

ALL WORKS TO BE TO CLIENTS AND LOCAL AUTHORITY APPROVAL.

THE CONTRACTOR IS TO INSURE THAT ALL WORKING RESTRICTIONS AND CONDITIONS LAID DOWN BY THE PLANNING APPROVAL NOTICE, ARE COMPLIED WITH.

ALL RELEVANT BRITISH STANDARDS AND CODE OF PRACTISE TO BE ADHERED TO. ANY DISTURBANCE TO BE MADE GOOD TO MATCH EXISTING. ALL SERVICES TO BE ALTERED AND EXTENDED TO THE NECESSARY REQUIREMENTS.

ANY WORKS COMMENCED PRIOR TO FORMAL LOCAL AUTHORITY APPROVALS RE: PLANNING & BUILDING REGULATIONS CONSENTS ARE EXECUTED AT CLIENTS OWN RISK.

ANY DEVIATIONS FROM DETAILS SHOWN ON THE DRAWINGS BY EITHER THE BUILDER OR CLIENT ARE TO BE AGREED IN WRITING PRIOR TO WORKS BEING EXECUTED ON SITE.

BUILDER TO VISIT SITE PRIOR TO SUBMISSION OF ESTIMATE, TO FAMILIARISE HIM/HER SELF WITH ANY EXISTING WORKS TO BE DEMOLISHED AS PART OF THE SAID WORKS. THE ESTIMATE TO INCLUDE FOR SUCH WORKS & FOR REMOVAL OF ALL SURPLUS MATERIALS FROM SITE.

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO ANY WORKS AND ALL DISCREPANCIES REPORTED BACK.

ALL STRUCTURAL TIMBERS TO BE PRESSURE IMPREGNATED WITH PRESERVATIVE PRIOR TO SUPPLY ON SITE.

ANY WORKS WHICH ENCROACH OVER THE ADJACENT BOUNDARY, IS TO BE EXECUTED ONLY AFTER FORMAL AGREEMENT WITH THE RESPECTIVE OWNER.

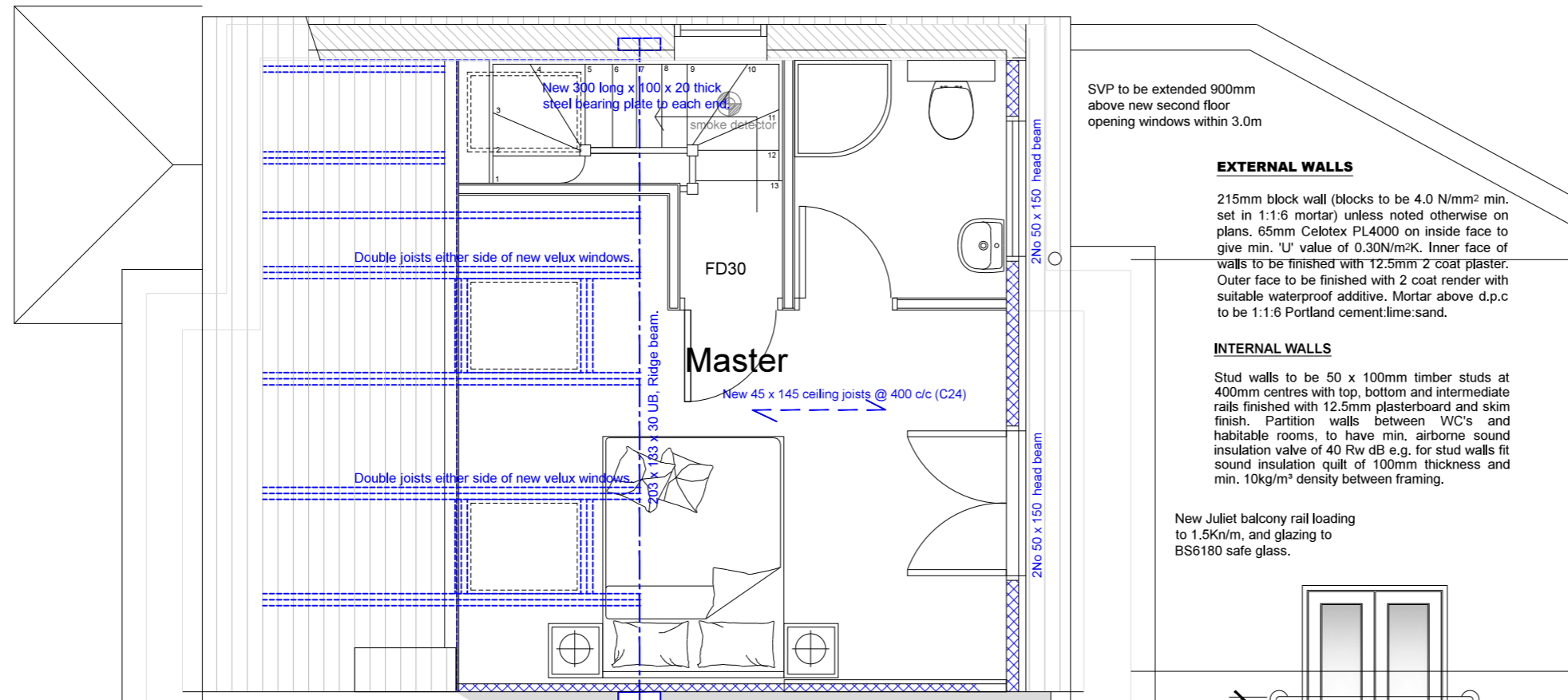
STRUCTURAL STEELS:
ALL STRUCTURAL STEELS TO BE ENCASED WITH 12.5mm FIRELINE BOARD TO GIVE 1/2 HOUR FIRE RATING, WHERE THIS IS NOT POSSIBLE A FIRE RATED PAINT IS TO BE USED TO 30 MINUTE MIN.

