

ALL WORK ON, OR WITHIN 3M OF BOUNDRY, TO BE WITH ADJ. OWNERS WRITTEN AGREEMENT, RE. PARTY WALL ACT 1996.
 ADJ. OWNERS TO BE GIVEN MIN. 2 MONTHS WRITTEN NOTICE OF COMMENCEMENT OF WORK.

NOTES MARKED THUS: - NOT APPLICABLE

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JOHN HORTON

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ALL MEASUREMENTS TO BE CHECKED ON SITE BEFORE WORK COMMENCES.

FIRE PRECAUTIONS.

27 DOOR TO SECOND FLOOR BEDROOM MARKED THUS: - X TO BE 1/2HR F.R. WITH 50mm SCREWED & GULLED STOPS WITH INTUMESCENT STRIPS AND COLD SMOKE SEALS.

28 ALL DOORS TO HABITABLE ROOMS LEADING INTO STAIR WELL TO FIRST AND SECOND FLOOR TO BE AS NOTE 27.

29 ALL STAIR WELL ENCLOSURES, WALLS, CEILING TO BE 1/2HR.F.R.

FLOOR VOID INDICATED BY SHADED AREA PROTECTED TO 1/2HR.F.R. USING ROCKWOOL R.W.E., IF CEILINGS ARE FOUND TO BE INADEQUATE, I.E. AREA UNDER STAIR/LANDINGS MUST BE PROTECTED.

31 FIRE SEPARATION BETWEEN FIRST AND SECOND FLOORS ACHIEVED BY 100mm LAYER ROCKWOOL FLEX-1 FIRE RESISTANT QUILT ON CHICKEN WIRE FIXED BETWEEN JOISTS OVER FULL LOFT AREA.

32 ROOF INSULATION:- 100 FIBREGLASS QUILT BETWEEN JOISTS, WITH 150 FIBREGLASS COUNTER LAID ACROSS JOISTS.

33 PATENT SMOKE DETECTOR FITTED IN HALL FIRST AND SECOND FLOOR LANDING, INDICATED THUS: - (S) WIRED IN PERMANENT OPERATION, I.E. NOT BATTERY OPERATED, AND INTERLINKED STEELWORK DETAILS.

34 ALL LINTELS AND STEEL BEAMS TO BE ENCASED WITH 120mm P.B. AND 7mm SKIM TO GIVE 1/2HR. FIRE RESISTANCE.

35 BRAMS TO BE GRADE 43 STEEL TO BS:449, PAINTED WITH 2NO. COATS OF RED OXIDE PRIMER.

36 SUPPORT BRICK/BLOCKWORK TO BE OF CRUSHING STRENGTH 3.5N/mm² MIN WITH 1:1:6 CEMENT, LIME, SAND MORTAR CODE OF PRACTICE 111, PART 1.

WALLS:- TO MATCH EXISTING ONTO 36 X 25 BATTENS, ON SARKING FELT ON TO W.P.B. PLYWOOD CROSS-BRACING TO PREVENT RACKING ONTO 100 X 50 X 400/C STUDDING, CELOTEX TUFF-R ZERO CAS3059 INSULATION 500 GAUGE POLYTHENE VAPOUR BARRIER 12.5P.B. AND SKIM.

WALLS WITHIN 1000mm OF BOUNDRY TO HAVE 12mm MASTERBOARD BEHIND SARKING FELT AND 2NO. LAYERS 12.5P.B. AND SKIM TO INNER FACE TO GIVE 1/2HR. FIRE RESISTANCE.

ZINC SOAKENS TO DORMER CHECKS. CODE 4 LEAD FLASHING TO FACE OF DORMER.

ESCAPE WINDOW:- WINDOW DESIGN TO PROVIDE AN ESCAPE SASH MIN. 0.33M² IN AREA, NO DIMENSION TO SASH NO LESS THAN 450mm, AND FITTED WITH EGRESS TYPE HINGES I.E. MUST OPEN THROUGH 90 AND NOT BE LOCKABLE WITH A KEY.

PITCHED ROOF:- TO MATCH EXISTING ONTO 32 X 25mm BATTENS ON SARKING FELT ON 100 X 50mm RAFTERS AT 400mm/C, 125 X 50mm CEILING JOISTS AT 400mm/C, 250mm FIBREGLASS QUILT ONTO 500 GAUGE POLYTHENE VAPOUR BARRIER 12.5P.B. AND SKIM.

