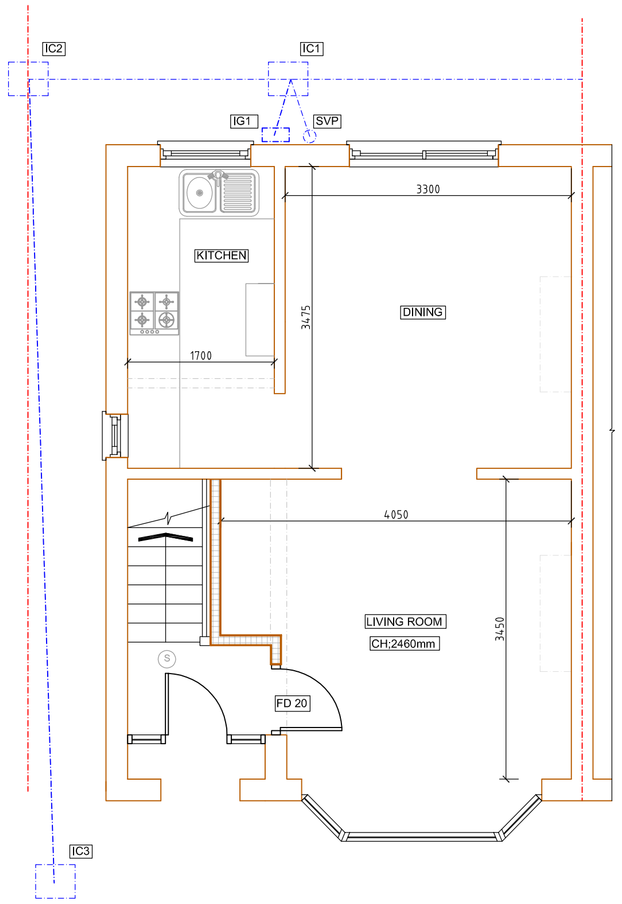
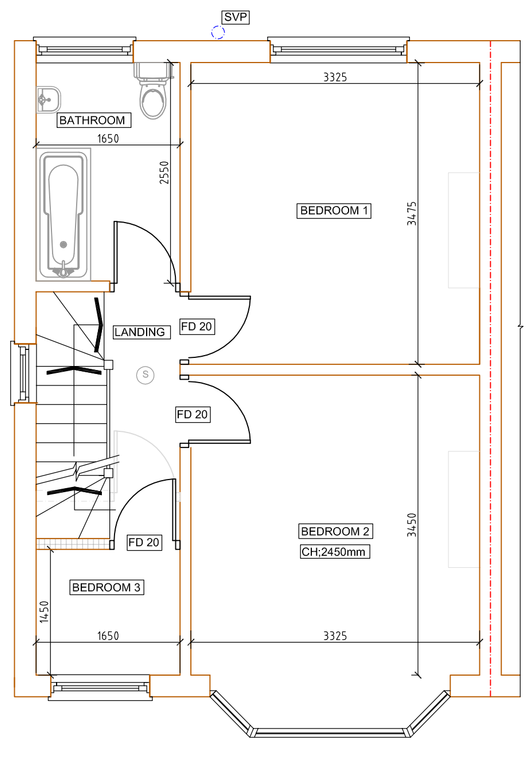


PROPOSED GROUND FLOOR PLAN
SCALE BAR 1:50 @ A1



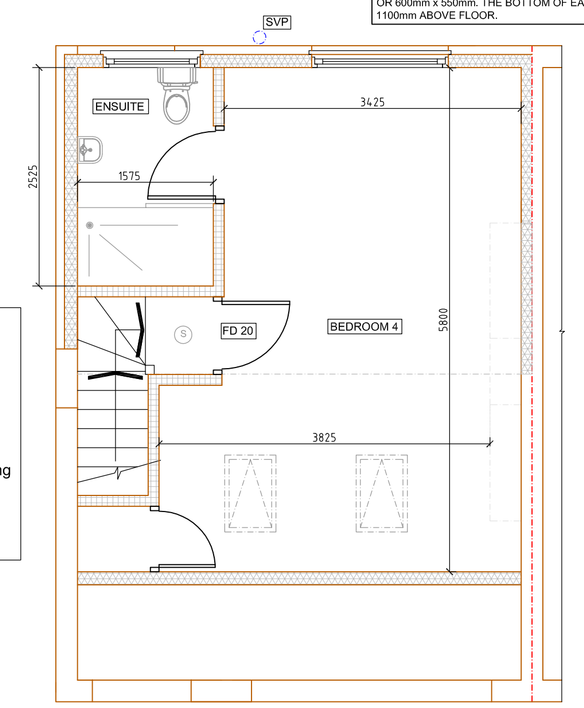
PROPOSED FIRST FLOOR PLAN
SCALE BAR 1:50 @ A1