SMOKE DETECTORS:
PROVIDE SMOKE DETECTORS @ GROUND FLOOR & FIRST/SECOND FLOOR LEVELS. IN HALL & LANDING AREAS, DETECTORS TO BE INTERLINKED & WIRED INDEPENDENTLY TO FUSE BOARD.

EXTERNAL/INTERNAL DECORATIONS, PLUMBING, HEATING & ELECTRICAL WORKS. ALL TO BE AGREED BETWEEN BUILDER & CLIENT PRIOR TO WORKS ON SITE.

VENTILATION:
NEW TRICKLE VENTS (BACKGROUND VENTILATION) TO BE INSTALLED WITHIN NEW WINDOW FRAMES. 1:20th OF FLOOR AREA. VENTILATION TO BE INCORPORATED WITHIN PROPOSED COOKER HOOD FOR KITCHEN & EXTERNAL WALL FOR UTILITY ROOM AN EXTRACT FAN CAPABLE OF EXTRACTING 30 LITRES PER SECOND. THE BATHROOM/SHOWER ROOM TO HAVE A MECHANICAL EXTRACT FAN, RATED AT 15 LITRES/SEC AND TO BE CONTROLLED VIA THE LIGHT SWITCH WITH 15 MINUTE OVER RUN.

ALL GLAZING BETWEEN FINISHED FLOOR LEVEL AND 800mm ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS AND, GLAZING BETWEEN FINISHED FLOOR LEVEL AND 1500mm ABOVE THAT LEVEL IN A DOOR OR IN A SIDE PANEL, WITHIN 300mm TO EITHER EDGE OF THE DOOR SHOULD (N1) a) BREAK SAFETY, IF IT BREAKS, OR b) BE ROBUST OR IN SMALL PANES, OR c) BE PERMANENTLY PROTECTED.



SVP to be extended 900mm above new second floor opening windows within 3.0m

EXTERNAL WALLS

215mm block wall (blocks to be 4.0 N/mm² min. set in 1:1:6 mortar) unless noted otherwise on plans. 65mm Celotex PL4000 on inside face to give min. 'U' value of 0.30N/m²K. Inner face of walls to be finished with 12.5mm 2 coat plaster. Outer face to be finished with 2 coat render with suitable waterproof additive. Mortar above d.p.c to be 1:1:6 Portland cement:lime:sand.

INTERNAL WALLS

Stud walls to be 50 x 100mm timber studs at 400mm centres with top, bottom and intermediate rails finished with 12.5mm plasterboard and skim finish. Partition walls between WC's and habitable rooms, to have min. airborne sound insulation value of 40 Rw dB e.g. for stud walls fit sound insulation quilt of 100mm thickness and min. 10kg/m³ density between framing.

New Juliet balcony rail loading to 1.5Kn/m, and glazing to BS6180 safe glass.

