

GENERAL NOTES
ALL DIMENSIONS INCLUDING ROOF DETAILS TO BE CHECKED BY CONTRACTOR PRIOR TO ANY COMMENCEMENT OF WORK. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CARRIED OUT TO THE SATISFACTION OF THE B.C.D. ALL TIMBER TO BE VAC IMPREGNATED, ALL NEW STEELWORK TO HAVE A MIN OF 1/2mm PP. - ENCASED IN 2X 12mm GYPSUM 'FIRELINE' BOARD. ALL GALVANISED LINTOLS TO BE INSULATED AND ENCASED WITH 12mm PLASTER BOARD AND SKINNED. WHERE ADDITIONAL LOADINGS IS APPLIED TO THE EXISTING STRUCTURE ALL ELEMENTS TO BE PROVIDED TO THE SATISFACTION OF THE BUILDING INSPECTOR. WHERE ANY EXISTING FINISHES ARE DISTURBED ALL TO BE MADE GOOD.

FOUNDATION
STANDARD STRIP FOOTINGS MIN SECTION AS SHOWN. OVERALL FOUNDATIONS TO SUIT LOCAL GROUND CONDITIONS AND IN ACCORDANCE AND AGREEMENT WITH THE B.C.D.

GROUND FLOOR CONSTRUCTION
100mm CONCRETE SLAB WITH SELF LEVELLING SCREED - FINISH TO CLIENTS SPEC. ON 70mm Thermal floor TF70 RIGID INSULATION BOARD LAID ON 1000g dpm ON 50mm SAND BLINDING OVER 150mm WELL CONSOLIDATED CLEAN hardcore.

WALLS AND BLOCKWORK
100mm BRICKWORK TO MATCH THE EXISTING AS CLOSELY AS POSSIBLE. CAVITY TO BE 65mm ISOVER CAVITY WALL SLABS (CWS) INSULATION. BATS FULL FILL. TO COMPLY WITH PT L OF BUILDING REGS. 100mm 'CELCOR' CONCRETE BLOCKWORK INNER LEAF WITH A 2X COAT LIGHT WEIGHT PLASTER FINISH TO ACHIEVE A MAX OF 0.45W/MSQK U VALUE. GALVANISED MS CAVITY TIES TO BE PROVIDED AT MAX 450 X H750 CRS MAX AND AROUND OPENINGS 300 AND NO GREATER THAN 225mm. INSULATED 'THERMALITE' OR SIMILAR CAVITY CLOSERS WITH HORIZONTAL AND VERTICAL DPC'S AROUND ALL OPENING CAVITY CLOSURES. CATNIC OR AGREED PROPRIETARY LINTOLS TO BE PROVIDED OVER ALL CAVITY WALL OPENINGS WITH A MIN BEARING OF 150mm. WHERE INDICATED ON ELEVATIONS RENDER TO MATCH THE EXISTING AS CLOSELY AS POSSIBLE.

TILED ROOF CONSTRUCTION
PITCH TILED ROOF MARLEY MODERN OR SIMILAR LAID TO 17.5° ANGLE MIN LAP AS SPECIFIED BY MANUFACTURER. TILES ON 38X19 TANALISED BATTENS ON 1 LAYER OF REINFORCED UNTEARABLE ROOFING FELT. ROOF CONSTRUCTION AS PER ROOF DETAIL ON RAFTERS AND CEILING JOISTS. ROOF STRAPS OF 105 GALV STEEL MIN 750x5mm LONG FIXED TO MASONRY STRUCTURE AND TRUSSES. MAX 12 MTR CRS. EAVES VENTILATION BY 200mm CONTINUOUS GAP TO SOFFIT, WITH INSECT SHIELD. 200mm ROCKWOOL INSULATION LAID BETWEEN TRUSSES. 12.5mm PLASTER BOARD SCRIM AND SKIM (ROOF INSULATION TO ACHIEVE MIN OF 0.25W/MSQK). 2 NO ROOF VENTS AS SHOWN VENT GAPS TO SOFFIT TO GIVE THRO VENTILATION.