FLAT ROOF - COLD DECK CONSTRUCTION:- 3NO. LAYERS BUILT UP ROOFING FELT, 1NO. LAYER GREEN MINERAL FELT 38kg/10M ONTO 2NO. LAYERS 13kg/10M ON 15mm T&G WEYBROCK BOARD (FLOORING GRADE) ON FIRTINGS TO GIVE TILT OF 1-40 ON 200 X 50mm JOISTS AT 400mm/C, CELOTEX TUFF-R ZERO CAS120 ZERO BETWEEN JOISTS 500 GAUGE POLYTHENE VAPOUR BARRIER BELOW INSULATION, 12.5P.B. AND SKIM.

MIN. THICKNESS TO FIRTINGS 50mm RE. CROSS-VENTILATION.

FASCIA SET FORWARD 50mm WITH VERMIN SCREEN TO COMPLY WITH BS:5250. RE. CROSS-VENTILATION.

TILT FILLETS TO ROOF. TILT ROOF TOWARDS 100mm HALF-ROUND P.V.C. GUTTER WITH 63mm P.V.C. R.W.P.

FELT TAKEN UP & UNDER SLATES MIN. 450mm. R.W.P. DISCHARGING ONTO ROOF FITTED WITH ANTI-SPLASH BACK STOP.

PATENT COLLAR TO ANY WASTE PIPES PASSING THROUGH ROOF.

EN-SUITE
 51 ALL INTERNAL WASTES TO BE FITTED WITH 75mm DEEP SEAL TRAPS, 38mm WASTE TO SHOWER, 32mm TO W.H.B. 100mm TO W.C., ALL HOT WATER PIPES TO BE INSULATED.

52 ALL WASTES TO BE U.P.V.C. AND TO HAVE RODDING EYE AT EACH CHANGE OF DIRECTION EN-SUITE.

53 EXTRACTOR TO HAVE FAN TO EXTRACT AIR NOT LESS THAN 15 LITRES/SEC. INTERMITTENT OPERATION, FAN TO HAVE 15MIN. RUN ON RECALL EN-SUITE.

54 LIGHTING TO BE OPERATED BY PULL-CORD SWITCH.

150 X 50mm JOISTS ONTO EXISTING RAFTERS WITH 100mm FIBREGLASS QUILT BETWEEN JOISTS, 500 GAUGE POLYTHENE VAPOUR BARRIER, P.B. AND SKIM, MAINTAIN MIN. 50mm AIR GAP ABOVE INSULATION. SEE NOTE 20.

100mm X 50mm X 400/C CEILING TIE, 100mm FIBREGLASS QUILT, 500 GAUGE POLYTHENE VAPOUR BARRIER, P.B. AND SKIM.

3 SUSPENDED TIMBER FLOOR:- 19mm T&G WEYBROCK BOARD (FLOORING GRADE) ON 200 X 50mm JOISTS AT 400/C. WEYBROCK IN HAZARDOUS AREAS TO BE GRADE II-III.

4 ALL TIMBER JOIST ENDS TREATED WITH PRESERVATIVE WHERE BUILT IN.

5 NEW FLOOR JOISTS SET MIN. 25mm CLEAR OF CEILING JOISTS AND TO BE BRACED AT MID-SPAN WITH HERRING-BONE STRUTTING.

FLOOR JOISTS LAP-JOINTED OVER BRICK SPINE WALL.

EXISTING LINTELS AND FONDS TO BE INSPECTED TO SATISFACTION OF L.A.D.C.O. TO DETERMINE SUITABILITY.

8 INNER WALLS TO BE 100 X 50mm WOOD STOODING, P.B. AND SKIM, PACKED WITH FIBREGLASS QUILT.

9 DRY-LINE PARTY WALL AS NOTE 8 PROVIDE VAPOUR BARRIER.

VELUX TYPE CGL-308 DOUBLE GLAZED ROOF WINDOW WITH TYPE EDL FLASHING.

VELUX TYPE CPL-308 ESCAPE WINDOW WITH TYPE EDL FLASHING.

12 DOUBLE UP RAFTERS TO EACH SIDE OF WINDOW.

2NO. 150 X 50mm TRIMMERS OVER WINDOWS.

