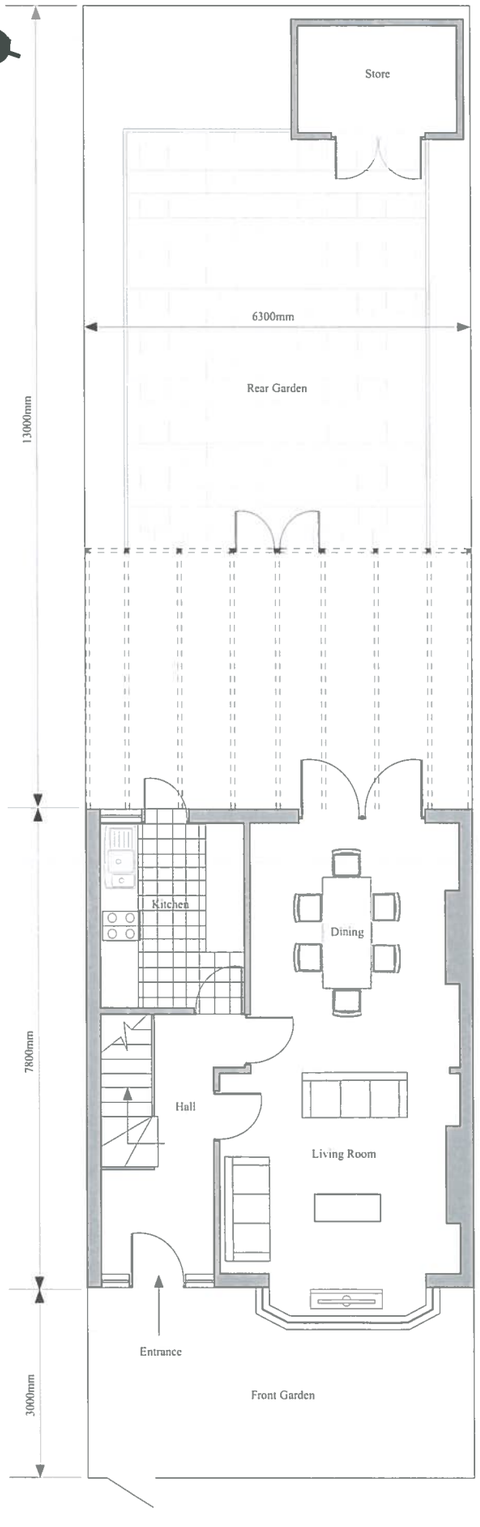
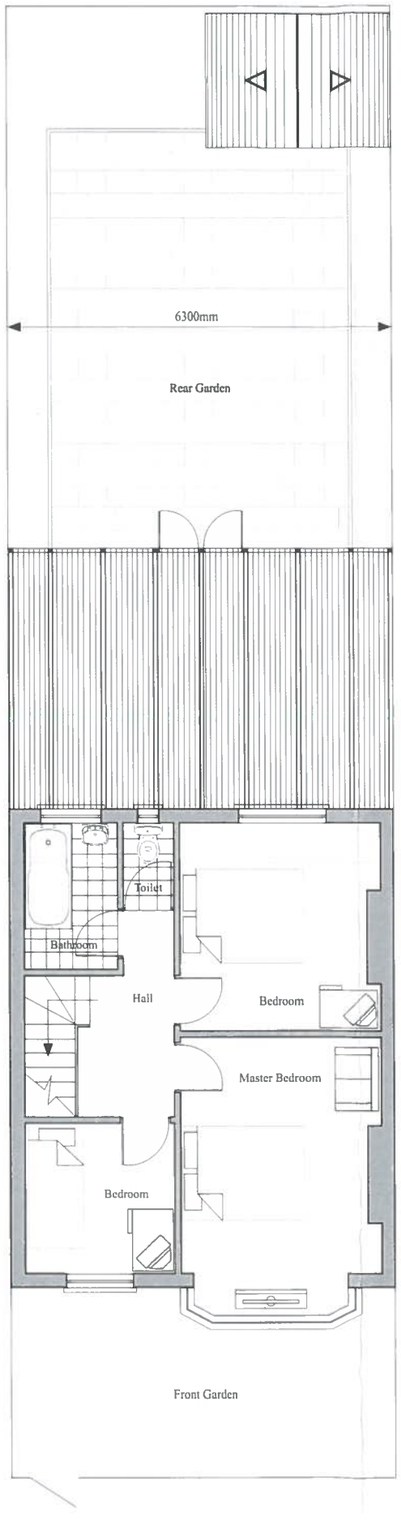


Existing Ground Floor Flat Plan



Existing First Floor Flat Plan



Existing Rear Elevation



Existing Front Elevation

0 3m 6m

NOTES

GENERAL NOTES & SPECIFICATION

All work to accord with the latest Building Regulations, British Standard Codes of Practice, Specifications and any current legislation that may be in force at the time of construction.
The following is a General Specification in respect of the construction for the site and is to be read in conjunction with all detailed drawings and the following specification.

LEAN IN ROOF CONSTRUCTION:
To be pitched roof construction at 23 degrees, Eternit 2000 roofing slates on untearable felt held down by 50 x 25 mm treated battens fixed with rustproof nails, felt to be lapped 150 mm vertically and horizontally. Trussed rafters to be 100 x 50 mm at max. 600 mm centers designed and supplied by an approved manufacturer, who shall provide binders and bracing in accordance with CP112 and BS5268 Part 3. Insulation to be provided by laying 200 mm Rockwool insulation quilt between rafters. (Care to be taken to ensure that the ventilation areas the roof are not obstructed). Fit Cantic ridge vent to sloping roof. Ventilation at eaves to be provided using Cantic Eaves Ventilator between trusses and fixed as per manufacturers instructions. Ventilation area provided is to be at least equal to continuous ventilation running the full length of the eave 10 mm wide. Proprietary rafter trays are to be provided to maintain clear ventilation path. Provide 600 x 500 mm insulated loft access hatch (at top of staircase) into roof space with necessary trimmers.

FLOOR CONSTRUCTION:
New floor at ground level to be 50mm cement/sand screed 1:3 mix on 150mm minimum concrete mix 1:3:6 on 60mm "Kooltherm k3" Kingspan rigid insulation slab on 1200 gauge visqueen DPM on 50mm blinding, on 150mm hardcore.

LINTOLS:
All new lintols to be cetnic insulated pressed steel lintols over door and window openings

WINDOWS:
all new windows will have average u-value of 2 W/m2K. details to be supplied on installation.
trickle vents to be provided to all new windows for back ground ventilation.

NEW BOILER:
new boiler will have a minimum sedbuk rating of 78 % details to be provided on installation.

RADIATORS:
new radiators to have thermostatic valves and insulated pipework.

Client:
Mr Mr Mohammed Abdul Jamal
142 Higham Road, London N17 6NS

SCALE	1 : 100
DATE	24 . 10 . 2015
DRG NO	ZAT/KAZ . 152 . 2015

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