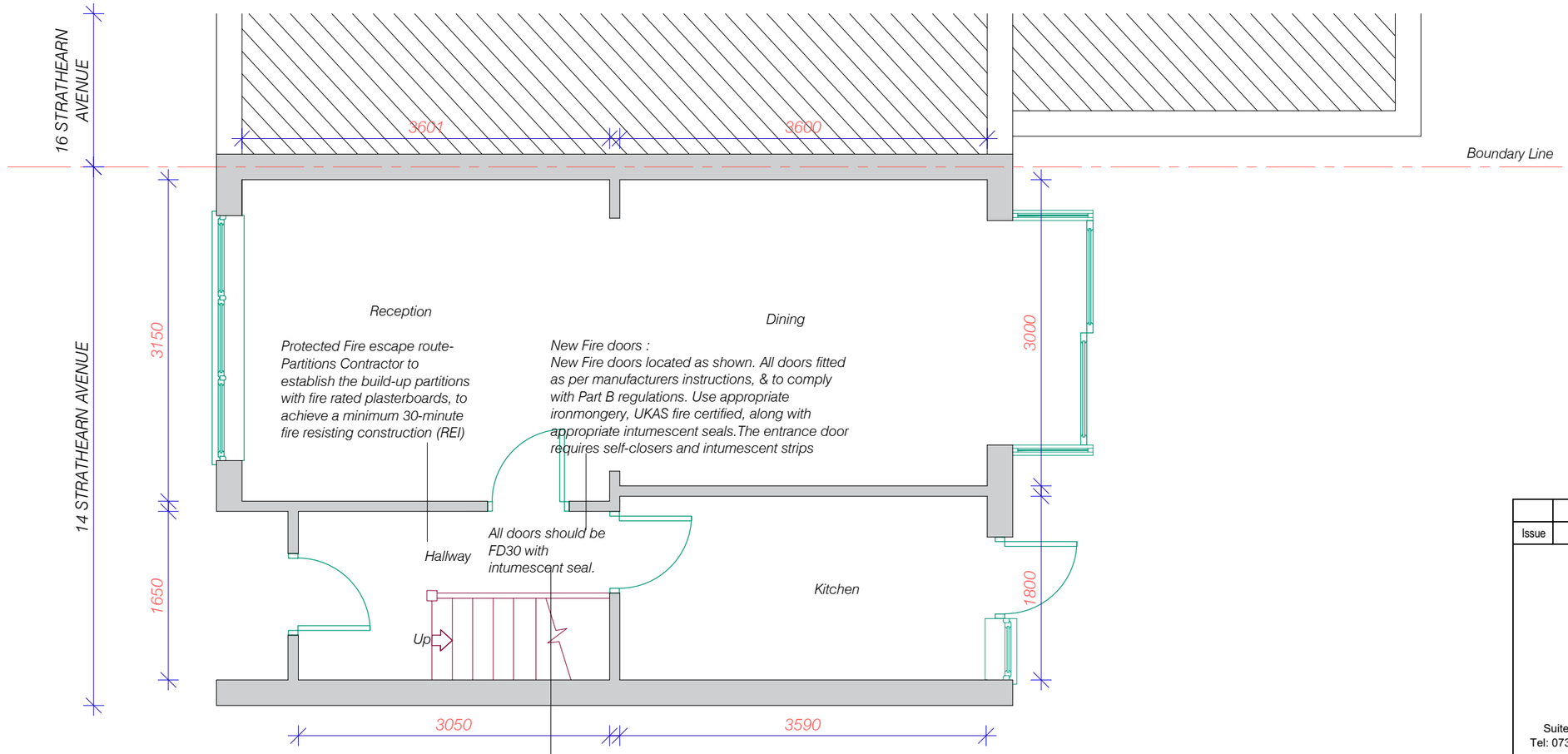
Notes:
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Fire Protection to steel Beams & columns; Box around all steels with 50 x 50 s.w. framework and 2 layers of 12.5mm Fire line plasterboard with staggered joints and 3.5mm skim finish,
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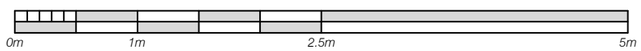


EXISTING GROUND FLOOR PLAN

Protected Fire escape route- Doors Contractor to establish the current build-up of doors upon inspection on site (with the presence of Building Control officer). If necessary, upgrade doors and frames to achieve min. FD30 status. New frames to incorporate intumescent seal.

Protected Fire escape route- Floors & Ceilings Contractor to establish the build-up of floors & ceilings includes the stairs. with fire rated plasterboards and Flooring grade WBP to achieve a minimum 30-minute fire resisting construction (REI)

Scale Bar/s:



1/50

Issue	Notes	Drawn	Date

Express Plans

Suite 12, 29 Belmont Road, Uxbrdge, UB8 1QS
Tel: 07375 455206 Email: info@expressplans.co.uk

