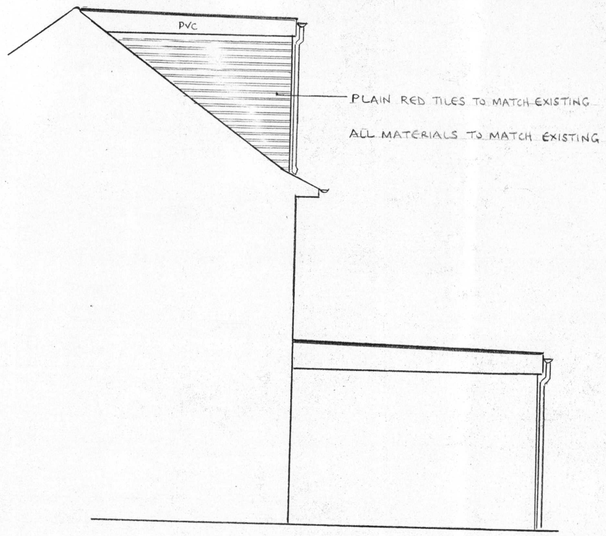
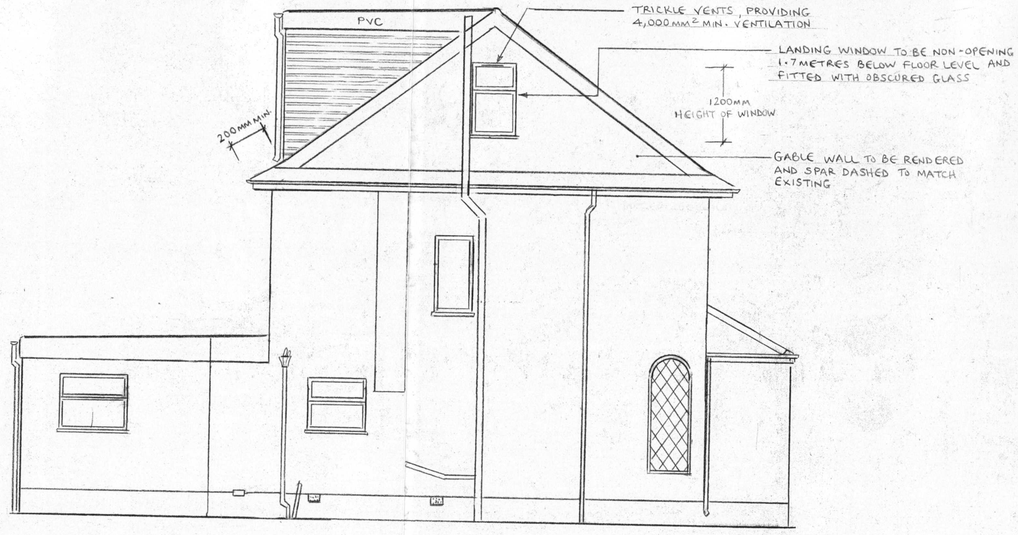
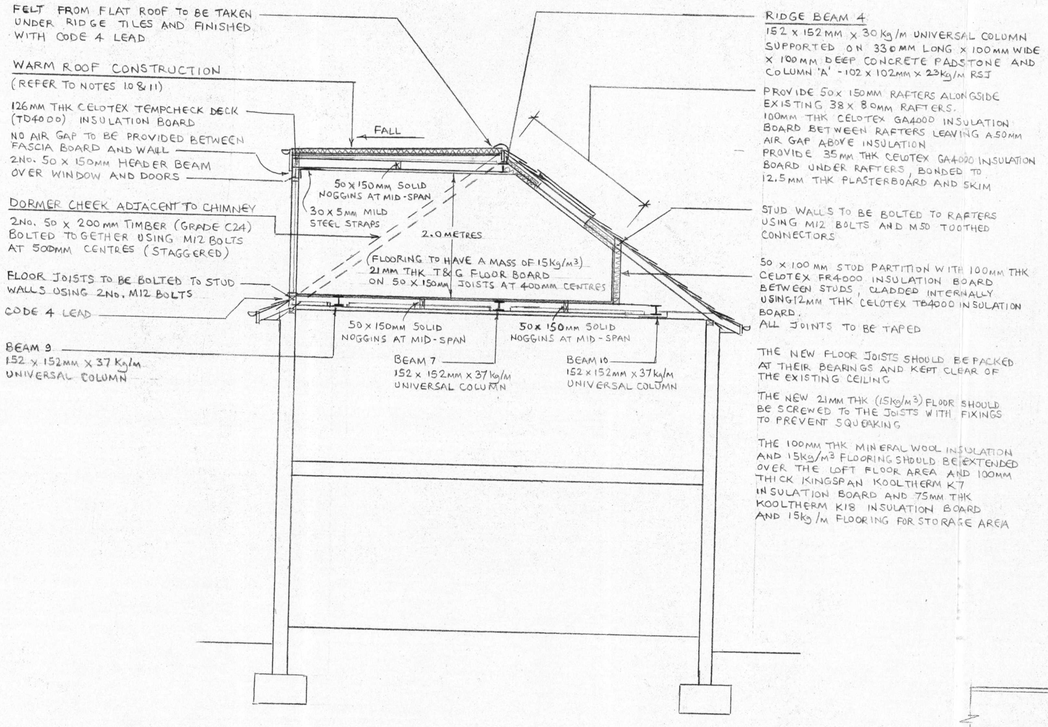


