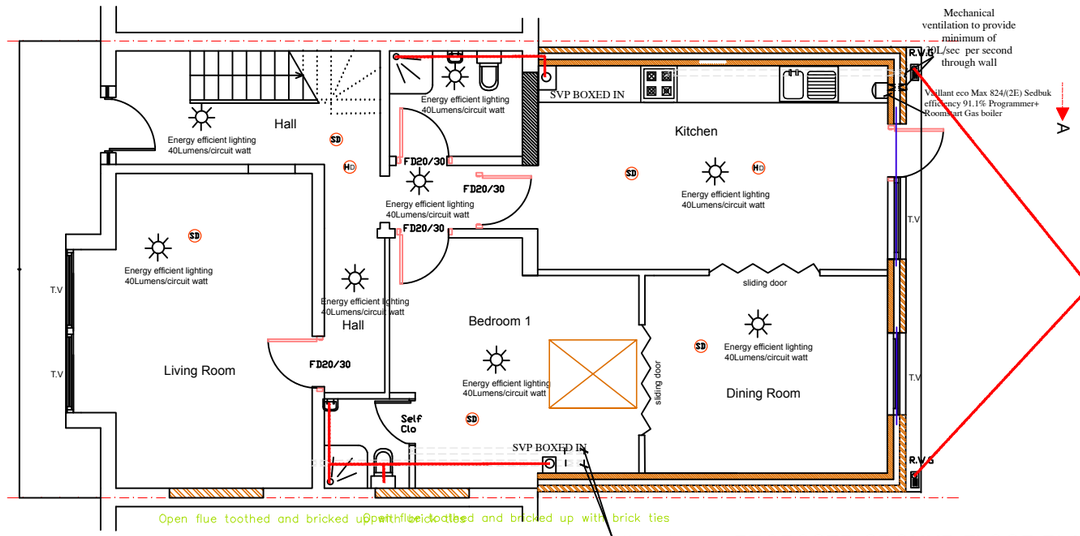
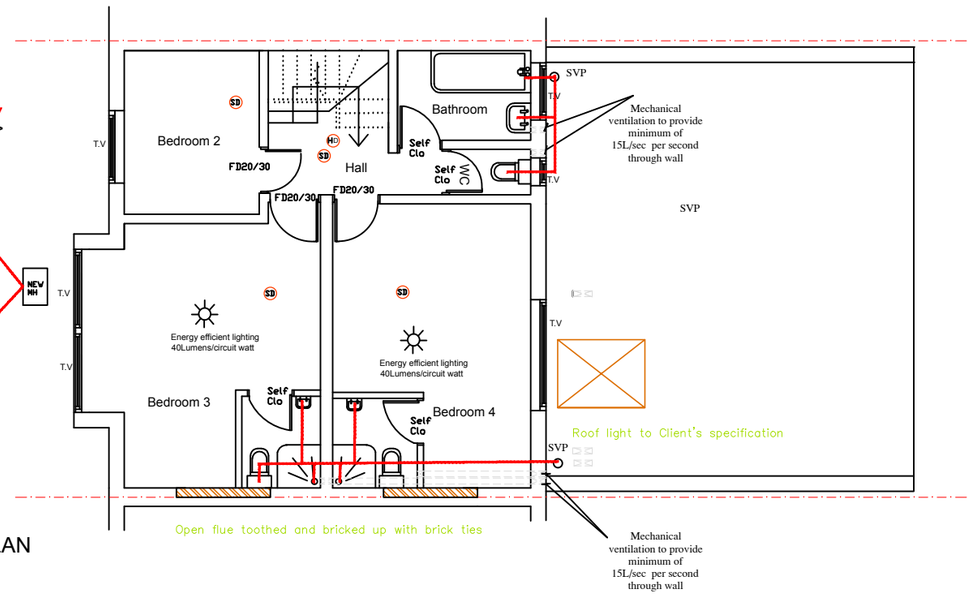
PARTY WALL etc.Act 1996 Written notice must be given to adjoining owners prior to start of work on site, two month' s notice for works to party wall or party structure, one months's notice for all other works.

