

GENERAL NOTES:

DORMERS: ALL BUILT OFF WALLS & BEAMS AS SHOWN ON LAYOUTS WITH VERTICAL HARD CONCRETE SMOOTH TILES, CEILING TO MATCH THE EXISTING ROOF TILES ON 38x25 TIMBER BATTENS ON 'NILWALL' BREATHABLE FELT FIXED TO 38x25 TIMBER COUNTER BATTENS FIXED TO 13mm EXTERIOR PLY WOOD SHEATHING FIXED TO 100x50 TIMBER STUD AT 400 CENTRES WITH 100x100 POSTS ON RETURNS AT EACH SIDE OF THE WINDOW OPENINGS WITH 20x100 HEADER BEAM TO THE FRONT. PROVIDE 30x5 GALV. M.S. LATERAL RESPAIRING STRIPS AT MAXIMUM 1200 CENTRES TO TIE THE ROOF TO THE DORMERS WITH REAR PARTY WALL CHECK TO HAVE 60mm THICK SUBFLOOR OF SMOOTH FINE PLYWOOD SHEATHING & COUNTER BATTENS TO GIVE 30 MINUTES FIRE PROTECTION FROM OUTSIDE. INSTALL TIMBER STUD WITH 100 THICK KINGSPAN TWSO THERMAMAX INSULATION & FIXED VERTICAL DIM VENTILATION TO INSIDE OF FRAME & FINISH INTERIORS WITH 13mm FOILBACK PLASTERBOARDS WITH SKIM.

(S) MAINS OPERATED, INTERLOCKED SMOKE & HEAT DETECTORS WITH SECONDARY BATTERY BACKUP LOCATED AS SHOWN ON LAYOUTS.

'E/W' ESCAPE, SIDE LIGHT OPENING WINDOW SASHES WITH A MINIMUM UNOBSTRUCTED CLEAR OPENING OF 0.33m² HAVING A MINIMUM WIDTH AND HEIGHT OF 450mm THE BOTTOM OF WHICH SHALL BE BETWEEN 800 & 1100mm ABOVE FINISH FLOOR LEVEL. HOWEVER IF LESS THAN 800mm THEN A PRESS RELEASE REFLECTOR SHALL BE FITTED IN THE HANDLE MECHANISM LIMITING THE SASH TO OPEN TO A MAXIMUM 100mm.

VENTILATION: RAPID MINIMUM 1/20th OF THE FLOOR AREA OF EACH ROOM VIA AN OPERABLE WINDOW OF DECK SASH. BACKGROUND, MINIMUM UNOBSTRUCTED CLEAR OPENING OF 5000mm² VIA A TRACKLE VENT SITED IN THE HEAD OF WINDOWS TO ALL ROOMS EXCEPT UTILITY.

Mechanical: MINIMUM RATE OF 30 LITRES/SEC. IN THE KITCHEN SITED IN THE HEAD OF THE COOPER. 15 LITRES/SEC TO BATHROOM & 30 LITRES/SEC IN THE UTILITY ALL THROUGH TO OUTSIDE AIR TO ENSURE AN ADEQUATE LEVEL OF THROUGH FLOW VENTILATION IS MAINTAINED ALL HIGH SWITCHEL DOORS ARE TO HAVE AN UNDER-CUT GAP OF 10mm ABOVE THE SURFACE FINISH FLOOR LEVEL.

BELOW GROUND DRAINS: AS SHOWN ON LAYOUT ALL 50mm DIA. PVC-U SUBMERGED CONNECTED TO THE EXISTING, LAID TO A MINIMUM 1 IN 40 FALL AND SURROUNDED IN A MINIMUM 100mm OF PEAN GRAVEL SAND/SKP P.1 FILLING. 38 DIA WASTE TO KITCHEN SINK FITTED WITH 75mm DEEP SINK TRAP & DISCHARGING TO FLOODABLE B.I.C. 38 DIA WASTE TO SHOWERS & BATHS & 52 DIA WASTE TO WASH HAND BASIN AND 50 DIA WASTE WHERE COMBINED ALL FITTED WITH 75mm DEEP SINK TRAP - UMC TRAPS AND CONNECTED TO 100 DIA. WASTE TO WC DISCHARGING TO SVP TAKEN UP 200 ABOVE TOP OF ADJACENT WINDOWS AND FITTED WITH A CAPPED TERMINAL.

ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC CONTROL VALVES. ALL ROOMS EXCEPT BATHROOMS TO BE FITTED WITH LOW ENERGY LIGHTING WITH A LUMINOUS EFFICACY OF AT LEAST 40 LUMENS/CIRCUIT WATT.

ALL NEW WINDOWS AND DOORS TO HAVE WHITE PVC-U FRAMES TO MATCH THE EXISTING WITH 4/20/4 LOW'E ARGON FILLED, SOF COATED, PULCRATION 4' GLASS DOUBLE GLAZED UNITS WHICH SHALL ALSO BE SAFETY GLASS TO BS 6262 IN DOORS & WITHIN 300 OF DOORS TO A HEIGHT OF 1500mm ABOVE FINISH FLOOR LEVEL & TO A HEIGHT OF 800mm ELSEWHERE.

STAIRS: 850mm WIDE TIMBER WITH A TOTAL RISE FLOOR TO FLOOR OF 2680mm HAVING 13 1/4 RISERS EACH 206.15mm WITH A GOING OF 255mm MAXIMUM PITCH 42° & MINIMUM NOSING OF 16mm. WITH MINIMUM 850mm LONG LANDING TOP & BOTTOM AND THROUGH THE FLIGHT OF 2000mm. HANDRAIL TO BE FIXED 900mm ABOVE THE LINE OF THE NOSING AND TO BE CONTINUOUS THROUGHOUT THE FLIGHT AND GUARDRAIL SHALL BE NON CLIMBABLE AND HAVE NO APERTURE GREATER THAN 100mm.

ALL ELECTRICAL WORK TO BE CARRIED OUT TO BS 7671 AND TO PART 'P' OF THE BUILDING REGULATIONS BY A PART 'P' ACCREDITED PERSON, WHO, WITHIN 30 DAYS OF COMPLETION OF THE WORK, SHALL GIVE NOTICE OF THE INSTALLATION TO LOCAL AUTHORITY BUILDING CONTROL VIA HIS/HER ACCREDITED BODY.

