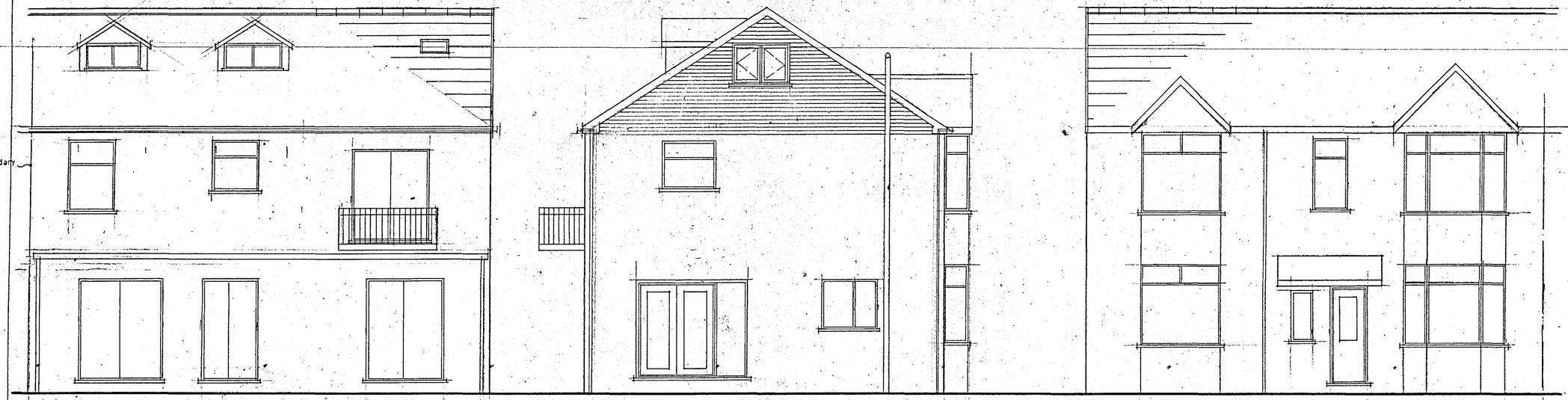
38. SOCKETS to be included in 'pricing' job to be four double sockets per room, include for a lights switch and one light fitting per room and it is advised the owner agrees all the positions once they have nominated a builder to carry out the work. See notes [39].
39. ELECTRICAL works must be inspected by a competent electrician registered with N.I.C.E.I.C or E.C.A. if this is not the case the electrician must be a member of the following; N.I.C.E.I.C. certification limited: B.R.E. certification limited : B.S.I : E.L.E.C.S.A limited : N.A.P.I.T.
Electrical installation to be designed, installed, inspected and tested to BS 7671/ I.E.E 17th edition wiring guidance and to Building Regulation Part P. Installer to be either a competent person registered with an electrical self certification scheme authorised by O.D.P.M, or an electrical installer who is a member of N.I.C.E.I.C/E.C.A or qualified with City and Guilds cert' 2391 who, within 30 days of completing the installation will issue a test cert' to the owner with a copy to be forwarded to the building control dept'.

40. The roof to be as previous notes [4] and use marley profiled tile/ridge to match house and use 200mm x 50mm rafters at 600mm c/c supported off loadbearing stud wall [f] and install 175mm deep coolag board or similar with a 25mm air gap over and underdraw rafters with 12.5mm foil-back plasterboard and skim.Install a 200mm x 50mm ridge board and provide a 19mm ply gusset to connect ridge boards on each side of ridge and pattern nail together.Provide 75mm x 50mm collar ties and provide a truss clip to all rafter feet.
41. Strip off the existing hipped roof. At [a] remove hips and at [b] remove the stud walls.At [c] is the existing side wall and the internal leaf is built up in the roofspace.At [d] is the existing stair which complies with building regs as it was subject to a previous application for bedroom 4. At [e] is an existing boiler cupboard.

