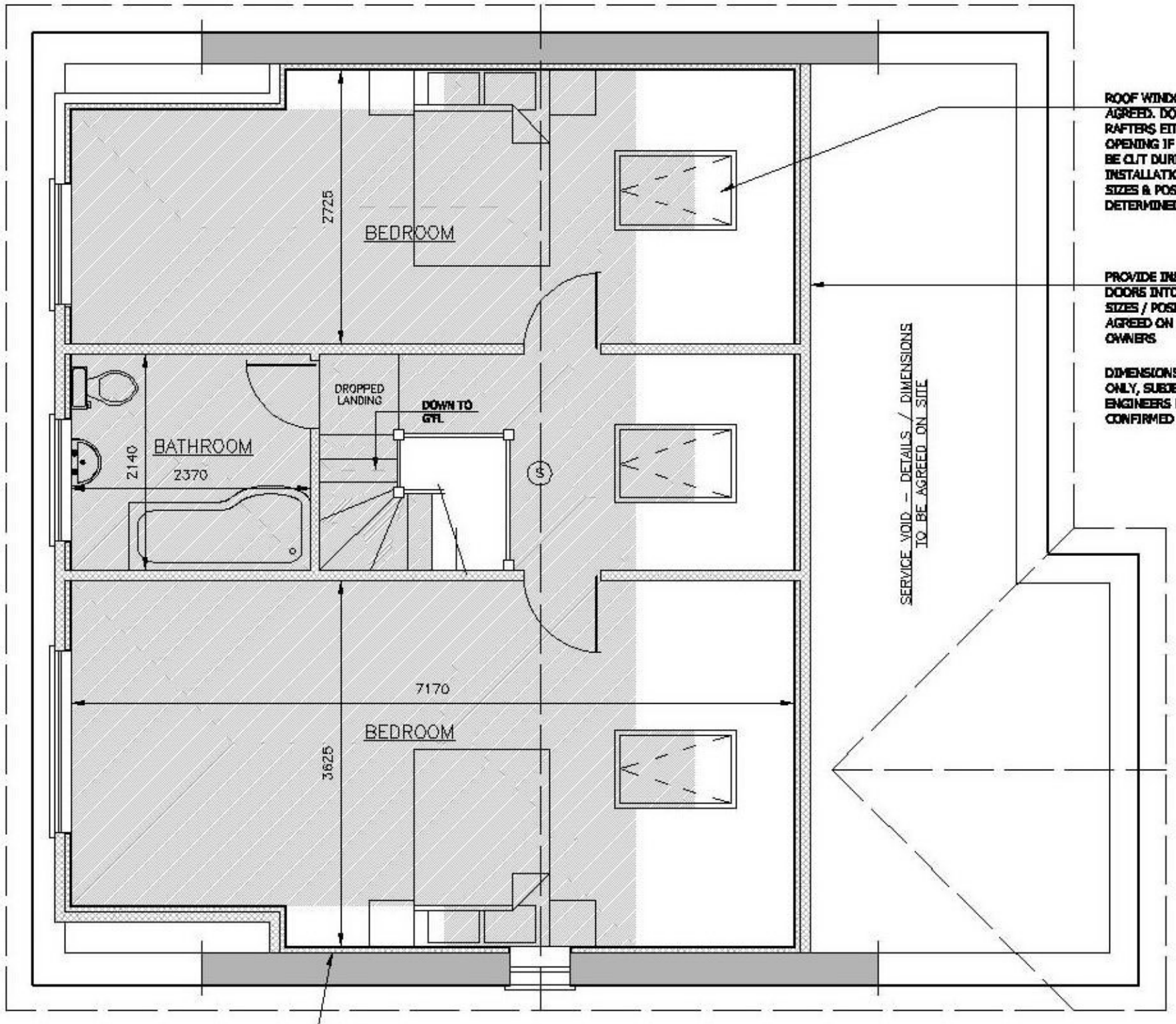
DO NOT SCALE



ROOF WINDOWS SIZES TO BE AGREED. DOUBLE UP RAFTERS EITHER SIDE OF OPENING IF RAFTERS ARE TO BE CUT DURING INSTALLATION. ROOFLIGHT SIZES & POSITIONS TO BE DETERMINED ON SITE.

