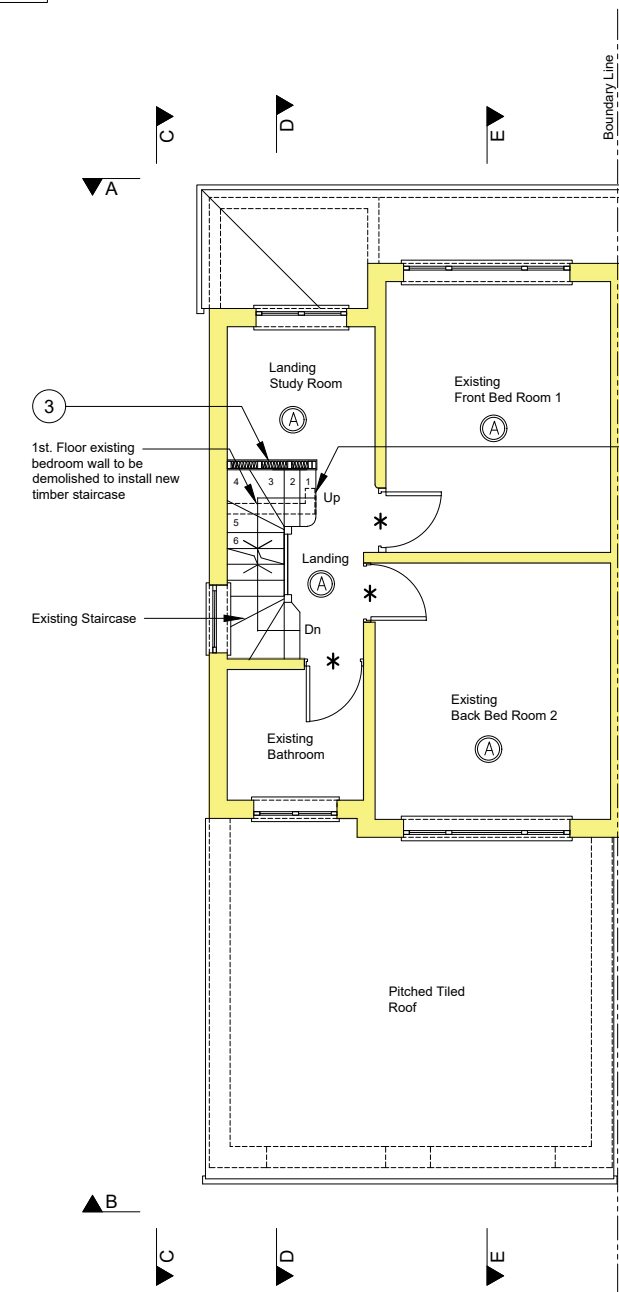




Proposed 1st. Floor Plan

Legend:

- Existing brickwork & blockwork
- Proposed studwork
- Proposed Flat Roof

Fire Precautions:

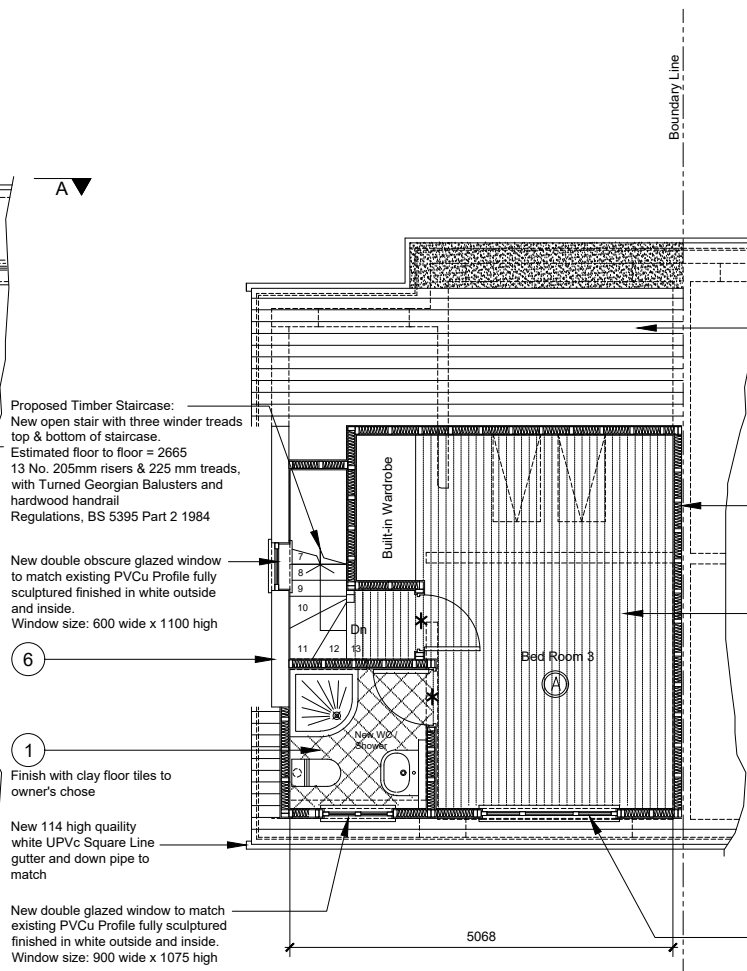
- All existing and new doors marked thus: * to achieve FD20 Standard and to be fitted with auto closure and intumescent strips, door stops 12mm x 33 glued and screw fixed all around.

