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NOTES:
All dimensions must be checked on site and not scaled from this drawing.

General:
All work to be carried out strictly in accordance with current Building Regulations and British Standard Codes of Practice. All new timber to be treated with recommended fungicide and insect repellent to satisfaction of Local Building Inspector. No projections over boundary.

Foundations:
Foundation conditions to be checked on site for suitability and agreed with Local Building Inspector

D.p.c's:
D.p.c's positioned min. 150mm above ground level. D.p.c. weathercheck to all new window and external door openings. D.p.c cavity tray required over new lintels. Mastec pointing to reveals.

Lintels:
Cast-in or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.

Floor Floor:
20mm thick flooring grade chipboard on 175 x50mm C16 s/w timber joists at 400mm centres size to be confirmed by Engineer.

Roof:
12.5mm thick plasterboard and skim finish to underside. 150mm thick insulation to underside of roof joists. Solid timber nogging at max. 1800mm cts.

Flat Roof:
Single ply membrane fixed to Manufacturers recommendations on 19mm thick exterior grade plywood on s/w timber fillers to give falls on 175x50mm s/w timber joists at 400mm centres. Size to be confirmed by Engineer. 150mm thick Kynar insulation to underside of roof joists between joists. 67.5mm insulation/plasterboard and skim finish to underside

Glazing:
Glazing within critical locations as defined in Building Regulations i.e. within 800mm from floor level or 1500mm in clear height to be fixed to the wall with a minimum of 3 glass to B.S. 6206 and suitably Kite Marked.

Ventilation:
Background ventilation to habitable room to be min. 8000mm2 (trickle ventilators in window heads).

Windows to have opening lights min. 1/20th of floor area.

Rainwater Goods:
Rainwater goods to match existing.

Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

Smoke:
Lintel/ beams to have min 150mm end bearing.

Smoke:
Smoke detectors to be mains operated with battery backup. Double joists required under stud partitions.

Smoke:
12.5mm thick Gyproc Fireline board to new steelwork to give min. 12 hr fire protection. Fixed to manufacturers recommendations

Smoke:
No waste connections within 200mm of w.c connection to s & vp.

Smoke:
Baths or showers on joisted floors to have flexible joint to wall. All waste connections to be fixed to wall with a minimum of 30mm. All to be fitted with 75mm deep seal traps.

Smoke:
Calculations for roof trusses and steelwork to be submitted to Local Authority for approval.

Smoke:
Smoke detection to be provided and to be interlinked on separate circuit connected to consumer unit and battery

