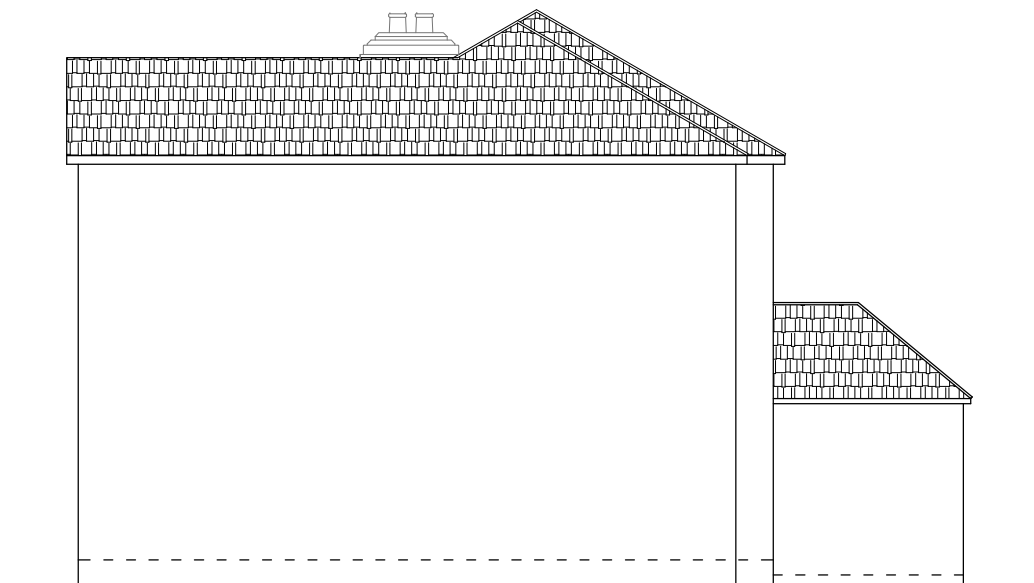
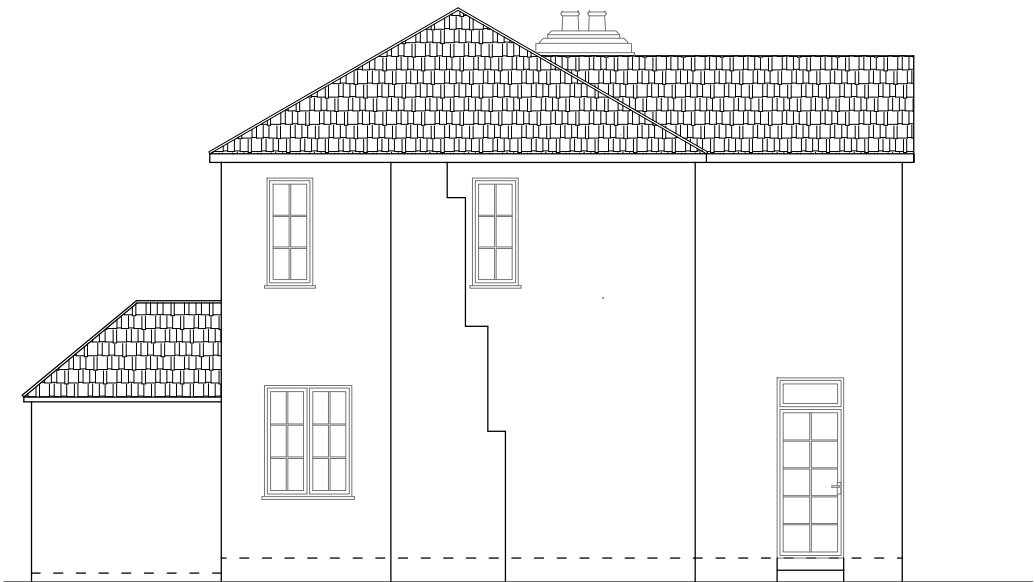


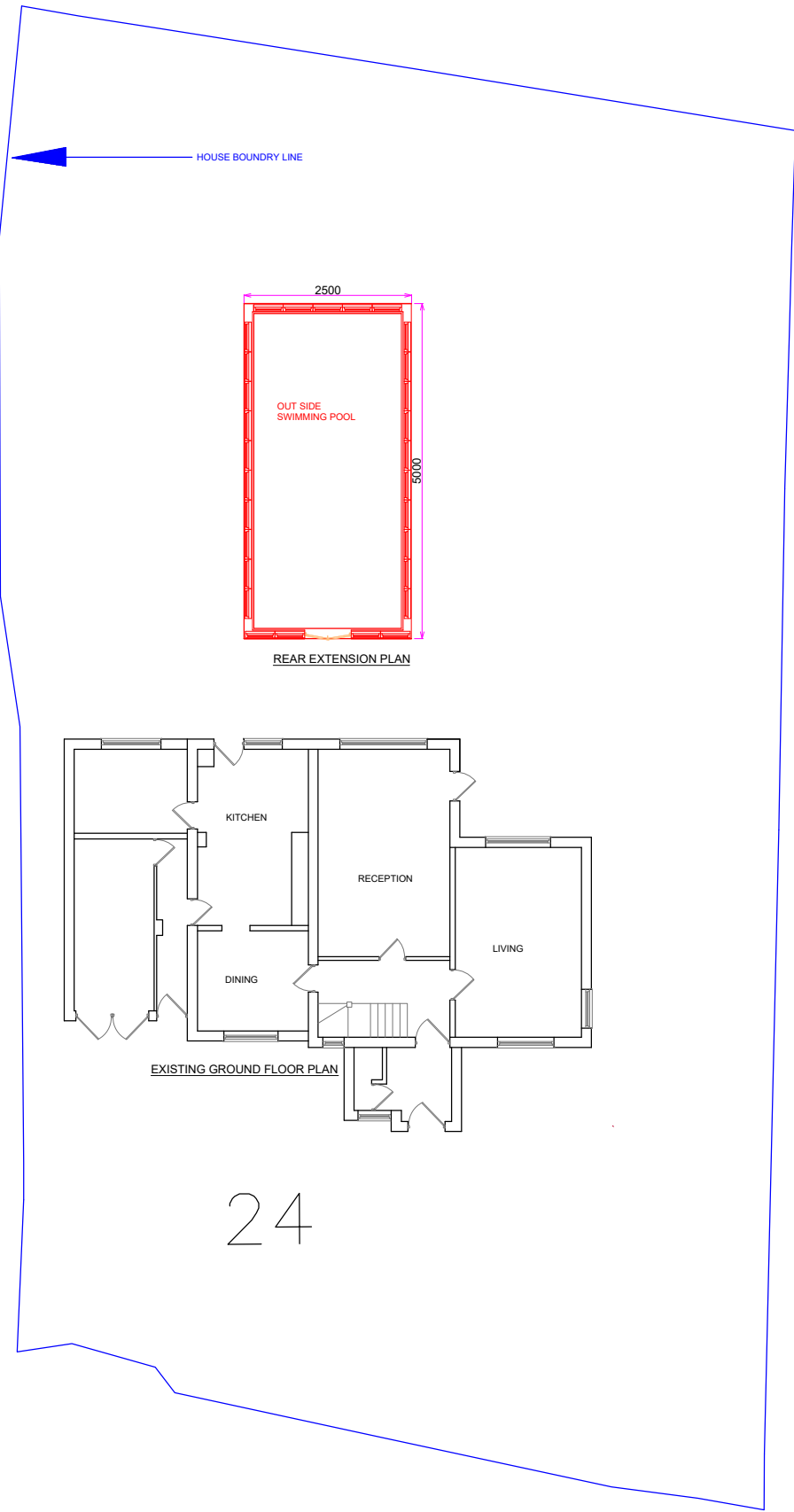


EXISTING SIDE ELEVATION 01
Scale 1:100



EXISTING SIDE ELEVATION 02
Scale 1:100

NOTES	
1)	STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS CALCULATION AND DRAWINGS.
