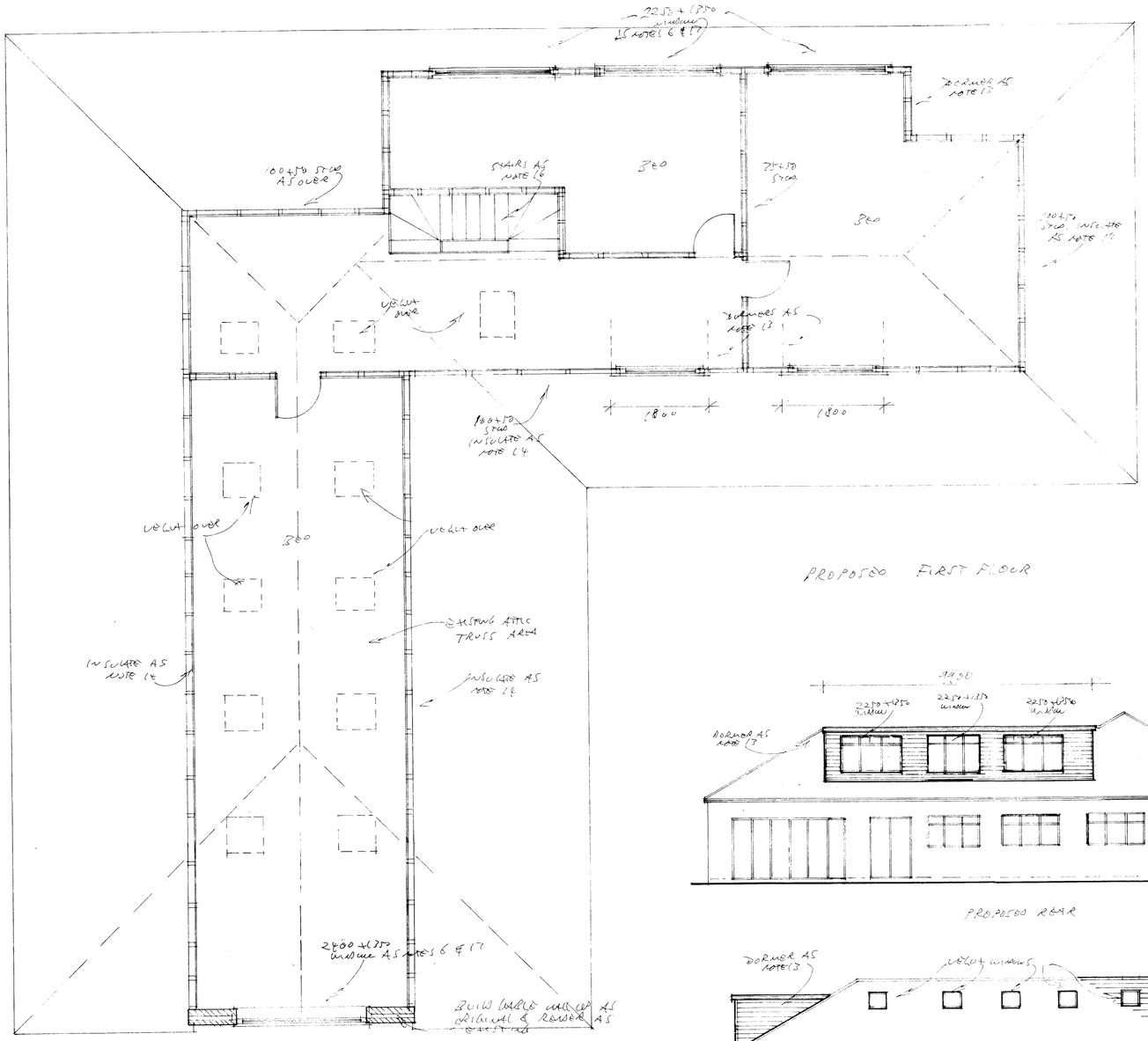

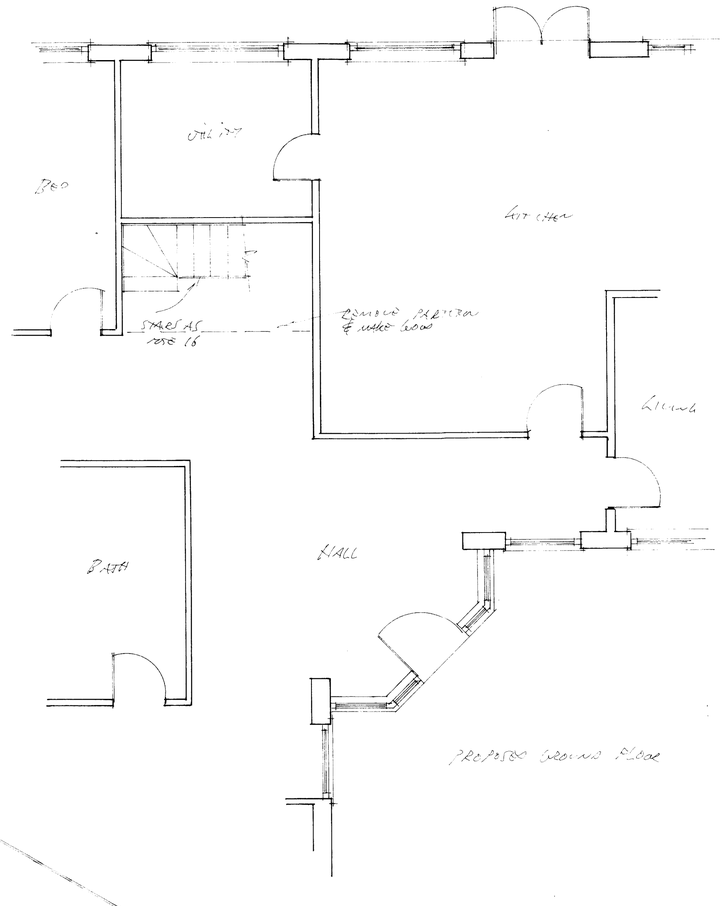

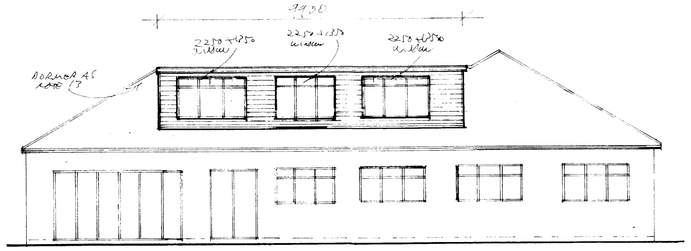

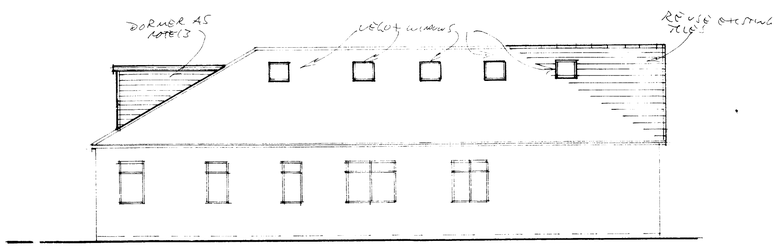

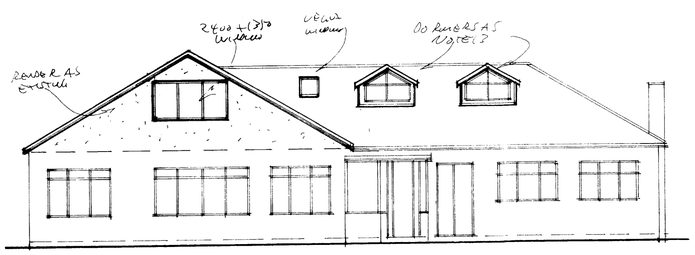

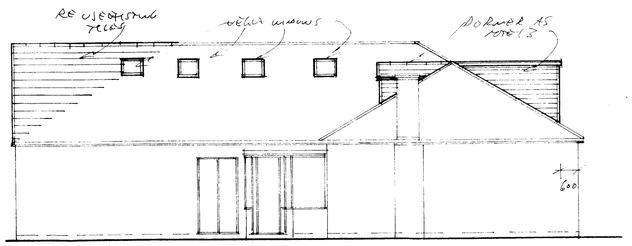

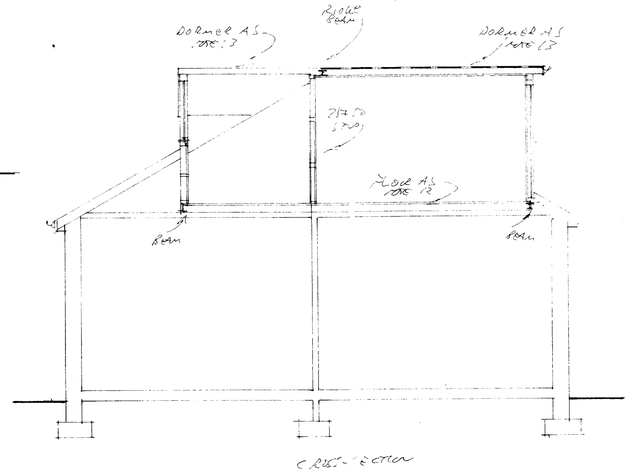

NOTES

1.All work to comply with the town and country planning Act 1990, the Building regulations 2000, and all relevant Codes of practise, British and European standards. The party Wall act 1996, neighbouring consent to be sort for work on, at Or within 3m a the party wall or fence,2mths notice required.
2. electrical work to be carried out to NIC EIC regulations with the position of and number of sockets and light fittings discussed and agreed with the client at the tendering stage. provide low energy light fittings, and work to comply with Parts P and M of the building regulations with work carried out by a Competent person, with certification provided.
3. central heating system is to be extended into proposed areas with the work carried out by a suitably qualified and corgi registered contractor, the position of radiators and the suitability of the existing boiler is to be discussed and assessed before work commences on site and a price agreed. Insulate all new pipes and ducting as Part L1. Should the existing Boiler be renewed allow for a condensing type boiler, and Radiators to be fitted with thermostatic valves, and hot water Supply to be fitted with a device to restrict temperature to Not exceeding 48oc, and prior to completion a wholesome water Consumption calculation must be provided to local authority.
4. all dimensions are to be checked on site prior to work commencing and any discrepancies reported to designer Please note that the drawings should not be scaled. If in doubt ask.
