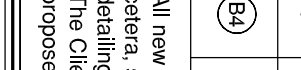
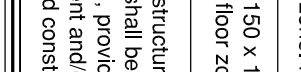
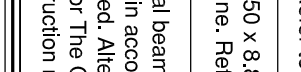
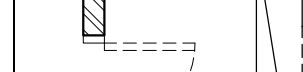
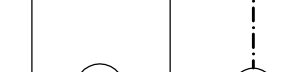
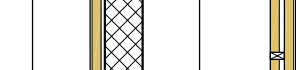
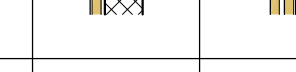
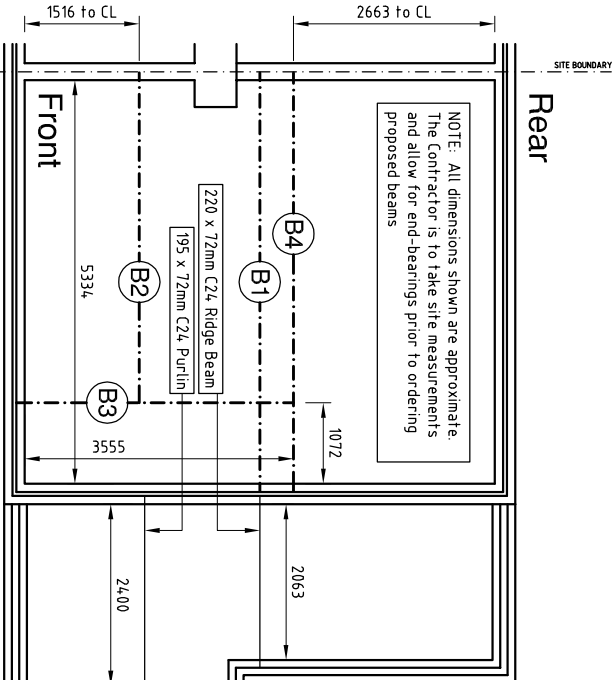
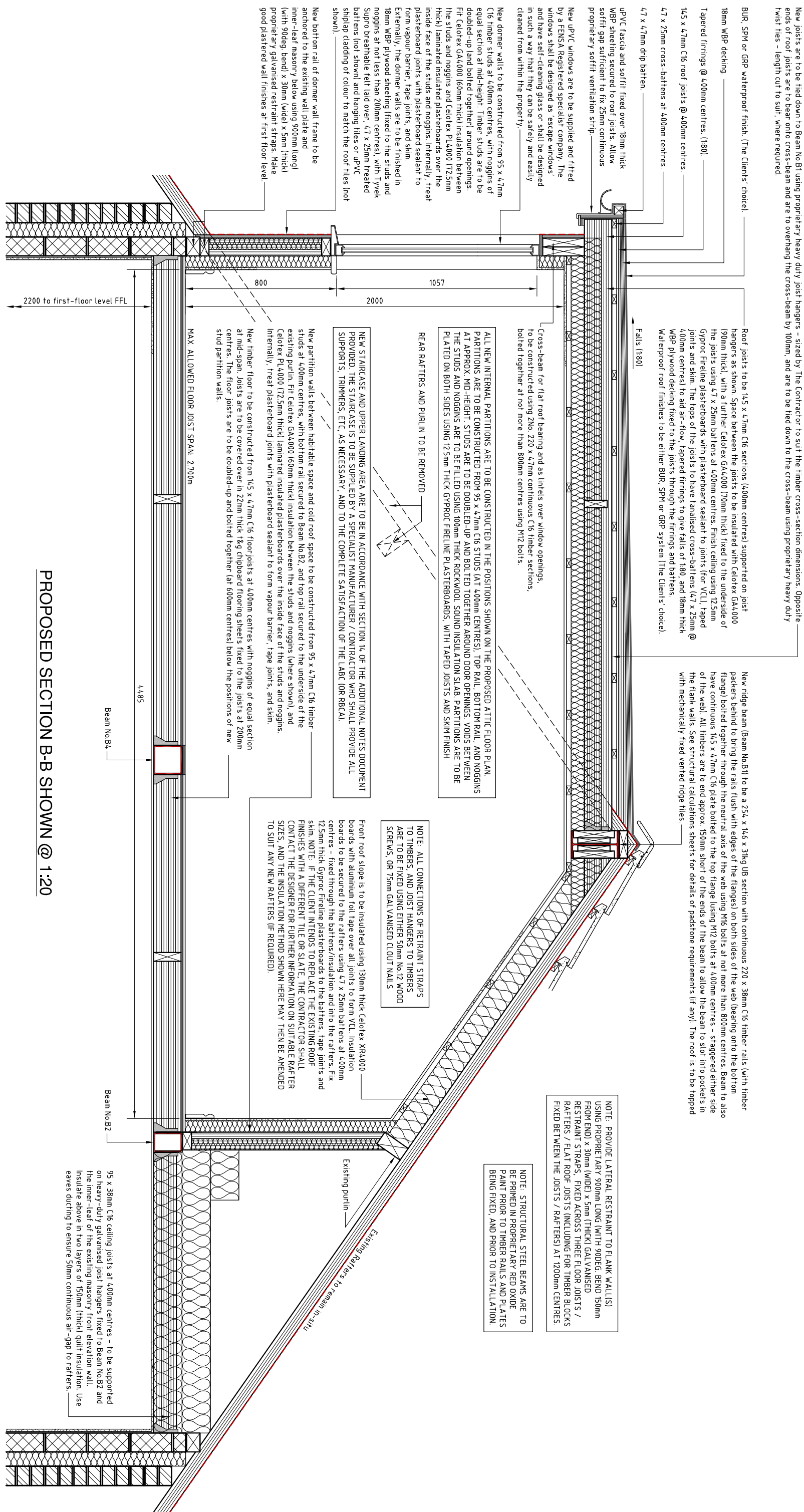
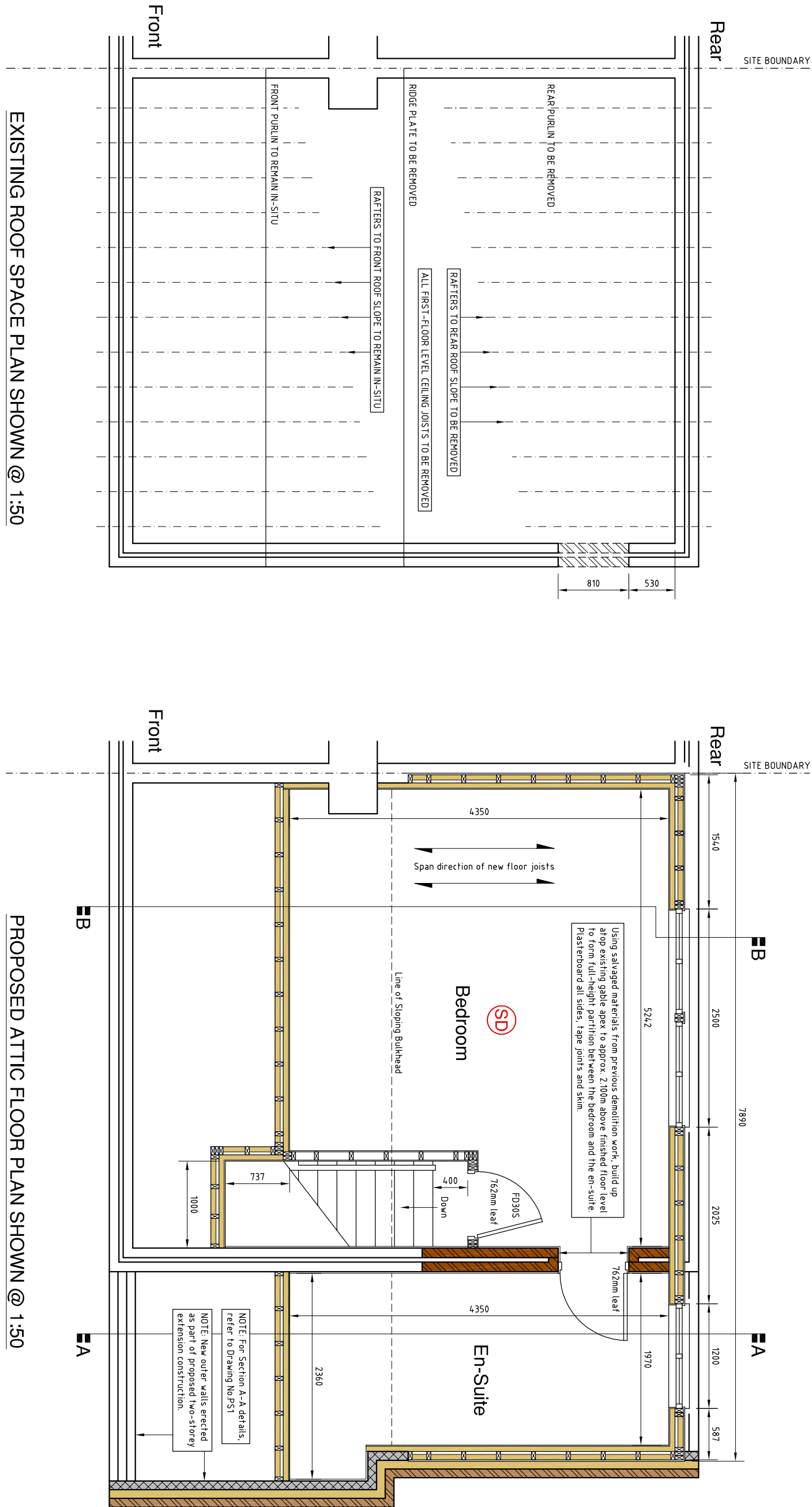


FIRE SAFETY - LEGEND	
	New double glazed window (frames finish to be The Clients choice) to be supplied and fitted by a FENSA registered contractor, and designed as an escape window for compliance with Approved Document B.
	New door(s) and frame(s) to provide 30 minutes resistance to fire, and to have 15 minutes smoke seals).
	New fire-rated smoke detector to main circulation area (at each floor level) mains operated and to have battery back-up.
Unless otherwise shown on the floor plans and section details if provided supplied, any proposed timber wall partitioning is to be painted on both sides with 12.5mm thick fire the paintwork. Fit glass/mesh credit between all existing ceiling lights