GENERAL NOTES

DANGER
ELECTRICITY service into existing buildings., care must be taken when any excavation is taking place near these positions. Confirm position of electricity cables with EDF energy or the service provider, before commencing on site, position of service cable to be marked on site, and also on copy of plans, once position of cable has been established.

DANGER
GAS service into existing buildings., care must be taken when any excavation is taking place near these positions. Confirm position of gas supply pipe with necessary service provider, before commencing on site, position of service pipe to be marked on site, and also on copy of plans, once position of pipe has been established. IN AN EMERGENCY CALL 0800 111999 IMMEDIATELY

WATER supply to be located & isolated prior to removal of any pipework, water supply pipe to be adequately protected from accidental / wilful damage at all times, contact United Utillities 0845 746 2200 for advice etc.,

⊠ Mains connected, self contained interlinked smoke alarm to BS5446 Part 1 : 1990, sensor to be sited a minimum of 300mm from any wall

TO EXISTING PLANS
- Existing Masonry
- Non-Load Bearing Masonry
- Lightweight Partitions

NOTE, All positions of drainage runs and types of drainage indicated on drawings are provisional only contractor to check invert & position of existing drainage systems to ensure adequate fall

All new external window & door frames to be hardwood/ softwood /uPVC to clients final specification with min. 04/16/04mm double glazed Low-E hard coat (emissivity of 0.15) units, with a 'U' value no greater than 2.0W/m²K. Toughened safety glass to be fitted to all doors & door panels between FFL and 1500mm above & to all internal & external walls & partition openings between FFL & 800mm above, all toughened safety glazed units individually kite marked to BS 6206 [1981]

All barge boards, fascias and soffitte boards are to be of uPVC

Dormer wall & cheeks to be covered in 'Marley' plain concrete tiles, coloured to match the existing roof covering

Casement escape window giving minimum opening size of 450x733 mm egress, sited no more than 1700mm from eaves and no less than 800mm above & no more than 1100mm above FFL & sited so as to be accesible at all times from the ground by ladder, with pedestrian access maintained, to access point for ladder, at all times

All flashings to be of code 5 lead, All soakers to be of code 5 lead. NOTE all leadwork to be coated with patination oil on completion

All new windows to be double glazed with 04/16/04mm units max. 'U' value 2.0W/m2K

External dormer walls to be of ½hour fire resistant construction from inside - outside

Internal drainage to BS 5572 : 1978 & BS5414, drainage system to be by 'Bartol' or similar approved uPVC high temperature waste system, 100, 032 & 040mm as necessary [minimum trap sizes & seal depths] IE :

Basin	trap 040mm	seal depth 075mm
Bath	trap 040mm	seal depth 075mm
Shower	trap 040mm	seal depth 075mm
WC	trap 075mm	seal depth 050mm

