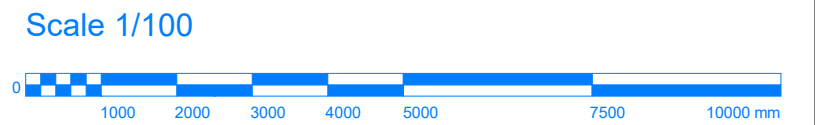


- Notes
- 1 All concrete to be 1:2:4 mix by volume
 - 2 All dimensions are in millimeters
 - 3 All materials used to be half hour fire resistance and used to manufacturers instructions
 - 4 All new gullies to be roddable and back inlet type.
 - 5 New walls bonded to existing using 'Furfix' or similar profiles.
 - 6 The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies.
 - 7 All works to be carried out in accordance with Building regulations and British Standards, all in approval of the LA engineer.
 - 8 All new glazing below 1000 from floor level to be toughened safety glass to BS6206.
 - 9 All structural timber to be tannalised VERMIN
 - 10 Any proposed works likely to be affected by landfill gas to have 0.25 ZEDCOR polymer thermoplastic with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over, the floor slab to be vented using herringbone land drains out to air bricks.
 - 11 All dimensions to be double checked on site
 - 12 All steels to be measure on site with built dimensions
 - 13 Steels to have 30 min fire protection
 - 14 All drawings to be approved prior to Build works, any works carried out without approval is at own risk.
 - 15 Any discrepancies to be discussed with our team prior to works, any changes made on site to be submitted to and approved by us in writing



Title / Description :

Existing and Proposed Plans

Project Address :