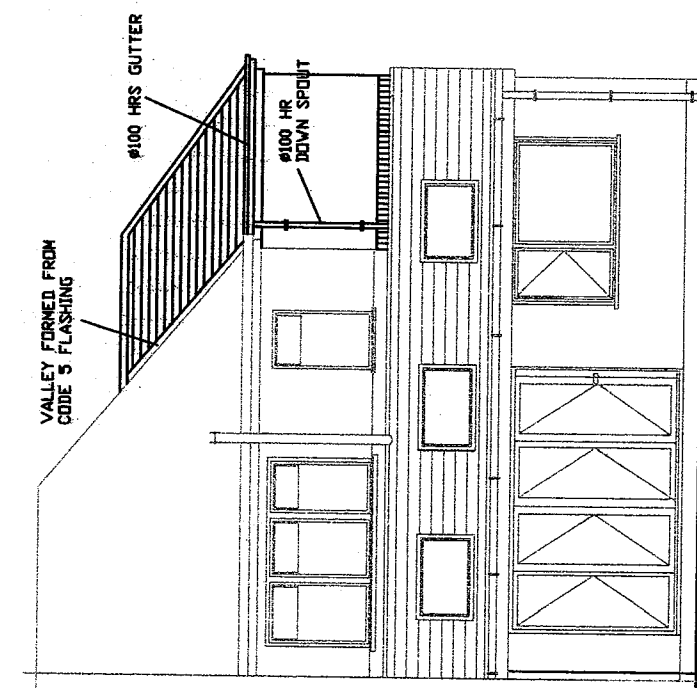
DRAINAGE
NEW UNDERGROUND 100mmSGEV LAID TO FALLS. ALL BENDS INSPECTION CHAMBERS EYES GULLEY ETC AND WHERE PASSING UNDER THE STRUCTURE AND WITHIN IN OF THE STRUCTURE TO BE ENCASED IN 150mm CONCRETE. GULLEYS TO BE ROADABLE WHERE A SEPARATE SYSTEM EXISTS THIS TO BE MAINTAINED. WHERE THE SYSTEM PASSES UNDER THE STRUCTURE DRAIN TO BE BRIDGED OVER WITH CONCRETE LINTOL.

GUTTERS 100mmH WITH Ø75 DOWNSPOUTS. DRAINAGE TRAPS Ø40 TO 1/2" DEEP SEAL WITH AIR ADMITTANCE VALVE TO WHBVC TRAP Ø75 SEAL 50mm

