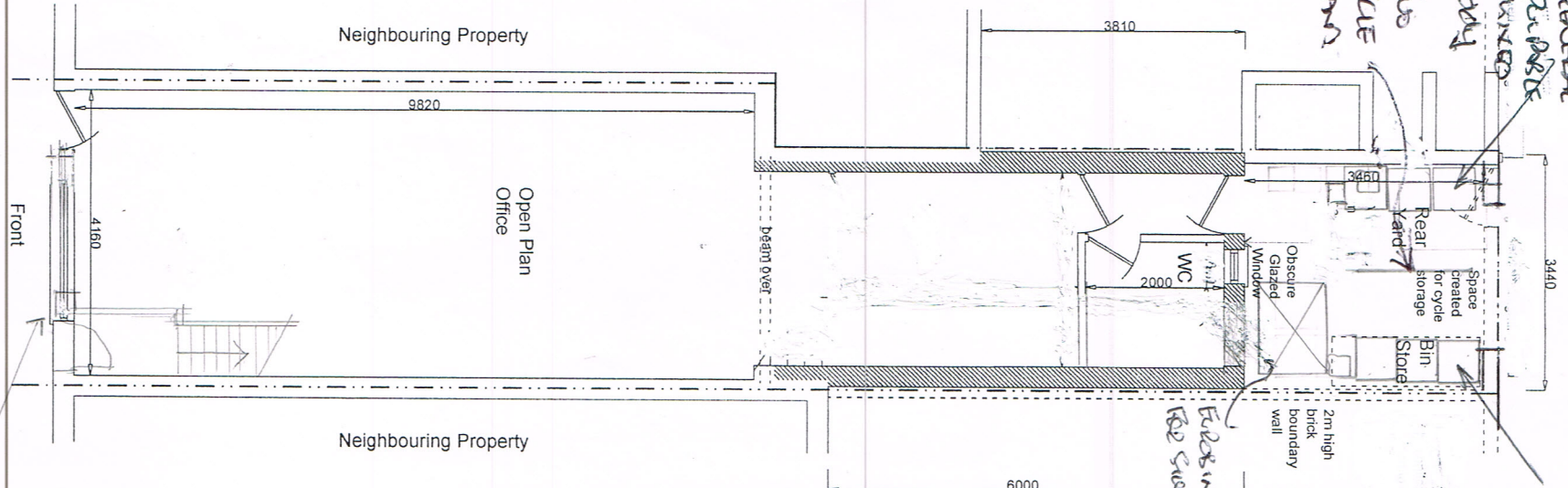


FLAT 1.
 1 NO 2A01 GENERAL
 1 NO 2A02 PLASTER
 1 NO 2A03 MINED
 1 NO 2A04 (CITY)

FLAT 2
 1 NO 2A01 GENERAL
 1 NO 2A02 PLASTER
 1 NO 2A03 MINED
 1 NO 2A04 (CITY)