PROVIDE INSULATED ACCESS DOORS INTO SERVICE VOID. SIZES / POSITIONS TO BE AGREED ON SITE WITH THE OWNERS

DIMENSIONS INDICATIVE ONLY, SUBJECT TO ENGINEERS DETAILS, TO BE CONFIRMED ON SITE

LAYOUT OF BATHROOM INDICATIVE. FINAL LAYOUT TO BE AGREED ON SITE. CONNECT TO EXTG SVP. FINAL DETAILS TO BE AGREED ON SITE WITH THE BUILDING INSPECTOR. SVP EXTENDED UP MIN 900mm ABOVE ADJACENT WINDOWS

CONTRACTOR TO CONFIRM GABLE WALL CONSTRUCTION TO BUILDING INSPECTOR. DETAILS OF EXTRA INSULATION TO BE AGREED ON SITE WITH THE BUILDING INSPECTOR. FOR PRICING PURPOSES, ALLOW 50mm CELOTEX FINISHED WITH 12.5mm PLASTERBOARD & SKIM

PROPOSED FIRST FLOOR PLAN SCALE 1:50

0 0.5 1m 2m 3m 4m 5m

GENERAL NOTES

All dimensions to be confirmed on site by Contractor prior to commencement of works. Contractor to report any discrepancies to the engineer, and await further instructions before proceeding.

This drawing should not be scaled.

The Contractor is responsible and liable for ensuring the stability of the works and surrounding works and services at all stages of construction.

All materials and workmanship to comply with the British Standard and British Standard Codes of Practice.

Contractor to liaise with Clients regarding number, style and position of electrical sockets, fixtures and light fittings required. All electrical work to comply with BS7671 (The IEE Wiring Regulations). All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, 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. Provision shall be made in new dwelling/extension for energy efficient lighting (i.e. fixed lighting with lamps having a luminous efficiency greater than 40 lumens to be provided to 75% of new light fittings). An appropriate BS 7671 electrical installation certificate will be required from an electrician registered with a recognised trade body such as NICEIC, ECA & NAPIT.

Entire dwelling fitted with a fire detection & fire alarm system on a separate circuit in accordance with BS5839-6:2004 to at least a Grade D Category LD3 standard. The smoke & heat alarms should be mains operated and conform to BS 5446-1:2000 or BS 5446-2:2003, respectively: Fire detection and fire alarm devices for dwellinghouses, part1 specification for smoke alarms; or part2 specification for heat alarms. The detection system is to have a standby power supply, such as a battery (either re-chargeable or non-rechargeable). Detectors positioned in circulation spaces 3m max. from kitchen, & 7m max. from habitable rooms. with an optional heat sensor within the kitchen. Alarm to be fully audible in all areas of the building.

Client to confirm quality and the style of sanitary ware, skirtings, coving, architraves, ceiling finishes, door furniture and floor finishes prior to works starting on site.

Client to confirm level of internal and external decoration required to Contractor prior to works starting on site.

Contractor is to confirm the location of all incoming services, (i.e. gas, electric, telephone, water) prior to commencement of work on site.

Contractor to liaise with client regarding the extension of existing central heating system including size, number and position of additional radiators. Installations to be carried out in accordance with "BS6645" Code of Practice for central heating for domestic premises. Note that all new radiators are to be fitted with Thermostatic Radiator Valves. All new heating appliances and associated work work to be in accordance with the Domestic Building Services Compliance Guide.

Materials should comply with the appropriate British Standards or Agreement Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability. Standards of workmanship should meet the relevant BS 8000 series.

STEEL WORK

Internal steelwork to be clad with two layers of 12.5m plasterboard, with 16 gauge wire bindings at 150mm centres (alternatively provide 20mm thick Vermiculex by cape boards fixed in accordance with manufacturer's instructions) and plaster skimmed to a min. thickness of 5mm.

- INDICATES STUD PARTITIONS
- (S) INDICATES APPROX POSITION OF SMOKE ALARMS – INTERLINKED SEE MAIN NOTES
- (HD) INDICATES APPROX POSITION OF HEAT DETECTOR – INTERLINKED SEE MAIN NOTES
- INDICATES FLOOR AREA WITH MIN 1.8m HEADROOM

REVISIONS

REV	DATE	DESCRIPTION

Ridgeway Building Design Limited

RIDGEWAY BUILDING DESIGN LIMITED

Scales AS SHOWN ON A3 | Drawn C. ROBARDS | Date JULY 2021

Project PIPPINS, HEATH ROAD, BRADFIELD, ESSEX, CO11 2XJ

Client MR & MRS H CRONIN

Title PROPOSED LOFT CONVERSION & ALTERATIONS

Drawing No. 2408 – 04