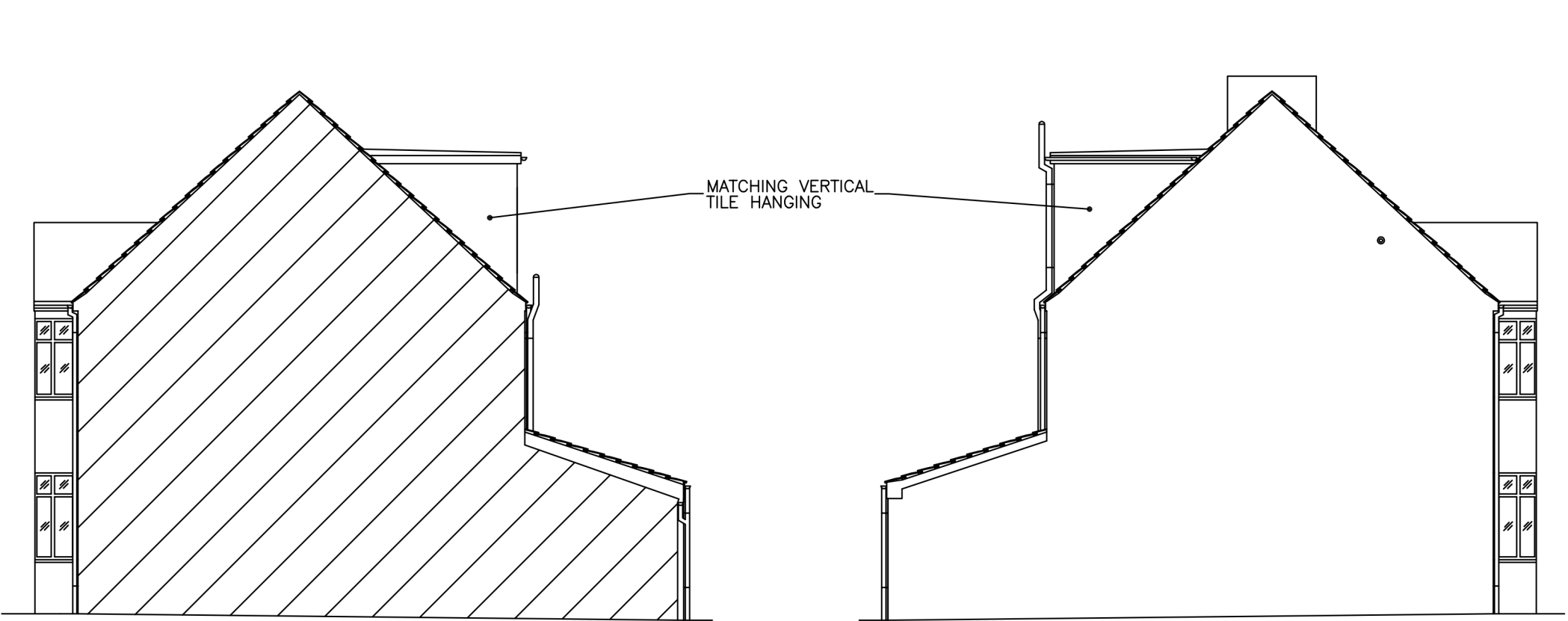