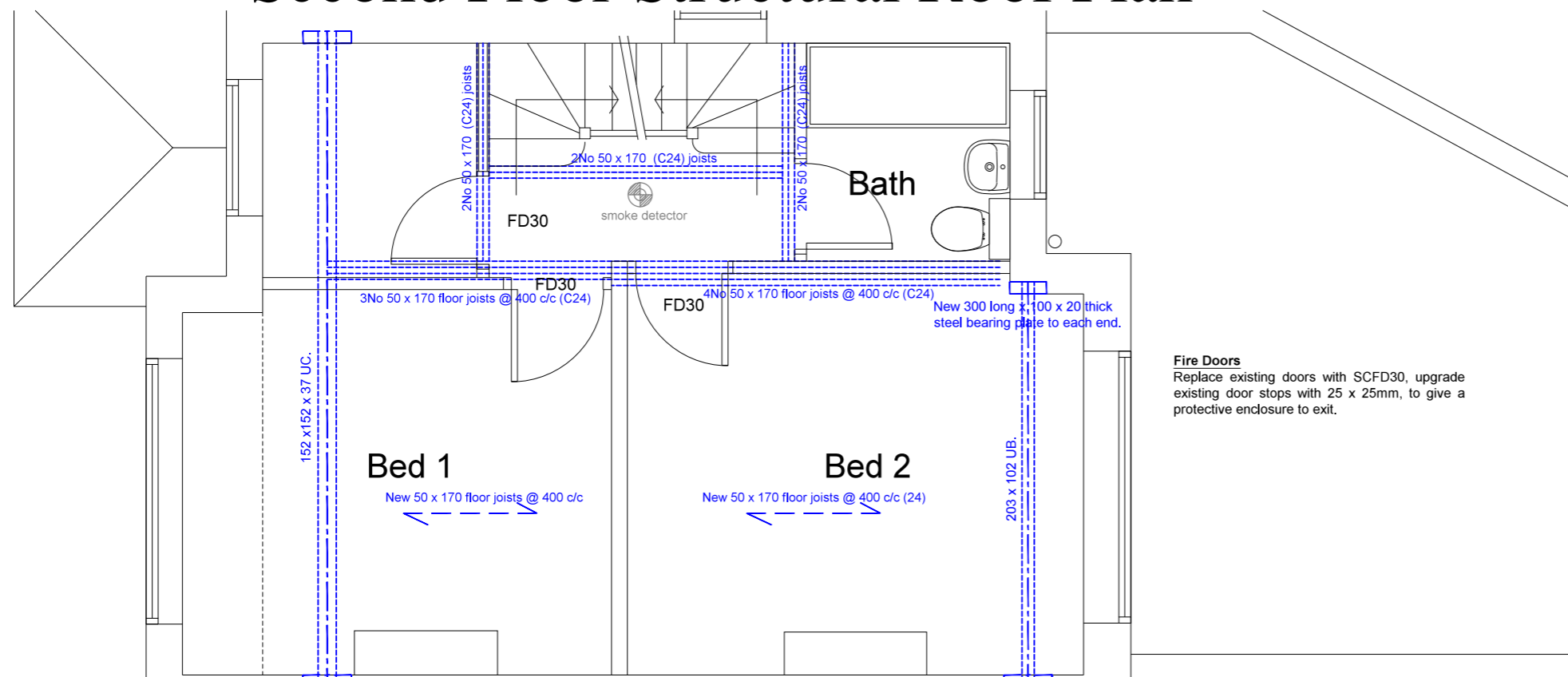
Guard rail to be min 1.1m from F.F.L.

New 48mm stainless steel top & bottom rail affixed to dormer construction rail loading to 1.5Kn/m, and 10mm toughened safety glazing to BS6180.

New 300 long x 100 x 20 thick steel bearing plate to each end.

THERMAL INSULATION (PARTYWALL)
Thermal upgrade to party wall to be 67.5mm K18 Kooltherm or Celotex equivalent, to both flank walls.

Second Floor Structural Roof Plan



Fire Doors
Replace existing doors with SCFD30, upgrade existing door stops with 25 x 25mm, to give a protective enclosure to exit.

New 400 long x 100 x 20 thick steel bearing plate to each end.

New 300 long x 100 x 20 thick steel bearing plate to each end.

First Floor Structural Loft Plan

Revision A, Steel beams added.

PRELIMINARY ISSUE

Client:	Mr J Forde 9 Lannock Road Hayes UB3 2NG	Scale: 1:50 A3
Date:	Nov'19	
Job:	BUILDING RBG's LAYOUT	Drawn:
		Drawing No: 1119-04B

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