65 Berwick Avenue
Hayes UB4 0NQ

Scale of Drawing

1/100 @ A1

Drawing No

65 001

Drawn By

Sunny Bahja

Date of Proj

Aug 20

AsB Architecture Ltd

PLANNING - ENGINEERING - MANAGEMENT

Asbarchitectureltd@gmail.com

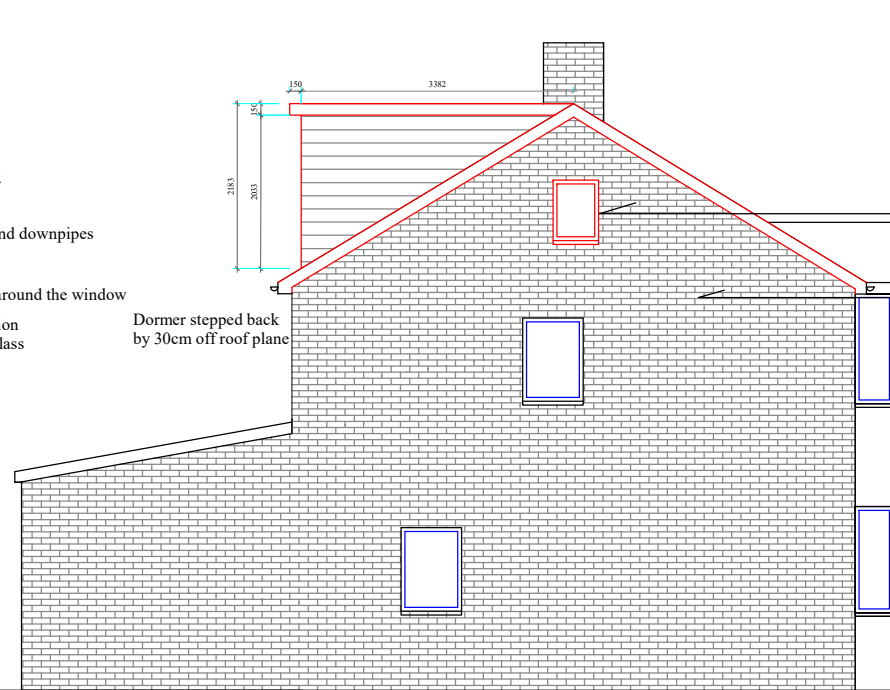
Office / Mobile - 07960 417 920



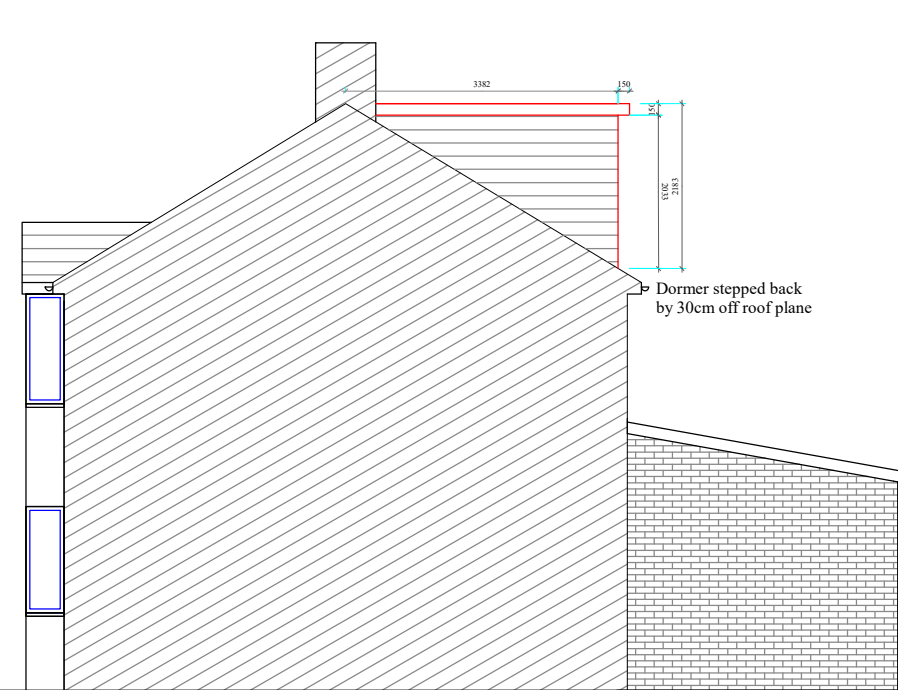
