

SIZES AND HEIGHTS

"Exact" size and heights to be determined on site to ensure specifications and Approved Building Surveyor's satisfaction. Builder to check all sizes on site prior to work commencing.

C.P.M. SUPERVISOR

The builder/contractor may need to appoint a C.P.M. planning supervisor before commencing work.

SITE SIZES AND DIMENSIONS

All dimensions to be checked on site. Do not scale from the drawing. Any discrepancies to be reported to the Project Surveyor/land architect before the commencement of any works.

SPECIFICATION AND CONSTRUCTION NOTES

This plan to be read in conjunction with Specification and Construction Notes.

EXHIBIT DUCTS FOR EXTRACTOR FANS

Flexible ducts to be 1.5m maximum length and installed to ensure flow resistance is minimised.

TRICKLE VENTILATORS (BACKROUND)

New trickle ventilators to be to BS EN 13141. Ventilators must be marked with their equivalent area.

BOUNDARY

All work on the boundary to be in accordance with the adjoining owner's complete satisfaction and in accordance with THE PARTY WALL (ACT) 1996 as necessary. Make good on the boundary where necessary to adjoining owner's satisfaction. Adjoining owner's permission to be obtained for any slight encroachments all prior to work commencing.

BOILER

Carefully re-site existing boiler ensuring it is in accordance with current Building Regulations and Gas Board Regulations. Fit galvanised protective guard over the flue outlet if within 2000mm of ground level and fit galvanised protective metal plate above the flue outlet to protect guttering and soffit. If within 300mm of the side and 200mm for a fan assisted balanced flue. All by Gas Safe/HTAS approved contractor/installer.

PAT/APARTO GARDEN

Make good to path/garden as necessary to owners satisfaction on completion.

ESCAPE SASHES

Builder to ensure ESCAPE sashes/openings are fitted to all NEW 1st floor bedroom windows/door rooms (450mm x 750mm minimum clear opening size and within 1000 of floor level). All to Building Control Officers satisfaction.

ROOF MAIN ROOF

States to match existing to BS 6871:1944 fixed to British Standards on 38mm x 25mm battens on TYVEK to be fitted to manufacturer's specifications/standards, or similar breathable roofing felt on rafters/specs specified on plan.

ROOF (REAR LEAN-TO ROOF)

Tiles to match existing fixed to manufacturers specification suitable for roof pitch shown on plan on 38mm x 25mm battens on TYVEK to be fitted to manufacturer's specifications/standards, or similar breathable roofing felt on rafters/specs specified on plan.

COLOURED RENDER

Apply approved coloured rendering to manufacturer's specifications/standards to client's satisfaction and Town and Country Planning approval if applicable.

RENDERING DASHING

All new rendering/public dashing to match existing walls.

INSULATED PITCHED ROOF (INSULATION BETWEEN AND UNDER RAFTERS - 0.15 U VALUE KITCHEN/FAMILY ROOM)

States/lets as specified on plan all fixed to manufacturers specifications on 38mm x 25mm battens on TYVEK or similar proprietary breathable roof felt on 200mm x 50mm rafters as 400mm centres with 100mm thick CELOTEX insulation between rafters and fix 72.5mm insulated plasterboards across face of rafters. Skim finish or taped joints. 10 inspectors' satisfaction.

INSULATED PITCHED ROOF (INSULATION BETWEEN AND UNDER RAFTERS - 0.15 U VALUE MAIN ROOF)

States/lets as specified on plan all fixed to manufacturers specifications on 38mm x 25mm battens on TYVEK or similar proprietary breathable roof felt on 150mm x 50mm rafters as 400mm centres with 100mm thick CELOTEX insulation between rafters and fix 72.5mm insulated plasterboards across face of rafters. Skim finish or taped joints. 10 inspectors' satisfaction.

ROOF RAFTERS (MAIN ROOF)

Fit 150mm x 50mm rafters at 400mm centres.