Client
Mr. Bhaisaheb
14 Strathearn Ave
Harlington
UB3 5HJ

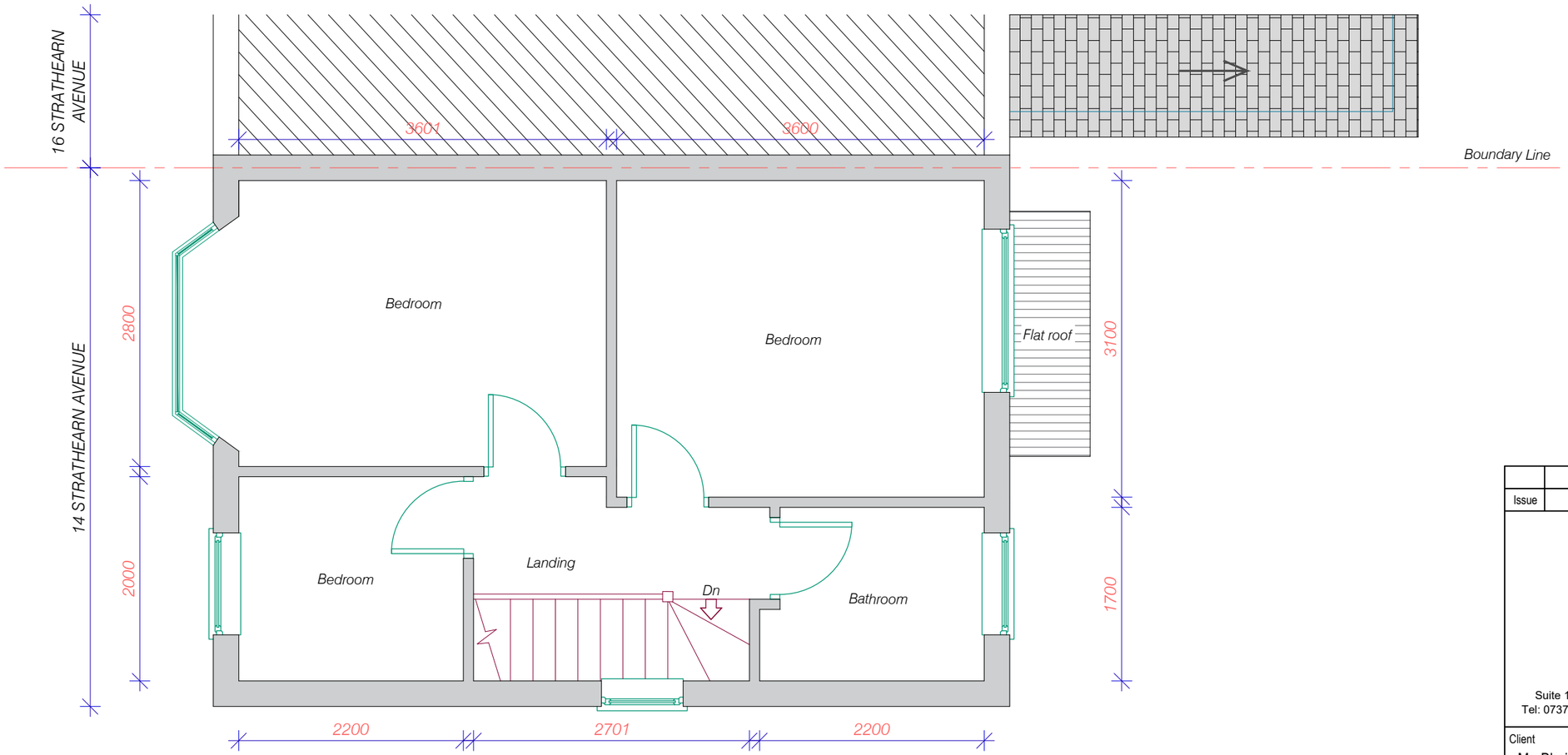
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EXISTING GROUND FLOOR PLAN

Scale	Date	Checked	Drawn By
1:50	01/09/26	AZ	AZ

Drawing Number
D01

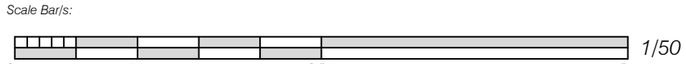
Revision

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EXISTING FIRST FLOOR PLAN

Scale Bar/s:



1/50

Issue	Notes	Drawn	Date

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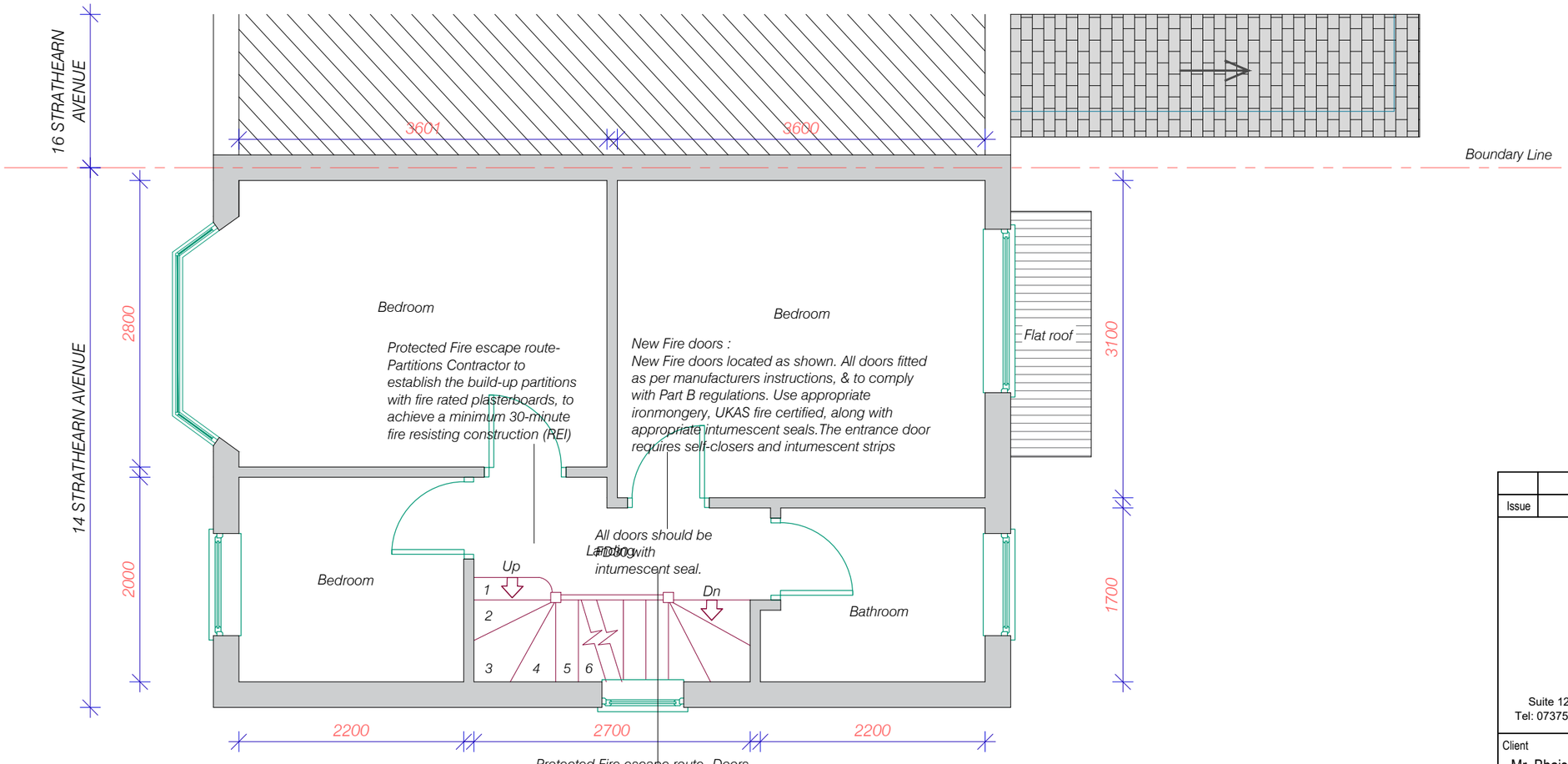
Client
Mr. Bhaisaheb
14 Strathearn Ave
Harlington
UB3 5HJ

Drawing Title
EXISTING FIRST FLOOR PLAN

Scale	Date	Checked	Drawn By
1:50	01/09/26	AZ	AZ

Drawing Number
D02

Revision



PROPOSED FIRST FLOOR PLAN

Protected Fire escape route- Doors Contractor to establish the current build-up of doors upon inspection on site (with the presence of Building Control officer). If necessary, upgrade doors and frames to achieve min. FD30 status. New frames to incorporate intumescent seal.