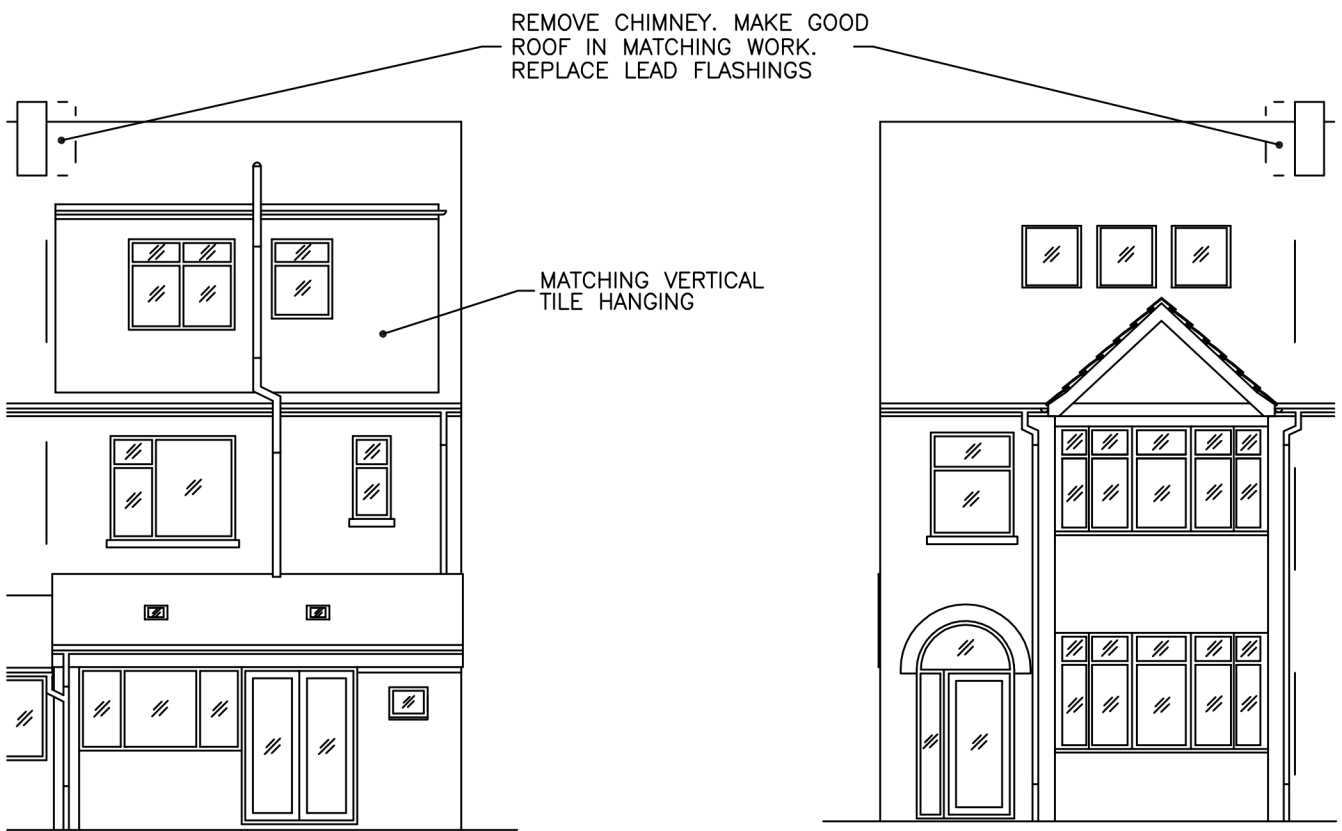