LOFT FLOOR CONSTRUCTION

22mm thick V313 grade plywood on floor joists specified on approved spanned joist hangers. 12.5mm plasterboard and skim to give 12 hours fire resistance. Fit 150mm thick ROCKWOOL insulation between floor joists to give 0.25 W/m²K U value, and 45dB sound insulation.

FIRE DETECTION (LOFT CONVERSION)

Fit approved mains operated SMOKE DETECTOR in all habitable rooms off lobby passage and landing areas. Fit approved mains operated HEAT DETECTOR in kitchen area. All detectors to be linked together on separate mains circuit and as shown on proposed plan.

GUTTERS AND RAIN WATER PIPES

100mm diameter half round UPVC gutter all down diameter UPVC rain water pipes.

GLAZING

All new glass within 800mm at floor level (1500mm at doors and within 300mm of floor sides) to be either laminated or toughened safety glass.

HEAT DETECTORS (KITCHEN AREAS)

Fit ceiling fixed approved HEAT detector in the kitchen area linked to fire detection system on approved fixed circuit or approved Redlink connection by Specialist supply/fix.

NEW ROOF/FLOOR JOISTS

Fit 150mm x 50mm joists at 400mm centres.

NEW 1ST FLOOR JOISTS

Fit 150mm x 50mm joists at 400mm centres.

EXISTING REAR KITCHEN EXTENSION

Carefully demolish existing rear kitchen extension and make good where necessary.

REAR BEDROOM WINDOWS

Fit 1200mm x 1200mm white UPVC double glazed windows with trickle vent and safety glass if within 800mm of floor level or door sides.

REAR BATHROOM WINDOWS

Fit 600mm x 1200mm white UPVC double glazed windows with trickle vent and safety glass if within 800mm of floor level or door sides.