100 X 100mm POST [2NO. 100 X 50mm] AT CORNERS AND TO TRIMMERS.

15 WINDOWS TO BE DOUBLE GLAZED AND HAVE TRICKLE VENT AT HIGH LEVEL MIN. 800mm PER ROOM. OPENING LIGHTS WILL BE MIN. 1/20 FLOOR AREA. ANY GLAZING WITHIN 800mm OF FLOOR LEVEL AND WITHIN 1500mm OF FLOOR LEVEL TO DOORS AND SIDE PANELS TO BE TOUGHENED SAFETY GLASS TO BS:8206 (1981) MIN. 16mm AIR GAP TO DOUBLE GLAZING. ALL GLAZING TO HAVE MIN. SOFT E COATING TO HAVE MAX. U VALUE 2.0W/M²K.

16 HIGH LEVEL VENTS TO BE EQUIVALENT TO 5000mm² M RUN.

17 EAVES VENTS TO BE EQUIVALENT TO 25,000mm² M RUN.

19 STAIR DETAIL
 WIDTH:- 700mm (MIN. CLEAR WIDTH)
 RISE:- 200mm MAX.
 GOING:- 225mm MIN.
 PITCH:- 42° MAX.
 HEADROOM:- 2M MIN. AT NOSING
 MIN. GOING TO TAPERED TREADS:- 60mm
 MAX. GAP TO VERTICAL BALUSTRADES:- 100mm
 HANDRAIL HEIGHT:- 900 - 1000mm

ROOF CARCASSING.
 20 PURLINS REMOVED AND 150 X 50mm JOISTS SCREWED ALONGSIDE EXISTING RAFTERS WITH SCREWS AT 600 C/C CONTINUOUS FROM LOADBEARING STUD TO RIDGE.

30 X 3 X 1200L.C. GALVANISED STEEL LATERAL RESTRAINT STRAP TO FOOT OF RAFTER AT 1200mm C/C FIXED WITH 10NO. 63 X 4 NAILS.

22 ALL MULTIPLE TIMBERS BOLTED TOGETHER AT 800mm C/C, STAGGERED, WITH TIMBER CONNECTORS AND PLATE WASHERS.

23 ALL TRIMMER TO TRIMMER CONNECTIONS WITH SIMPSON STRONG-TIE JOIST HANGERS TYPE JHA

24 TRIMMERS ONTO PARTY WALL WITH SIMPSON STRONG-TIE JOIST HANGERS TYPE JHM

25 ANY WORK ON PARTY WALL TO BE WITH ADJ. OWNERS CONSENT. I.E. WALLS TO BE MADE GOOD AND FIRE STOPPED.

26 JOISTS SET MIN. 40mm CLEAR OF CHIMNEYS.

55 ELECTRICAL WORK TO COMPLY WITH PART P OF BUILDING REGULATIONS (ELECTRICAL SAFETY). PRIOR TO COMPLETION THE COUNCIL MUST BE SATISFIED THAT EITHER:

A) AN ELECTRICAL INSTALLATION CERTIFICATE TO BS 7671 ISSUED UNDER A COMPETENT PERSON SCHEME HAS BEEN ISSUED OR,
 B) AN APPROPRIATE ELECTRICAL INSTALLATION CERTIFICATE TO BS 7671 HAS BEEN ISSUED FOR THE WORK, AND THAT IT HAS BEEN SIGNED BY A PERSON COMPETENT TO DO SO.