Protected Fire escape route- Floors & Ceilings Contractor to establish the build-up of floors & ceilings includes the stairs. with fire rated plasterboards and Flooring grade WBP to achieve a minimum 30-minute fire resisting construction (REI)

Scale Bar/s:



1/50

Notes:
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Express Plans

Suite 12, 29 Belmont Road, Uxbridge, UB8 1QS
Tel: 07375 455206 Email: info@expressplans.co.uk

Client
Mr. Bhaisaheb
14 Strathearn Ave
Harlington
UB3 5HJ

Drawing Title
PROPOSED FIRST FLOOR PLAN

Scale	Date	Checked	Drawn By
1:50	01/09/26	AZ	AZ

Drawing Number
D03

Revision

Notes:
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STORAGE AREA: Eaves storage void with 22mm T&G chipboard laid over existing ceiling joists, with access doors as required

Roof lights to be inserted in the front roof slope will not project more than 150mm beyond the roof slope

all new rainwater goods to match profile and colour of existing retained.any new rainwater drainage system installed to be linked to either existing or new soak away system min +5m away from building foundation (tbc on site)

16 STRATHEARN AVENUE

Boundary Line

Bedroom

Flat roof

Storage

Storage

Dn 14 13 12 11 10

2 3 4 5 6 7 8 9

14 STRATHEARN AVENUE

cross ventilation to be provided by a proprietary eaves ventilation strip equivalent to a 25mm continuous gap at eaves level with insect grill and 50mm air gap between felt and insulation

all stud partition are to be 100x50mm sawn timer @ 400c/c & horizontally nogged@ 600c/c to be lined with 15mm soundbloc plaster board by gyproc & 5mm skim on both sides. all partitions to have 100mm fiber glass insulation

PROPOSED LOFT PLAN

proposed roof light to have 2 nos of 150x50 timber joists bolted together either side and double noggin top & bottom
roof lights to be inserted in the front roof slope will not project more than 150mm beyond the roof slope

new staircase walls treated with min. double plasterboards, taped jointed and plaster skim in order to achieve min.30 minutes fire resistance for escape

Scale Bar/s:

0m 1m 2.5m 5m 1/50

Issue	Notes	Drawn	Date

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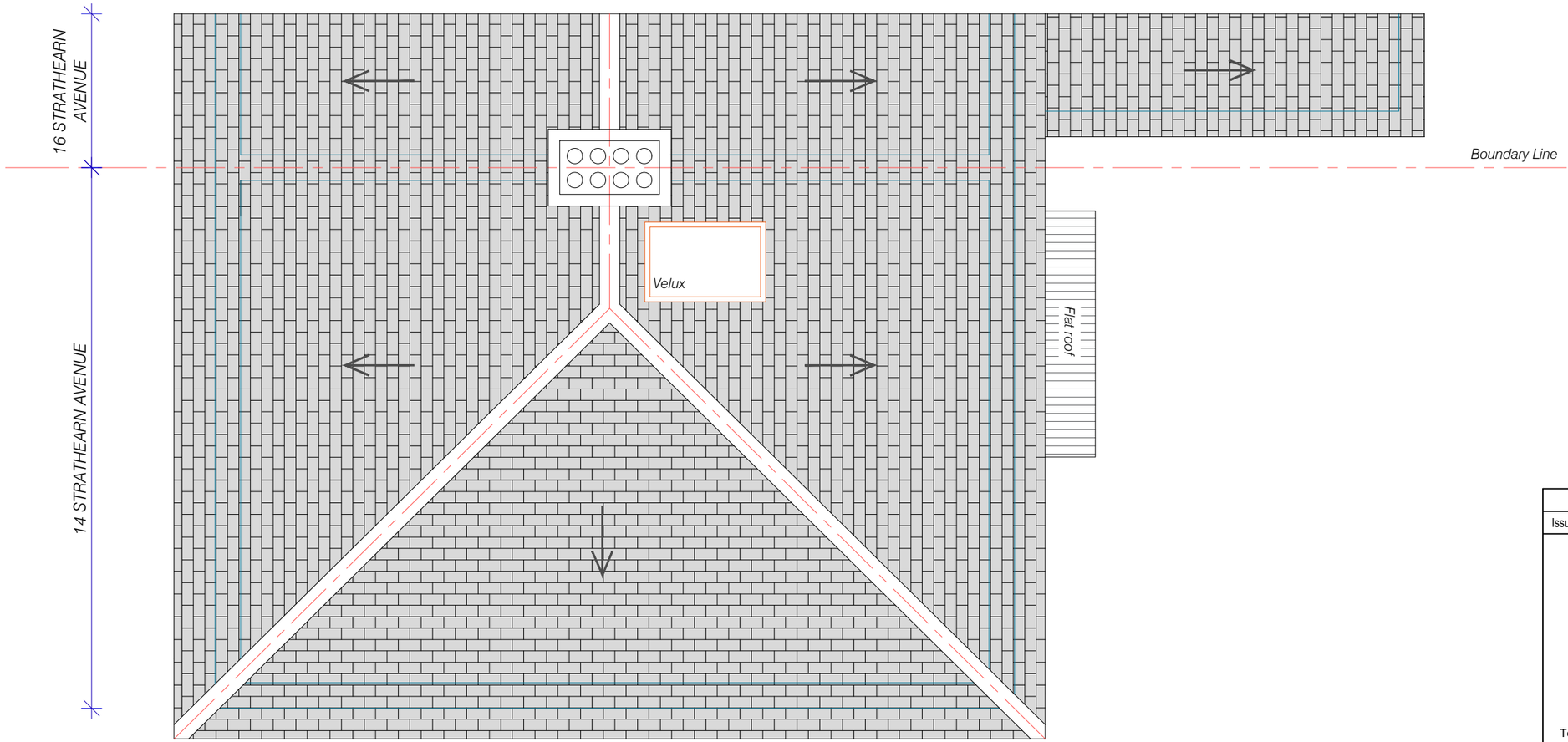
Drawing Title
PROPOSED LOFT PLAN

