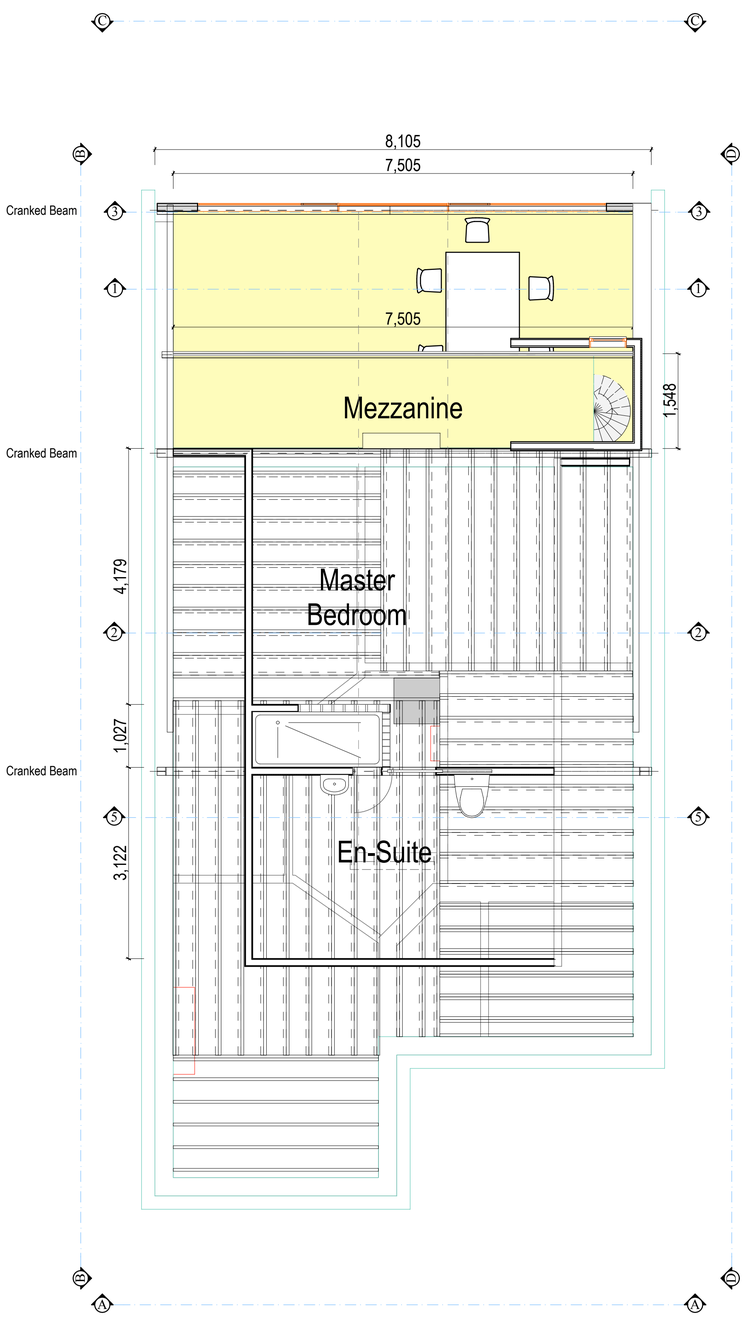
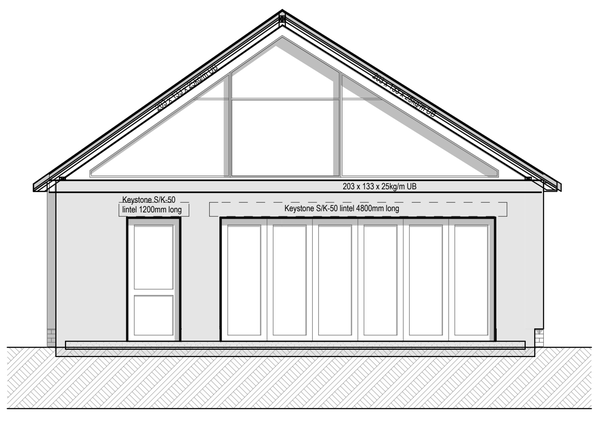
1:50



First Floor

1:50



Section 3 - 3

0m 5m 10m 15m 20m

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ProposedBldg Ctl.pln; 05 First Floor Plan; 100%; 02/12/2010 13:45

En-Suite Fittings and Pipework
All new bathroom fittings to allow for 75mm deep traps to waste points, connected to 40mm dia. white plastic pipework with solvent welded joints throughout. Soil pipework to be 110mm dia and connected to existing soil system via. new 110mm dia. black plastic soil pipe taken through exterior wall, affixed to wall and discharge into existing soil ventilating stack.