5. roof to be tiled with tiles to match existing and be suitable for pitch, on 38x25 battens on breathable "tyvek" type felt to BS747 on 150x50 SC3 rafters @ 400c/cs, allow for cross ventilation to roof voids via glidevale eaves vent strips equal to 25mm continuous strip.
6. windows to be UPVC and to be double glazed, trickle vents to be provided to window heads equal to 8000mm squared. Laminated or toughened glass to be provided within 800mm of floor level for windows and 1500mm of floor level for doors and door side screens. Glazing to be K Glass with min 22mm double glazed units equal to min 1.4k W/M2 U Value.
7. rainwater goods to be 100mm half round guttering leading to 68mm dia rainwater downpipes. Adapt existing gutters to suit new, see plan for rwp positions.
8. all skirting and architraving to match existing, internal doors to be to clients choice, allow for doors to be made to FD20 standard with frames to BCO approval on site.
9. internal stud walls to be 75x50 unless otherwise stated with 12.5mm plasterboard and skim finish, insulate with 100mm rockwool
10. all steel work to be encased in two layers of 12.5mm plasterboard and skim, and supported on concrete padstones min 2 courses deep with steels fixed together with diaphragm connectors 600/sc.allow for the rebuilding of reveals in semi engineering brick min 10N
11. ensuite to be provided with shower, WC, basin and to clients choice and to be agreed at the tendering change. Mechanical extract fan to be provided equal to 15 litres per second. Allow for 100mm WC and branch pipes, 38mm dia shower and 32mm basin wastes both with 75mm deep seal traps and allow for rodding access points.
12. loft floor to be as joist layout with 25mm T&G flooring with 100mm rockwool quilting suspended from chicken wire.