Scale	Date	Checked	Drawn By
1:50	01/09/26	AZ	AZ

Drawing Number
D04

Revision

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EXISTING ROOF PLAN

Scale Bar/s:

0m 1m 2.5m 5m 1/50

Issue	Notes	Drawn	Date

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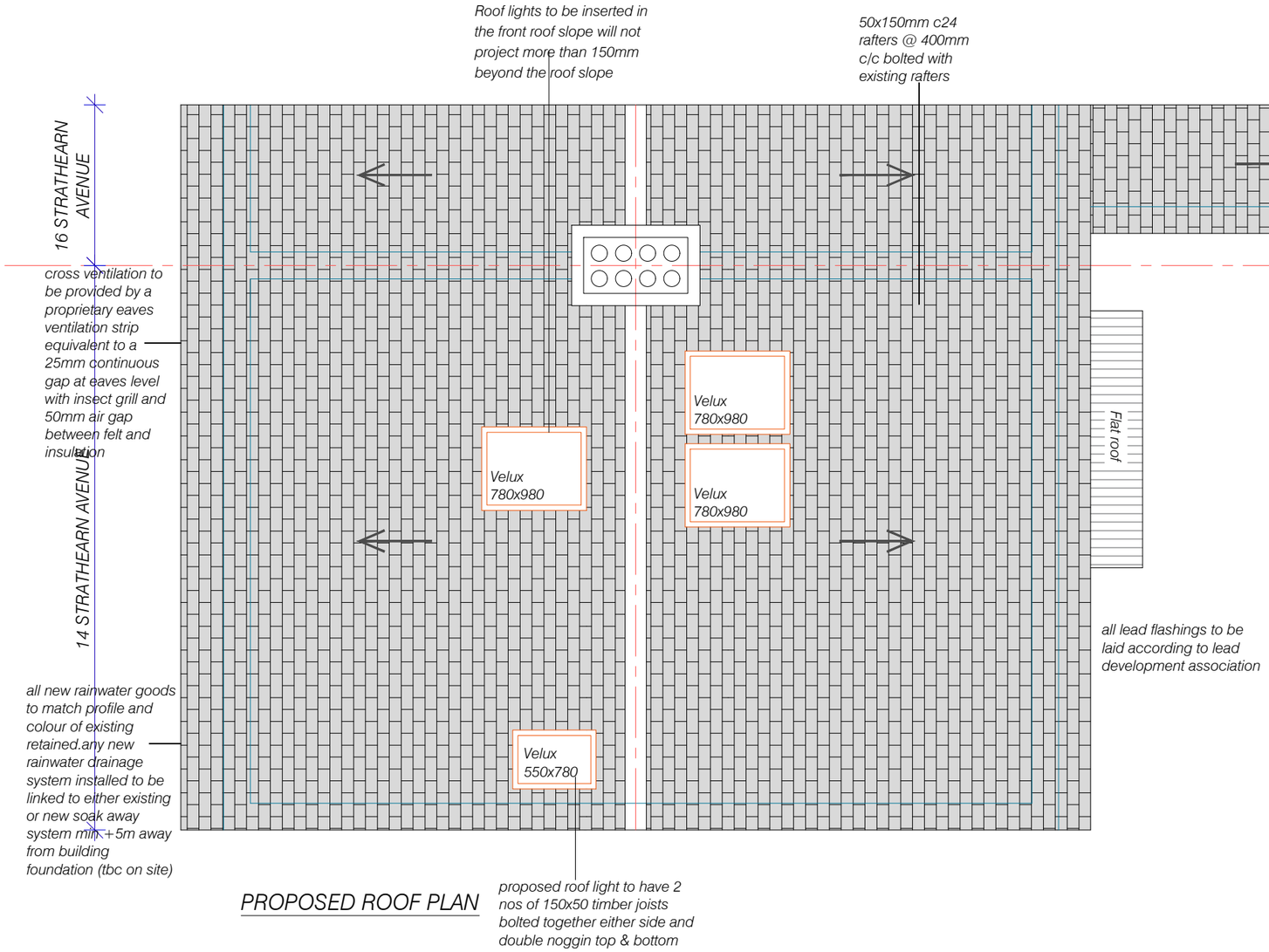
Client
Mr. Bhaisaheb
14 Strathearn Ave
Harlington
UB3 5HJ

Drawing Title
EXISTING ROOF PLAN

Scale	Date	Checked	Drawn By
1:50	01/09/26	AZ	AZ

Drawing Number	Revision
D05	

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PROPOSED ROOF PLAN

Scale Bar/s:



Issue	Notes	Drawn	Date

Express Plans

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Tel: 07375 455206 Email: info@expressplans.co.uk

Client
Mr. Bhaisaheb
14 Strathearn Ave
Harlington
UB3 5HJ

Drawing Title
PROPOSED ROOF PLAN

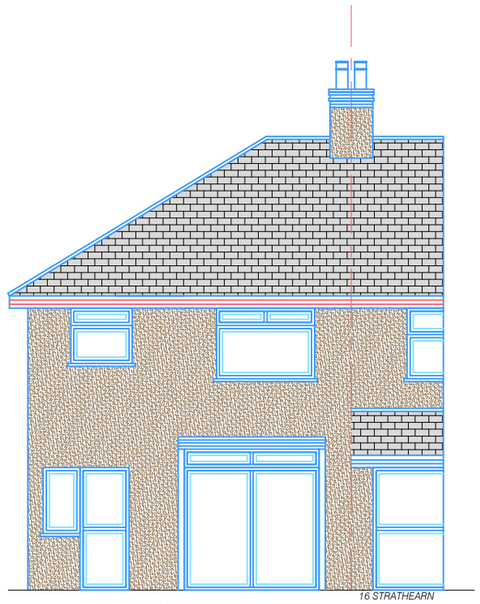
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Drawing Number
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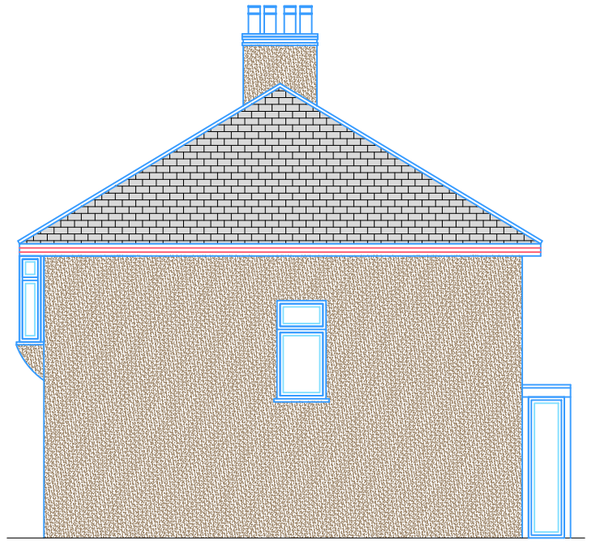
Revision