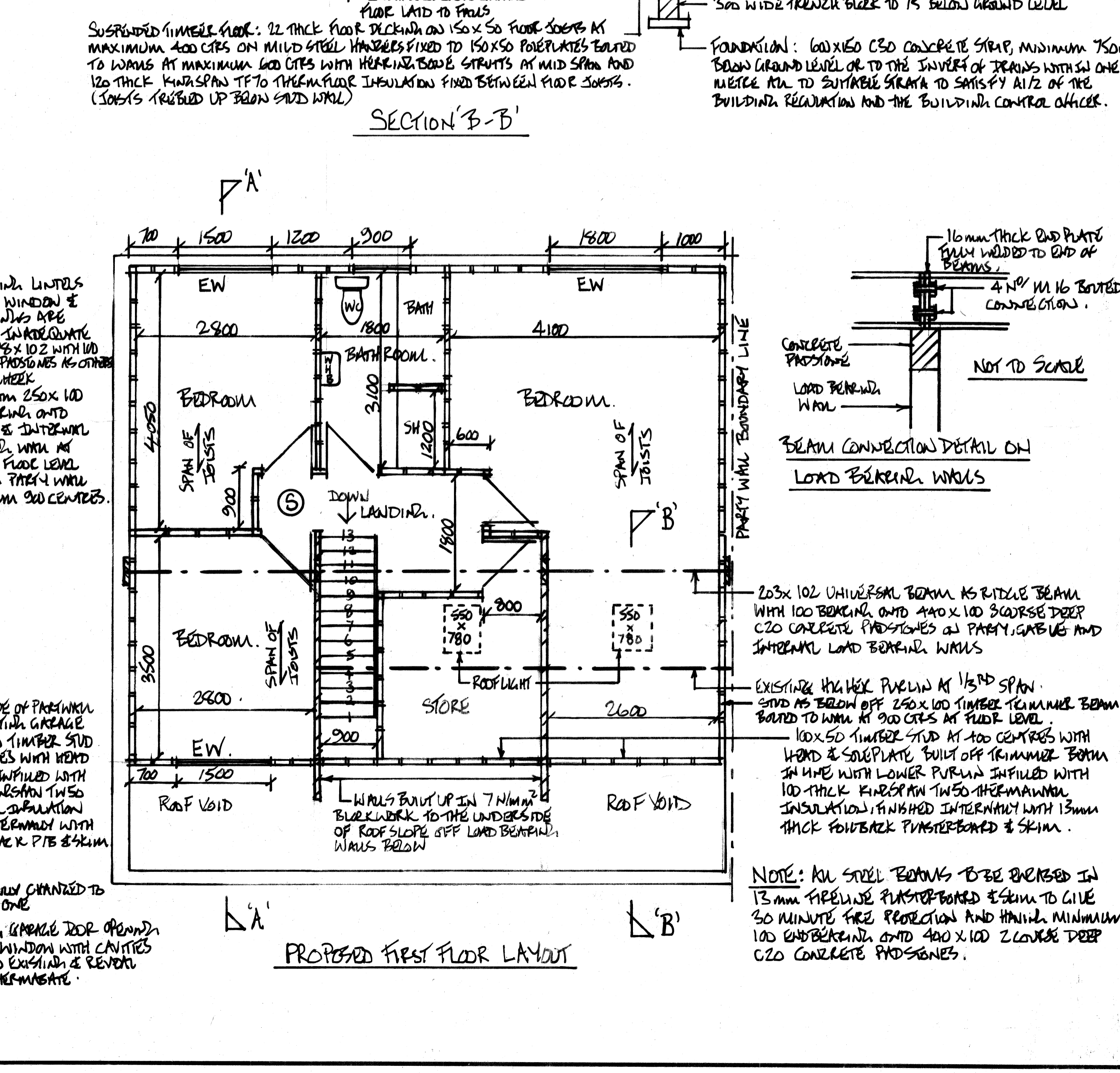
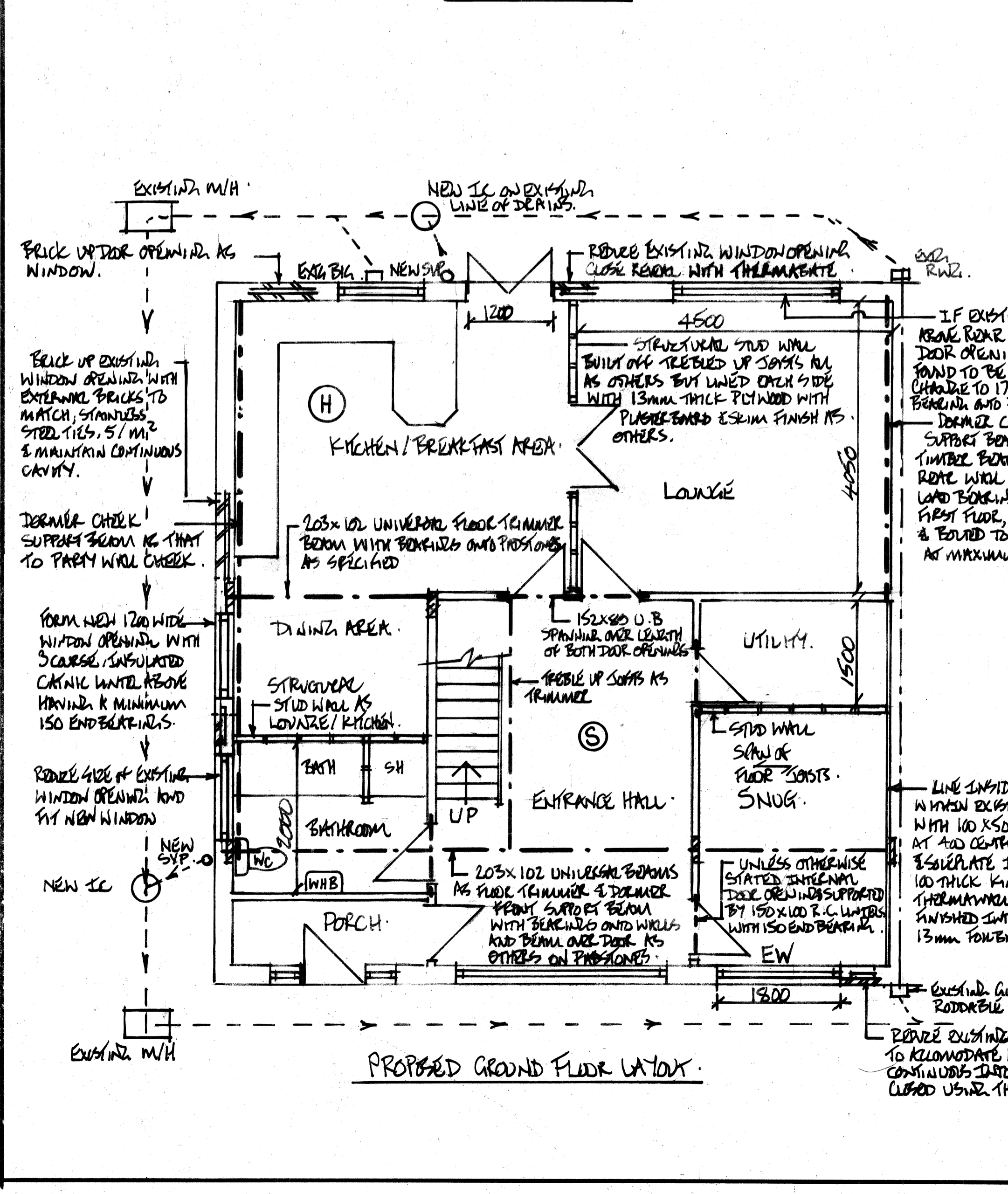
ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.