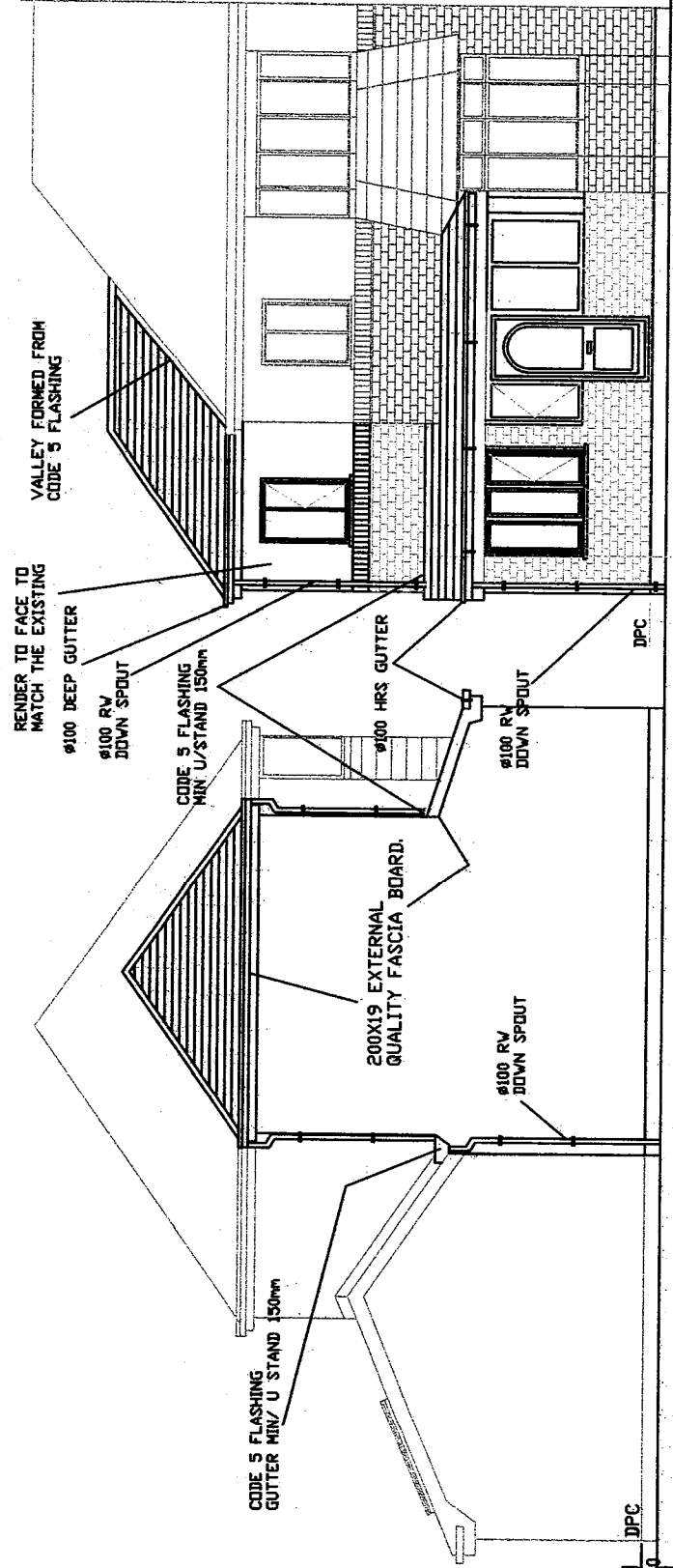
VENTILATION
ALL HABITABLE ROOMS TO HAVE A MIN OF 8000mm²sq BACKGROUND VENTILATION PROVIDED THRO TRICKLE VENTILATORS BUILT INTO WINDOW FRAMES OR 2X 225mm X 150mm AIR BRICKS WITH LOUVERED CONTROLLABLE PLASTER VENTS MIN 4000mm²sq PROVIDED IN BATHROOMS AND UTILITY ROOMS. WINDOW FRAMES TO INCORPORATE OPENING VENTS EQUIVALENT TO A MIN 0.5% OF THE FLOOR AREA OF THE ROOM SERVED MECHANICAL N. KITCHEN AND UTILITY TO BE FITTED WITH A MECHANICAL EXTRACT FAN CAPABLE OF MIN 250M3/HR PLUS TRICKLE VENT NOT LESS THAN 4000mm²sq.

WINDOWS
ALL NEW WINDOWS, UPVC OR HW TO HAVE MIN OF 20mm SEALED DOUBLE GLAZED UNITS INCORPORATING LOW EMISSIVITY 'K' GLASS TO ACHIEVE A MAX 2.0W/MSQ K 'U' VALUE. GLAZING AT CRITICAL LOCATIONS TO BE TO BS6206.