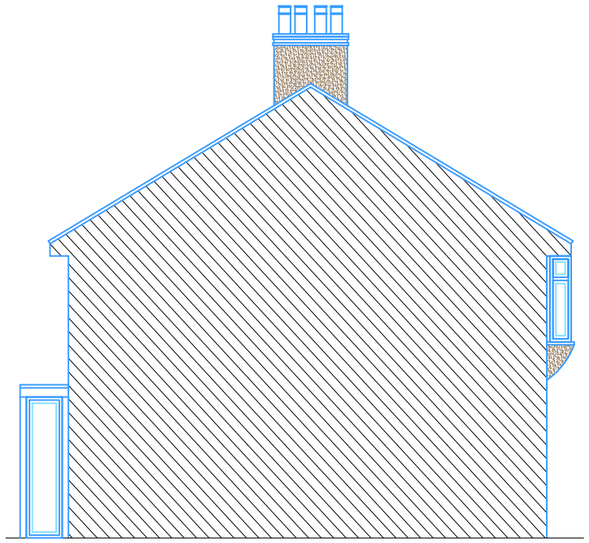
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

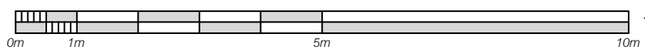


EXISTING ELEVATION SIDE A



EXISTING ELEVATION SIDE B

Scale Bar/s:



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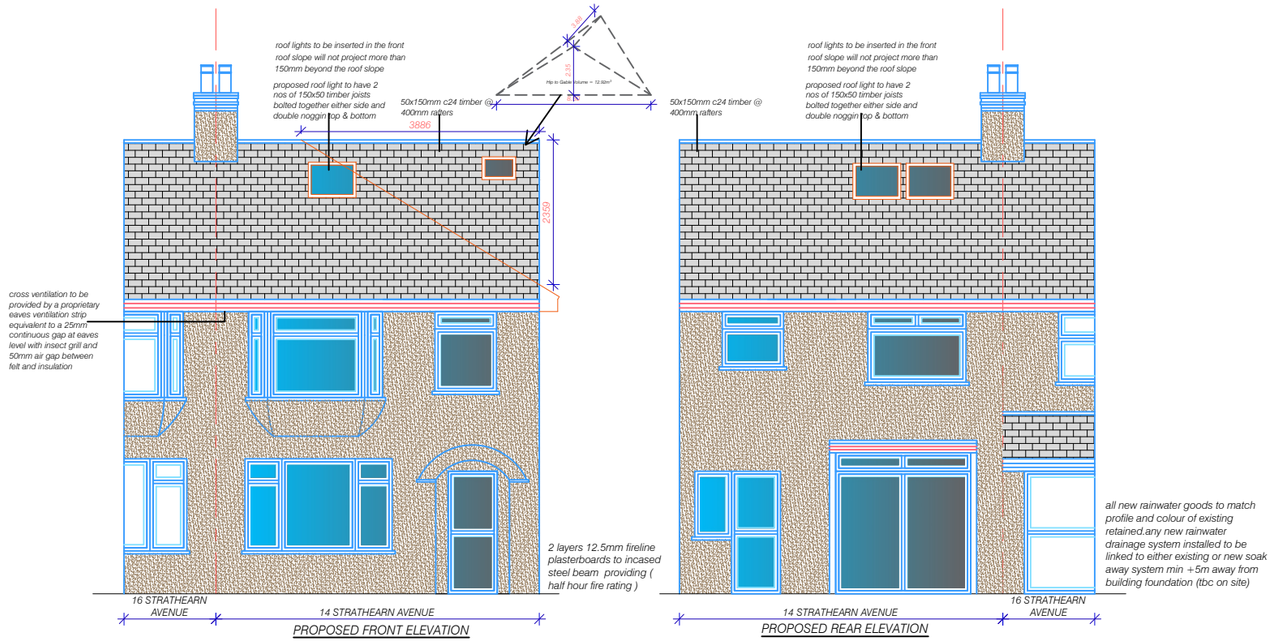
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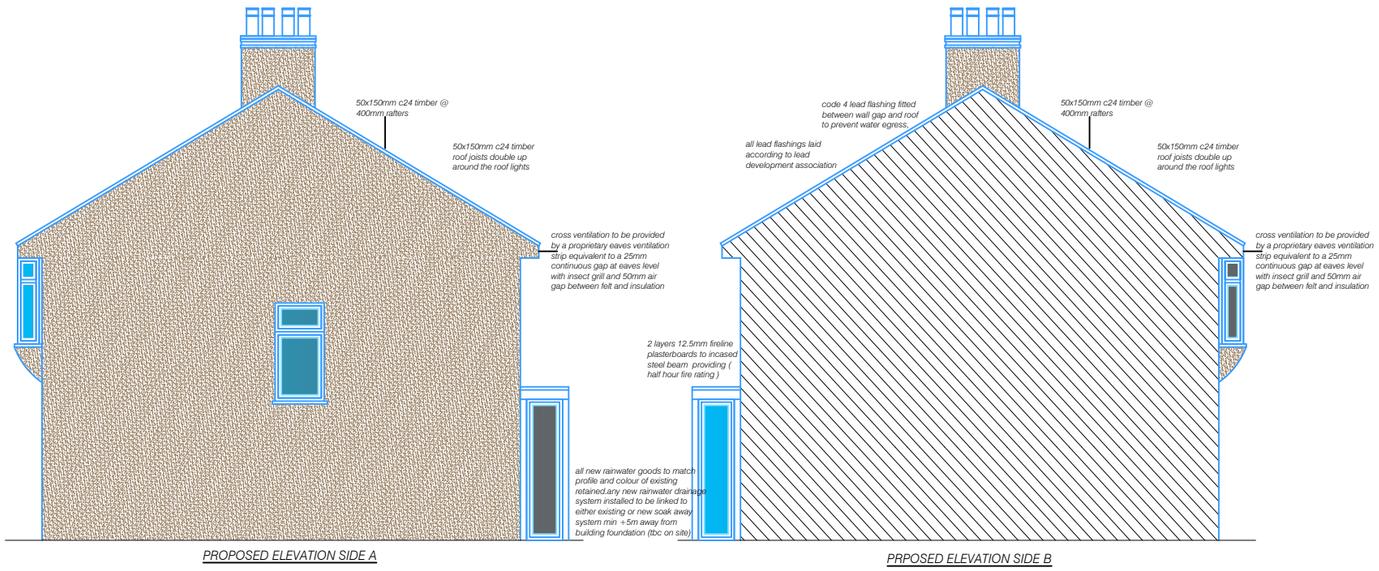
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EXISTING ELEVATIONS