immediately below the proposed (into ceiling) and ensure no penetration of light from above the ceiling plane to enhance the resistance to flames of the existing ceilings.	
PROPOSED EXTERNAL FINISHES	
Dormer Roof: Flat roof with BUR, SPM or GRP finish (The Client's choice). Windows: uPVC frames - Colour to be The Client's choice. Dormer Eaves Details: Colour to be The Client's choice. Dormer Walls: Hanging tiles or uPVC shiplap cladding (The Client's choice) of colour to closely match the existing roof tiles.	
STRUCTURAL BEAMS / LINTELS, etc/extra	
(B)	254 x 146 x 31kg UB. Refer to Section B-B details, the structural calculations sheets, and Section 3 of the Additional Notes document provided.
(B2)	150 x 100 x 4mm (thick) RHS (CS55) beam steel with the attic floor level floor zone. Refer to the structural calculations sheets for further detail.
(B3)	150 x 100 x 3mm (thin) RHS (CS55) beam steel with the attic floor level floor zone. Refer to the structural calculations sheets for further detail.
(B4)	150 x 150 x 3.8mm (thick) SHS (SS55) beam steel with the attic floor level floor zone. Refer to the structural calculations sheets for further detail.
All new structural beams (and partitions where necessary), brails, support posts, etc (not shown) shall be constructed with the structural design details provided. All new detailing, provided. Alterations to the structural designs provided shall only be permitted if The Client and/or The Contractor can demonstrate to the LABC (or RBCA) that their proposed construction methods are suitable and adequate.	
DEMOLITIONS - LEGEND	
	Remove section of loadbearing solid one-brick wall, half-brick wall, or cavity wall, to form new floor/ceiling and/or window opening(s) (see the proposed layout provided), and cut away all debris.
	Remove section of timber-studded partitioning, to be replaced by a new opening of 1m x 2m x 2m, and cut away all debris.
	Remove all internal door sets to all habitable rooms, and remove all internal doors, architraves, skirting and cut away. NOTE: These doors may remain in situ if The Client proposes to upgrade the existing doors to FD30s, and the LABC (or RBCA) is satisfied that the proposed upgrade methods are suitable.