- Self contained mains operated interlinked Smoke Alarms (BS 5446) & fitted with battery backup. Alarms to be provided to all habitable rooms,

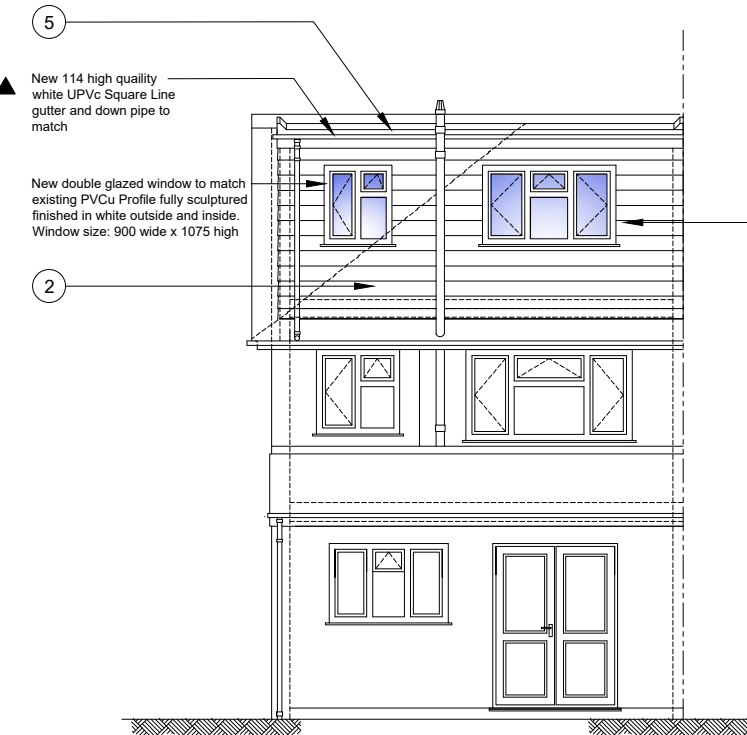
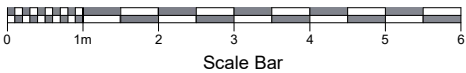
landing ceiling etc. shown thus: (A)

Alarm with heat detector to Kitchen shown thus: (A)