EXISTING FRONT ELEVATION



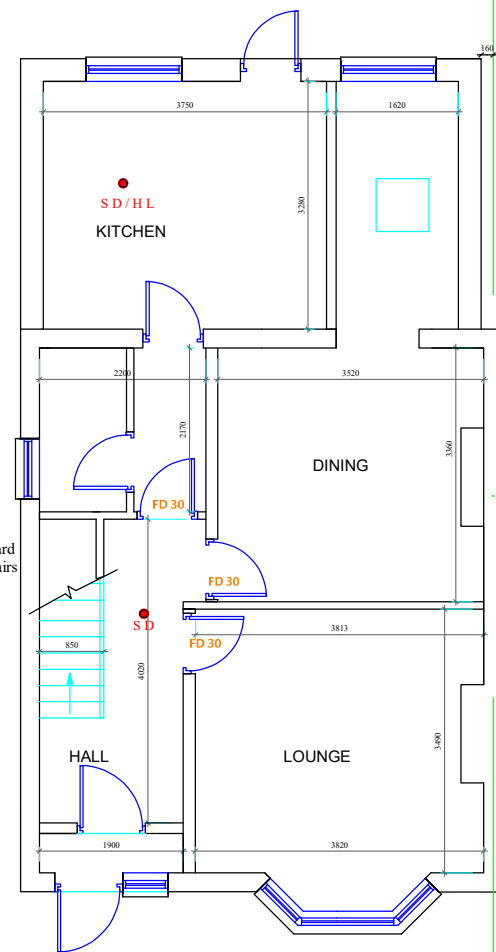
EXISTING REAR ELEVATION



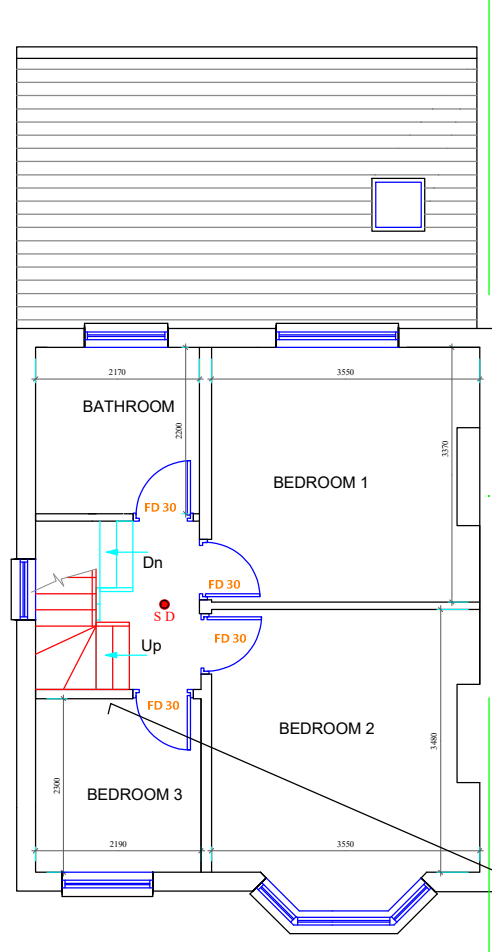
EXISTING ADJ. SIDE ELEVATION



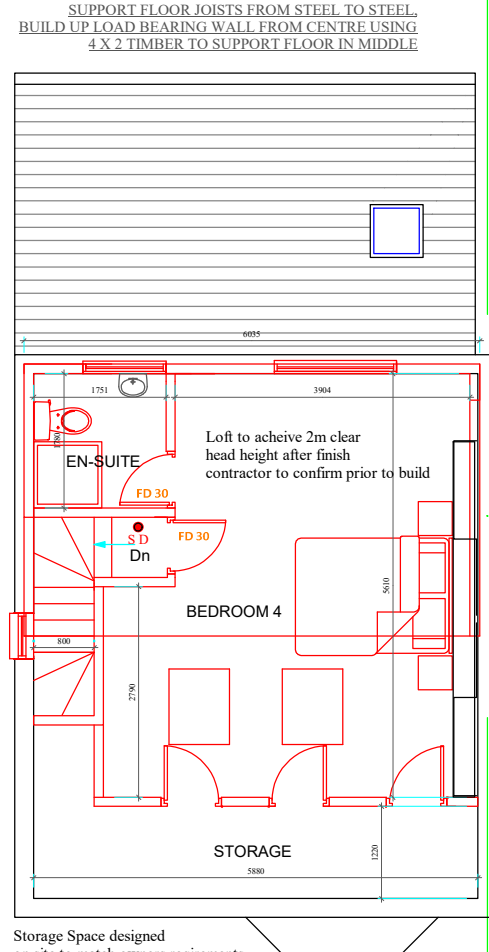
EXISTING ADJ. SIDE ELEVATION



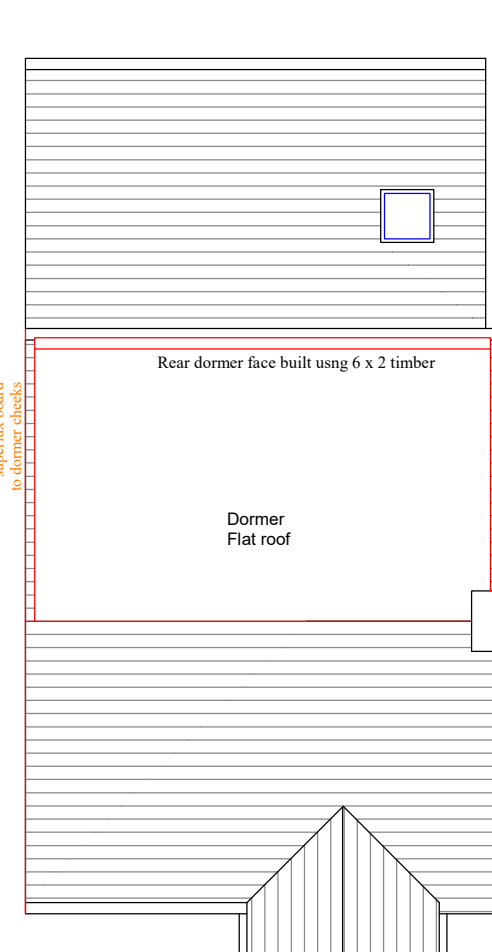
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING LOFT PLAN