2)	EXISTING WALLS AND FOUNDATIONS SHALL BE ADEQUATE TO TAKE ADDITIONAL LOADING AND TO BE EXPOSED AND CHECKED FOR ADEQUACY.
3)	STRUCTURAL TIMBER TO COMPLY WITH BS5268 AND TO BE 'DRY' OR 'KILN DRY'.
4)	CHIMNEY BREASTS TIMBER ADJACENT TO CHIMNEY BREAK TO BE LOCATED A MINIMUM OF 40 mm FROM THE CHIMNEY BREASTS
5)	TIMBER FLOORING TO BE 21mm TONGUE AND GROOVED FLOORING GRADE CHIPBOARD ON TIMBER JOISTS, TRIMMER ETC. FLOOR JOIST SPANNING 2.5 - 4.5m AND JOIST OVER 4.5m TO HAVE HERRING ONE SPRUTTING AT MID SPAN AND THIRD SPAN OF JOISTS RESPECTIVELY. NEW FLOOR JOISTS TO BE CLEAR OF THE EXISTING CEILIN BY A MINIMUM OF 25mm. ALL FLOOR JOISTS TO BE SUPPORTED ON GALVANIZED HANGERS AN DFIXED WITH GALVANIZE NAILS.
6)	INTERNAL PARTITIONS TO COMPRISE 100 X 50 TIMBER STUDS AT 400 CENTRES MAXIMUM. THE PARTITION TO BE CONSTRUCTED WITH STAGGERED NOGGRNS AND WITH HEAD SOLE PLATES. FOR INSULATION TO STUD WALL OVER BEAM B2 AND B3 REFER NOTE 25. THE INNER FACE OF THE STUD WORKWHERE THE FACING THE ROOF VOID TO BE LINED WITH 9.5mm PLASTERBOARD TAPED AND SKIMMED FINISH. THE INSULATION TO BE KEPT IN PLACE WITH GALVANIZED WIRE NETTING.
7)	SLOPING CEILINGS REFER TO NOTE 23 FOR INSULATION TO ROOF. MAINTAIN A MINIMUM OF A 50mm GAP ABOVE THE INSULATION AND SHALL BE LINED ON THE UNDERSIDE WITH 500GPOLYTHENE VAPOUR BARRIER. THE UNDERSIDE OF THE RAFTER TO BE FINISHED WITH 9.5mm PLASTERBOARD AND FINISHED WITH A SKIM COAT.
8)	STAIRCASES THE MAXIMUM PITCH TO BE 42 DEGREES AND TO HAVE A MINIMUM OF 2000mm HEADROOM ABOVE THE PITCHLINE TO NEW AND EXISTING STAIRS. THE CLEAR WIDTH OF STAIRS TO BE 775mm 13 NUMBERS OF RISERS TO BE AT 215.5mm WITH 235mm GOING. HANDRAIL TO BE A MINIMUM 900 ABOVE THE NOSINGS AND LANDINGS. THE HANDRAIL VERTICALS TO BE SPACED NOT TO ALLOW THE PASSAGE OF A 100mm SPHERE. THE HANDRAIL TO BE CONTINUOUS ON SIDE OF STAIR WHERE THE TAPERED. TREADS HAVE THE GREATER GOING. TAPERED TREADS TO HAVE A MINIMUM OF 50mm GOING. SAME ANGLE OF TAPER AND SAME GOING AT CENTRE OF WIDTH. LANDINGS AT THE TOP OF THE NEW STAIRS TO B 800 X 800mm CLEAR.
9)	EXISTING DOORS AT GROUND AND FIRST FLOOR (EXCEPT FOR BATHROOM) TO BE SELF CLOSING AND ALL GLAZING CONTAINED IN THE DOORS AND FANLIGHTS TO BE REPLACED WITH 6mm GEORGAN WIRED CAST GLASS. NEW DOORS TO LOFT TO BE ½ HR FIRE RESISTING AND SELF CLOSING WITH 25mm STOPS. NEW PARTITIONS TO THE STAIRCASE ENCLOSURE TO BE 12.5mm PLASTERBOARD TO BOTH FACES WITH ½ HR FIRE RESISTANCE.