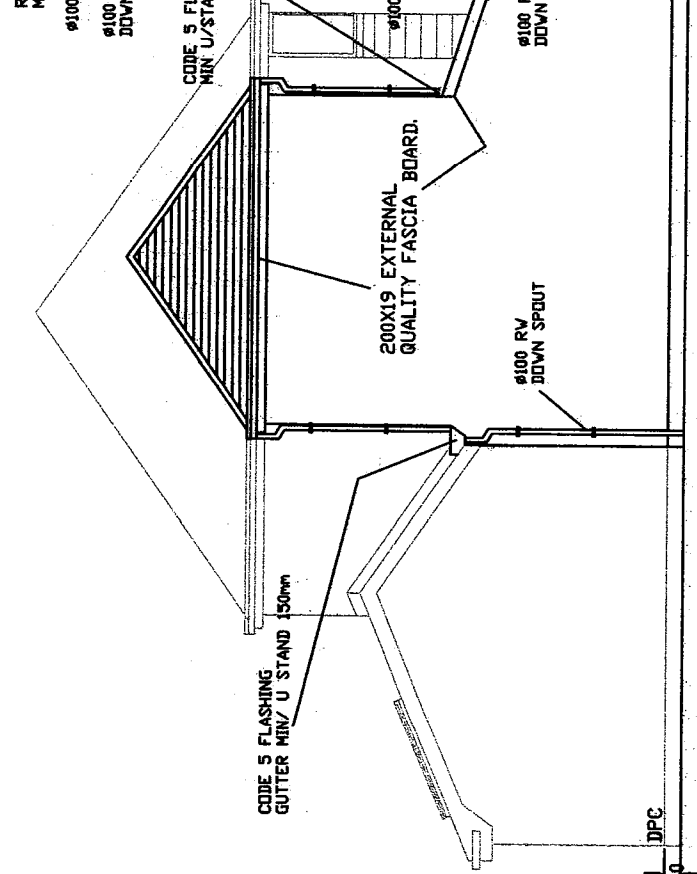
SMOKE DETECTORS & ALARM SYSTEM
AUTOMATIC SMOKE DETECTORS/ALARM TO BE PROVIDED AT LOCATIONS INDICATED THIS. CDS DETECTORS TO BE LINKED TOGETHER AND WIRED INTO A SEPARATE FUSED SYSTEM WITH BATTERY BACKUP. SYSTEM TO BE INSTALLED TO AND COMPLY WITH BS5446.