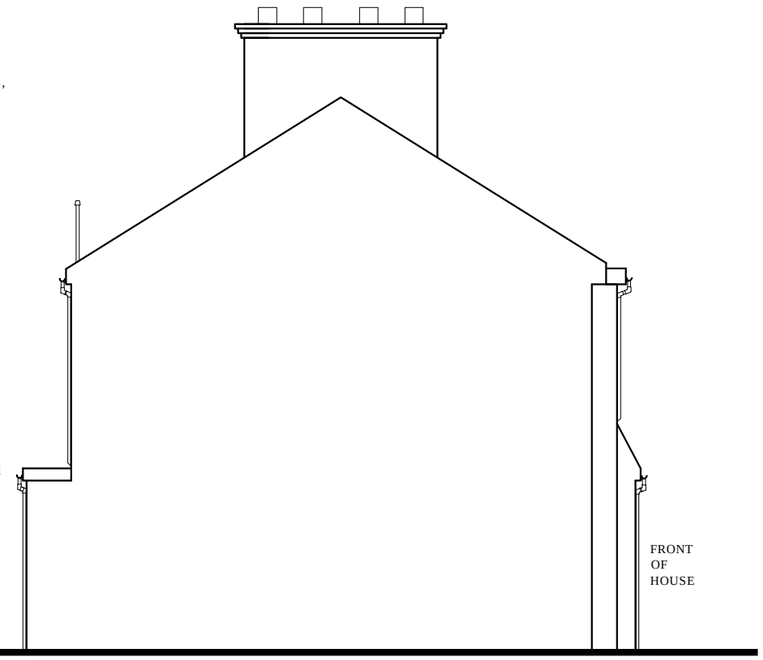
Lightweight studwall partitions of 050x075mm C24 studding with standards at max 600mm centres & noggins at 1200mm centres, with 100mm 'Rockwool Rollbatt' [24kgm3] infill, [or other similar approved to BS476 : pt.4 : 1970 (1984)], batts to be closely fitted into framework by friction fitting, & all joints to be close butted. Partition to be cladded with 009mm plasterboard to BS476 : pt.s 4, 6 & 7 : 1970 [1984] by British Gypsum or similar, fixed to framing with 'Gyproc Drywall Timber Screws' care to be taken to ensure that screw heads do not puncture surface paper of plasterboard. Joints to incorporate fibre glass reinforced self-adhesive scrim FT50 & final finish coat of 003mm 'Thistle Multi-Finish' Stairwell / Load Bearing partitions to be as above but with standards at 400mm & covered with 012.5mm plasterboard.
NOTE. were partition forms one side of a wall between a Bathroom / En-Suite, then doubled layer of plasterboard is to be fixed to the 'wet' side of the partition

Mains connected, self contained interlinked smoke alarm to BS5446 Part 1 : 1990, sensor to be sited a minimum of 300mm from any wall

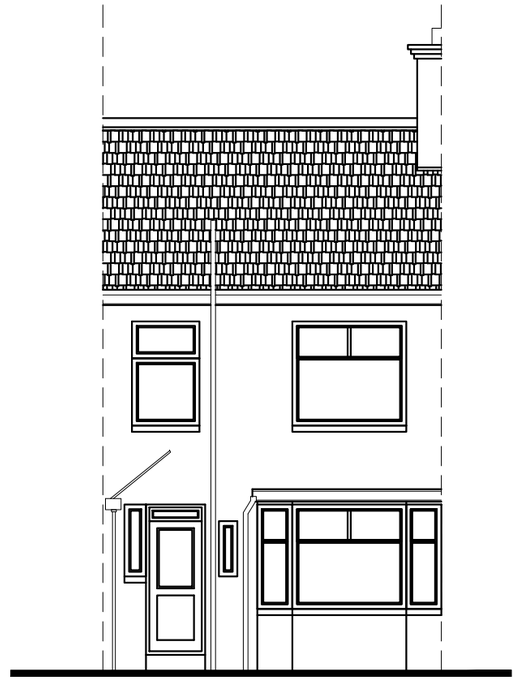
Door to staircase enclosure to be type FD30 fitted with propriety smoke seals

All new sanitary fittings to be connected into new 100mm UPVC drain system, new system to be vented by UPVC 100 mm dia. S&VP terminating a minimum of 900mm above the nearest openable window, within 3000mm S&VP to be capped with a terminal cage

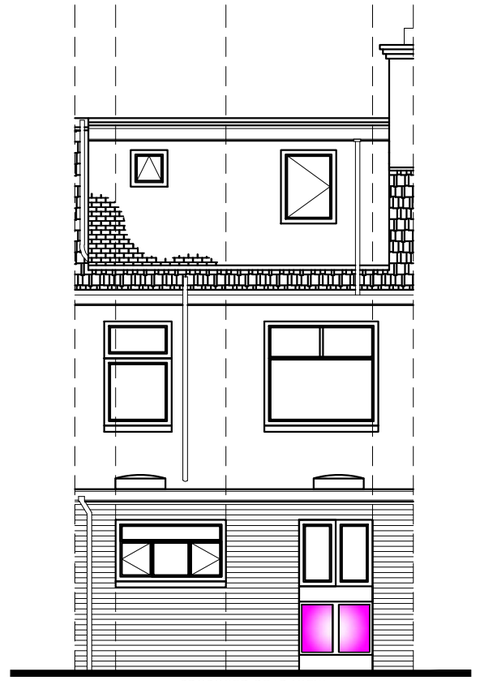
Any glazing [whether new or existing] in the existing stair enclosure, including all doors should be fire resisting and retained by a suitable glazing system, compatible with the type of glass