PROPOSED



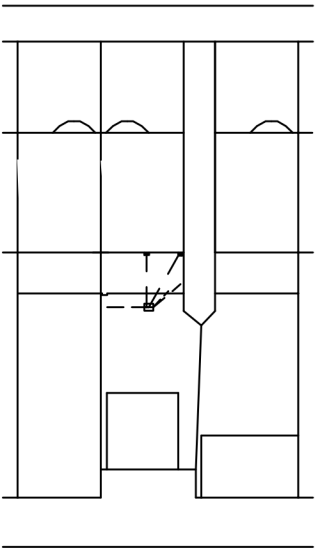
SIDE ELEVATION

SIDE ELEVATION

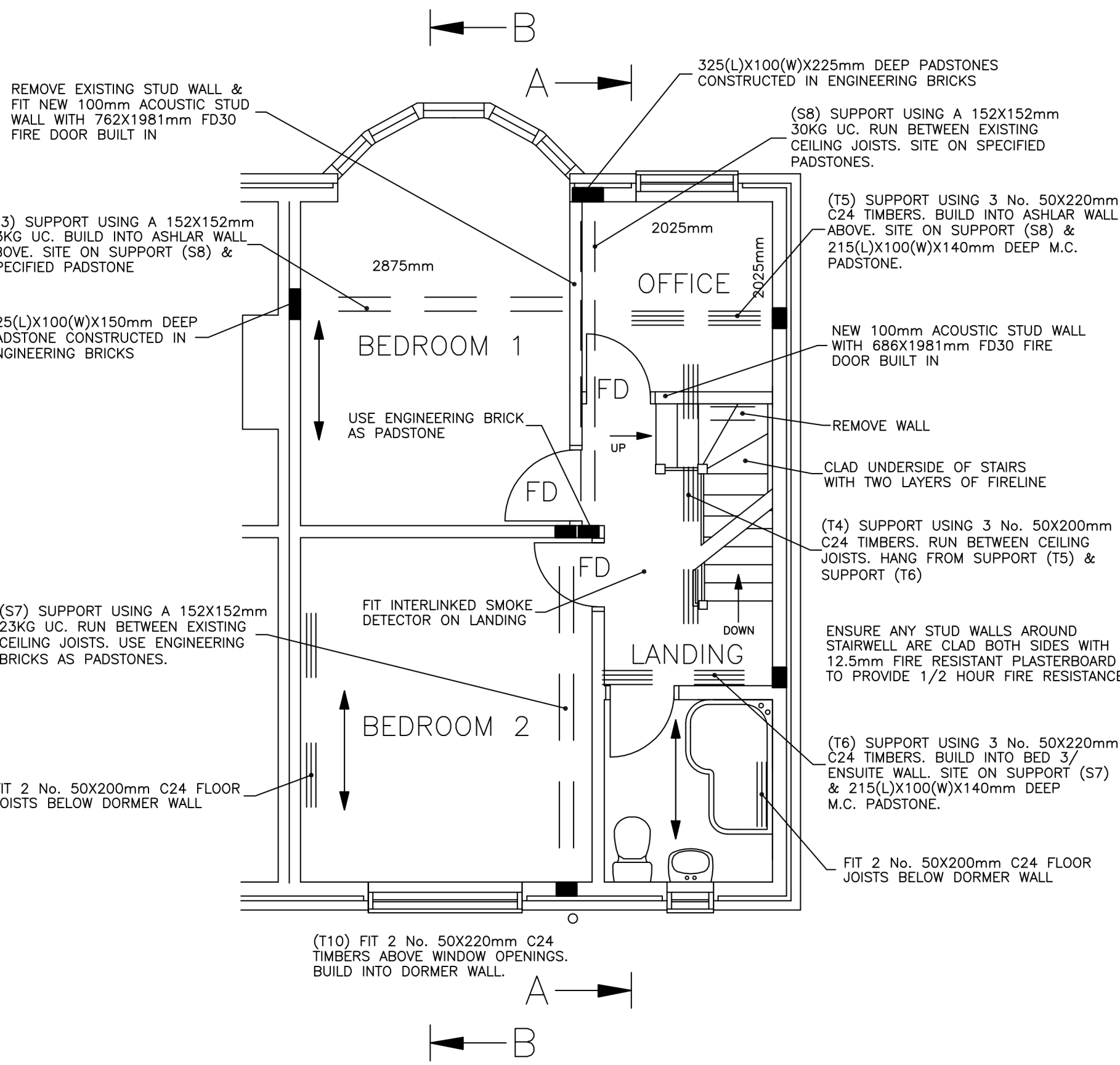


REAR ELEVATION

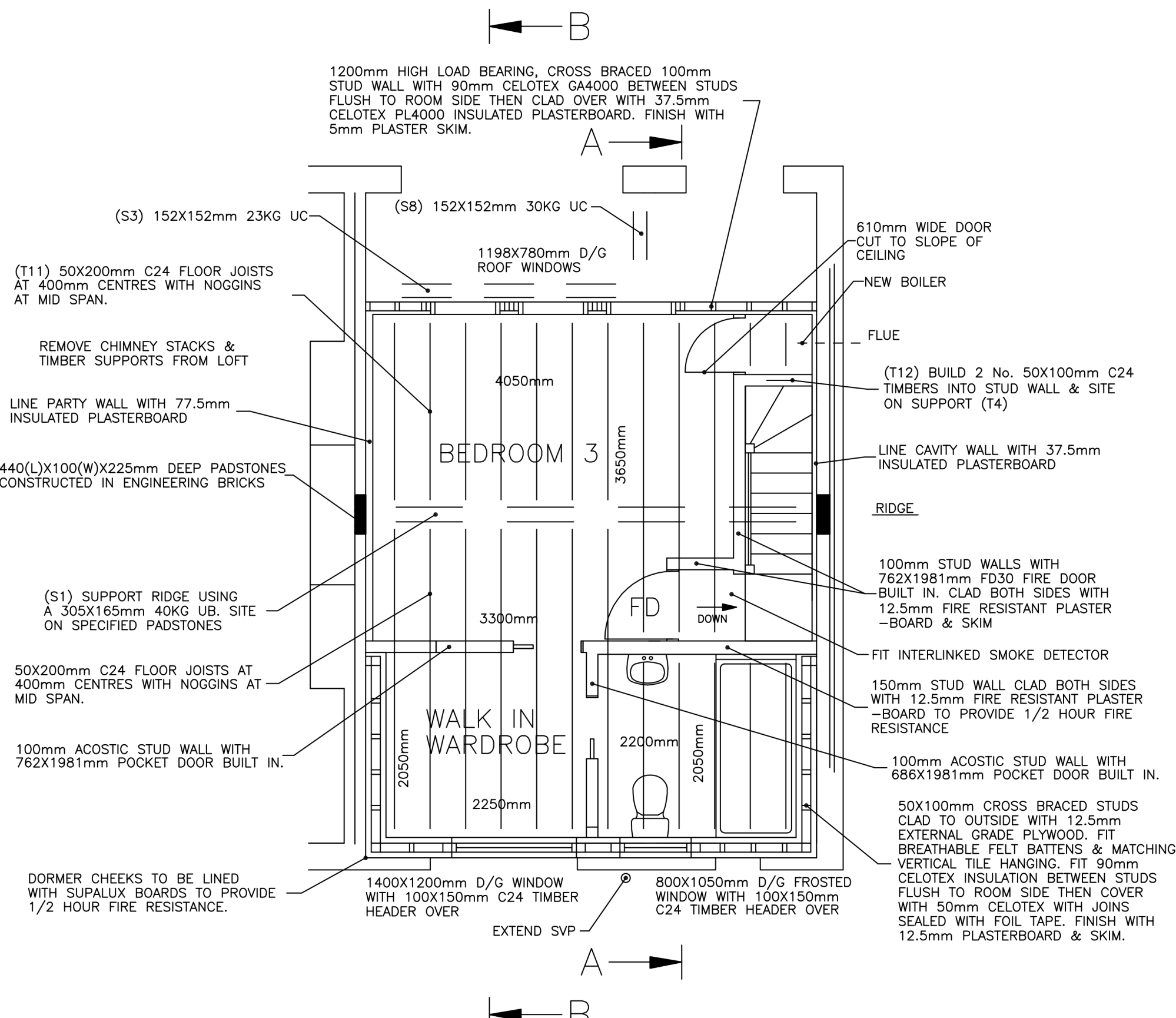
FRONT ELEVATION



LAYOUT PLAN



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

THIS IS NOT A SPECIFICATION OF WORK & IS FOR TOWN PLANNING & BUILDING REGULATIONS ONLY. ALL DIMENSIONS & JOIST ORIENTATION TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. LOCATION & LAYOUT PLANS HAVE BEEN DEVELOPED WITHOUT THE USE OF ANY COPYRIGHT MATERIAL.