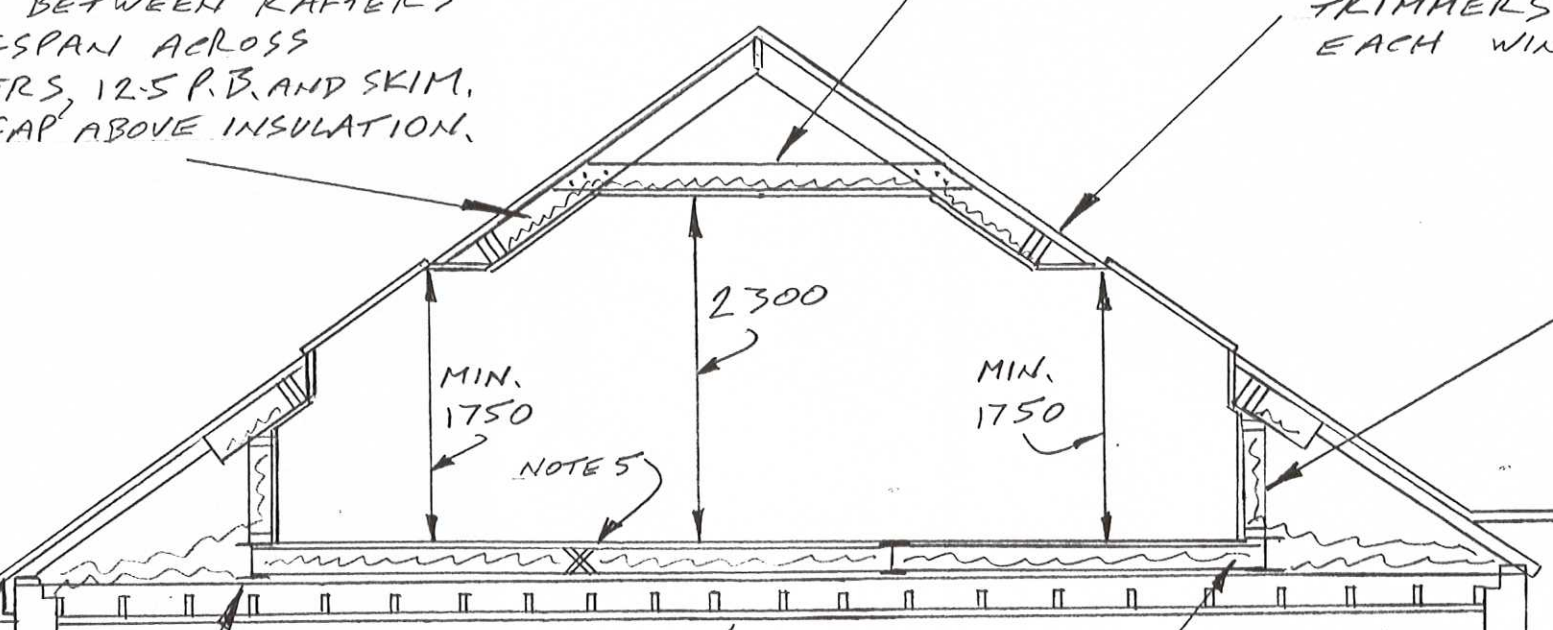
56 ELECTRICAL WORK AND HEATING TO BE DISCUSSED WITH CLIENT, I.E. POSITION OF SWITCHES, NUMBER OF SOCKETS, POSITION OF RADIATORS ETC.

INSULATION TO TEE FALL:- 100 KINGSPAN BETWEEN RAFTERS WITH 25 KINGSPAN ACROSS U/SIDE RAFTERS, 12.5P.B. AND SKIM, MIN. 50 AIR GAP ABOVE INSULATION.

200x50 CEILING TIE AT 400/C BOLTED AT EACH END WITH M12 BOLTS, SODIA, DOUBLE TOOTHED TIMBER CONNECTORS, AND PLATE WASHERS.

DOUBLE UP RAFTERS AND TRIMMERS ALL AROUND EACH WINDOW INSTALLATION

LOADBEARING STUD WALL, INSULATION TO BE 90 KINGSPAN TWSS ACROSS FACE OF STUDDING, 12.5P.B. AND SKIM.



STEEL BEAMS SET MIN. 25 CLEAR OF EXISTING CEILING TIE BEAM.
 MAKE GOOD TO CEILING AT WALL REMOVAL.
 FLOOR JOISTS SET INTO WEBS OF STEEL BEAMS.
 MAKE GOOD TO FLOOR

MAX. GAP 100
 CODE 4 LEAD FLASHING
 1100 TOP OF HANDRAIL

GLASS SCREEN TO BE SAFETY GLASS TO BS:6206 1981 MOUNTED ON POLISHED STAINLESS STEEL BRACKETS WITH RUBBER GASKETS.

INSULATION TO TEE FALL:- 100 KINGSPAN BETWEEN RAFTERS WITH 25 KINGSPAN ACROSS U/SIDE RAFTERS, 12.5P.B. AND SKIM, MIN. 50 AIR GAP ABOVE INSULATION.