GENERAL CONSTRUCTION LEGEND	
	Construct new gable, apex wall/off the existing gable wall in accordance with Section 1 of the Additional Notes document provided.
	Provide new structural beams in accordance with the structural calculations sheets, the proposed structural steelwork layout, Section B-B details, and Section 5 of the Additional Notes document provided.
	Proposed structural beam and/or rafter reference indicator (see the beam schedule (above), the structural steelwork layout, and the structural calculations sheets provided).
	Construct new timber stud partition wall(s) between the proposed habitable spaces, in accordance with Section B-B details and Sections 7 and 9 of the Additional Notes document provided.
	Construct new timber stud partition wall(s) between the proposed habitable attic space and the remaining roof void(s), in accordance with the structural calculations sheets, the proposed structural steelwork layout, and Section 5 of the Additional Notes document provided.
	Construct new dormer wall and dormer side eave walls in accordance with Section B-B details and Sections 7 and 9 of the Additional Notes document provided.
	Construct new timber stud partition wall(s) between the proposed habitable attic space and the remaining roof void(s), in accordance with the structural calculations sheets, the proposed structural steelwork layout, and Section 5 of the Additional Notes document provided.
	Provide additional insulation to the inner face of the existing or proposed gable walls, or gable and party walls, or party walls, in accordance with the structural calculations sheets, the proposed structural steelwork layout, and Section 5 of the Additional Notes document provided.
	New double glazed window(s) to be supplied and fitted by a FENSA registered contractor in accordance with Section 3 of the Additional Notes document provided.
	Provide new staircase in accordance with Section 14 of the Additional Notes document provided, specialist staircase manufacturer.
	New internal door set to be installed (or upgrade of existing) in accordance with Section 9 of the Additional Notes document provided.
Unless otherwise instructed by The Client, The Contractor shall include for all making good (finishes to match the existing) to all areas affected by the proposed works. All finishes, including plaster, flooring, skirtings, internal doors, etc subject to Building Regulations approval where applicable, architraves, batten and fittings, etc shall be carried out in accordance with any written instructions given by The Contractor directly by The Client. The Designer has not been engaged for this purpose at this time. Proposed structural beam supports may deflect up to 1/200 of the clear span of the opening, and therefore minor settlement of the structures above take place. Any Contractor is therefore to remove all temporary propping to allow the structures prior to applying any finishes.	



1-1:00	NOTE: No investigation into the presence of asbestos or other hazardous materials can be carried out, and therefore, the presence of these materials can not be ruled out at this time. The Client and/or the Contractor should adequately protect the work area with appropriate safety equipment and signage to prevent unauthorized personnel from entering the work area. Survey report prior to commencing any demolition or building work.								NOTE: The Client /The Contractor are strongly advised to ascertain from all Public Utility Undertakers the position of their apparatus in the vicinity of the proposed work, and shall notify each utility of the proposed work start and end dates. The Client /The Contractor should adequately protect the work area with appropriate safety equipment and signage to prevent unauthorized personnel from entering the work area. Undertakers for the protection of their apparatus, which may be affected by the work.								NOTE: Isolation of existing electrical and gas services must be carried out by suitably qualified persons. All new electrical work is to be in accordance with Section 12 of the Additional Notes document posted on the project website. The Contractor shall ensure that all work is in accordance with Section 13 of the Additional Notes document.								NOTE: Prior to conducting any demolition work, The Contractor is to ensure that existing structures are adequately supported, either temporarily or permanently. Should The Contractor have concerns as to the stability of existing structures, they should consult with a suitably qualified structural engineer for professional structural advice, and not commence work until this has been given.								NOTE: At the discretion of the LABC /or RBCA, The Client will obtain SAP calculations to demonstrate that the energy efficiency of the property will not be adversely affected by the proposed work, and will also obtain a Building Regulation Compliance Certificate in accordance with any recommendations of the specialist SAP provider, if required.			
	1m	2m	3m	4m	5m	6m	7m	8m	9m	1:50	1m	2m	3m	4m	5m	6m	7m	8m	9m	1:20	1m	2m	2.5m	3m	3.5m											

[illegible]