HEALTH AND SAFETY GENERALLY All works to be carried out in accordance with the Health and Safety ACT and Dam Regulations 2007 and prevailing Health & Safety requirements in force at the time of the works



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

WINDOWS

The glazing area to be greater than 1/10th of the floor area and openable area is greater than 1/20th of the floor area. All windows and doors to be double glazed with 16mm air gap and be low"E" glass providing U-Value of 1.8W/mK.

VENTILATION

The mecanical ventilation to bathroom/WC to be in the form of
dual motor fan. The ducting for the fresh air inlet and mecanical extract
to be positioned as far apart as possible (at diagonal, opposite lower and
higher corners) to avoid returning foul air via the fresh air inlet ducting.
The fan to provide minimum 3 air changes per hour and it should work
continuous for 20 minutes after the light is swithced off.
A 100mm dia. Genflex/p.v.c duct will make the extract to the outside wall
as shown. A similar duct also to be provided for the fresh air inler.
"Trickle vent" - Trickle ventilation having a total area of not less than 8000mm2
The glazing area for the windows to be greater than 1/10th of the floor area.
Openable part to be grater than 1/20th of the floor area. The total area of background entilation in habitable rooms are to be not less than 8000mm2.

HEATING CONTROLS IN DWELLINGS
Provide a room thermostat or thermostatic radiator valves or any other equivalent form of sensing device, to control the output from the heating system. A thermostat is to be provided to keep the water at required temperature for hot water cylinder. A time switch is to be provided which will shut off the supply of heat when there is no hot water demand for a hot water cylinder with a capacity of more than 150 litres, which is not heated by off-peak electricity.

SURFACE FINISH
All the walls and ceilings are to be painted with two coats of emulsion paint. All woodwork to have two coats of undercoat and a final coat of gloss paint.

HALF HOUR FIRE RESISTANCE DOORS
Flat entry doors to be FD30S door leaf to BS 476 Part 8 incorporating N30 intermiscent strip all round, hang on steel butts with melting point above 800oC with perko door closer in 28mm (finished) x/w lining with 25x44mm (finished) stops screwed at 230mm centres with 38mm No. 10 s.w.g. screws. Other fire doors indicated to be 30/20 to BS 475 Part 8 as described.

Commisioning certificate should be provided, from the static competion of working order to the specification relevant to achieving compliance of Part L

The person responsible for achieving compliance should provide a report or obtain one from a suitably qualified person that indicates the inspection and commissioning activites necessary to establish the work complies with Part L have been completed with a reasonable standard.

Certificate will be submitted to Building Control to confirm that fire alarm system and / or escape lighting comply with the standard.

Note:
smoke detectors within the flats are to be installed in accordance with bs 5446
for sound insulation test should be carroed out in accordance with Regulation 12A
Separate switch will be provided for emergency lighting

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of inspected and tested in accordance with the requirements of BS7671, the IEE 16th edition Wiring Guidance and Building Regulation Part P(electrical safety) by a competent person registered with an electrical self-certification certificate Prior to covering all wiring/cables the applicant is to ensure that the installation is inspected by the competent person

FIRE RESISTANCE

(1No 12.5mm gyproc fireline board and 5mm skim finish)

The extension part is designed as requiring a half-hour of fire resistance but one hour protection for the beam.

CAVITY WALL

100mm Celcon Standard Block Wall
102mm facing brickwork outer leaf with
cavity containing 100mm Rockwool Cavity insulation.

WARM DECK ROOF

2 Coats of fully bonded Mastic Asphalt
13mm Bitumen Fibre board BS EN 622
96 mm Kingspan ThermaRoof TR31 (90mm Insulation +6mm plywood), Vapour Barrier
25mm Kingspan Thermapitch TP10(between joists)
12.5mm Plasterboard and 5mm Skim finish
Minimum 150mm zinc/lead flashing
dressed over the adjoining walls.
between joists and strap irons to tie down joists.
Treat end of joists with timber preservatives. Any
fascia board to be preservative treated before fixing.

Provide vertical strap, twisted type @ 900mm c

DAMP PROOF COURSE AND MEMBRANE

DPC to be lead cored or PVC type to BS 743, to suit L. A. requirements. DPC to be minimum 150mm above adjacent external ground level and lapped to existing DPC. Below DPC use sulphate resisting cement with semi-engineering brickwork. 1200g PVC or bituthene to be used for floors to suit L. A. DPM to be raised and lapped to existing/new DPC.