EXISTING ROOF PLAN

Use code 4 lead flashing
Hang tile on dormer.
Reflash or plain tile for main roof to match the original roof
New guttering, soffit, fascia and downpipes
Windows fitted with triple
6 x 2 C24 timbers all the way around the window
Windows to owners specification
All to have toughened safety glass

Dormer stepped back
by 30cm off roof plane

Frosted glass
opening 1.7m from step
Gable built in brick / block to match the
external property
As a solid or cavity wall
if cavity follow cavity width, and install
rockwool cavity slabs, if a solid wall, then
use 50mm celotex to the inside gable wall

Dormer stepped back
by 30cm off roof plane

Fire Proofing
Choose one Option
All New and Existing internal doors to be 30mins fire rated doors
with fire rated frames, self closers and smoke seals
with locks if required and a smoke alarm within all hallways
with a heat link monoxide alarm in the kitchen
Or
New loft doors / Access to be fire rated with 30 min
fire door and fire frames with a fully electric mains
interlinked heat and smoke alarm system within
all hallways and all first floor rooms, with a heat link
monoxide alarm in the kitchen

Extract ventilation required to new bathroom
with overrun fan as required by building control
Sewage connection into existing bathroom drains
Barrier, spindles to match the existing
and width of new staircase to match the
original width
All Electrical Work to be carried out
by a Part P Registered Electrician
and installation certificate to be Produced
Contractor is responsible to call out the inspections
at the relevant stages. All inspection
notes are to be written and recorded.

Works to be completed to Building control standards and
to the requirements of building control on site.
Additional works required by building control are to be
followed under there guidance
Staircase to be designed on site
2m headroom clearance minimum required
to underside of new stairs to add
Staircase to be made by specialist according
to building regulations, all templates
to be made before first, contractor to
check all measurements before order
Bedroom wall to be moved back as much as required
by staircase designer and fitter
Or replace ground floor staircase to have wider at top
of stairs.
Staircase fitter to give advice on this

Provide 9mm
superflex board
to dormer checks
Existing party walls
to be insulated upgraded
to provide U value of
0.20 W/M2K for
existing brickwork
All Electrical Work to be carried out
by a Part P Registered Electrician
and installation certificate to be Produced
150mm Celotex
insulation
to dormer
contraction
If spot lights are to be used, use
special insulation boxes to part
p electrical guidelines for lighting and
insulation regulations
6 x 2 dwarf wall built of floor joists
to support rafters
All new Mastic
contraction
to be 30mins fire
resistant

ALL STEELS TO BE REINFORCED
SUPPORT FLOOR JOISTS FROM STEEL TO STEEL
BUILD UP LOAD BEARING WALL FROM CEMENT USING
4X 2 TIMBER TO SUPPORT FLOOR IN MIDDLE

All dimensions to be checked on site
Rockwool insulation of
100mm white timber floor onto
wire mesh
Chimney Breast to be Supported
off new self steel, use 100mm top plate to
support stack thickness - to be checked
if stack is there
For special order items use
onsite measurements
Internal Dimensions
are without plasterboard finishing and
skinning dimensions
Extract Ventilation Required
To Bathroom
50mm Air Gap to be maintained to
the flat roof and sloping roof to allow
airflow and venting of roof
150mm Celotex
roof insulation
to sloping roof
Use Hardifiber 12mm
Cement Backerboard For Tiling of
walls in Bathroom
All drains to connect into existing Drainage
Services to be taken from first floor
Heating extended from First Floor
Install 100mm rockwool in new floor joists
onto wire mesh

Provide 9mm
superflex board
to dormer checks

Use code 4 lead flashing