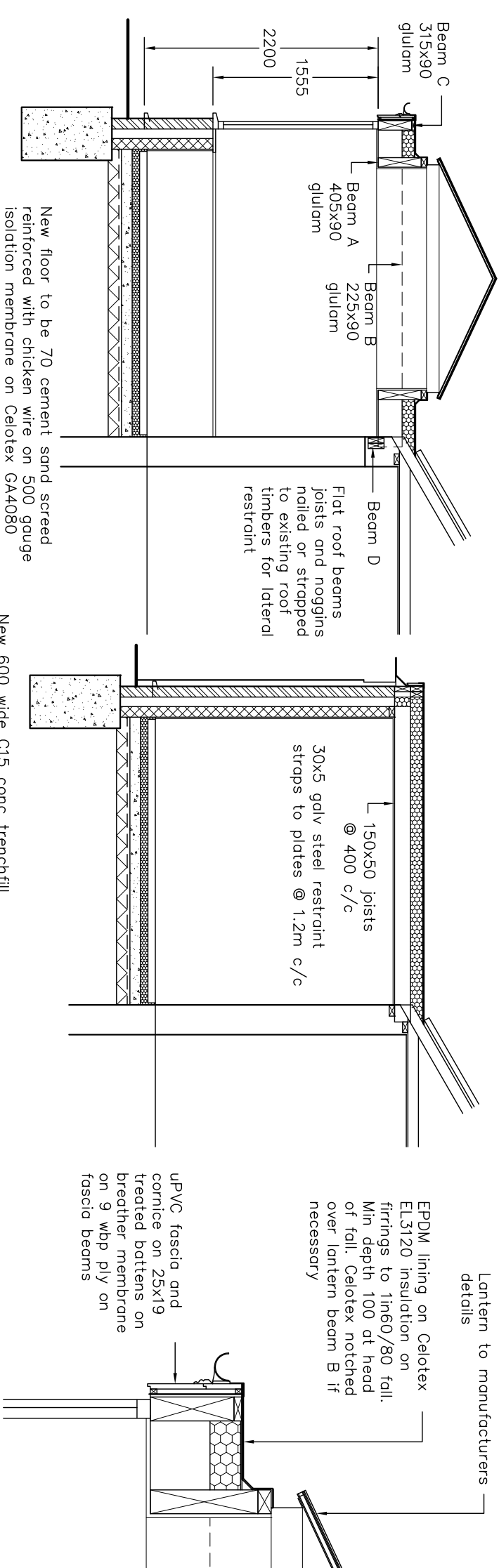


New roof to be fire retardant EPDM membrane laid as manufacturers directions. Form drips to eaves and verges over 45° arris rails. Dress membrane over 400 cover board under tile sarking and behind roof tiling. Dress membrane over 70x70 45° angle filets at abutments and under flashings. Deck to be Celotex EL3120 nailed to firrings to 1 in 60 fall and all joints taped, on joists and beams, clad soffit foil backed with plasterboard and set. Finish externally uPVC fascias with gutters to match extg. draining to existing system.



New windows and doors to be uPvc double glazed with sealed units to give an area weighted average U value of better than 1.6W/m2K. Glazing to doors and other critical areas to BS6206 safety glazing. Windows to bedrooms to be provided with fire escape opening light min 0.33m2 area and min 450 width and height with the opening between 800 and 1100 above floor level. Provide 8000mm2 or 4000mm2 trickle vents to rooms as appropriate

Expose and examine existing lintols taking additional loads to ascertain suitability, if inadequate replace with Cathic as indicated. Expose foundations of external and internal walls carrying additional loads and report to designer and Building Control

Extend extg plumbing and heating to serve new rooms. Provide certificates to ensure correct installation and commissioning of new gas appliances and pressurised plumbing systems. New and replacement heating systems to be high efficiency condensing boilers, interlocked to shut down if no heat called for, building to be zoned with separate controls and all radiators fitted with TRVs'. Boiler details to be notified to building control prior to installation.

Unvented hot water storage systems to be fitted with a non self–resetting energy cut out and a temperature relief valve discharging to external air via pipes to min 1:200 fall and sized to take account of length and bends. Final discharge point to be below a gully grate or protected by a safety coge to prevent scalding. Baths to be fitted with a thermostatic mixing valve to the limit the outlet temperature to 48dc.