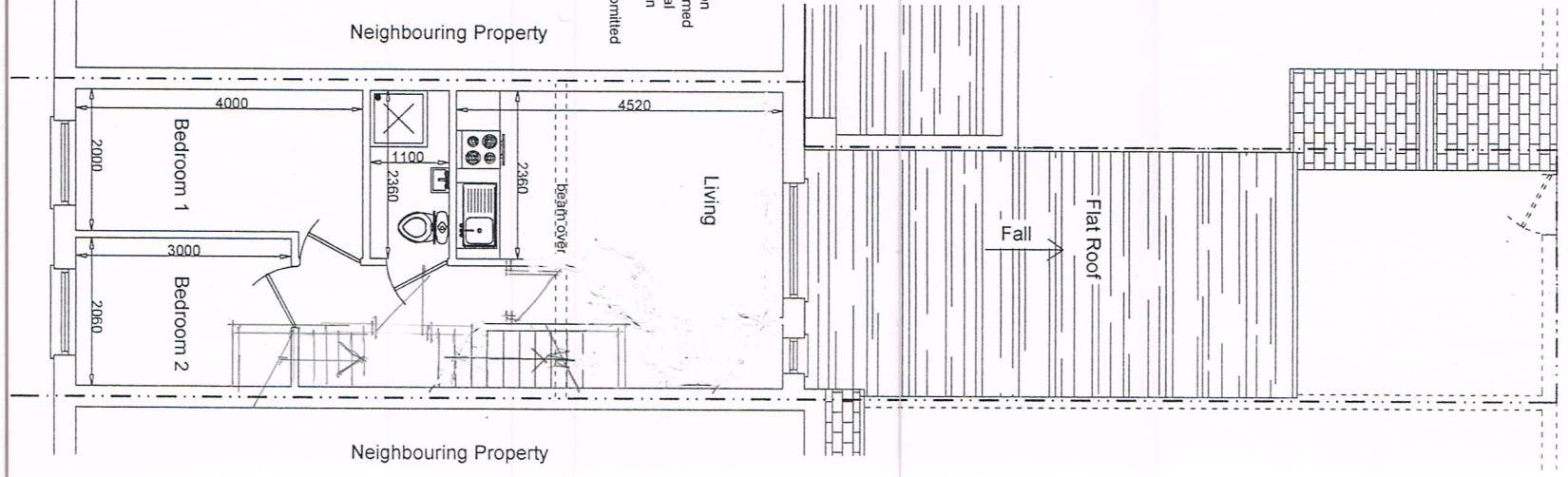


Bin collection would be the same as existing with the trucks accessing the rear of the property and occupants taking out and bringing in the bins from the back street as existing.

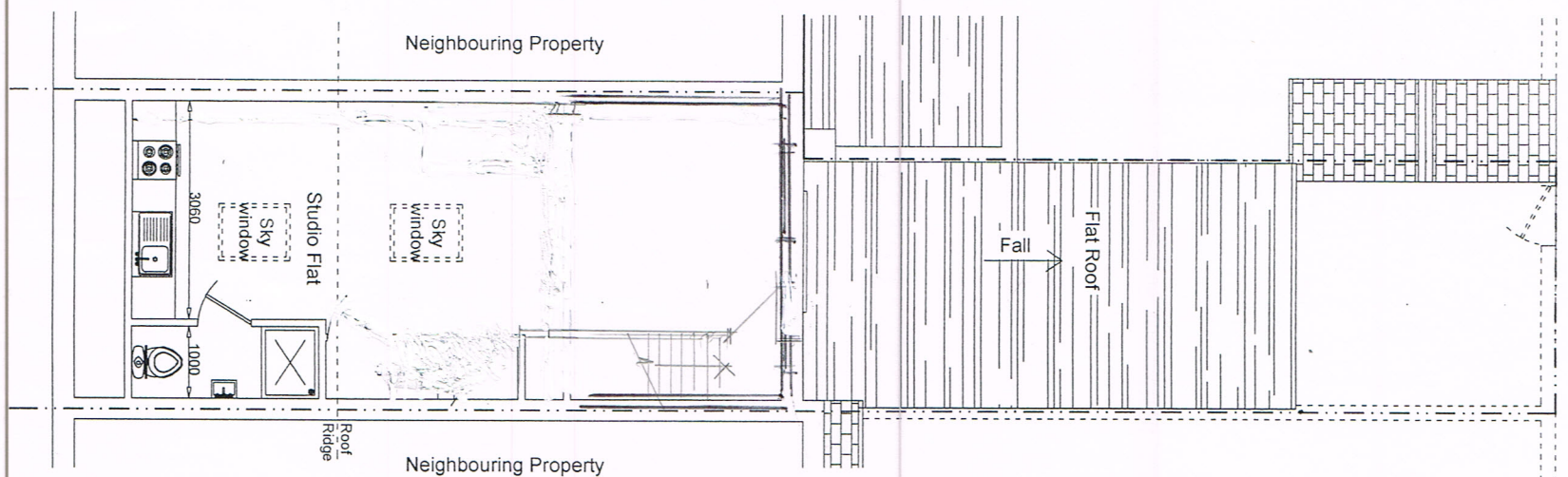
Beam locations for indication purposes only. To be confirmed along with piers by structural engineer during construction phase. Beam Cakes and details submitted by structural engineer.

