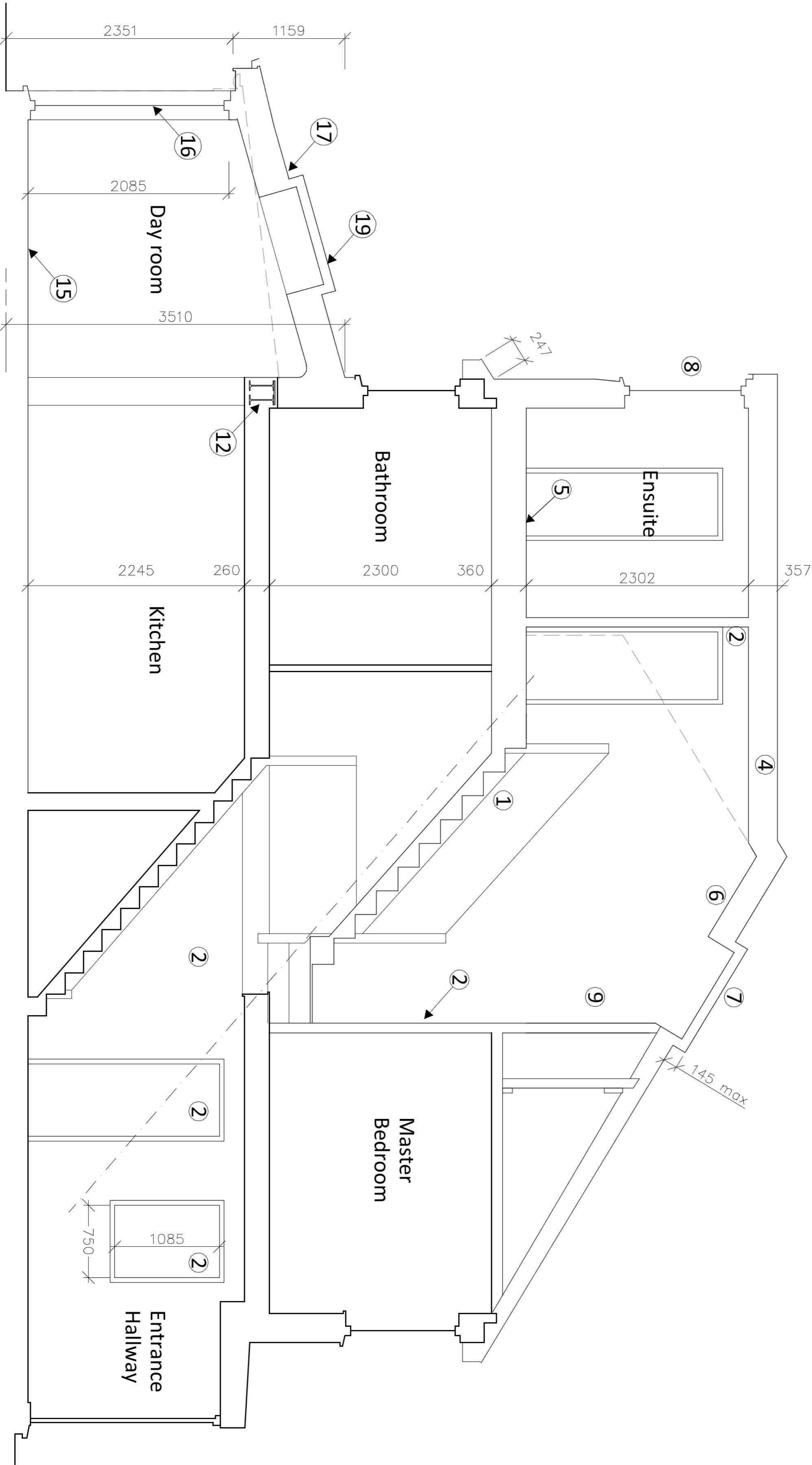


Legend.

- a. Copyright remains the property of McDougall Architects Ltd.
- b. Drawings should be read in conjunction with all other consultant drawings, specifications and schedules as a whole.
- c. All works carried out to meet appropriate British Standards and Building Control requirements in accordance with all current codes of good practice, using fully qualified and competent personnel with a comprehensive understanding of the works as a whole.
- d. Dimensions and setting out to be confirmed on site.
- e. Decorations to be agreed against sample prior to undertaking works.
- f. Existing structure is indicative to be confirmed by exploratory works on site prior to main contract commencement.



Notes.

1. New treated S/W painted stair to loft extension. Layout provisional to be confirmed on site to meet Building Regulations requirements.
2. New 1 hour fire rated stud partition skinned and decorated with FD30 internal door and fire rated glass screen.
3. New skinned insulated wall lining to existing party wall.
4. New dormer. Steelwork to structural engineers details. Enclosure formed using insulated timber frame lined externally with hanging tiles. With Single ply membrane or similar approved flat roof. Skinned insulated plasterboard internally.
5. New second floor. Installed over existing loft deck. Steelwork to structural engineers details, supporting new joists, with heavy duty acoustic floor decking over. Install with rockwool acoustic insulation between joists.
6. Existing roof. Refurbished with new insulation between rafters with insulated skinned plasterboard below.
7. New opening velux window to front elevation with integral blind.
8. New UPVC windows, obscured to ensuite.
9. Internal skinned stud wall with access hatch.
10. New ensuite. Tiled floor and walls. SVP extended from below. Shower, basin with ingral vanity and mirrored cupboard over W.C. New floor tanked.
11. New kitchen, by Client's specialist installer. Sink position aligns approximately with existing.
12. New steelwork by structural engineer with 1 hour fire protection in skinned enclosure.
13. New skinned insulated wall lining to existing party wall.
14. New external walls. Dense 100mm blockwork cavity walls with 100m cavity filled with full fill Rockwool insulation and traditional painted render to external face.
15. New ground floor. Insulated concrete slab with screed over to match existing. New engineered timber flooring throughout. With levels set out to match existing.
16. New metal framed double glazed window and toughened glazed screen.
17. Insulated mono-pitch tiled roof. Treated S/W rafters to S/E detail trimmed to allow rooflight installation, with insulation between and below rafters. Finished with skinned plasterboard internally to provide 1 hour fire resistance. Interlocking concrete tile roof externally. Installed with code 5 lead flashing to existing rear facade. Painted timber eaves and upvc rainwater goods draining to existing system.
18. Note, existing party wall with no. 4 built up to form gable of new extension. Rendered blockwork to match existing.
19. 2 no. opening Velux rooflights with integral blinds. Electronically operated.
20. Existing internal doors upgraded as required to provide FD30 fire resistance.

REV	ISSUE	DATE
P1	Update	06.04.21

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Proposed Section A A

DWG No. 145 L 35		Status: Planning
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REV	ISSUE	DATE
D1	Layout Revised.	09.03.21

PROPOSED SECTION A A