PART P

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 16th edition Wiring Guidance and Building Regulation Part P(electrical safety) by a competent person registered with an electrical self-certification certificate within 30 days of the electrical works completion.The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

PART L

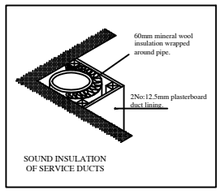
HEATING CONTROLS IN DWELLINGS
Vaillant eco Max 824/(2E) Sedbuk efficiency 91.1% Programmer+Roomstart Condensing Combination Gas Boiler require no hot water cylinder or cold water storage tank. Central Heating Timers or Programmable digital room Thermostat -VRT 230 can be used with Vaillant ecoMAX range. 100mm diameter condesing flue system

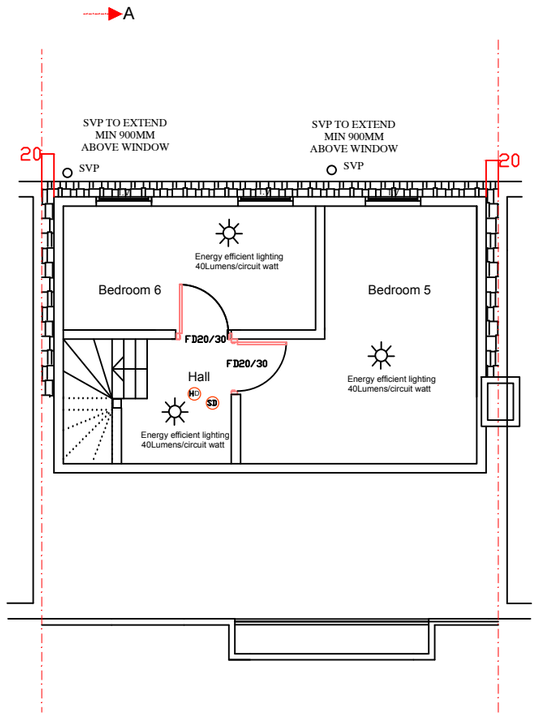
PART B

Commissioning Certificate signed by qualified electrician will be provided for smoke detection system.
Interlinked mains operated with battery back-up smoke detector will be provided.

SURFACE FINISH

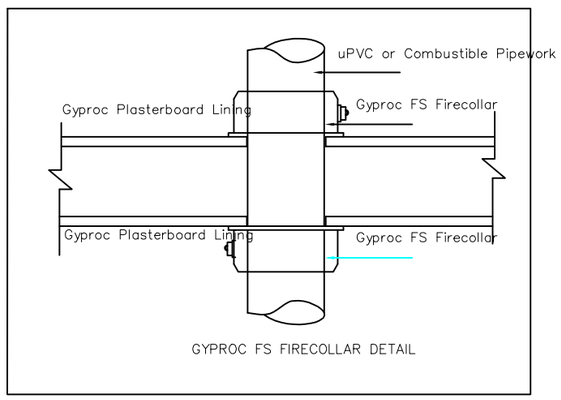
All the walls and ceilings are to be painted with two coats of emulsion paint. All coats of undercoat and a final coat of gloss paint.





PROPOSED LOFT FLOOR PLAN

DRAINAGE TO BE CHECKED ON SITE



GYPROC FS FIRECOLLAR DETAIL

TMG CONSULTANCIES
ALL BUILDING RELATED MATTERS

CONTACT:MR T. GULBAHAR
ADDRESS:
EMAIL:
TMGCONSULTANCIES@GMAIL.COM
TEL : 07716178378

PROJECT : 275 Northfield Avenue, Ealing W5 4UA				REVISION C
DWG TITLE : PROPOSED FLOOR PLANS				
STAGE : BC	DATE ISSUED: 3/02/2020	DRAWN BY : T.G	REFERENCE NO: 210911231-BR01C	SCALE : A3 1:100

0 1 2 3 4 5 6 7 8m

SCALE BAR

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NOTES:THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL CONDITIONS ON SITE BEFORE WORKS COMMENCE, AND INFORM MR TANYEL GULBAHAR IMMEDIATELY UPON DISCOVERY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.