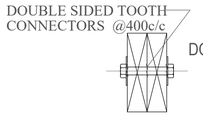


ALL STEELS TO BE REMEASURED ON SITE BEFORE ORDER

SUPPORT FLOOR JOISTS FROM STEEL TO STEEL, BUILD UP LOAD BEARING WALL FROM CENTRE USING 4 X 2 TIMBER TO SUPPORT FLOOR IN MIDDLE

Existing party walls to be insulated /upgraded to provide U value of 0.18 W/M2k for existing brickwork

All Electrical Work to be carried out by a Part P Registered Electrician and installation certificate to be Produced

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

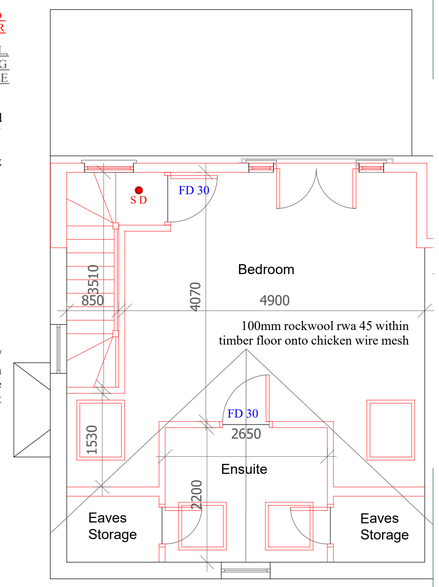
All new Materials/ construction to be 30mins fire resistant

Storage doors made by contractor, opening into storage to be framed using double trimmer 4 sides of opening

Loft flat roof to be insulated using 170mm celotex combination

To be confirmed with building control

Side facing window to be obsecure glazed, with a top opneing 1.8m above internal floor level



PROPOSED
LOFT FLOOR PLAN

Contractor is responsible to call out building control for 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

Bathroom layout can be adjusted as required by client, partition wall for bathroom can be shifted, to suite client width. Door can be placed where the client likes on this new wall

All dimensions to be checked on site

Rockwool insualtion of 100mm within timber floor onto wire mesh

For special order items use onsite measurements

Internal Dimensions are without plasterboard finishing and skiming 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

170mm Celotex roof insulation to sloping roof

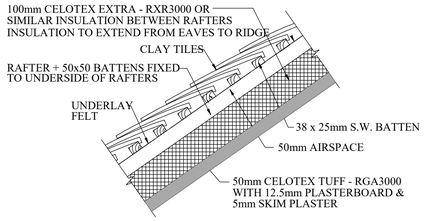
Storage Space designed on site to match owners reqirements to be discussed before if required

Use HardieBacker 12mm Cement Backerboard For Tiling of walls in Bathroom

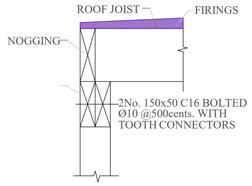
All drains to connect into existing Drainage Services to be taken from first floor

Heating extended from First Floor

VENTILATION
25mm CONTINUOUS VENTILATION AT EAVES AND ROOF VENT TILES ALONG RIDGE

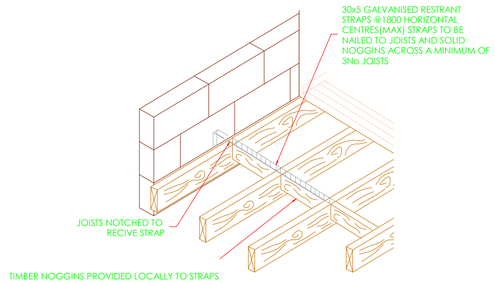


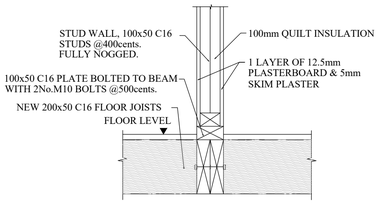
RAFTER/INSULATION DETAIL
(MINIMUM 'U' VALUE 0.16 W/m K)



DORMER WINDOW DETAIL

TYPICAL HORIZONTAL STRAP DETAIL





TIMBER STUD WALL DETAILING

Timber floor triple joists under stud walls and trimmings, provide 75x50 herringbone strutting at 1800mm crs. Flooring to be 22 T&G boarding securely nailed to joists.