42. The existing first floor ceiling to be stripped out and a new floor installed as previous notes [11] and use 200mm x 50mm floor joists at 400mm c/c spanning parallel with the front wall and under the stud walls [f] install 3 x 200mm x 75mm joists bolted up at 600mm c/c with 16mm dia bolts and tooth plate connectors.Ceiling to be 2 x 12.5mm plasterboard and skim.
43. At [f] walls to be loadbearing stud walls to be 200mm x 50mm timbers at 450mm c/c with 19mm bracing ply each side and 12.5mm plasterboard and each side and skim on room side.Infill with 200mm rockwool.
44. At [g] build up side wall as previous notes [1] and check adequacy of lintols over bedroom 1 windows/doors.
45. At [h] install window in 1247mm opening x 900mm high with lintol over and window as previous notes [16].

46. Build up stud walls at [j] and [k] to be as previous notes [31].
47. At [m] at first floor install half hour fire resisting doors and frames.
48. At [n] on each floor where this symbol appears install mains wired smoke detectors all interlinked with battery back up and all to BS 5446 AND BS 5839.
49. At [o] install a reduced width s.w door and frame to be half hour fire resisting as housing the boiler.
50. Form a w.c and install a w.c and w.h.b and install a mechanical vent to operate off light switch and to give 3 air changes per hour with a 20 minute overrun.The wastes to connect to [r] and stub stack as notes [23] with a durgo valve at head to run as [q] in the roof void to a new s.v.p [s] on the outside wall to be as notes [23] and to connect to the existing drains with drains as notes [8].



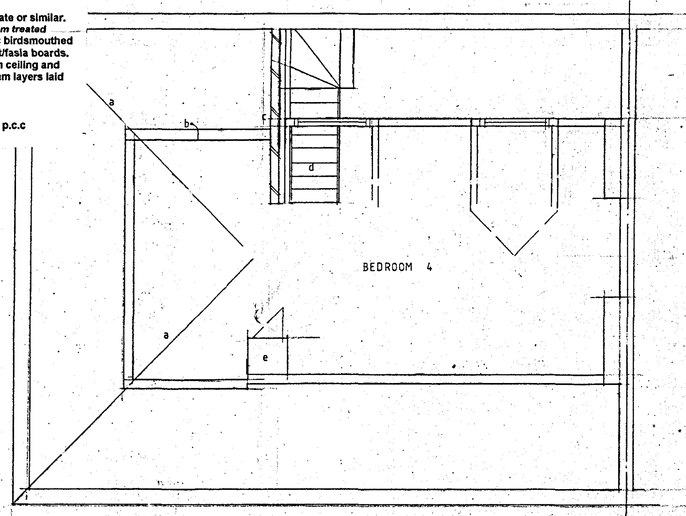
proposed rear

proposed side

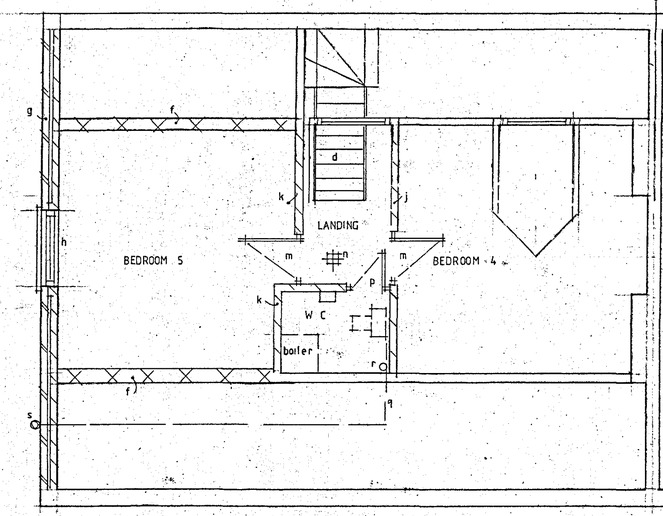
proposed front

NOTES 1 TO 39 ARE STANDARD NOTES AND NOTES 40 ONWARDS RELATE TO THE LETTERS NOTED ON THE FLOOR PLANS AND ELEVATIONS.