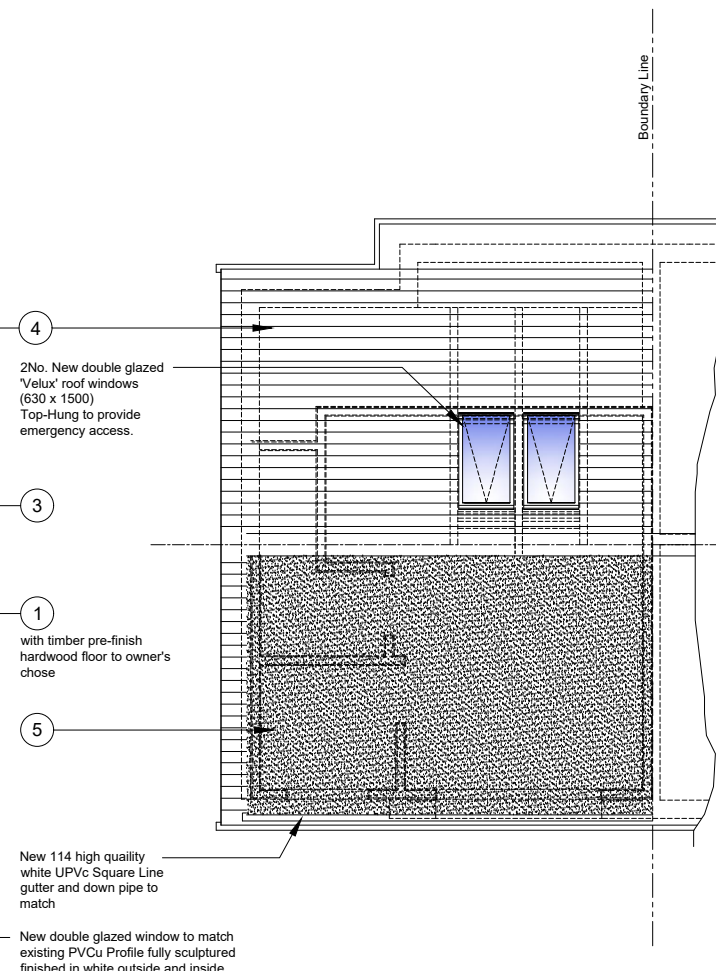
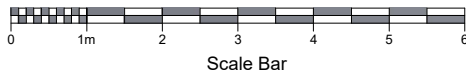
- Habitable rooms in Loft Conversion to have an fire escape window 0.32m² clear opening at least 450mm x 750mm. Opening to be positioned 1700mm maximum from eaves measured along roof slope.



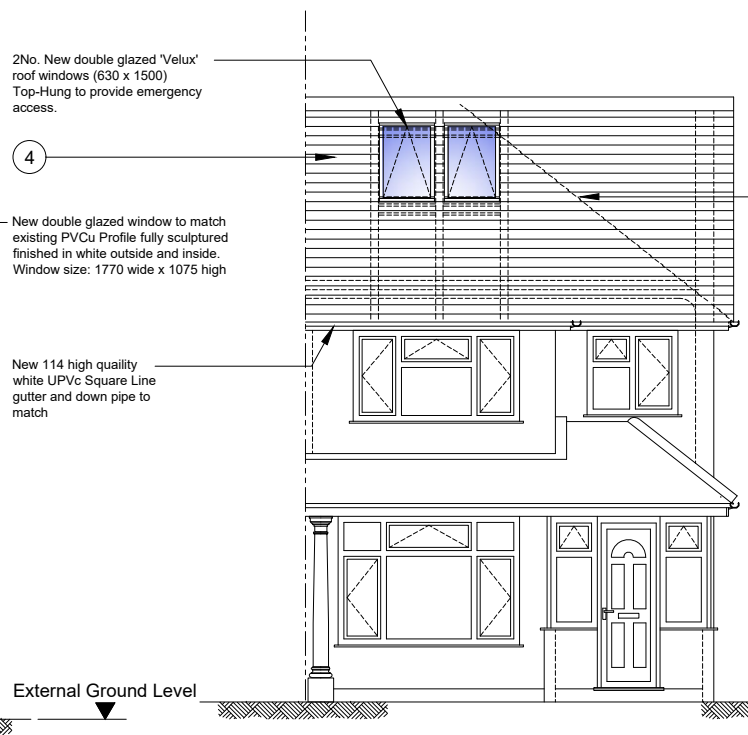
Proposed Loft Floor Plan



Proposed Rear Elevation (B-B)



Proposed Main Roof Plan



Proposed Front Elevation (A-A)

6 Internal Doors -

'Magnet' 6 panel mahogany doors type 'Granda' size 1981 x 762 wide. To provide 1/2 hour fire protection. 150 x 100 Timber lintels

General Notes to Contractor:

- The provision of any & all temporary works required to ensure the stability of the building or element there of during the progress of the work shall remain the responsibility of the Contractor.
- All concrete work for foundation is grade 20 Sulphate resistance.
- All grade of timber to be general grade dry stress in bending should not be less than 5.1N/mm² in accordance with CP112
- Timber must have a moisture content of 18% or less. All new timber to be tanalised.
- All manufactured concrete & steel lintels are to be installed to manufacturer's instruction.