EXISTING TYPICAL SECTION



EXISTING REAR VIEW



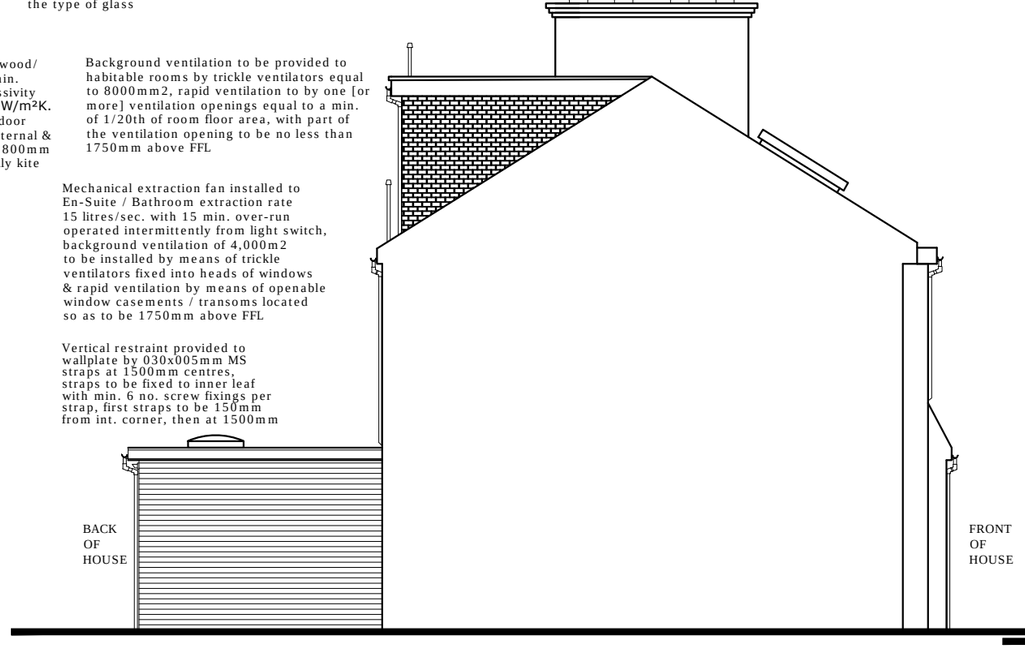
PROPOSED REAR VIEW

Hot water storage system & Heat producing appliances to be by specialist contractor, who is to submit relevant calculations to the BCO, as required.
All heat producing appliances to be in strict accordance with AD J1/2/3 of Buiding Regs,
All hot water storage systems to be in strict accordance with AD G3 of Building Regulations

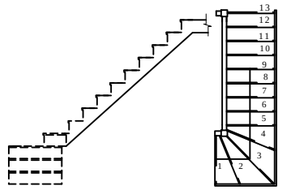
Background ventilation to be provided to habitable rooms by trickle ventilators equal to 8000mm2, rapid ventilation to by one [or more] ventilation openings equal to a min. of 1/20th of room floor area, with part of the ventilation opening to be no less than 1750mm above FFL

Mechanical extraction fan installed to En-Suite / Bathroom extraction rate 15 litres/sec. with 15 min. over-run operated intermittently from light switch, background ventilation of 4,000m2 to be installed by means of trickle ventilators fixed into heads of windows & rapid ventilation by means of openable window casements / transoms located so as to be 1750mm above FFL

Vertical restraint provided to wallplate by 030x005mm MS straps at 1500mm centres, straps to be fixed to inner leaf with min. 6 no. screw fixings per strap, first straps to be 150mm from int. corner, then at 1500mm