1. CAVITY WALLING to be 103mm facing brick to match house with 85mm cavity filled with dritherm [cavity slab plus or similar u value] insulation and the inside leaf to be 100mm thermalite shield block with 9.5mm plasterboard and skim on dabs.
2. Use stainless steel butterfly type wall ties in cavity at 750mm and 450mm centres and at 225mm vertical centres to reveals.
3. Cavity to be closed at reveals with insulated d.p.c, for example thermabate or similar.
4. *ROOF construction to be tiles as specified in notes [40] on 50mm x 50mm treated* battens on tyvec or similar breathable felt to BS 747 on rafters at 600mm c/c birdsmouthed over a 100mm x 50mm s.w mortar bedded wallplate. Install upvc barge/soffit/fasia boards. Install wallplate straps at 1200mm c/c. Install 12.5mm plasterboard and skim ceiling and insulate the roof in the voids with 270mm rockwool laid in 100mm and 170mm layers laid perpendicular to each other.
5. Install new 100mm diameter p.v.c gutters and rainwater pipes.
6. Deleted
7. STEEL to be encased in 2 x 12.5mm plasterboard and skim and sat onto p.c.c padstones.

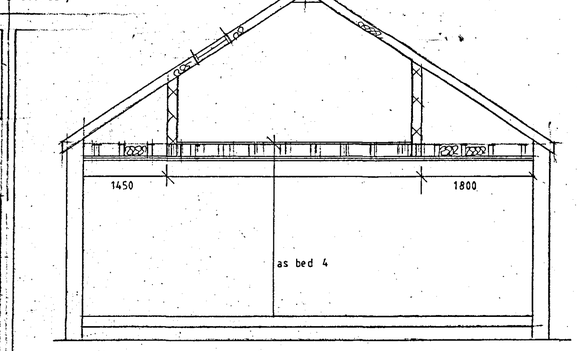


existing 2nd. f.l.



proposed 2nd f.l.

51. All the doors at [t] on first and ground floor which are not currently fire doors to have half hour fire resisting doors and frames installed.Door [u] currently is a fire door.
52. At [v] are existing gullies taking the rainwater pipes.



section

8. DRAINS to be 100mm dia' super sleeve or similar laid at min' 1 in 40 fall on pea gravel. All unused drains to be grubbed up with concrete. Use Hepworth or similar 600mm dia' inspection chambers at max 900mm drain depth and where deeper use a brick manhole in 225mm engineering brick on a 150mm deep concrete base. All new gullies to be roddable and trapped. Encase drains below floor slab with concrete with flexcell on joints if BCO requests. Ensure a separate system is maintained if this is found on site.
9. FOUNDATION A trail hole must be dug to check adequacy of the existing foundation when building at second floor level.
10. LINTOLS to be catnic 'cougar' lintols with min' 150mm end bearings over new openings.
11. NEW FLOOR to be 200mm x 50mm at 400mm c/c with 100mm x 50mm mid-span strutting for joists spans of upto 3000mm.Above 3000mm spans use 150mm x 50mm strutting at third points of span.Build joist ends into walls and strap at 1800mm centres with 1200mm long mild steel strap with noggins between straps.Install 22mm flooring grade chipboard on top of joists and install 100mm rockwool insulation between joists and install a 12.5mm plasterboard and skim ceiling.
12. All new floor and roof timbers to be strapped at 1800mm c/c with 1200mm long 30mm x 5mm mild steel straps.
13. DELETED
14. DELETED
15. DELETED