17. PROVIDE FULL 1/2HR FIRE RESISTANCE TO NEW SECOND FLOOR
18. DORMERS: 100X50mm CROSSED BRACED STUDS AT 400mm CENTRES CLAD TO OUTSIDE WITH 12.5mm EXTERNAL GRADE PLYWOOD, BREATHABLE FELT, 25X38mm SOFT WOOD TREATED BATTENS & MATCHING VERTICAL TILE HANGING. FIT 90mm CELOTEX GA4000 BETWEEN STUDS FLUSH TO ROOM SIDE THEN CLAD OVER WITH 50mm CELOTEX GA4000 WITH JOINS SEALED WITH FOIL TAPE. FINISH WITH 12.5mm FOIL BACKED PLASTERBOARD & 5mm SKIM. DORMER CHEEKS WITHIN 1000mm OF ANY BOUNDARY TO BE LINED WITH SUPALUX BOARDS TO PROVIDE 1/2 HOUR FIRE RESISTANCE.
19. DORMER FLAT ROOF: 50X195mm C24 JOISTS AT 400mm CENTRES. TAPER FIRTINGS FOR MINIMUM FALLS OF 1-60. FIT 18mm EXTERIOR GRADE PLYWOOD & TAPE ALL JOINTS. FIT 3 LAYERS OF FELT TO BS EN 13707/BS 8747 & LAID TO BS 8217 WITH SPAR CHIPPINGS BEDDED IN BITUMEN TO FINISH ALL I.A.W. MANUFACTURERS INSTRUCTIONS. FIT 100mm CELOTEX GA4000 BETWEEN JOISTS FLUSH TO ROOM SIDE THEN CLAD UNDER WITH 70mm CELOTEX GA4000 WITH JOINS SEALED WITH FOIL TAPE. FINISH WITH 12.5mm FOIL BACKED PLASTERBOARD & 5mm SKIM. CROSS VENTILATION TO BE ACHIEVED BY PROVIDING 25mm CONTINUOUS VENTILATION GAPS BETWEEN WALL & FASCIA ALONG OPPOSING SIDES & RIDGE VENTS EQUIVALENT TO CONTINUOUS 5mm GAP OR USE REDLAND DRY FIX CONTINUOUS 5mm VENTILATION SYSTEM. FIT FLY PROOF SCREEN. FLAT ROOF MUST BE AA FIRE RATED & COMPLY WITH BS EN 13501-5 & ACHIEVE EUROPEAN CLASS Broof(t4) CLASSIFICATION.
20. STUD WALLS RUNNING PARALLEL TO JOISTS TO BE BUILT OFF DOUBLE JOISTS.
21. SLOPING AREAS OF ROOM: FIT 100mm CELOTEX GA4000 BETWEEN RAFTERS FLUSH TO ROOM SIDE. FIT 25X38mm BATTENS & CLAD UNDER WITH 40mm CELOTEX GA4000 WITH JOINS SEALED WITH FOIL TAPE. FINISH WITH 12.5mm FOIL BACKED PLASTERBOARD & 5mm SKIM.
22. CEILINGS & WALLS AROUND STAIRWELL TO BE CLAD IN FIRE RESISTANT PLASTERBOARD. ALL MUST BE FITTED I.A.W. THE MANUFACTURERS INSTRUCTIONS TO PROVIDE MINIMUM 1/2 HOUR FIRE RESISTANCE.
23. UNDERSIDE OF STAIRS TO BE CLAD IN 2 LAYERS OF FIRE RESISTANT PLASTERBOARD. ALL MUST BE FITTED I.A.W. THE MANUFACTURERS INSTRUCTIONS TO PROVIDE MINIMUM 1/2 HOUR FIRE RESISTANCE.
24. CEILINGS BELOW NEW ROOMS TO PROVIDE MINIMUM 1/2 HOUR FIRE RESISTANCE.
25. ENSURE EXISTING ROOF IS FITTED WITH HIGH & LOW LEVEL ROOF VENTS.
26. STUD WALLS BETWEEN BEDROOMS & BEDROOMS/BATHROOMS TO BE CLAD BOTH SIDES WITH 15mm PLASTERBOARD & SET WITH 25mm (10KG/M³ DENSITY) SOUND INSULATION BETWEEN. FIRST FLOORS LINED WITH 15mm PLASTERBOARD & SKIM WITH 100mm (10KG/M³ DENSITY) SOUND INSULATION BETWEEN.
27. FIT MAINS OPERATED INTERLINKED SMOKE DETECTORS ON LANDINGS & HALL WITH BATTERY BACK UP.
28. FIT LED LIGHTING IN NEW/REFURBISHED AREAS.
29. ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO. 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 A QUALIFIED PERSON.
30. USE AN ENGINEERING BRICK AS PADSTONES FOR ANY TIMBER SUPPORTS THAT ARE NOT SPECIFIED.
31. IF REQUIRED BY THE LOCAL AUTHORITY EXPOSE FOUNDATIONS TO CHECK IF SUITABLE FOR ADDITIONAL LOADING.
32. NEW NATURAL GAS CONDENSING BOILERS TO BE 92% EFFICIENT & TO BE FITTED WITH SEPERATE SPACE & WATER CONTROLS.
33. NEIGHBOURS HAVE BEEN SHOWN PLANS & WILL BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK (THE PARTY WALL ACT).

FOR
DATE: 07/01/2025
SCALES 1-50 1-100 1-500
DRAWN BY M. WARBURTON.
TELEPHONE 07814019651 OR 023-92349420.