

CHARLBURY RD

Use 50mm thick Celotex insulation direct to brick / block work with 12.5 mm plasterboard on 25 x 50 mm battens. Alternatively, use 67.5mm Kingspan Kooltherm K18 finished with a 5mm plaster coating

Stud partitions to comprise 1 layer 12.5mm plasterboard with 3mm skim finish either side to 100x 50mm treated s/w studs at 400mm centres with Celotex insulation. Studs to be built off across floor joists with double joist members.

22mm T & G moisture resistance chipboard on 50x200mm floor joists at 350mm centres. Span of joists as shown on plan. 200mm rock wool fire barriers to be laid between the joists to achieve $\frac{1}{2}$ hr fire resistance to existing & new joists.

Mains Operated Smoke Alarm System

Ensure that the mains operated, battery back-up, interlinked smoke alarm system is installed in accordance with BS5839: Part 6.

No: 23

No: 25

FRONT

No: 25

No: 27

No: 2

No: 2

REAR

No: 2

No: 2

All glazing in 'critical' locations (i.e below 1500mm for doors and 800mm for windows, to internal and external walls) is to be safety glazing. If laminate or toughened glass is to be used it should be in accordance with BS6206, if to provide containment. This includes roof lights at low level.

New doors to habitable rooms accessed off the hallway to be half hour fire resistance in half hour frames with min.38x25mm door stops glued & screwed to frames with high melting point screws. Doors to be fitted with perko self closing in accordance with manufactures recommendation.

Softwood framed staircase with handrails to clients approval .240mm going .195.33mm risers
 .Min.2000mm headroom .Ex. 100x100mm newel post with 65mm handrail .Handrail to be min.900mm above pitch line & landings. Line to u/side of stairs with 12.5mm plasterboard & 6mm set coat.

PRIOR TO THE MANUFACTURER OF STAIRCASE, A FULL SITE SURVEY/ SITE CHECK TO BE CARRIED OUT.

New doors to habitable rooms accessed off the hallway to be half hour fire resistance in half hour frames with min.38x25mm door stops glued & screwed to frames with high melting point screws.Door to be fitted with perko self closing in accordance with manufactures recommendation.

PROPOSED SECOND (LOFT) FLOOR PLAN



			CLIENT MS DHRUTI JOSAN	PROJECT 25 CHARLBURY ROAD ICKENHAM UB10 8EY	SCALE 1:100@A3	DRAWING NO.	REV.	AARKZ Design Associates	
					DATE AUG 17	DRAWN WN	03		A
A	10.11.17	PARTY LONE AMEDED ALONG 27 CHARLBURY ROAD			DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED. DRAWINGS NOT TO BE SCALED FOR LAND TRANSFER PURPOSES				
REV	DATE	NOTES		DRAWING TITLE PROPOSED PLANS	012345 Meters @ 1:100 @ A3			96 CAMBRIDGE ROAD, ILFORD, IG3 8LY TEL: 0750 645 9645 E.mail: aarkzdesign@gmail.com	