PROPOSED TYPICAL SECTION



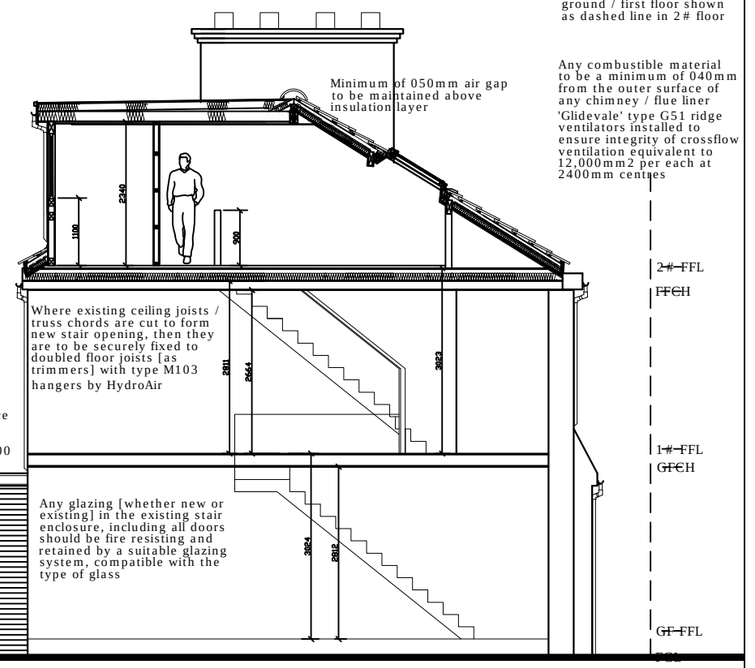
Staircase to be
rise = 205.15mm, 13 no. = 2667mm total rise
going = min. 228mm, pitch = 41.98°
min. clear headroom over = 2000mm
min. clear headroom over existing = 2000mm
min. going at any point to be 050mm
tapered treads to have uniform going
not less than going of straight flight
handrail at 950mm above pitch line
spindles spaced so 100mm sphere cannot pass thro' any part & not readily climbable by children.
All handrails / guarding to be able to resist a horizontal force of 0.74kN
Staircase dimensions and headroom, both above & below MUST be physically checked on site, and agreed with the BCO, BEFORE commencement of manufacture

Flat roof covering to be of 1 layer of 350E elastomeric felt bedded in 95/25, over 1 layer of 250E elastomeric felt bedded in 95/25, over 1 layer of 180E elastomeric nailed to 016mm ply decking to give AA fire rating, all elastomeric felts by 'Marley' & fixed in strict accordance with the 'Marley - Good Built-Up Roofing Practice' Guidance Notes & Agrement Certificate No 88/2072 available from Marley Technical Dept. on 01304 843300

All existing structural roof timbers to be thoroughly checked & replaced where necessary, exist. structural timbers that are to be permanently covered to receive 2 coats proporietry wood preserver prior to covering

Acces hatch provided to all under roof ante space areas for storage min. size 600x600mm, hatch to be insulated to a max. of 0.35w/m²K

Load-bearing masonry at ground / first floor shown as dashed line in 2# floor



PROPOSED LOFT CROSS-SECTION

CLIENT: MR C.C & MRS P. N ANOMNEZE			SHEET No: 04	JOB TITLE AND LOCATION: PROPOSED GROUNG FLOOR SINBLE STOREY EXTENSION AND LOFT CONVERSION AT No 66 PARK VIEW RD. TOTTENHAM HALE N17 9AX. LONDON	JOB No: PMC/RP:800-DV0615
SCALE: 1:100	DATE: JULY 2015	DRAFTED BY: BOD	CHECKED:		DRAWING TITLE: ELEVATIONS, SECTIONS AND NOTES

PROJECT ARCHITECTS
PROJECT MAGNATE CONSULTING
33 BOARDMAN PLACE ROLLASON WAY
BRENTWOOD, ESSEX. CM14 4ER
PROJECT MAGNATE CONSULTING

REV.	DESCRTIPTION	DATE