Windows & Ventilation:

All new windows to be double glazed using low E Glass (4:16:4 lowE minimum) Window sill height set 800mm minimum above floor level. All habitable rooms to be provided with rapid ventilation 1/20th of the room area & 800mm² background ventilation. Existing roof to be provided with proprietary ventilators to achieve the equivalent continuous ventilation of 25mm (eaves) & 5mm (ridge)

Building Regulations Part P:

- All electrical work required to meet the requirement of Part P (Electrical Safety) must be designed, installed, inspected & tested by qualified person.
- Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by the qualified person.

Construction Notes:

1 Floors -

22mm T&G Chipboard type V313 or 22mm thk. T&G Timber flooring (15kg/m²) Laid on grade C16 floor joists to be 150 x 50 at 400 c/c.

100mm Rockwool (10kg/m³) between floor/ceiling joists insulation supported on chicken wire with lath & plaster ceiling or minimum 9.5mm foil back plasterboard with 3mm plaster skim (10kg/m²)

22mm T&G Chipboard to be laid over existing ceiling joist in the area not used.

All structural steel beams to be encased in two layers of 12.5mm plasterboard (joints staggered) and wired at 150mm c/c.

2 External Timber Studwork -

100 x 50 Timber posts (U.N.O.) & 100 x 50 noggins members @ 400mm centres maximum. All to have 12.5mm thk. (foil back) plasterboard lining. Set with plaster: 150mm thk. Rockwool insulation: 12mm thk. external plywood with 1 layer of untearable felt outside & Vertical tiles to match existing roof all fixed to 25 x 20 timber battens.

3 Internal Stud Partitions -

New 120mm thk. timber stud partition. Made from 100 x 50mm timber post & noggins members at 400mm centres. With 12.5mm thk plasterboard on both sides & set with plaster skim to achieve half hour fire resistance. All internal partitions to be filled with 100mm Rockwool insulation to achieve the requirement of A.D. Part E 2003.

- All Stud Partitions to be sitting directly above loadbearing brickwalls or above 200 x 100 timber joist.

- All opening formed in partitions with 100 x 100 timber post each side of the openings.

4 Pitch Roof-

Pitch roofs to be constructed U.N.O. using 150 x 50 timber rafters @ 400mm centres maximum. Roof tiles on 25 x 20 timber battens on untearable felt fixed to timber rafters. 150mm Fibreglass insulation. Vapour barrier - 500gauge Polythene sheet fixed to the rafters & on the top side of the 10mm thk. plasterboard. Skim ceiling.

5 Flat Roof -

Warm deck construction to CP144 :- 150 x 50 timber roof joists @ 400mm or 200 x 50 timber floor/roof joists @ 400mm centres max. Firing pieces laid to fall 1:40 gradient. 20mm thk. external plywood deck with 1 layer of bitumen felt laid hot. 75mm thk. 'Coolag' insulation boards - separating membrane. Single ply felt having 25mm holes @ 100 centres laid dry. 3 Layers of felt to BS 747 with 12mm Spa chipping on hot bitumen. Vapour barrier - 500gauge Polythene sheet fixed to the roof joist & on the top side of the 10mm thk. plasterboard. Skim ceiling. Flashing - 150 upstand and tucked into existing & new brickwall. Rafters & joists tied to wall using 30 x 5mm galv. straps @ 1.5m centres.

6 External Walls-

Cavity walls (100 cavity):- constructed using 100 thk. 'Turbo Thermalite' blocks inner & outer skin Engineering bricks below DPC. Outer skin to be render with sand and cement & interior finish to all walls to be 13mm thk. lightweight plaster (Uvalue 0.5 W/m C) Cavity to be filled with sheets of 100mm thk. 'Dritherm' (Fibreglass cavity wall insulation) Brick ties to be 914 centres horizontally & 457 centres vertically, alternate rows to be staggered 457 horizontally. Ties at the sides of opening to be 305 centres vertically.

B	26/02/21	TSK	Amended to suit the council's comments
A	29/03/21	TSK	Planning application
Mark	Date	By	Rev.

Job Title
Vikram Sandhu
7 Phelps Way
Hayes, Middlesex
UB3 4LH

Drawing Title
Proposed
Ground Floor Plan,
Rear Extension &
New Conservatory

Scales 1:50 @ A1, 1:100 @ A3			
Drm.	Date	Chd.	Passed
TSK			

Job No.	Drawing No.	Rev.
21/1	L02	B