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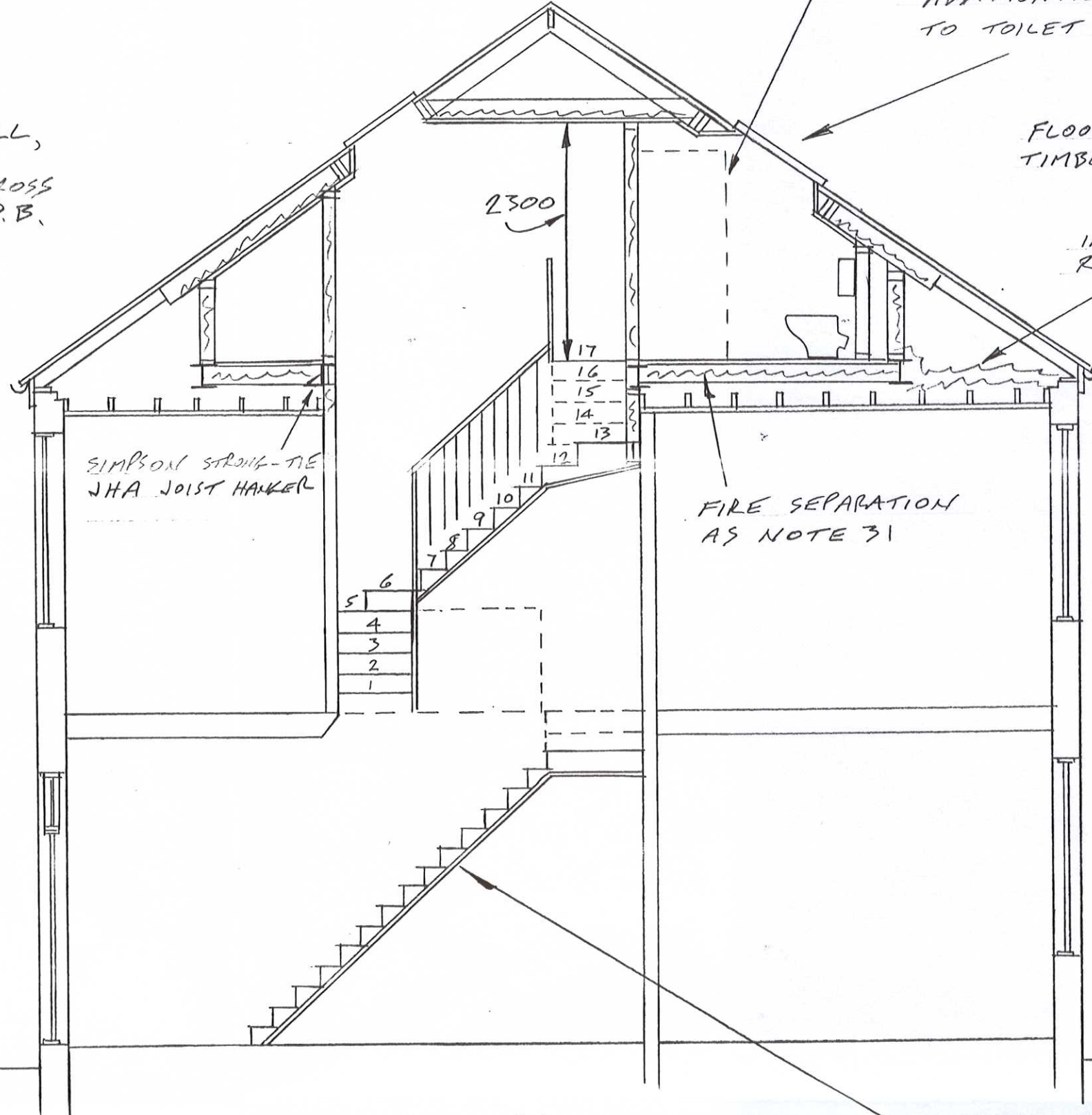
INSULATION TO TEE FALL:- 100 KINGSPAN BETWEEN RAFTERS WITH 25 KINGSPAN ACROSS U/SIDE RAFTERS, 12.5P.B. AND SKIM, MIN. 50 AIR GAP ABOVE INSULATION.

SHOWER CUBICLE SUPERIMPOSED ON THIS SECTION.

ROOF WINDOW POSITIONED OVER TOILET TO GIVE ADDITIONAL HEADROOM TO TOILET AND SHOWER CUBICLE

FLOOR JOISTS TO BE TIMBER GRADE C24.

