

Note to Contractor:
Dimensions for beam sizes (between party & flank walls) to be taken from these dwg's as opposed to structural engineers plans

No work is to be commenced until site dimensions have been checked & discrepancies reported

New windows to be in line with first floor windows where possible;

New window sizes and positions to be agreed with client. Sill height to floor to be minimum 850mm and maximum 1100mm or full safety glass. To be openable without the use of a key.

Existing Svp adjusted and to receive external grade AAV (Floplast or S.A. system). Connection to be made fully accessible to client. Details T.B.C. on site prior to commencement of works (Class G)

Note: Ensure interlinked smoke detectors are fitted within hallway & all landings with a heat detector installed within kitchen onto the same system. Carbon monoxide detector should be installed adjacent any new boiler.

Structural newel post(s) required to support new stair. New newels hung from roof support over or onto existing structure below (T.B.C.). S.E. to advise on all supporting elements.

Note: New Ensuite room waste connected to existing drainage system. Route confirmed on site **PRIOR** to commencement and to the approval of the LABCO.

NOTE: Hip to gable main roof extension. New Roof tiles and pitch to match existing. Gable wall built upon existing flank wall to apex beneath roof canopy with **tile hanging** (see elevations). S.E. to confirm existing wall and foundation can accept additional loading. LABCO to agree approach.

1 No. new (obscure) double glazed window within new wall with support over to S.E. design to be non-openable below 1.7m from FFL.

Contractor to ensure floor trimming is positioned to allow sufficient headroom to new stairs below.

New beam positions (below) onto bearing plates to S.E. design.

Key (Indicative heights)

1500mm high position

1800mm high position

Skeiling Line (See Section)

General notes:

This drawing must be read in conjunction with the following:

1447-01 Plans as Existing

1447-02 Elevations as Existing

1447-03 Elevations as Proposed

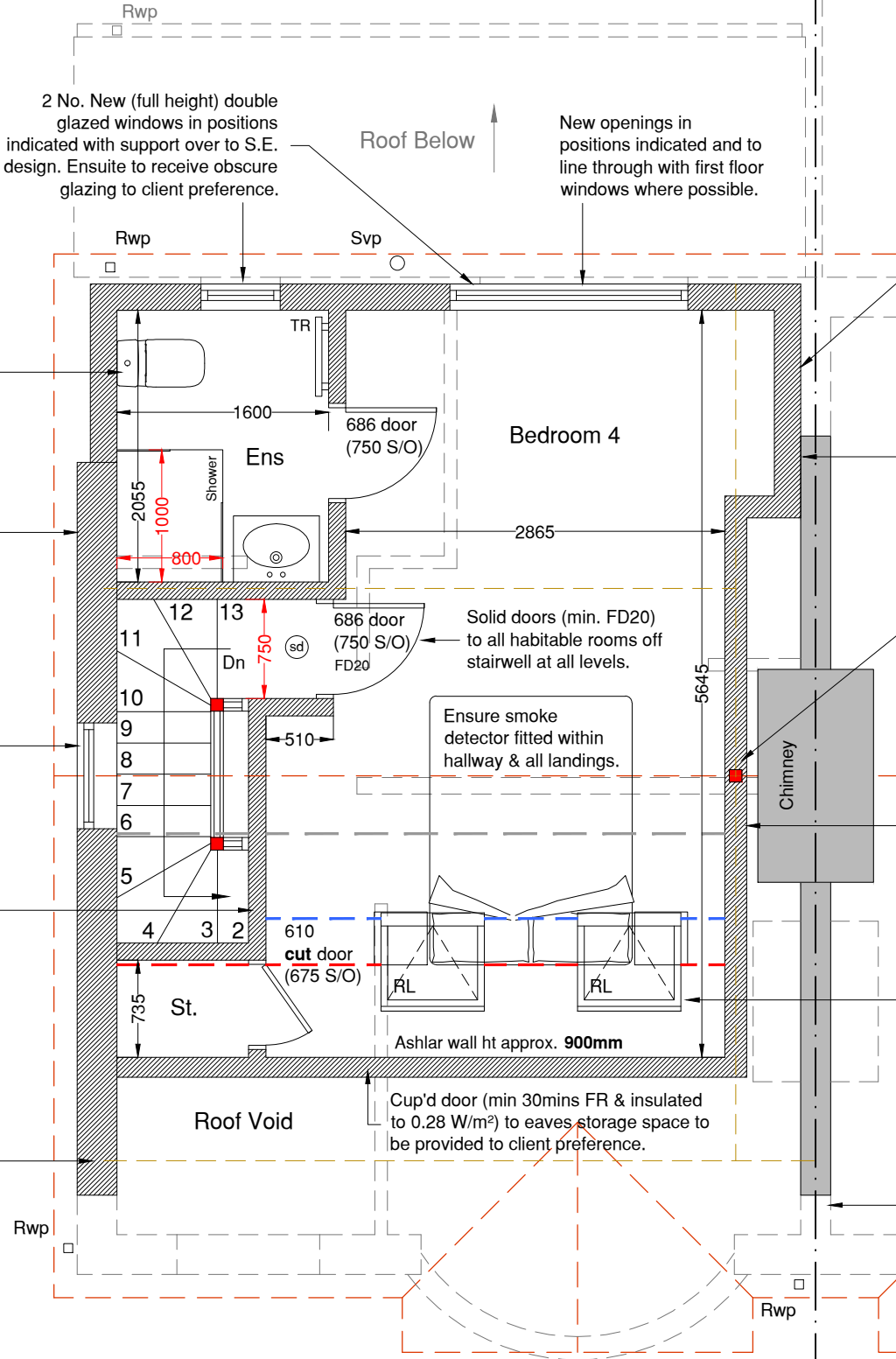
1447-04 Ground & First Floor Plans as Proposed

1447-05 Loft Floor Plan as Proposed

1447-06 Section as Proposed

1447-07 B.R. Specification

Note:
Any existing loft plumbing, boiler, heat recovery unit, water tank and pressure vessel locations assessed on site prior to commencement of works and relocated (if necessary) to client preference.



Proposed Loft Floor Plan
Scale 1:50 @ A3