UNLESS OTHERWISE STATED ELSEWHERE ON THIS DRAWING ALL HEAVY AND ELECTRICAL REQUIREMENTS TO BE AGREED BETWEEN THE CLIENT AND THE CONTRACTOR.

IF NOTICE IS NEEDED TO BE SERVED ON NEIGHBOURS UNDER THE REQUIREMENTS OF 'THE PARTY WALL ACT 1996' THEN THIS SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER.

ENSURE NO ENCROACHMENT OF FOUNDATIONS, RAINWATER GUTTERS, FLASHINGS, FASCIA'S, ETC. ON TO NEIGHBOURS PROPERTY.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING 1 OF 2 AND ALL ASSOCIATED STRUCTURAL DETAILS/CALCULATIONS AND HAVE BEEN PRODUCED TO OBTAIN PLANNING & BUILDING REGULATIONS APPROVAL ONLY & ARE NOT INTENDED TO PROVIDE A FULL DESIGN SERVICE.



FOUNDATION: 100x100 C30 CONCRETE STRAP, MINIMUM 750mm BELOW GROUND LEVEL OR TO THE INVERT OF DRAINS WITH IN ONE METRE ALL TO SATISFY STRATA TO SATISFY ALL OF THE BUILDING REGULATIONS AND THE BUILDING CONTROL OFFICER.

SUSPENDED TIMBER FLOOR: 22 THICK FLOOR DECKING ON 150x50 FLOOR JOISTS AT MAXIMUM 400 CENTRES ON MILD STEEL HANDLES FIXED TO 150x50 POLYCARBONATES BORED TO WALLS AT MAXIMUM 600 CENTRES WITH HORIZONTAL BOSS STRUTS AT MID SPAN AND 120 THICK KINGSPAN TFSO THERMAMAX INSULATION FIXED BETWEEN FLOOR JOISTS. (JOISTS TRUSS UP BELOW SLOD WALL)

BEAM CONNECTION DETAIL ON LOAD BEARING WALLS: 16mm THICK END PLATE BOLT WELDED TO END OF BEAMS. 4" x 1" M16 BORED CONNECTION.

NOTE: ALL STEEL BEAMS TO BE BOLTED IN 13mm FIRE-RATED PLASTERBOARDS & SKIM TO GIVE 30 MINUTE FIRE PROTECTION AND HAVE MINIMUM 100mm EXTERIOR AND 400x100 2 COURSE DEEP C20 CONCRETE PRODSONES.

PROPOSED FRONT & REAR DORMERS AND INTERNAL ALTERATIONS TO CONVERT GARAGE & RELOCATE BATHROOM AT:
5, CLIFTON GROVE, WHIPSHIRE, BB1 9PZ

ALL DIMENSIONS IN MILLIMETRES | DRAWING 2 OF 2

SCALE 1:50 AT 'A' PAPER SIZE