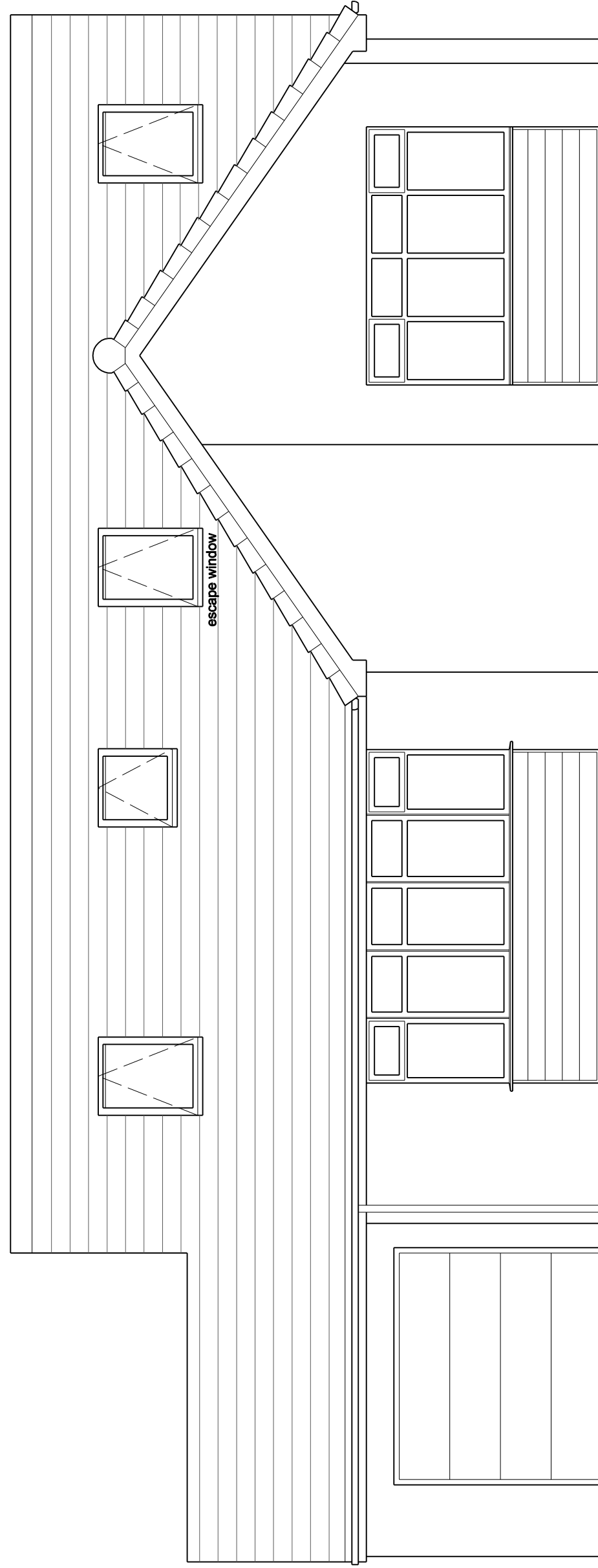
Smoke:
Exhaust fans are to be provided:

Smoke:
Bathrooms - 15 litres/sec.

Smoke:
Kitchen - 60 litres/sec (30litres/sec if associated with a hob)

