



- 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 NITC 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 installed into proposed areas with the work carried out by a suitably qualified and corgi registered contractor, the position of radiators and the 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. Boiler to be 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. external walls to be 100mm brick to match existing with 110mm cavity, 110mm full fill crown drierthem insulation, 100mm celcon solar or similar block inner leaf, with inner face dot and dabbed with 9.5mm plaster board and skimmed. Cavity ties to be stainless steel and spaced at max 750x450 c/c's. Allow for cavity trays to roof abutments etc, also insulated VDFC to all window/ door reveals, such as thermabate green or similar product. Existing external walls to be dry lined and insulated @ 50mm kingspan insulation.
 6. windows to be white 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 20mm double glazed units equal to min 1.4k W/M2 U Value.
 7. drains to be as plan, laid to fall @ 1:40 and to connect to existing and to be UPVC, laid on 150mm pea gravel with min 150mm cover. All drains passing under proposed to be lintoled over and encased in 150mm concrete with joints left flexible.
 8. all skirting and architraving to match existing, internal doors to be to clients choice. With doors generally FD30 standard door and frame, with effective self-closing devices
 9. internal stud walls to be 75x50 otherwise stated with 12.5mm plasterboard and skim finish, insulate with 100mm rockwool
 10. shower rooms to be provided with shower, WC, basin and to clients choice and to be agreed at the tendering charge. Mechanical extract fan to be provided equal to 15 litres per second.
 11. mechanical extract fan to be provided to kitchen equal to 60 litres per second and also to the utility room equal to 30 litres per second
 12. smoke detectors to be fitted to ground floor hall, first floor landings and each habitable room as indicated on the plan, and heat detector to kitchen and to mains fed and linked, to BS5839, and allow for emergency lighting to BS5266.
 13. provide escape window with min clear opening of 850x500mm or 0.33M square. Cill heights to be maximum 1100mm and min 600mm
 14. 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.

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| REVISION | AMENDMENT | DATE | |
| CLIENT | | | |
| DRAWING TITLE | | | |
| <p><i>proposed alterations and conversion to HMO at 8 Garmoyle Rd</i></p> | | | |
| SCALE 1:50 1:100 | DRAWING No. | | REV. |
| DATE JUN 8/15 | | | |