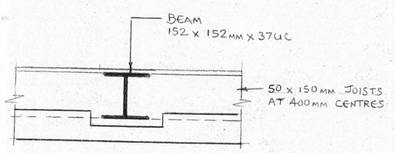
PROPOSED SIDE ELEVATION

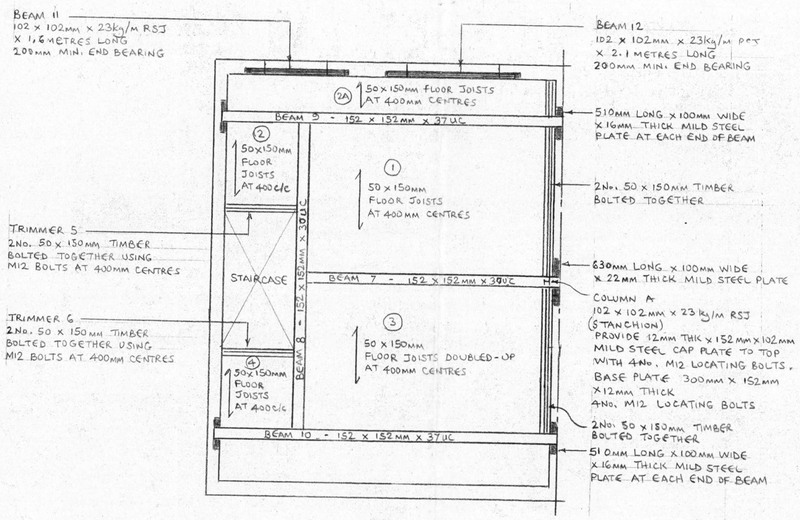


PROPOSED SIDE ELEVATION



SECTION





PROPOSED FLOOR AND BEAM DIAGRAM

29 SEP 2017

NOTES

1. Work is to comply with the Building Regulations 2010 (amended).
2. Materials to comply with the appropriate British Standard specifications.
3. Workmanship to comply with the appropriate code of practice.
4. All dimensions to be checked on site.
5. New windows to have openable windows of not less than 1/20th of their respective floor area.
6. New internal stud partitions to be 100 x 50mm timber studs at 400mm centres with 100 x 50mm noggins at 1200mm centres. Partition to be infilled with 100mm insulation quilt and lined both sides using 12.5mm thk plasterboard with all joints taped and filled. 10mm thk lightweight gypsum plaster finish on both sides.
7. Adequate and sufficient supports must be employed in all structural modifications until designed members are securely in position.
8. New universal beams/columns to be coated using intumescent paint to achieve half hour fire resistance.
9. Ends of universal beams/columns to be finally cast in solid concrete all around.
10. Roof timbers to be held down by galvanised cleats at 2 metre centres and 30 x 5mm wall straps.
11. **FLAT ROOF CONSTRUCTION**
    Felt roof to comply with BS747 (1977) and laid in accordance with CP144 Part 3. 3 layers of polyester based roofing felt with spar chippings 12.5mm deep laid in hot bitumen. First layer of felt to be type 3G. Top layers to be type 5B or 5E. 126mm thk Celotex tempcheck deck (TD4000) insulation roof board laid on top one layer of bituminous felt type 3H in hot bitumen on 18mm thk external quality plywood. Fall of roof (timber firrings 1:40 minimum) on 50 x 150 mm joists at 400mm centres with 12.5mm thk plasterboard under joists and skim.
12. All timbers to be tanalised.
13. Grade of all timbers to be C16.
14. **DORMER CHEEKS AND REAR WALL**
    Dormer cheeks and rear wall to be cladded with plain tiles on suitable treated battens on untearable felt on 9mm thk exterior grade supalux on 12mm thk plywood. 100 x 50mm stud walls with 100mm thk kingspan thermawall TW55 insulation board between studs and faced internally with 22mm thk gyproc thermaline board basic insulation. Complete with code 4 lead soakers and flashings.
15. **STAIRCASE**
    Provide equal risers with total rise of 2770 mm ie. 13no. risers at 213 mm each with goings at 235mm. Winders to have minimum going of 50mm and equal going at centre line. Angle of pitch line to be 42° maximum. Handrail to run continuous one side throughout flight and winder boxes. New and existing staircase to have 2 metres minimum vertically above nosing. Staircase contractor to check dimensions prior to manufacture.
16. Bedroom doors within loft conversion to be 1/2 hour fire resistance FD20.
17. Doors to habitable rooms on first and ground floor levels to be fitted with FD20 fire doors.
18. Provide 100mm thk rockwool quilt over entire first floor ceiling joists supported within mesh.
19. Provide 75mm deep seal traps to waste fittings and cleaning eye at directional changes.
20. **SIZE OF WASTE PIPES**
    Wash hand basin - 40mm Dia.
    Shower - 50mm Dia. } PVC
    W.C. - 100mm Dia
21. Sanitary waste pipes must not be connected within 200mm of W.C. connection.
22. **ELECTRICAL INSTALLATION**
    All wiring and electrical works will be designed, installed, inspected and tested in accordance with the requirements of BS7671. The IEE 17th Edition wiring guidance and building regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT or NICEIC). The competent person is to send to the local authority a self-certification certificate within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS7671 electrical installation test certificate and forward copies to building control.
23. **SMOKE DETECTORS**
    Smoke detectors to be installed at ground first and second floor levels connected to electrical mains and must be interlinked and must have back-up battery, self contained smoke alarms to BS5446 Part 1.

42 WEYMOUTH ROAD
HAYES, MIDDLESEX, UB4 8NF

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	DATE SEPTEMBER 2017
DRAWING No CHM/3695/A1 SHEET 3	