Proposed Ground Floor Plan

DOUBLE
 LITTLE BOX



Proposed First Floor Plan



Proposed Attic/ Second Floor Plan

NOTES

1. ALL NEW CEILINGS TO BE 12.5mm FIRE PLASTERBOARD AND 5mm SKIM.
2. ALL INTERNAL STUD PARTITIONS ARE TO BE 100x 50mm SAWN TIMBER @ 400mm c/c & HORIZONTALLY NOGGED @ 600mm c/c. TO BE LINED WITH 15mm SOUNDBLOC PLASTERBOARD & 5mm SKIM ON BOTH SIDES. ALL PARTITIONS TO HAVE 100mm FIBERGLASS INSULATION.
3. DOORS TO BE 1/2 HOUR FIRE RESISTANCE WITH SMOKE SEALS, MAIN AND COMMUNAL DOORS TO HAVE AUTOMATIC CLOSERS.
4. DOOR STOPS TO BE 25mm X 35mm FIXED WITH SCREWS AT 230c/c AND GULFED.
5. ALL STEELWORK TO HAVE 1/2 HOUR FIRE PROTECTION COMPRISING OF ONE LAYER 12.5mm PLASTERBOARD AND 5mm SKIM COAT OR FIRE PROOF PAINT.
6. PROVIDE INTERLINKED SMOKE DETECTOR TO EACH FLOOR LEVEL CONNECTED TO MAINS WITH BATTERY BACK UP.
7. FIRE ESCAPE WINDOWS FITTED WHERE REQUIRED.
8. PROVIDE HOLDING DOWN STRAPS @ 1.2m c/c VIA SCREWED METAL STRAPS, WHERE RAFTER RUN PERPENDICULAR TO CEILING JOIST, EVERY RAFTER TO BE STRAPPED TO THE FIRST THREE CEILING JOISTS VIA METAL STRAPS.
9. ALL JOISTS THAT ARE BOLTED TOGETHER ARE TO BE BOLTED WITH M12 BOLTS AT 450 c/c.
10. PROVIDE 50mm CROSS VENTILATION GAP TO ROOF, BETWEEN INSULATION AND ROOFING FELT. ROOF INSULATION TO BE TWO LAYERED SYSTEM WITH ONE 100mm CELOTEX EXTRA-R XRS100 BOARDS BETWEEN RAFTERS AND ONE 40mm GRS040 BOARD ON THE BOTTOM OF THE RAFTERS. WHOLE ROOF TO BE VENTED WITH CONTINUOUS PROPRIETARY VENTS AT GUTTER LEVEL AND RIDGE LEVEL OR USE BREATHABLE FELT.
11. NEW STAIRCASE TO HAVE GOING (min) 220mm AND RISERS (max) 220mm AND MAX PITCH 42 DEGREES. HEADROOM TO BE 2000mm MIN. PROVIDE ALL TRIMMERS AND HANDRAILS ETC. WINDERS TO HAVE MIN OF 50mm BEARING ON NEWEL POST. HAND RAIL TO BE 900mm ABOVE FLOOR LEVEL.
12. DOORS TO FLATS TO HAVE THUMBSCREW LOCKS INTERNALLY.
13. VENTILATION TO KITCHEN TO BE BY OPENING LIGHT AND COOKER HOOD WITH A MINIMUM CAPACITY OF 30L/M.
14. VENTILATION TO BATHROOMS TO BE LIGHTSWITCH OPERATED WITH 5 MINS OVERRUN. MINIMUM CAPACITY 15L/M.

FIRST FLOOR

Existing floor joists retained. Double joists under partitions. Floors to be sound attenuated as separate specification. Floors to have 30 MIN fire resistance, any penetrations through floor to be suitably fire stopped and sound attenuated.

GENERAL

All electrical installations to comply to BS 7671, 17th Edition of IEE Regs and Part P of Building Regs by a NICEIC electrician with a test certificate, forwarded to Building Control. New radiators to have TRV are if a new boiler is installed, it should be of condensing type and have a min SEDBUK rating of 85%. If not, adequacy of existing boiler should be checked to determine that it is capable of handling the proposed increased loads. Service plans to be insulated, and boiler control interlocks together with zone timing and temperature controlled are required. In addition, the heating and hot water system should be commissioned so that at completion, the system and their controlled are left in working order and can operate efficiently.

DEA NO 24/20/01 XBC
 Scale 1:100 e A3