New and replacement electrical systems to be designed, installed and tested all in accordance with BS 7671 (IEE wiring regulations) and to be certified in accordance with one of the competent person’s registration schemes. Electrical outlets to be sited between 400 and 1200 above floor level

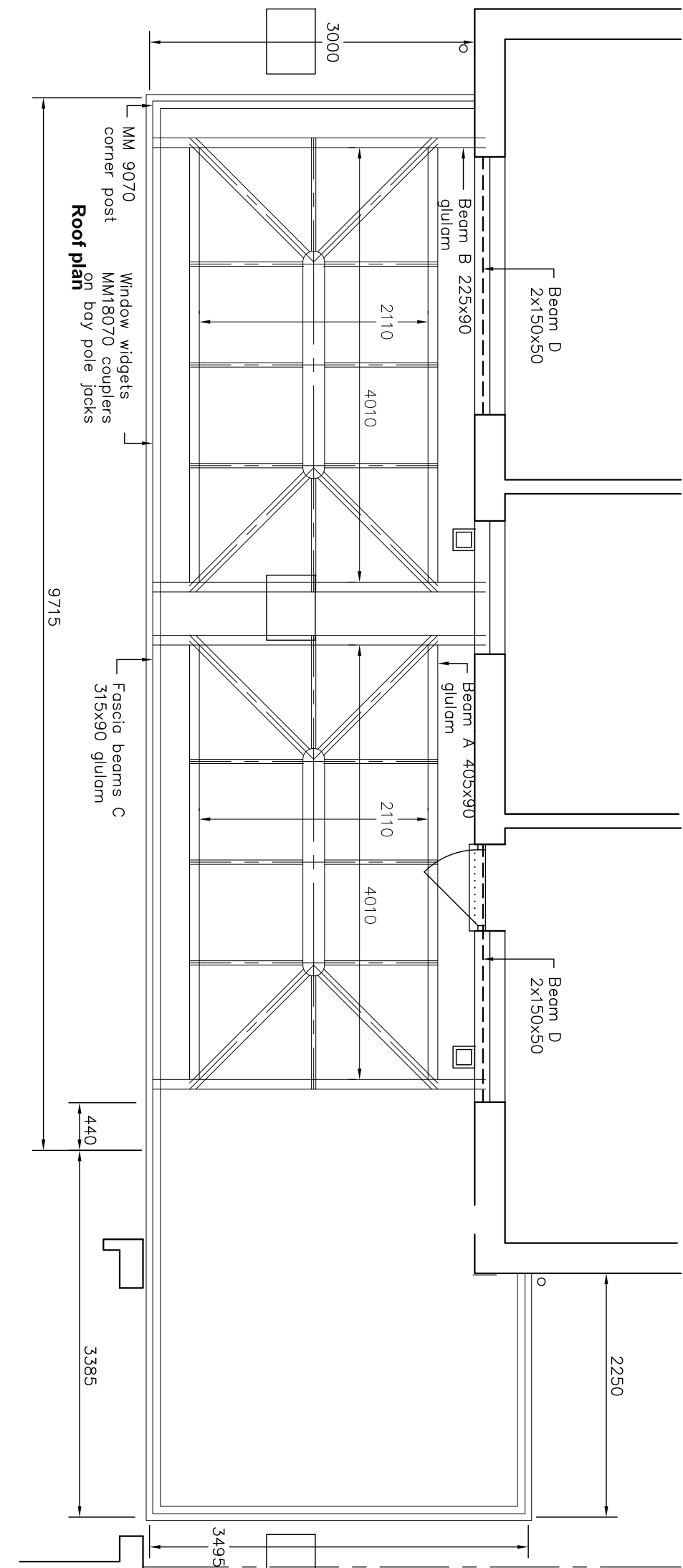
Fit mains powered interlinked smoke alarms to BS5446 in hall and landing.

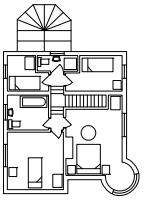
New fixed building services to be commissioned and a certificate issued to building control within 5 days.

Provide certificate for SC4 timber where specified otherwise all timber SC3

No significant trees affect the works

Amendments: –



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Project: Proposed replacement orangery; 10 Frobisher Way, Rustington BN16 2BA	
Drawing: Roof and details	
FOR: Mr. & Mrs. Sharman	
Drawn: PKS	Date: June 2012
Scales: 1:50	No: 1238/01/03
To scale when printed on A3	