SCALE BAR 1:50 @ A1

DOUBLE GLAZED UPVC WINDOWS
WITH 16mm AIR GAP, LOW 'e' COATING
TO ACHIEVE A U VALUE OF 1.6W/m2K
WITH INCORPORATED BACKGROUND VENTS

NEW WINDOW TO LOFT FLOOR TO HAVE AN UNOBSTRUCTED OPENING
OF 0.33m2 WITH A MINIMUM DEPTH OR WIDTH OF 450mm. EG 750mm x 450mm
OR 600mm x 550mm. THE BOTTOM OF EACH OPENING SHOULD NOT BE MORE THEN
1100mm ABOVE FLOOR.



GRP ROOFING SYSTEM:
1). Top Coat
2) GRP Layer (2 x 450 csm)
3) Upper Deck - 18mm T & G
4) 126mm Celotex insulation
5) Vapour Check & Reflective Layer
6) Sub Deck (OSB3 T & G)

New Staircase.
Staircase to be closed plan - min going 220mm
maximum pitch to be 42 degrees.
Maximum riser to be 190mm. Staircase balustrade
designed to prevent a 100mm sphere passing
through. Balusters to be vertical
and at 100 c/c, handrail to be min
900mm above pitch line max 1000mm.
Clear unobstructed width min 800mm minimum landing
to be 800mm.
2000mm headroom to be obtained to
proposed staircase. Two way switches to
be fitted to top & bottom of stairs.

Dormer walls (Slate Hung).
Fibre slate on 25mm x 50mm treated timber tile batten, type 1F Felt to BS 747,
12mm exterior plywood nailed to 47mm x 100mm vertical timber tuds @400mm c/c
Insulation to be 100mm FR5000 Between timber studs, 50mm Celotex PL4000 over studs
Joints taped as VCL, 3.0mm Plaster skim.

Internal Wall - Stud partition;
Internal walls offering seperation between a room containing a water closet
and other rooms within the dwelling to achieve a reasonable resistance to
the passage of sound (Minimum 40db).
Timber stud walls to have a minimum of 75mm between linings with one layer
of 15mm plasterboard to both sides achieving a minimum mass of 10kg/m2
between the stud partitioning Sound deadening quilt insulation to fill cavity.

Vaulted Pitched Roof;
1). 50mm Well Ventilated Cavity.
2). 50mm Celotex GA4000 Between Rafters @ 600mm c/c.
3). 100mm Celotex GA 4000 Beneath Rafters.
Board joints sealed as VCL + Air Leakage Barrier.
4). 25mm Fixing batten.
5). 12.5mm Plasterboard
5). 3.0mm Plaster lightweight skim internal finish.

Ashlar walls 12mm plywood nailed to 47mm x 100mm vertical timber studs @400mm c/c
Insulation to be 100mm FR4000 Between timber studs, 50mm Celotex FR4000 over studs
Joints taped as VCL, 12.5mm Knauf wallboard.

PROPOSED LOFT FLOOR PLAN
SCALE BAR 1:50 @ A1

Fire Doors:
Serving habitable rooms leading off of the staircase protected route.
Doors should be fitted with three hinges that have a melting point of
800 degrees celcius.

S MAINS OPERATED SMOKE DETECTOR

Smoke detection system to be designed and installed in
accordance with BS5839 - 6: 2004 and BS 5446 - 1:2002
and BS 5446-2-2003. Detectors are to be mains operated
with a secondary power supply for backup.