Wall anchors to new timber floors and roof to be anchored to walls using stainless Steel wall anchors having cross section of 6x32mm securely fastened to the joists and built into wall in accordance with CP 111 pt.2 1970. The spacing of anchors should not exceed 1.8m c/s and to be taken over at least three joists.

Ceilings to be 19mm plasterboard nailed to joists and two coats of skim plaster togive 5mm finish.

Roof Light to be double-glazed 'Velux' or similar as dimensioned and fitted to manufacturers instructions. Rafters/Joists to be doubled up and bolted around window opening. Window opening area to be 1/20th of the floor area. Glaze panels to have 16mm air gap and a 'Soft low E Coating' with thermal draught seal to achieve 2W/m2k. All glazing below 1000 from floor level and at critical areas to be thoughened safety glass complying to BS6206. Roof light over stairs to be hardwood framed and not constructed of thermoplastic material.

Staircase securely fix new staircase with 225 treads and 200 risers all tongued together and fixed with steel screws, a minimum of 50 internal tread to be maintained. Provide 100x100 prepared newels to stair open end with molded capping to detail, 25 x 25 square balusters @100crs max and 75 x 65 prepared handrail fixed at 1000 high from steps pitch line. 32 x 275 string fixed to newel post using hardwood dowels and fixed to wall using M10 raw bolts at 1000 crs. Stairs to maintain 2000 clear headroom.

Flat Cold Deck Roof,13mm thick bitumen bedded solar reflective stone chipping on three layers ventilated roofing felt to CP144 Pt3 1970, on 19mm external grade plywood, on Timber Joists as specified in calculations. Provide Celotex insulation to flat roofing joists – 100 within and 50 - 70 beneath, maintain 50mm vent gap insulation depths to be confirmed with building control. Fall of 1:40 to roof, provided with firings fixed on joists. Vapour barrio to be installed under insulation prior to plasterboard – tbc with bc. Ceiling to be 19mm foil backed plasterboard and 5mm skim finish. Lead flashing (code 4) provided at abutments with 150 upstand and dressed over tiles, roof to achieve 'U value' of 0.18 W/M2k. using flashing vents to the front eaves to allow for the cross ventilation. Use ventilated ridge tiles to create additional ventilation. Grp fibre glass can be used to finish the external roof, on OSB board TBC with the client.

Waste Pipe to be 32mm diameter for wash basins and 38mm diameter for showers, sinks and baths, all connected using flexible couplings. Access provided for cleaning at all bends and changes of direction. Duct casing to be timber frame and removable ply panels, all fitted with 72mm deep seal anti-syphon traps.

SVP to be 100mm diameter PVC vent pipe to BS4514 complete with offset and guard at head and connected to drain at foot, all connected using flexible couplings. SVP taken 1200mm above eaves or any window opening level.

Central Heating extended to new parts, new radiators to achieve per room size and have thermostatic valve control. Contractor to check the Btu of existing boiler and replace as necessary. Gas powered central heating fan assisted boiler to BS5258 and achieve 90% SEDBUK rating. Flue outlet to be 300mm away from any opening. On completion contractor to carry out a gas spillage test on all heat producing appliances.

Extractor Fan connected to light switch with 20 minutes overrun, capable of providing 3 air changes per hour and 60l/s min air changes, installed at locations shown on drawing and ducted directly to the atmosphere.

Background Ventilation provided with trickle vent built in window/door, 8000mm2 to all habitable rooms and 4000mm2 to other rooms.