10)	ROOFLIGHTS VELUX OR SIMILAR APPROVED TO BE INSTALLED TO THE MANUFACTURES RECOMMENDATIONS. EACH SIDE OF THE ROOFLIGHT TO HAVE DOUBLE RAFTER TRIMMER. WINDOWS HAVE INNER PANE OF 4mm TOUGHENED GLASS TO GIVE AN AA RATING AND TO INCORPORATE A 8000sqmm TRICKLE VENT.
11)	NATURAL VENTILATION TO BE A MINIMUM OF 1/20 th the FLOOR AREA.
12)	ROOF VENTILATION PROVIDE CONTINUOUS 25mmGAPTO EAVES OF PITCHED ROOF AND FIT WITH A FLY PROOF MESH T THE RIDGE . PROVIDE A DRY RIDGE VENTILATION TO 5mm CONTINUOUS GAP
13)	STEEL BEAMS ENCASE ALL STEEL BEAMS IN 2 LAYERS OF 12.5mm PLASTERBOARD JOINTS IN BOARD TO BE STAGGERED . BOARDING TO GIVE ½ HR FIRE RESISTANCE. ALTERNATIVELY PAINT STEEL WORK WITH 2 COATS OF INTUMESCENT PAINT.
14)	FLAT ROOFS FINISHES TO COMPRISE 12mm LIMESTONE CHIPPINGS HOT BEDDEDON 3 LAYERS OF ROOF FELT TO BS747 AND LAID IN ACCORDANCE WITH CP144. ROOF DECKING TO BE 18mm WBP PLYWOOD DECKING LAID TO FALL ON FRINGS AT 1 IN 40 FALL. SUPPORT JOIST TO BE 175 X50 SW JOIST C14 GRADE AT 400mm CENTRES REFER TO NOTE 22 FOR INSULATION. INSULATION UNDERSIDE OF THE JOIST TO BE LINED WITH 500G POLYTHENE VAPOUR BARRIER AND FINISH WITH 9.5mm PLASTERBOARD. JOINT TAPED AND TO BE FINISHED WITH A SKIM COAT. VENTILATION ENSURE 50mm GAP ABOVE THE INSULATION AND AT EAVES LEVEL. A 25mm GAP ALL ROUND COVERED WITH A FLY PROOF MESH. THE VENTILATION TO BE ACCORDANCE WITH REGULATION F2.
15)	WARM DECK FLAT ROOF TO COMPRISE 12mm LIMESTONE CHIPPINGS HOT BEDDEDON 3 LAYERS ROOFING FELT TO BS747 AND LAID IN ACCORDANCE WITH CP144. THE ROOFING FELT TO BE LAID ON 96mm 'KINGSPAN' INSULATION BOARD ON FRINGS WITH A FALL OF 1:40 FOFXED TO SW JOISTS SC GRADE AT mm CENTRES. UNDERSIDE OF JOIST TO FINISHED WITH 9.5mm PLASTERBOARD FINISH
16)	DORMER TO COMPRISE 100 X50 STUDWORK AT 400mm CENTRES MAXIMUM EXTERNALLY CLAD WITH PLAN HANGING TILES TO MATCH EXISTING AND HUNG TO MANUFACTURES RECOMMENDATIONS ON 12mm EXTERNAL GRADE PLYWOOD . THE INTERNAL FACE OF THE PLASTERBOARD TO BE LINED WITH 500G POLYTHENE VAPOUR BARRIER WITH 9.5mm PLASTERBOARD TAPED AND SKIM FINISHED. REFER TO NOTE 25 FOR INSULATION. WHERE REQUIRED PROVIDE APRON FLASHING AND SOAKERS WITH A CODE 4 LEAD DESIGNATION.
17)	DORMER CHECK WITHIN 1 METRE OF BOUNDARY TO HAVE ½ FIRE PROECTION FORMED BY FIXING 6mm SUPERLUX DIRECTLY TO STUDS BOTH EXTERNALLY AND INTERNALLY.