Scale	Date	Checked	Drawn By
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Drawing Number
D07

Revision





Scale Bar/s:



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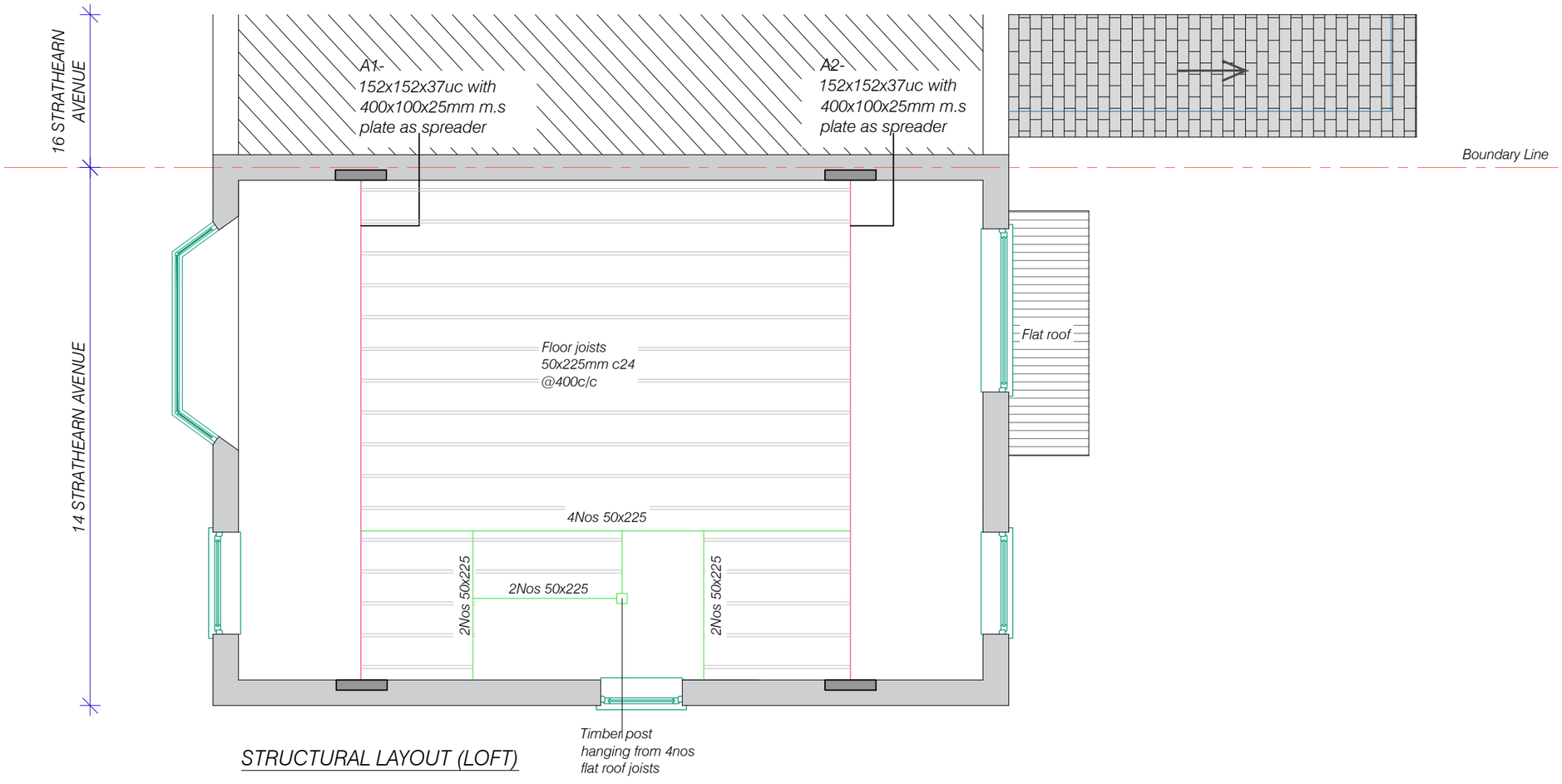
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PROPOSED ELEVATIONS

Scale	Date	Checked	Drawn By
1:100	01/09/26	AZ	AZ

Drawing Number
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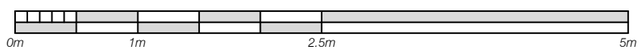
Revision

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STRUCTURAL LAYOUT (LOFT)

Scale Bar/s:



1/50

Issue	Notes	Drawn	Date

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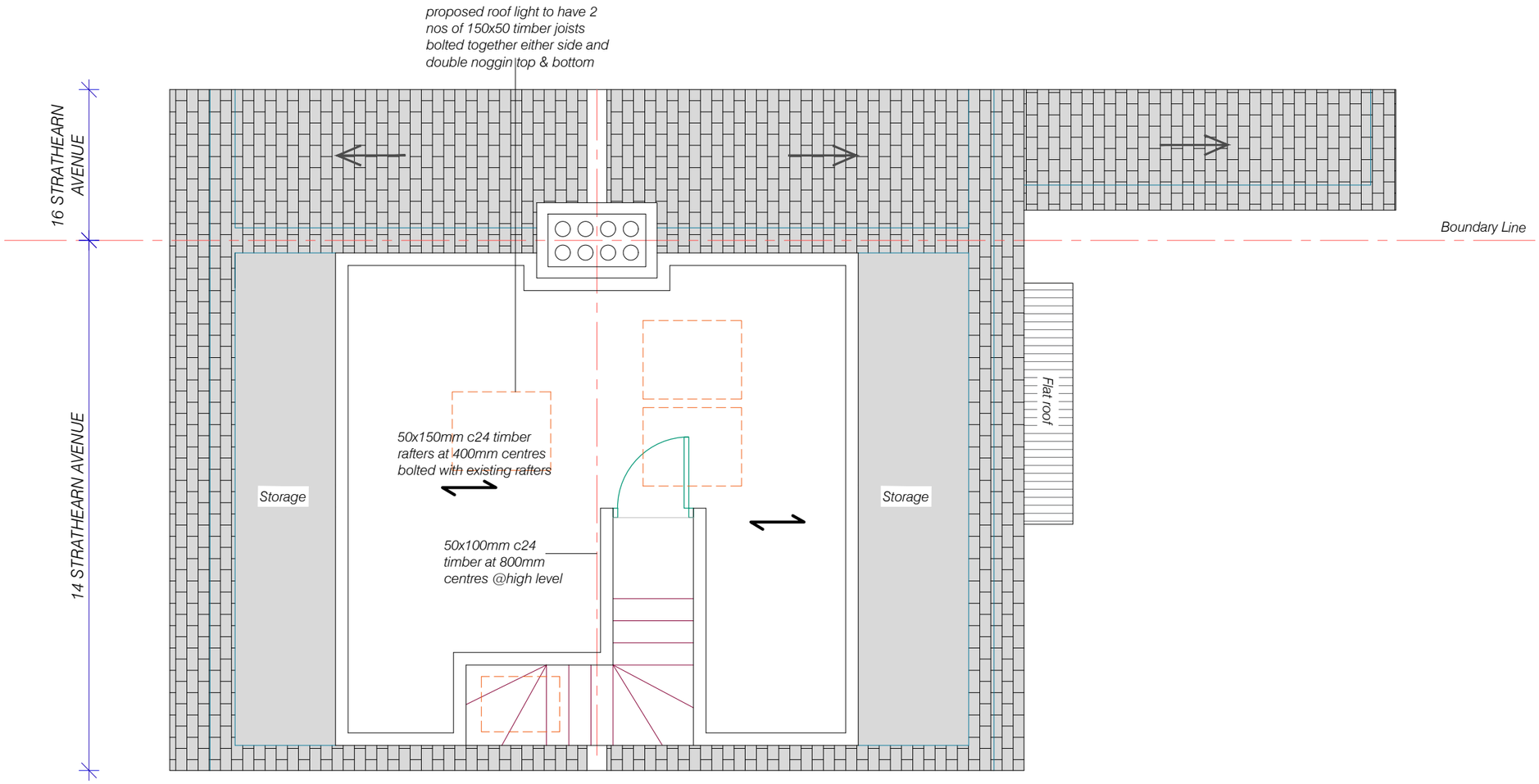
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STRUCTURAL LAYOUTS

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Drawing Number
D09

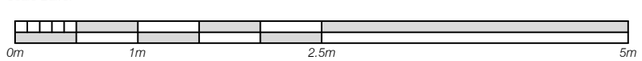
Revision

Notes:
Building Regulation Approval: The owners of the property are advised that an approval of the calculations and drawings by the Local Authority Building Control should be obtained prior to any ordering of material or fabrication. No liability is accepted for any changes that may be required as a result of work having commenced prior to such an approval having been obtained. -This drawing remains the copyright of Express plans and is not to be copied, altered or changed without permission.
This drawing to be read in conjunction with architects and project specifications. Any discrepancy between this drawing and all other project drawings should be brought to the attention of Express plans for clarification prior to commencing the works
Local Authority's building inspector is to be informed by the contractor in writing at least 48 hours prior to the works starting on site and their agreement obtained that work can commence. Structural Steelwork: All steel members grade to be BS EN 10025 S275 JO (Hollow sections to be S355). Length of the beams and the columns should be provided by the contractor allowing minimum bearing. DO NOT SCALE THE DRAWING.
Steel Corrosion Protection; Preparation: Shot blast to SA2.5. Shop primer, Zinc phosphate (dft 75 micron)
Fire Protection to steel Beams & columns; Box around all steels with 50 x 50 s.w. framework and 2 layers of 12.5mm Fire line plasterboard with staggered joints and 3.5mm skim finish,
Pad stones: Pad stones to be grade C30 concrete. Beam bearing on pad stones to be minimum 100mm unless otherwise noted specified on Structural Timber: All timber grade C24 unless otherwise stated. Joists may be notched over bearing, maximum depth of notch 1/3 joist depth. Use steel beam with solid timber packing/plates bolted through web of beams M12@500 centres behind joists hangers and for and strap fixing. Temporary Works: The contractor is to accept full responsibility for the stability and safety of the works during the total construction period. No undermining of existing structure is to be carried out prior to consultation of structural engineer



STRUCTURAL LAYOUT (ROOF)

Scale Bar/s:



Issue	Notes	Drawn	Date

Express Plans

Suite 12, 29 Belmont Road, Uxbrdge, UB8 1QS
Tel: 07375 455206 Email: info@expressplans.co.uk

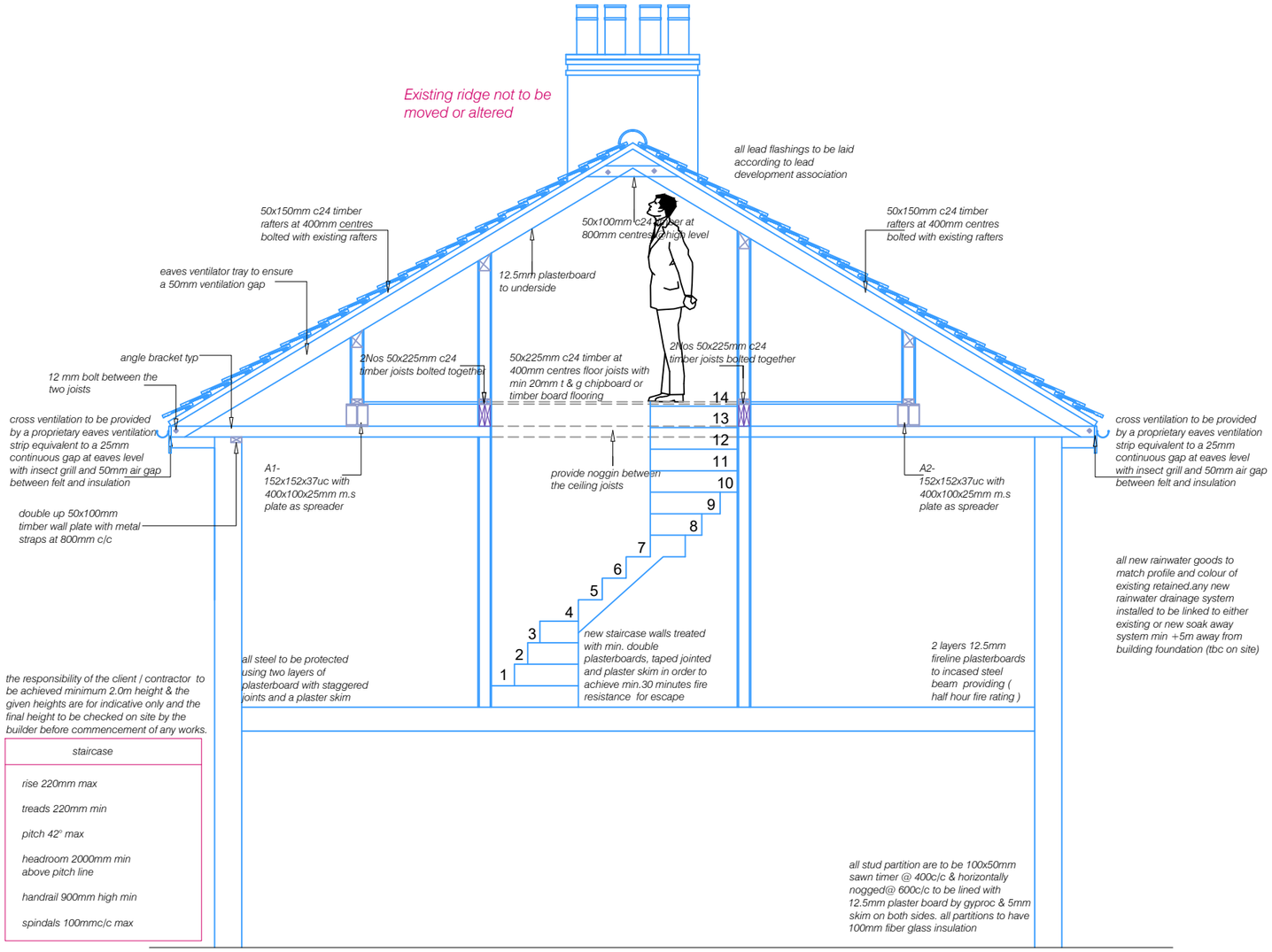
Client
Mr. Bhaisaheb
14 Strathearn Ave
Harlington
UB3 5HJ