LOFT STORE/WARD VELUX WINDOWS

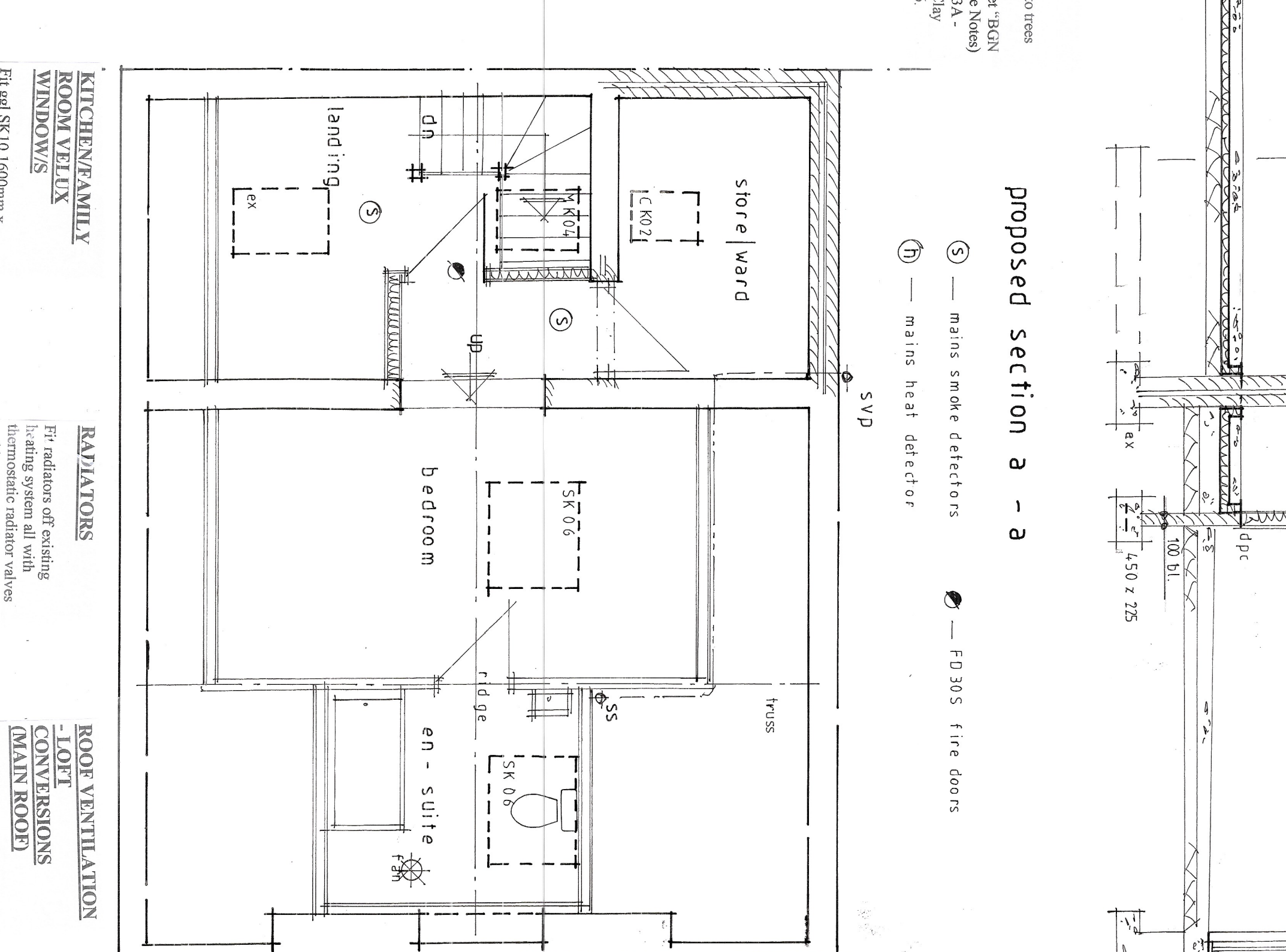
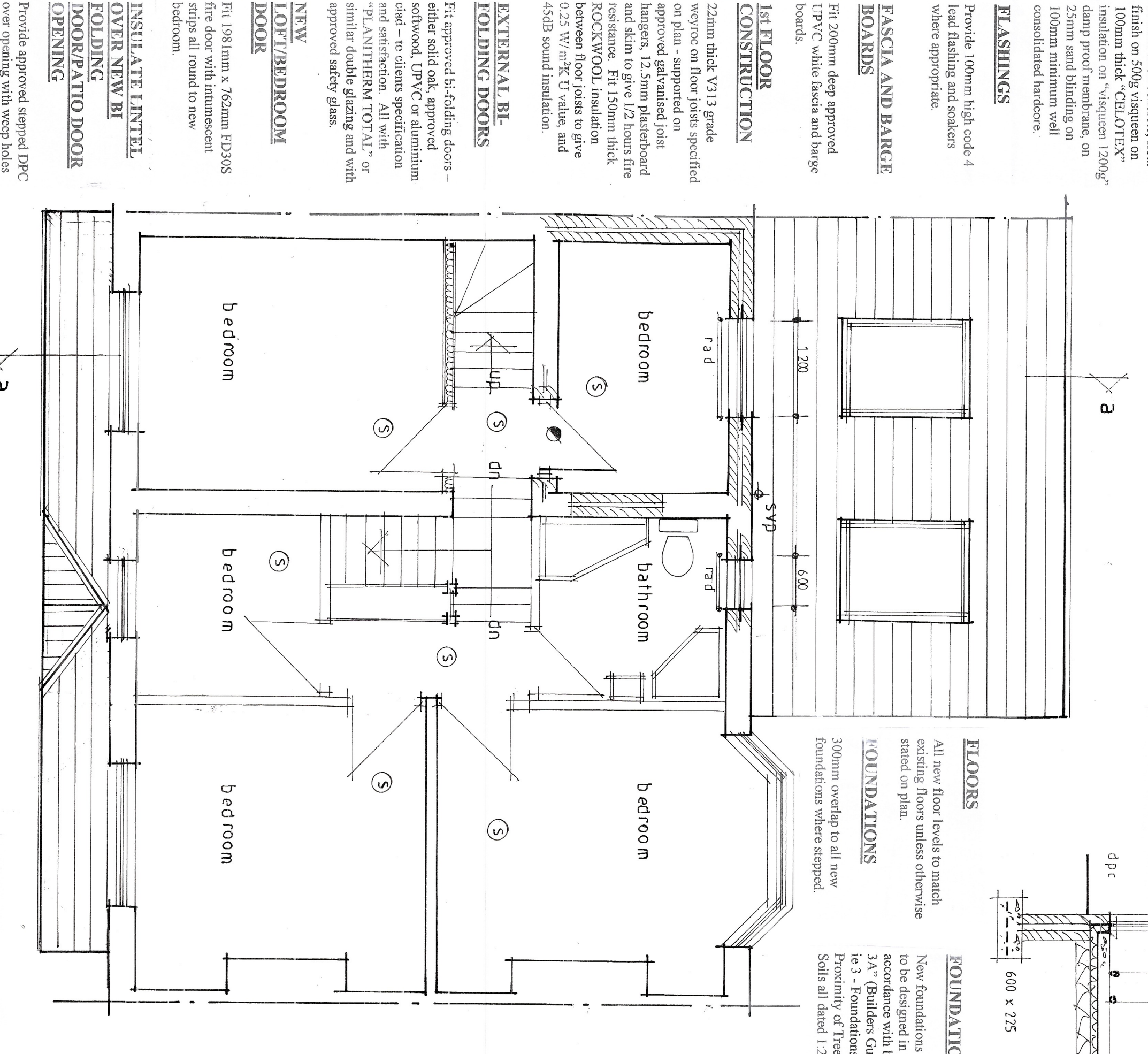