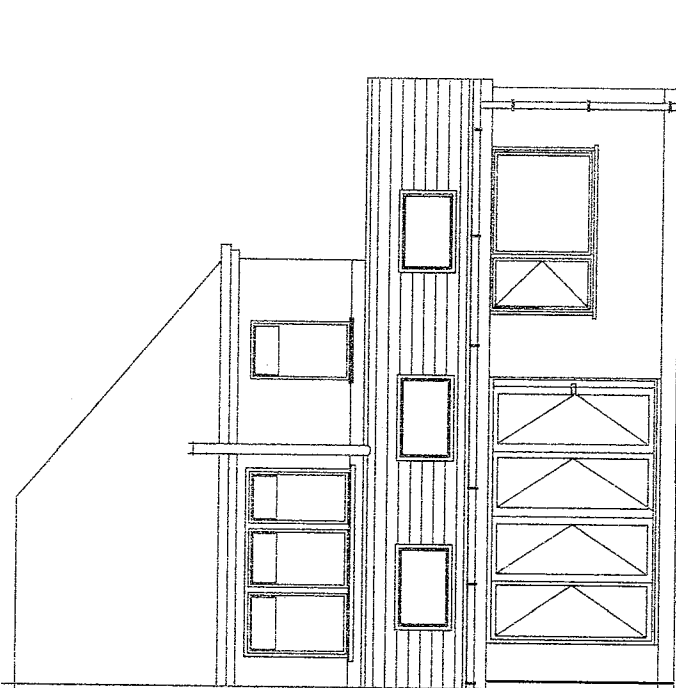
PROPOSED REAR ELEVATION



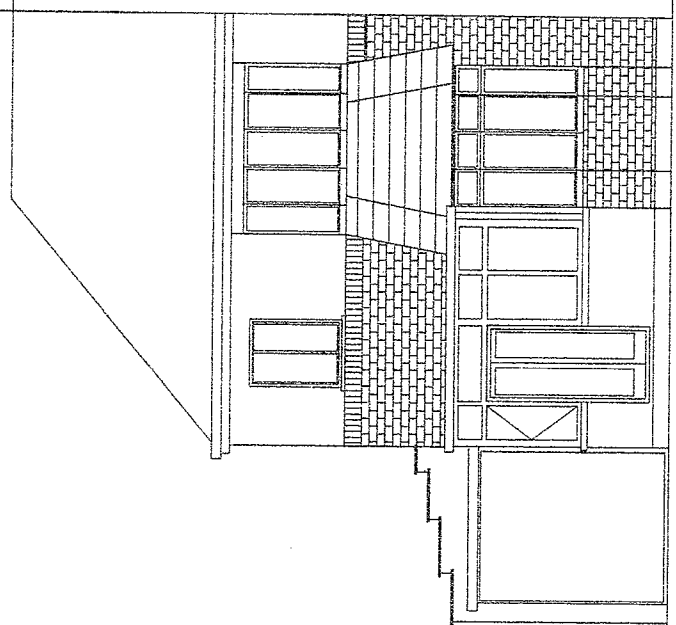
PROPOSED FRONT ELEVATION



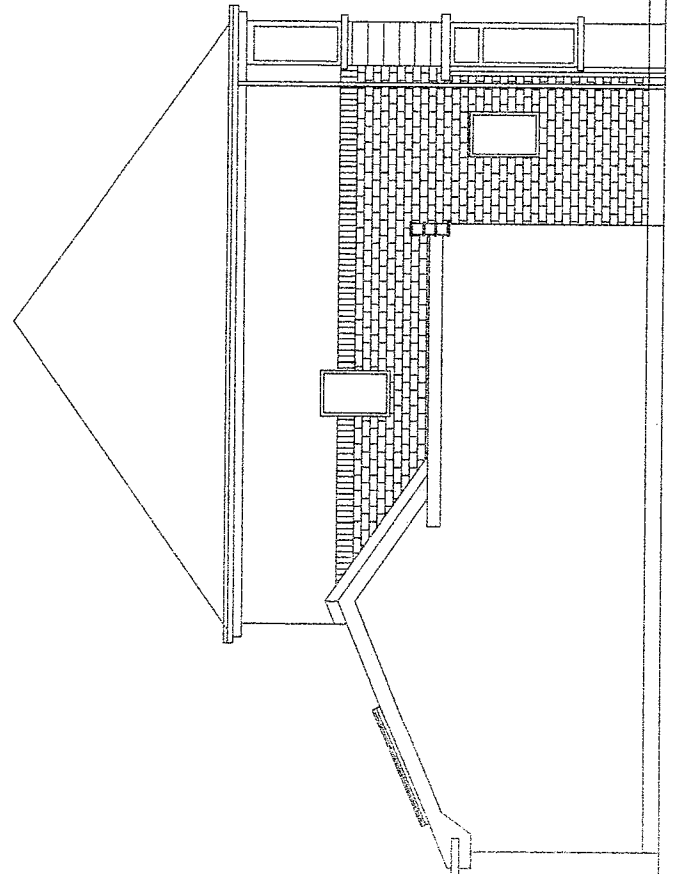
PROPOSED SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

LIGHTING
LOW EMISSIVITY LIGHTING TO ALL NEW AREAS
HANDRAIL SPECIFICATION TO NEW STAIR
CONTINUOUS HANDRAIL PROVIDED BOTH SIDES OF STAIR. CENTRE LINE ABOVE THE STAIR TO BE 900mm AND 1100mm ABOVE FFL. HAND RAILS TO EXTEND 300mm BEYOND THE TOP AND BOTTOM RISER STAIR. A CLEAR GAP OF BETWEEN 50mm AND 75mm PROVIDED BETWEEN THE HANDRAIL AND ADJACENT WALL. HANDRAIL TO BE 50mm DIA.

REV A SCALE 1:100

PORCH AND PROPOSED GARAGE CONVERSION TO LOUNGE ON GROUND FLOOR AND 2ND STORY BEDROOM CONVERSION OVER.
FOR : MR & MRS ROONEY

SHT 1 EXISTING FLOOR AND PROPOSED PLANS
SHT 2 THIS DRAWING ELEVATIONS
SHT 3 PROPERTY LOCATION PLAN