All doors marked 'FD' to be fire doors rated 'FD30' fitted with self closers, door stops to be 38x25 glued and screwed to door frame.

Smoke Detectors installed in positions shown, alarm system permanently mains operated and connected to a separate fuse, with battery backup, all detectors interlinked and installed accordance to BS5839 and provide a linked heat detector to the kitchen.

All electrical works to comply to Part P (Electrical Safety), the contractor to design, install, tested by a competent person, inspect and provide a test certificate to LA inspector and client, as set out in BS 7671.

All structural steel to be painted with fire resistant paint used to manufacturers instruction giving 1/2hr fire protection.

All gas works including Boiler to be design, install, tested by a Gas Safe registered competent person, inspect and provide a test certificate to LA inspector and client on completion.

All new elements of structure to be 30 minutes fire resisting construction.

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 discrepencies 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 :

Technical Plans / Detailing

Project Address :

80 Apple Tree Avenue
West Drayton UB7 8BZ

Scale of Drawing
1/50 @ A1

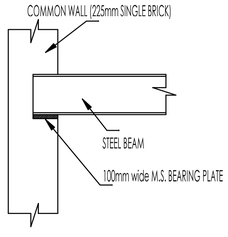
Drawing No
80 002

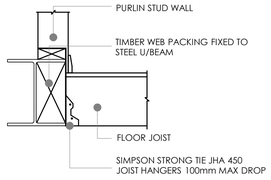
Drawn By
Sunny Bahia

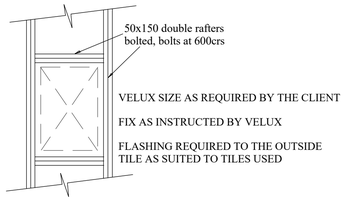
Date of Proj
Oct 24

AsB Architecture Ltd
PLANNING - ENGINEERING - MANAGEMENT
Asbarchitectureltd@gmail.com
Office / Mobile - 07960 417 920

NOT TO SCALE







ROOF LIGHT DETAILS

TYPICAL STEEL BEAM BEARING

1.Create small pocket on the party wall.

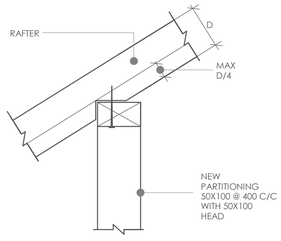
2.Steel bearing plates must be bedded on mortar on sound masonry.

3.Splice steel at 1/3 of the total distance

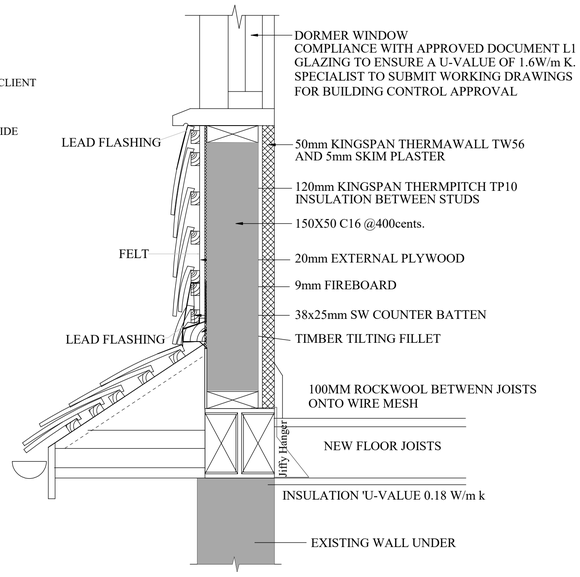
4.Insert both splice section of steel beam as shown above into the wall pocket and position.

5.Re-join steel with web and flange plates as instructed by structural engineer.

6. Make good the wall pocket and around the beam.



LOAD BEARING PARTITIONING - HEAD DETAIL



REAR WALL/ SIDE CHEEKS SIMILAR