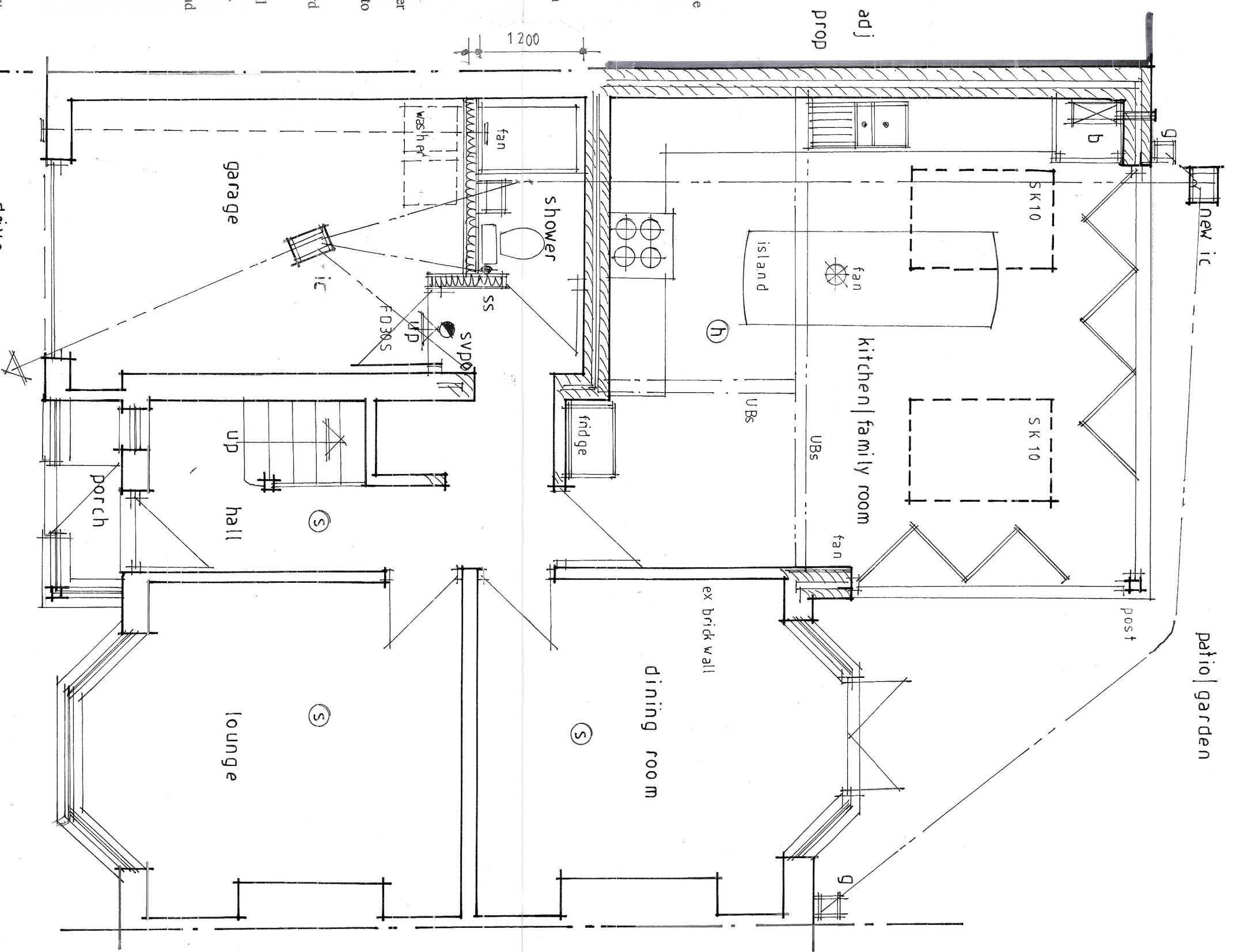
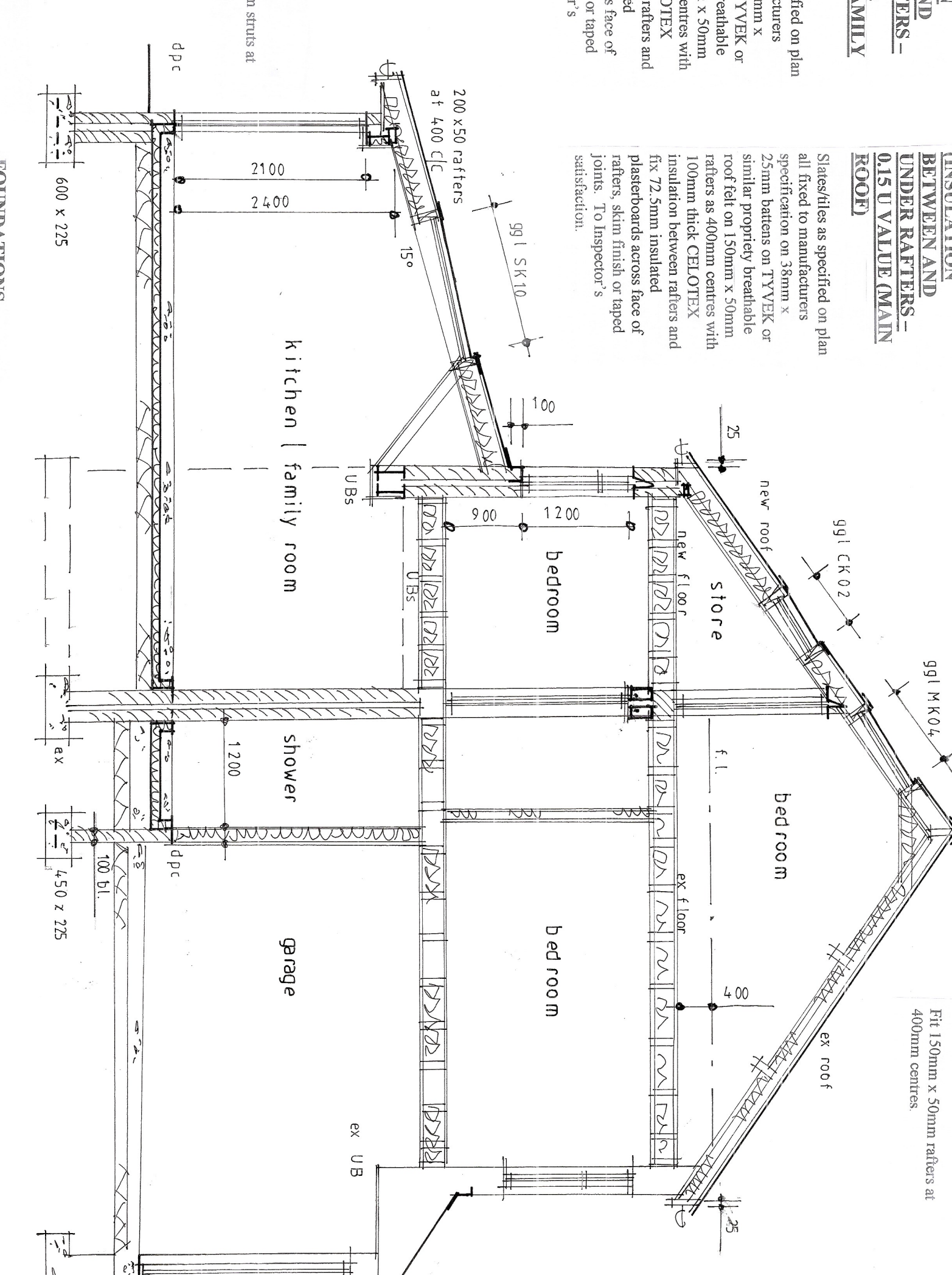
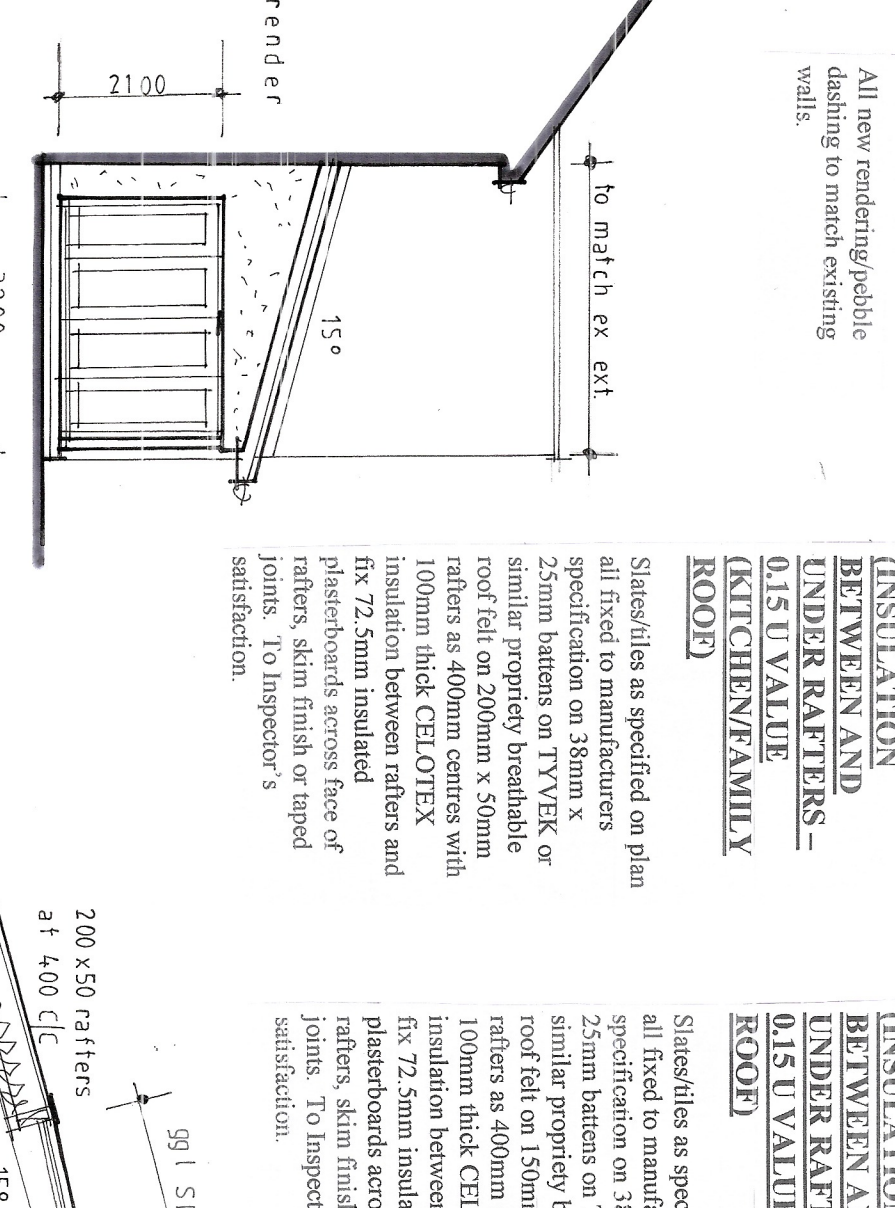