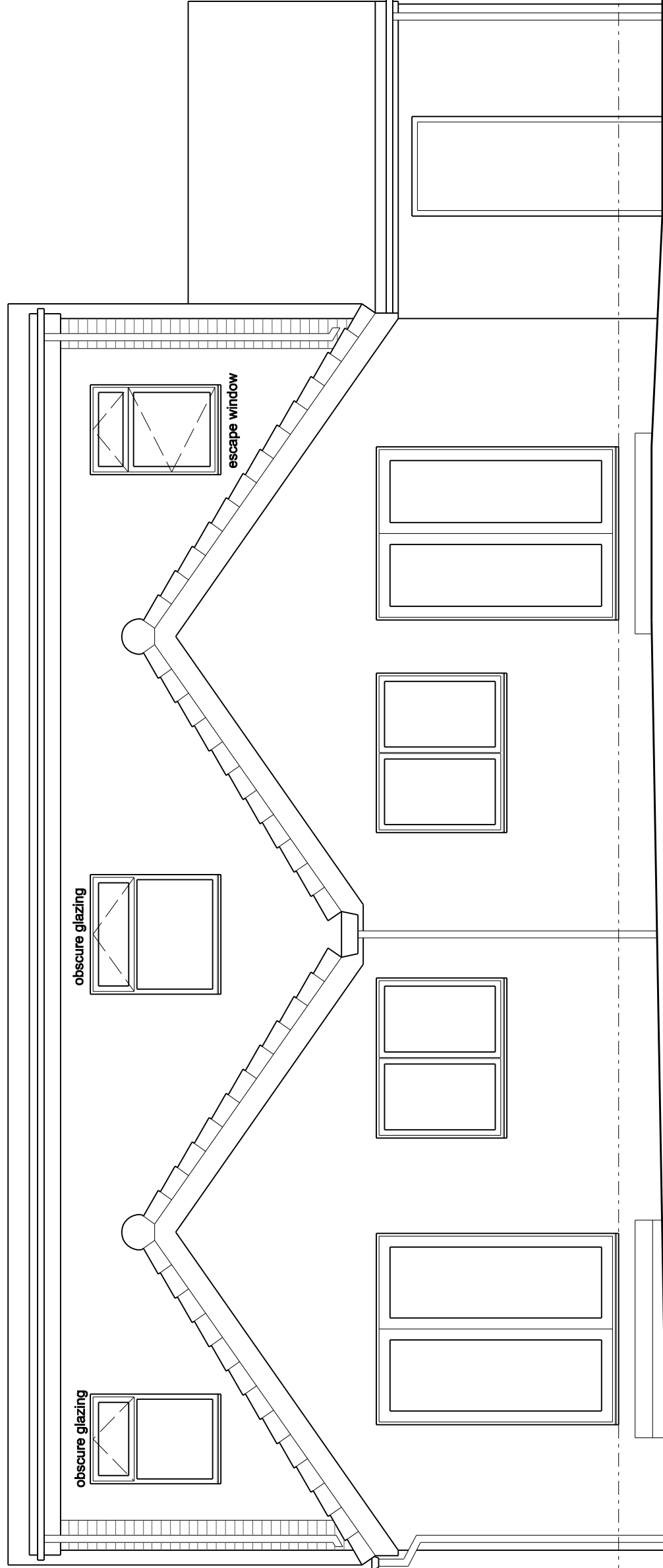
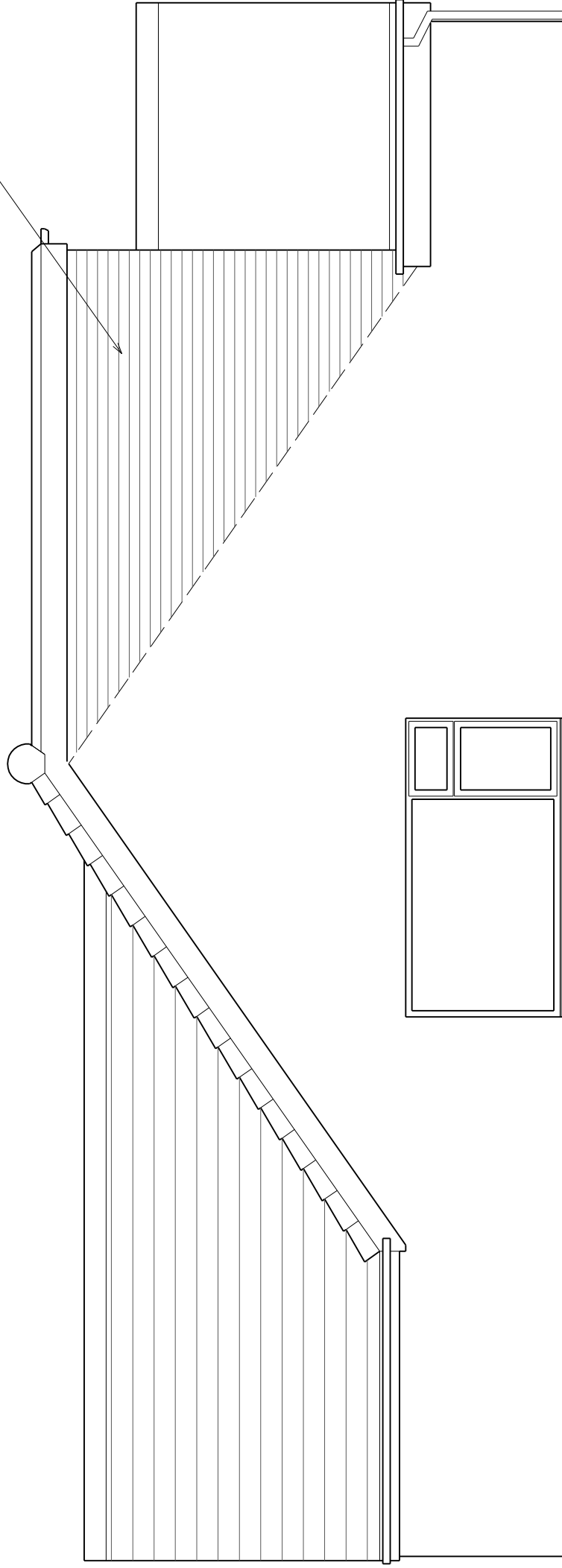
Side Elevation

