

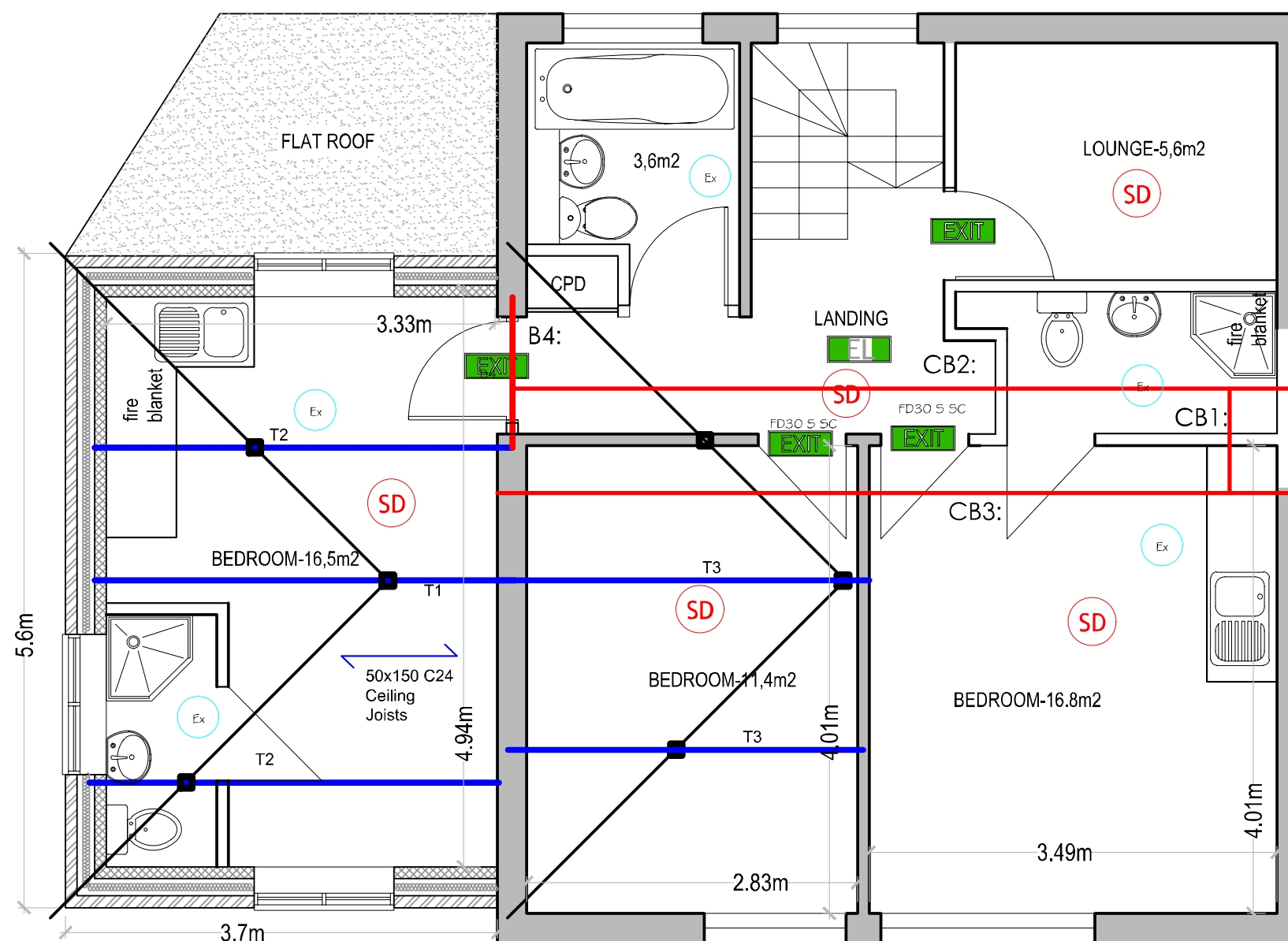


Cavity Tray were single storey roof abuts wall and above wall openings

Breathable felt & tile vents to provide cross vents/

Moisture resistant boarding to shower room

Proposed First Floor Layout



Existing lintels to be checked for accepting new loads and to be replaced with new if found necessary.

All the load bearing and new structural members should be set away from chimney breast necessary.

Fire resistance to steel beams to be 1 hour minimum and be achieved by 2 coats of intumescent paint or 2 layers of 12.5mm plasterboard wire bound at 100mm centres and then 10mm thick

Bedrooms to be fitted with new means of escape window. To be located within 1.1m from floor level with min. area of 0.33m² with clear openings of 450mm

Scale 1:50



Beam Schedule: (Grade 355)

B4: 203 46 UC on 225x225x20 MS Plates
CB1: 203 46 UC with 10mm Plate sand width and depth as chimney welded on top
CB2: 203 46 UC on 550x100x25MS PLates
Hips: 2x50x225 C24 Posted as indicated on plans
Rafters 50x200 C24 at 400c.c Ceiling Joists 50x150 C24 at 400 c.c

All steel to be in accordance to BS 449.
All steel to be painted with 2 coats of Zinc rich primer before erection. All structural wood to be of specified grade.
Notches and holes in structural timber to be in accordance with

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR - PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30 All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least 2/3 of way up door frame
- SD Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall
- HD Mains powered and interlinked operated heat detector with battery back up
- Ex Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of FireLine Board with staggered joints or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

A: Adlestone K115
E: hthuseyr0809@msn.com
T: 01969925562

CLIENT	PROJECT	DRAWING	STAGE	CHECKED	APPROVED
48 JELLCOE AVENUE DA12	PART TWO STOREY PART Single Storey extension, and Internal Alterations	Proposed FF PLAN	Building Regs	SCALE 1:50 @A3	DATE
DRAWING No. 4 8 J E L L I C O E - 0 6				REV	A