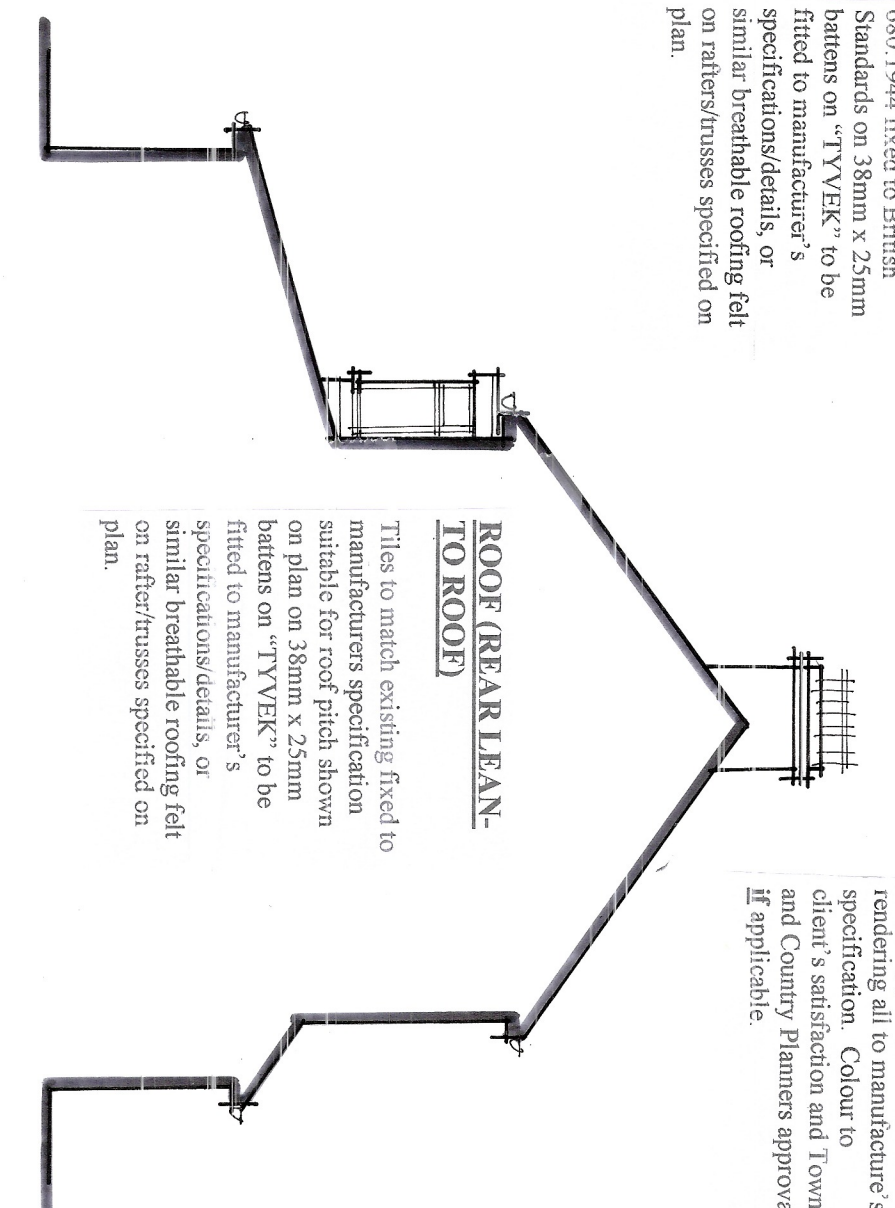
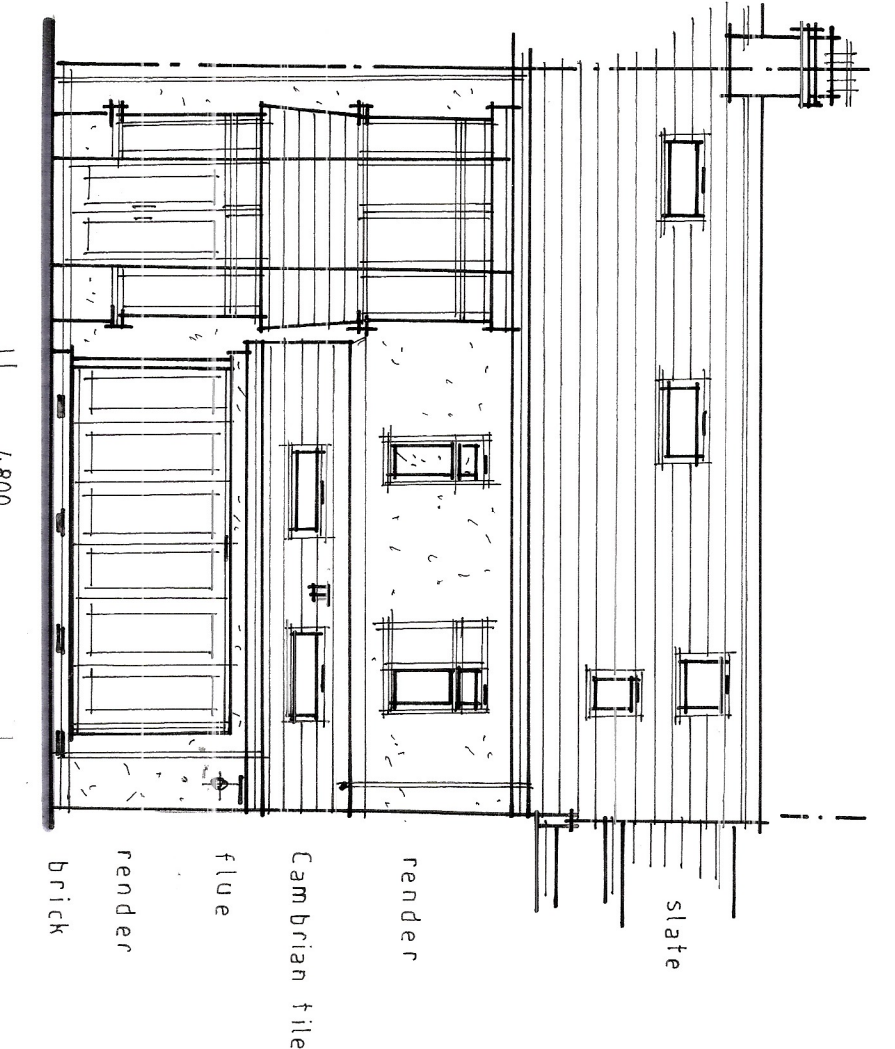
Fit ggl CK02 780mm x 550mm double glazed velux windows with proprietary flashings and sealers all round.

DRAINS

Foal water drains and surface water drains to be kept separate unless a combined system of floor level is on site.

D.P.C.

Fit approved horizontal D.P.C.s to new walls 150mm minimum above ground level.



proposed ground floor plan

proposed 1st floor plan

proposed attic plan