Rear Elevation

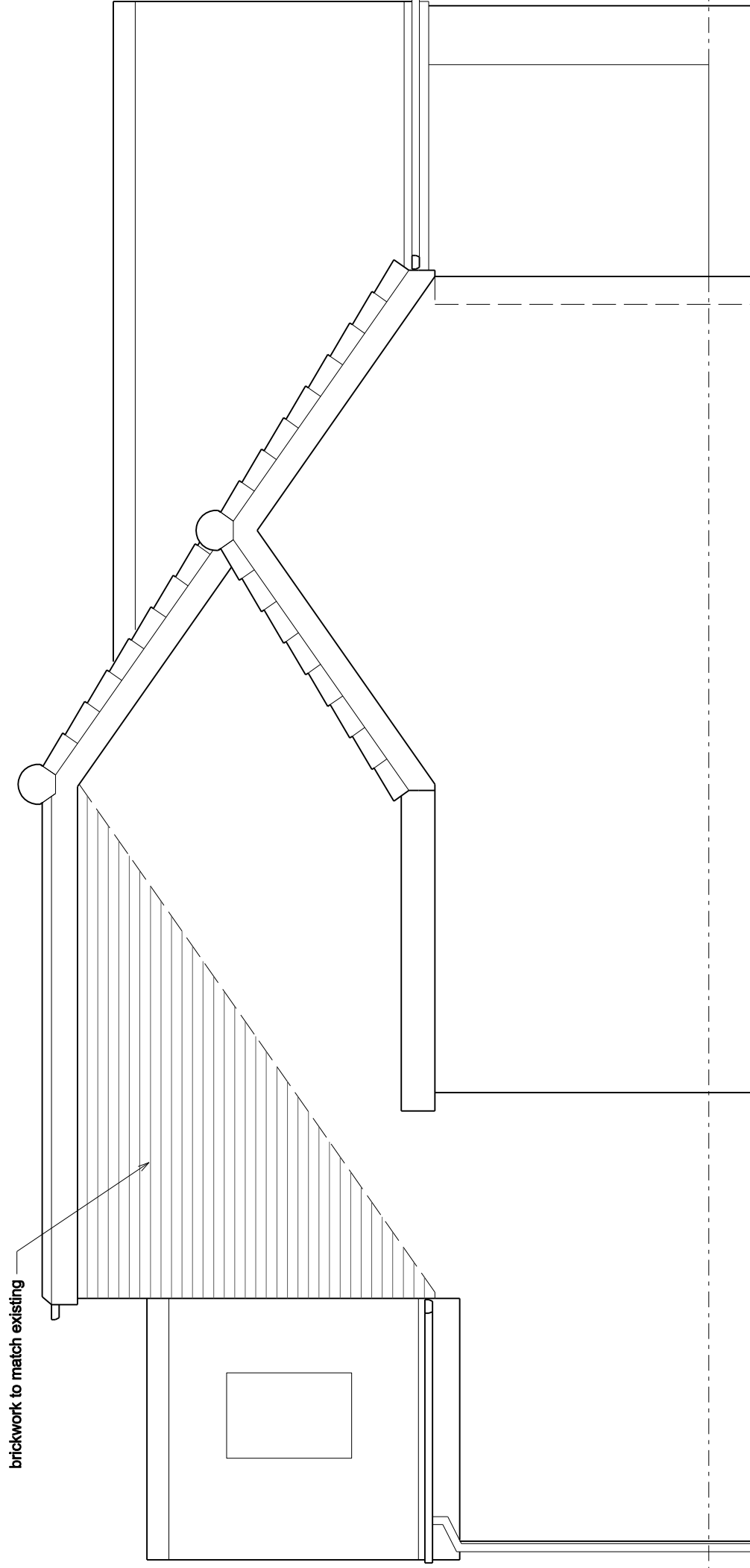


Front Elevation

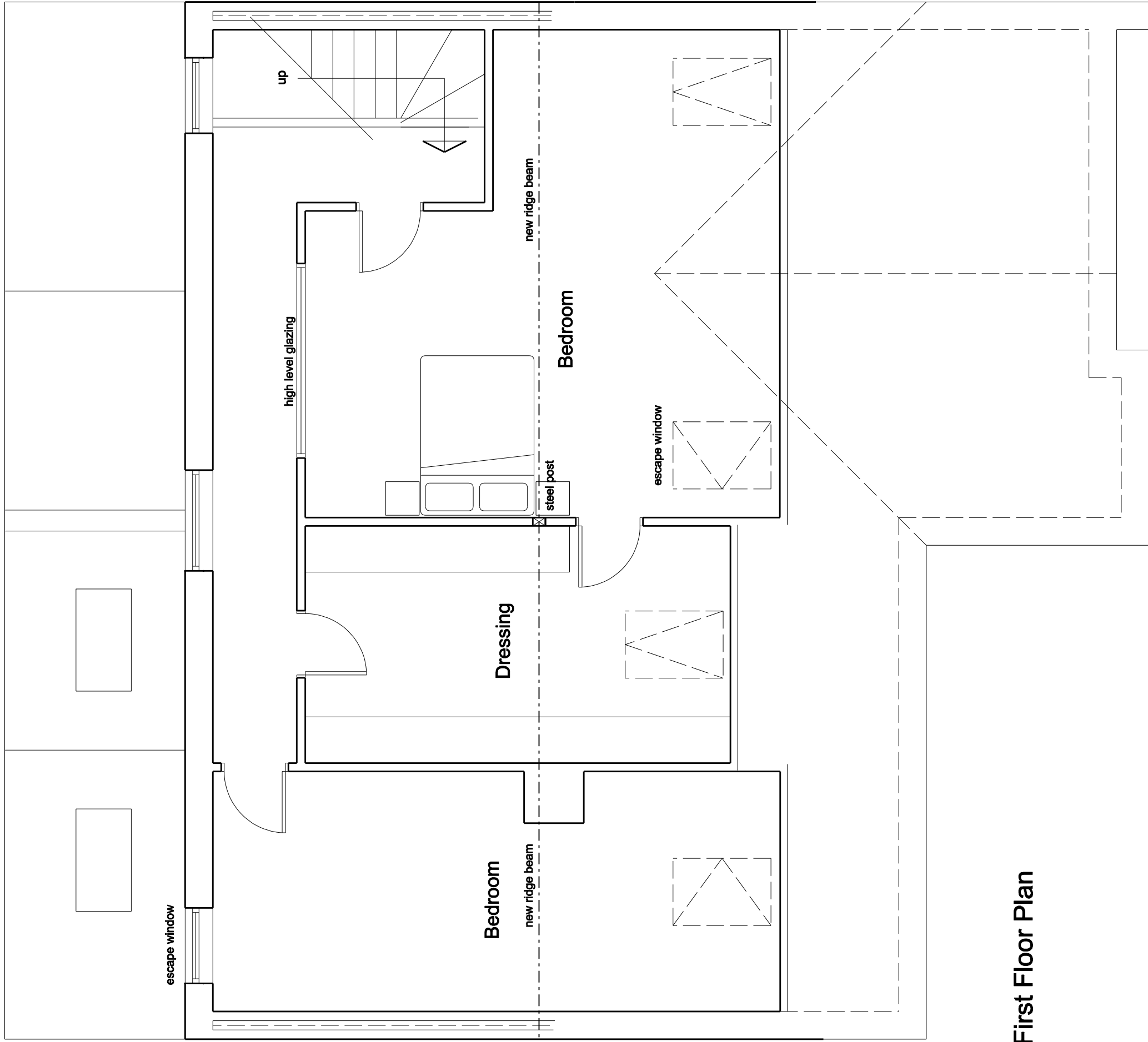
brickwork to match existing



brickwork to match existing



Side Elevation



First Floor Plan