Hot and Cold Water Feed
Allow for connection of new hot and cold water supply to shower and wash hand basis throughout.

Rainwater Fittings
Allow for 100mm dia. square white plastic guttering, supported at 1000mm c/ctrs using proprietary support brackets screwed to new fascia board. Gutters to outfall into 65mm white plastic downpipes and connect to existing combined drainage system.

Bedroom Electrics
Bedroom Power: Contractor to allow for installation of 6No. double white plastic recessed socket outlets (DSO) 250mm above finished floor level to first floor bedroom.
Lighting: Contractor to allow for white finished mains operated halogen downlighters Aurora AU-DLL554 with GU10 mains conversion kit.
Ventilation: Contractor to allow for mechanical extract fan to be 1800mm above finished floor level within new en-suite area, allowing for extraction rate of 30ltr/s and 15min run-on time.

Smoke Alarm (SA)
New mains operated and interlinked smoke alarms to be fitted to dining room, hallway and bedroom.

Heating
Bedrooms to be fitted and commissioned with 2000mm x 600mm STELRAD P + Double radiators.

Mezzanine Balcony Handrail/Glazing
Proposed new 1100mm high balcony system to be manufactured from 42.4mm aluminium sections, with base posts bolted down to support steel flange. 15mm thick glazing panel to be toughened glass throughout and polished to all exposed surfaces.

NOTES:

Contractor is to familiarise himself with the contents of this drawing and check all dimensions prior to commencing any works. These drawings are prepared for Building Regulations purposes only. No deviation from these drawings is permitted unless agreed and instructed in writing by the Architect.

First Floor Construction
Proposed new floor construction to be 22mm WEYROC t&g panels, wood glue jointed on all faces and screwed down to upgraded ceiling joists. Existing ceiling joists to be upgraded by way of additional 100 x 47 C16 sw treated timber section bonded on top of the existing. Contractor to allow for sanding down top face of existing joists and thoroughly cleaning off with white spirit, allowing to dry, then glue welding new timber section with Cascomite wood adhesive. Allow for screwing down additional section to existing joists @ 450 c/ctrs. using M8 screws. Additional 200 x 47 sw treated joists to be bolted to side of existing @ 600 c/ctrs using M8 bolts and washers.
Boards to be screwed down at all edges (max 250 c/ctrs) to sw treated timber noggins fixed between joist arrangement.
Ceiling void throughout garage to be filled with 150mm thick ROCKWOOL Sound Pro quilt.
Underside of ceiling to be lined with 12.5mm British Gypsum plasterboard, taped and skim coated ready for decoration.

Floor Joist Support
Joist ends to be supported off existing 100 x 50 sw timber wall plates (check for any rot and replace where necessary).

Mezzanine Floor
Proposed new mezzanine floor to be constructed from 22mm thick EGGER t&g decking, screwed down to 175 x 47 C16 sw treated joists as before described. Underside of floor to be lined with 12.5mm thick Gypsum plasterboard.
Bedroom end of joists to be supported off Jiffy joist hangers strapped over upgraded ceiling/floor joists. Opposite end of floor to be supported off 178 x 102 x 19kg/m UB, allowing for beam ends to be built into supporting wall 100mm.
Allow for fixing down proposed new aluminium barrier system with glazed panel infills. All glazing to be safety glass.

Internal Partitions
Proposed internal stud partitions to be constructed from 100 x 47 C16 sw timber throughout. Studding to be formed from head and sole plates, with studs set @ 450 horizontal centres. Studs to have matching noggins at 900 vertical centres. Studs to be lined each face using 15mm thick SOUNDBOARD, with joints tapes and skimmed ready for decoration. Wall void to be filled with 75mm thick ROCKWOOL Sound Pro quilt, fitted snuggly between studs.

Door Openings, Doors and Furniture
Proposed door linings to be formed from 20mm thick sw lining sets with 12.5 x 25 sw door stops. Proposed new internal doors and associated furniture to match existing with doors hung of one pair 75mm butt hinges. Door linings to Bedrooms 4, 5 and En-Suite to be set within doubled up studding to reveal and head.

Skirting and Architrave
All skirting and architrave to be extruded mdf, extruded profiles, to match existing and glued and randomly fixed to studs through plasterboard. All exposed defects to be filled and made good ready for decoration.

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Project: Proposed Extensions to Front & Rear of Existing Dwelling, Together with Room In The Roof

Drawing Name:

Proposed First Floor Plan & Section 3

Drawn: TC	Scales: As shown	Date: 29 Nov 2010

Dwg No: 26CAS/1963/10/05A