16. WINDOWS AND DOORS to be upvc white in colour with 8000mm squared trickle vent to windows and 10000mm squared night vent to doors. All glazing below 1500mm above floor level to be safety glass to BS 6206. Opening lights to be at least a twentieth of the floor area of the room they serve. Glazing to be double gazing with a 16mm air gap and a soft low E coating to give 1.8 U value. Windows with glass lower than 800mm above floor level to be safety glass to BS 6206.See also note [25].Any glazing panels adjacent to doors to be to BS 6206.All door handles/furniture to be agreed with owner.
17. DELETED
18. CAVITIES must be continuous.
19. FLASHING to be 150mm upstand 4.lb lead flashed upto a preformed pvc cavity tray at the roof/wall abutment and the flashing to be stepped as necessary. Install stepped cavity tray at roof/wall abutments where required.
20. VALLEYS on roofs to be formed using 200mm x 19mm lay boards with 5.lb lead lining.
21. deleted
22. The owners must agree all SOCKET/SWITCH/LIGHT FITTING/RADIATOR positions before works on site commence.
23. SOIL AND VENT PIPES installed to be 100mm dia' stack with a metal cage at head at min' 900mm above opening lights. Install a rodding eye to base of stack. Install a intumescent collar where s.v.p passes through floor over a garage. Box in s.v.p with 12.5mm plasterboard and skim with an access hatch at base, pack with rockwool. Fit any existing wastes connecting to a new s.v.p with 75mm deep seal traps. Any new bathroom or ensuite wastes to be 40mm or 50mm dia' fitted with an anti-vac trap.

24. The owner should be aware of their obligations with respect to the PARTY WALL ACT before works commence.
25. The windows as previous notes [16] and for escape purposes to have opening light of min' 450mm high OR 450mm wide and to be at least 0.33 square metres in area. Cill height to be no higher than 1100mm above floor level. The above dimensions to be clear opening width.
26. The owner should ensure the approved building regs plan is given to the builder for use on site. Any calculations should be given to the builder and the builder should ensure he has these as they will be referred to in these notes.
27. The builder should inform the BCO so he/she can carry out statutory inspections of the building work.
28. New lighting outlets will only be fitted with lamps having a luminous efficiency greater than 40 lumens per circuit-watt.
29. The proposed new works to be built to Robust Construction details to limit leakage and to ensure continuity of insulation.
30. Full details of hot water system and controls to be submitted for any new boiler and flue installation. This must be done by the contractor appointed to carry out this work and a commissioning certificate must be given to BCO. A conditional approval is requested. It is recommended the efficiency/output of any existing boiler is checked to ensure extra radiators can be added to the system.See notes [36].
31. STUDDING to be 100mm x 50mm s.w frame infilled with 100mm rockwool with 9.5mm plasterboard and skim each side with a double joists below when at f.f.l. Plasterboard to have a density of 10 kg/m3.

32. EXTRACT FAN to bathroom and ensuite to give not less than 15 litre/sec extract and for a utility room not less than 30 litre/sec, kitchen to be not less than 60 litre/sec.
33. The space heating and hot water systems must be inspected and commissioned to ensure the relevant requirements of L1 [b] and [d] have been complied with. Upon completion of the installation the person responsible for achieving compliance must give the client and the BCO a certificate stating that a successful commissioning has been carried out. The installer must have a recognised qualification and be registered under the CAPITA gas registration and ancillary services registration.
34. The combustion installation must be checked by a competent person with relevant experience and qualifications and a report drawn up showing that the materials and components appropriate to the intended application have been used and that the flues have passed the appropriate tests. A full report must be given to BCO and client.
35. For the purposes of determining that combustion appliances can be safely installed where a hearth, fireplace [including a flue box] flue or chimney is provided or extended a durable notice displaying their information /details must be provided.
36. NEW BOILERS must be given a SEDBUK rating and details provided, any new boiler to be a 100000 BTU condensing combi- boiler, use lower BTU output if installer advises it to be suitable.
37. RADIATORS to be fitted with thermostatic controls. The builder should include for a 1400mm x 600mm double for lounge/1200mm x 600mm double dining room/900mm x 600mm double kitchen/900mm x 600mm double large bedroom/900mm x 600mm single for bathroom and small bedroom. Owner to agree positions before works commence.

BUILDING REGULATIONS APPROVED

ISSUED FOR APPROVAL

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07836 – 351816

PROPOSAL
alterations to roof

CLIENT

ADDRESS
1 BELLWOOD ROAD CHORLTON
M21 8BS

CONTRACT 2·3223

SCALE 1·50