13. dormers to be 125x50 studding externally tile clad on 25x38 battens on felt to BS747, on 25mm exterior grade ply, with 125mm celotex insulation with proprietary vapour breather membrane, 12.5mm plaster board and skim finish. Pitched roof dormers to be as main roof notes. Flat roofed dormers to be either built up 3 layer felt with 12mm spa Chippings finish or rubberoid or similar proprietary system. 200x50 Joists @ 400c/cs cross battened with 165mm celotex insulation12.5 mm Plasterboard and skim.
14. insulation to slopping sections to be 165mm celotex XR 4000 rigid insulation allow for cross ventilation to all voids with min 50mm clear passage.This will involve cross battening to allow for vent void between rafters.
15. smoke detectors to be fitted to ground floor hall, first floor landings and heat detector to kitchen and to mains fed and linked, to BS5839
16. stairs to be min 220mm going max 220mm rise maximum pitch 42 degrees, allow for handrail, guarding and balustrading at min 900mm, spindles to be set at maximum 100mm c/cs, allow for min 2000mm headroom. All subject to site survey and manufacturers design.
17. provide escape window with min clear opening of 850x500mm or 0.33M square. Cill heights to be maximum 1100mm and min 600mm and cill of escape Window maximum 1700mm from eaves level
18. condition of existing internal walls to be checked to ensure they are fully loadbearing and any existing structural member to be assessed all to building control officers approval on site, and reported to designer for his instruction.

DRAWING TITLE

proposed loft conversion at richmond courtenay road

SCALE	DRAWING No.	REV.
1:100 1:50	1 of 2	A1
DATE OCT 08		

Hobs Reprographics Liverpool 48