INSULATION TO ROOF VOID AS NOTE 32

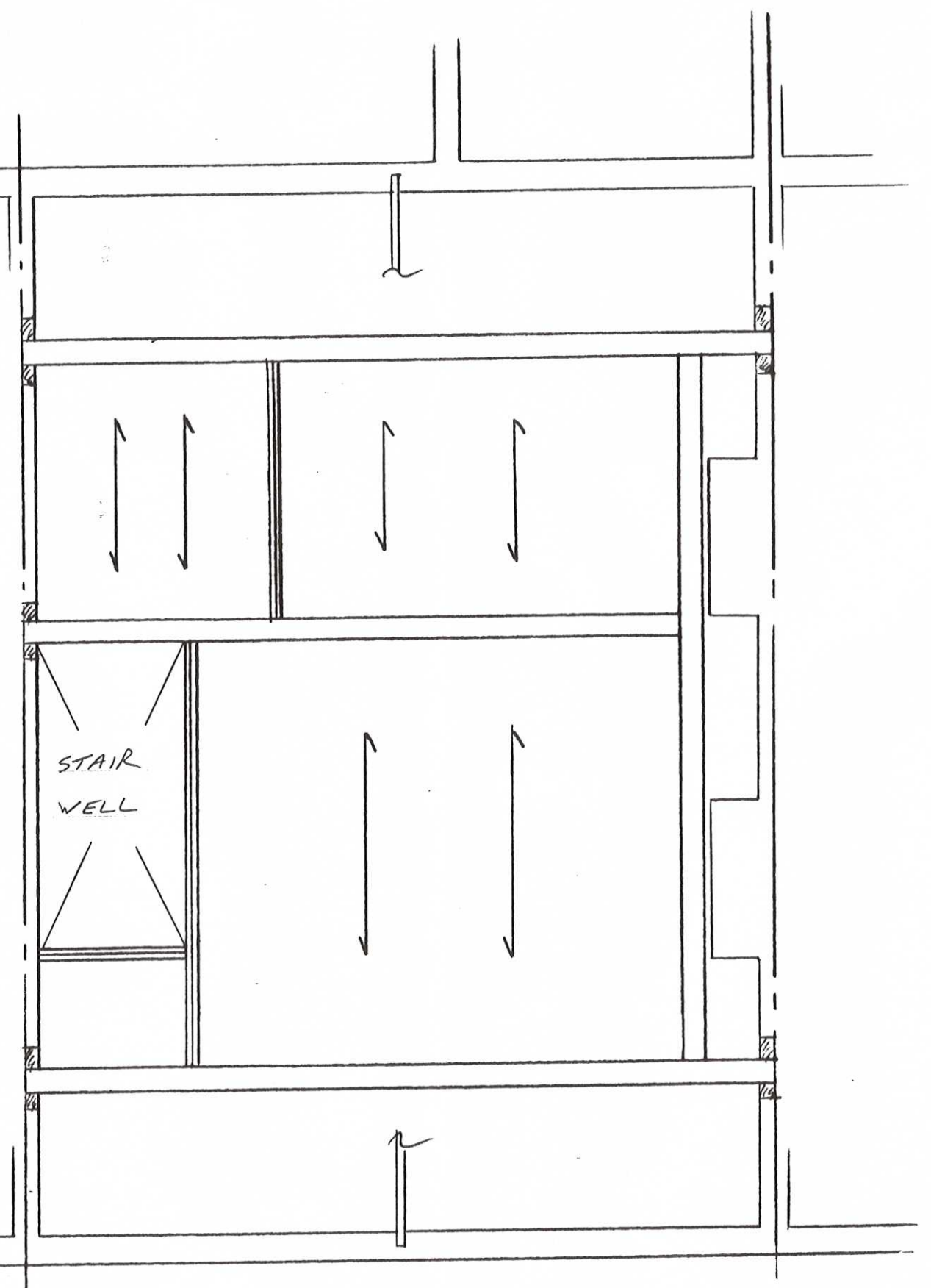


SIMPSON STRONG-TIE JHA JOIST HANGER

FIRE SEPARATION AS NOTE 31

JOINER TO CHECK FINISHED HEIGHT FROM FIRST TO SECOND FLOOR BEFORE MANUFACTURING STAIR.

CEILING TIE BEAM TO EXISTING KING POST TRUSS RETAINED, REMAINDER OF TRUSS AND PURLINS REMOVED.



SECOND FLOOR CARCASSING PLAN

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| <p>STOUT HOME IMPROVEMENT TEAM</p> <p>PLANS DRAWN FOR YOUR HOME EXTENSIONS</p> <p>TEL. JOHN HORTON 0191-454 3870 MOBILE 07435 969 151</p> <p>DATE: 21-1-2015 SCALE: 1:50</p> | CLIENT: MR. M. TAYLOR ADDRESS: 154 TALBOT ROAD SOUTH SHIELDS NE34 0RG TITLE: PROPOSED LOFT CONVERSION TO FIRST FLOOR FLAT, AND JULIET BALCONY TO FRONT ELEVATION. DRAWING No. 2015-003, SHEET 4-OF-4 |
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