Drawing Title
STRUCTURAL LAYOUTS

Scale	Date	Checked	Drawn By
1:100	01/09/26	AZ	AZ

Drawing Number	Revision
D10	

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PROPOSED SECTION AA

Scale Bar/s:

0m 1m 2.5m 5m 1/50

Issue	Notes	Drawn	Date

Express Plans

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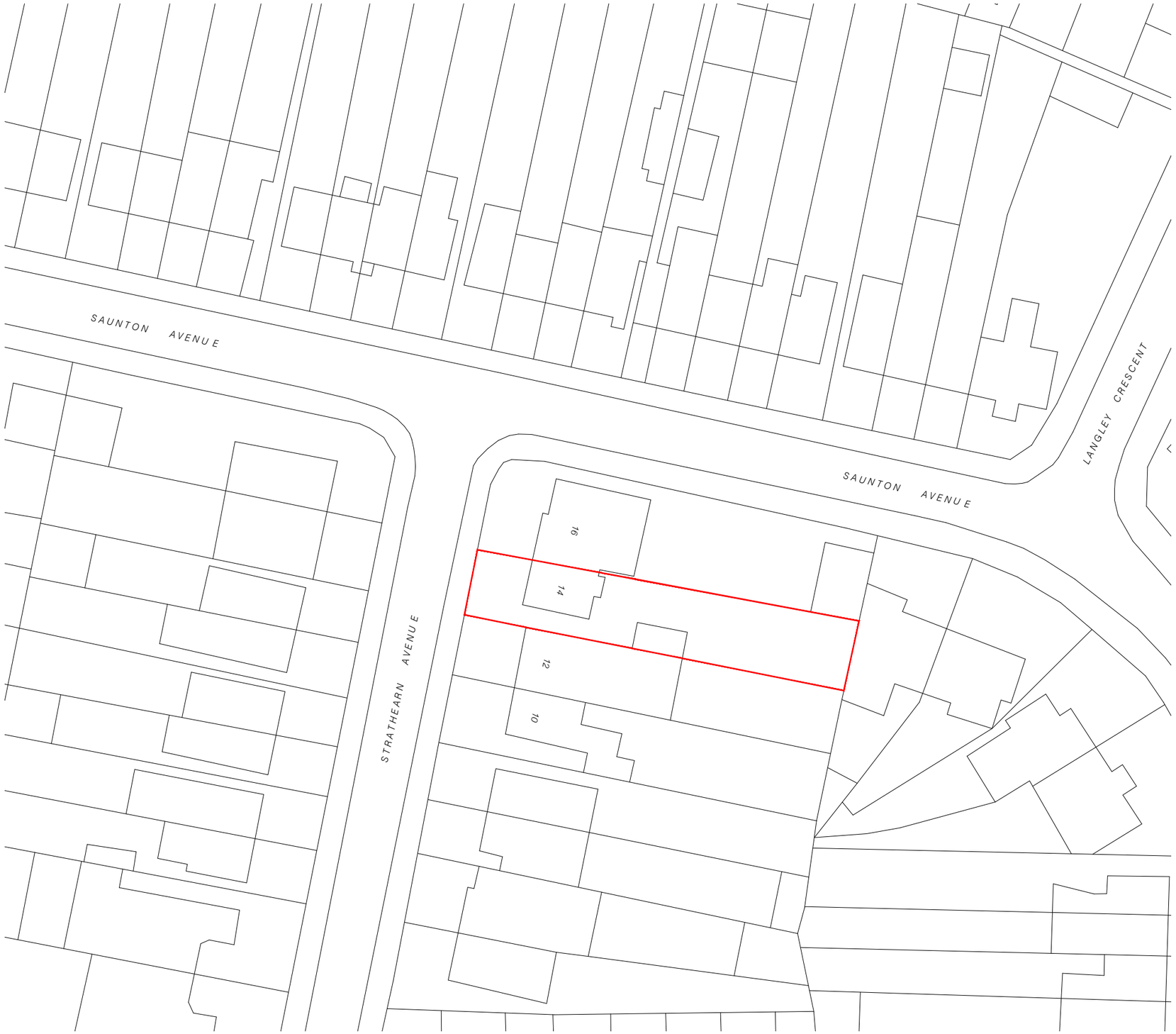
Client
Mr. Bhaisaheb
14 Strathearn Ave
Harlington
UB3 5HJ

Drawing Title
PROPOSED SECTION AA

Scale	Date	Checked	Drawn By
1:50	01/09/26	AZ	AZ

Drawing Number
D11

Revision



Notes:
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Scale Bar/s:

1/500

0m 5m 25m 50m

Issue	Notes	Drawn	Date

Express Plans

Suite 12, 29 Belmont Road, Uxbrdge, UB8 1QS
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Drawing Title
BLOCK PLAN

Scale	Date	Checked	Drawn By
1:500	01/09/26	AZ	AZ

Drawing Number
D12

Revision