18)	SOIL AND VENT PIPES ENSURES THAT PIPE EXTEND 900mm ABOVE OPENABLE WINDOWS AND SHALL BE TERMINATED WITH A GALVANIZED WIRE BRIDGAGE.
19)	RAINWATER GOODS SHALL COMPRISE 100mm HALF ROUND CUTTERS WITH 68mm DOWNPIPES.
20)	ABOVE GROUND DRAINAGE ALL DRAINAGE TO COMPLY WITH BS5572 AND NEW WATE SHALL BE IN PVC WITH ROODING ACCESS PROVIDE AT BENDS AND WHERE CHANGES OF DIRECTION OCCURS. HAND BASIN TO HAVE 32mm DIA WASTE AND BATH, SHOWERS TO HAVE 38mm DIA WASTE AND 100mm DIA TO THE WC. ALL TO HAVE 75mm DEEP TRAPS.
21)	SMOKE DETECTOR / ALARMS (DENOTED AS SD) IN GROUND, FIRST AND SECOND FLOORS. CEILING MOUNTED AND MAINS WIRES LINKED SPACED AT A MINIMUM OF 300mm LIGHT FITTINGS.
22)	SHOWER ROOM AT SECOND FLOOR IS TO BE MECHANICALLY VENTILATED TO EXTRACT ATA RATE NOT LESS THAN 15 1/h.
23)	INSULATION FLAT ROOF U VALUE 0.20 w/m2K PROVIDE CELOTEX TEMPHECK DECK TO 2075(75mm THICK) WARM DECK PROOF CONSTRUCTION. PITCHED ROOF U VALUE 0.20 W/m2K. PROVIDE 50mm CELOTEX BETWEEN RAFTERS AND 35mm CELOTEX TO SOFTTOF RAFTERS.
24)	PROVIDE 1 No ENERGY EFFICIENT LIGHT FITTING TO EACH NEW BEDROOMS.
25)	ALL GROUND, FIRST AND SECOND FLOOR DOORS TO BE ½ HR FR AND SELF CLOSING. PROVIDE 6mm HARDBOARD ON TOP OF EXISTING FIRST FLOOR BOARDING. IF NOT TAG
26)	SMOKE DETECTORS COMPLY WITH BS5446 TO BE INTERLINKED, ELECTRICALLY OPERATED AND PROVIDE WITH BATTERY BACK UP.
27)	SOIL AND VENT TERMINATION REFER TO NOTE 18.
28)	OWNER / CONTRACTOR'S ATTENTION IS DRAWN TO THE RELEVANT REQUIREMENTS AND RESPONSIBILITIES IMPOSED BY THE CDM REGULATIONS 1994 AND PARTY WALL ACT 1996.
29)	ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING ANY MATERIALS / COMMENCEMENT OF THE WORKS.
30)	ALL WINDOWS TO BE DOUBLE GLAZED WITH LOW EMISSIVTY COATING TO INNER PANE . FRAMES TO BE INSULATING ALL TO HAVE MAX "u" VALUE 1.8W/m2K.WINDOWS TO HAVE MIN 1/20 th FLOOR AREA AS GLAZED AREA TO ALL HABITABLE ROOMS.
31)	ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART P(ELECTRICAL SAFETY) AND TO BE DESIGNED, INSTALLED ,INSPECTED AND TESTED BY PERSON COMPETENT TO DO SO.
32)	GUTTER:- 100mm HALF ROUND PVC GUTTER WITH 200 X 25 mm PAINTED FASCIA BOARD 68mm DIA PVC RWP TO TERMINATEOVER GULLEY BELOW.
33)	ALL TWIN TIMBERS TO BE BOLTED TOGETHER WITH M12 BOLTS GRADE 8.8 WITH STAR WASHERS AT 1.0m CRS max.
34)	ALL FIRE DOORS TO HAVE SELF CLOSING DEVICES FITTED



PROPOSED GROUND FLOOR PLAN WITH
BOUNDARY (Scale 1:200)