Plumbing Installation

Complete installation to be subject to and capable of withstanding testing
in accordance with BS 5572:1978. Above ground level foul drainage pipe work
shall be PVC-u to BS 4514

Pipework must be designed in accordance with BS 5572 and installed to ensure
that appliances drain efficiently without causing crossflow, backfall, leakage or blockage.
No air from the drainage system shall be permitted to enter the building. Adequate support
to lengths and at junctions - changes of direction to be provided. No branch connection to
be within 450mm above foot of soil pipe. All PVC-u pipework to be installed to BS 4514.

Minimum pipe sizes for sanitary plumbing to be;

WC's soil pipes - 100mm dia Nominal size.
Handbasins - 32mm dia Nominal size.
Showers - 32mm dia Nominal size.
Overflow - 19mm dia Nominal size.
Kitchen sink - 32mm dia Nominal size.

All fittings to have a 75mm deep seal traps, All waste pipes to be laid to falls
25mm per metre run. All sanitary fittings to be installed as per manufacturers instructions.

The maximum lengths of waste pipes shall be as follows.

32mm pipe - 1.7m Maximum length.
40mm pipe - 3.0m Maximum length.
50mm pipe - 4.0m Maximum length.
100mm pipe - 6.0m Maximum length.

Soil and ventilating stacks @ head of drainage run to be ventilated to the external air
via rigid ducting.
(Min 900mm above any openable window head or within 3m horizontally).

Soil pipes passing through habitable rooms (including kitchens) to be lagged with minimum 50mm sound
deadening quilt and 2 layers of 12.5mm plasterboard in 38mm x 38mm softwood framing. Access and rodding
eye fittings to be provided to ensure all pipework is accesible as required. Pipework laid between joists to
be adequately supported. Underground pipes with less than 750mm ground cover shall be insulated. Any rising
mains are to be insulated.

Surface water to be conveyed to existing rainwater drainage system.

Ventilation

All habitable rooms to have rapid ventilation via windows/doors of an
openable area of at least 1/20th of the floor area, part of the ventilation
area is to be 1.75m above floor area.

Windows are to provide 4000 sq/mm minimum of background ventilation via controlled
trickle vents in utility room, en suite and bedroom. All habitable rooms to acheive 8000 sq/mm.
Alternatively the sum of all trickle vents must equal 6000 sq/mm as specified in Table 1
of approved document F1.

Ensuite to be ventilated mechanically ventilated with a wall mounted fan which can acheive
extract to external air @ 15 litres per second.
Mechanical vents are to be tested and commisioned in accordance with regulation 42 and part F1 2010.

Electrical Installation.

All the electrical installation is to be in full accordance with BS 7671 and with the latest
addition of IEE wiring regulations.part 'P' building regs, and should be carried out in accordance with current
installation techniques applicable to the material and equipement being used.
Full completion certificates to be issued by a certified electrical engineer to be provided upon
completion of the electrical installation.

Note that all wiring which is covered or surrounded with thermal insulation to be de-rated in accordance
with Appendix A of BRE 'Thermal isulation'; avoiding risks 2002 edition.

All downlighters in first floor ceiling voids are to be fitted with intumescent covers to maintain half hour
fire resistance.

All light switches are to be fitted 1200mm from finished floor level and all switched outlets to be fitted
450mm above finished floor levels.

Lighting.
75 % of new light fittings to be energy efficient.

Gas;
All works to the boiler and heating system to be carried out bya Gas Safety Registered person.

The hot water supply to baths/sinks/showers must incorporate measures to ensure that the temperature
of the water does not exceed 48 degrees celcius. Thermostatic mixing valves to be provided. Hot Water
pipes to be insulated to conserve heat in unheated spaces with material having a thermal conductivity at
40 degrees celcius not exceeding 0.035 W/m2K, having a thickness equal to the diameter of the pipe up
to a maximum of 40mm.

REVISION	DESCRIPTION	DATE	BY
A	PLANS REVISED FOLLOWING CLIENTS COMMENTS	26.04.21	BG

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DRAWING TITLE: PROPOSED FLOOR PLANS

SITE ADDRESS: 37 HAYES END DRIVE, HAYES

SCALE: 1:50 @ A1 | DRAWN BY: BG

DATE:10.04.21

RAWING NO: CHURCH END/03 REVISION A