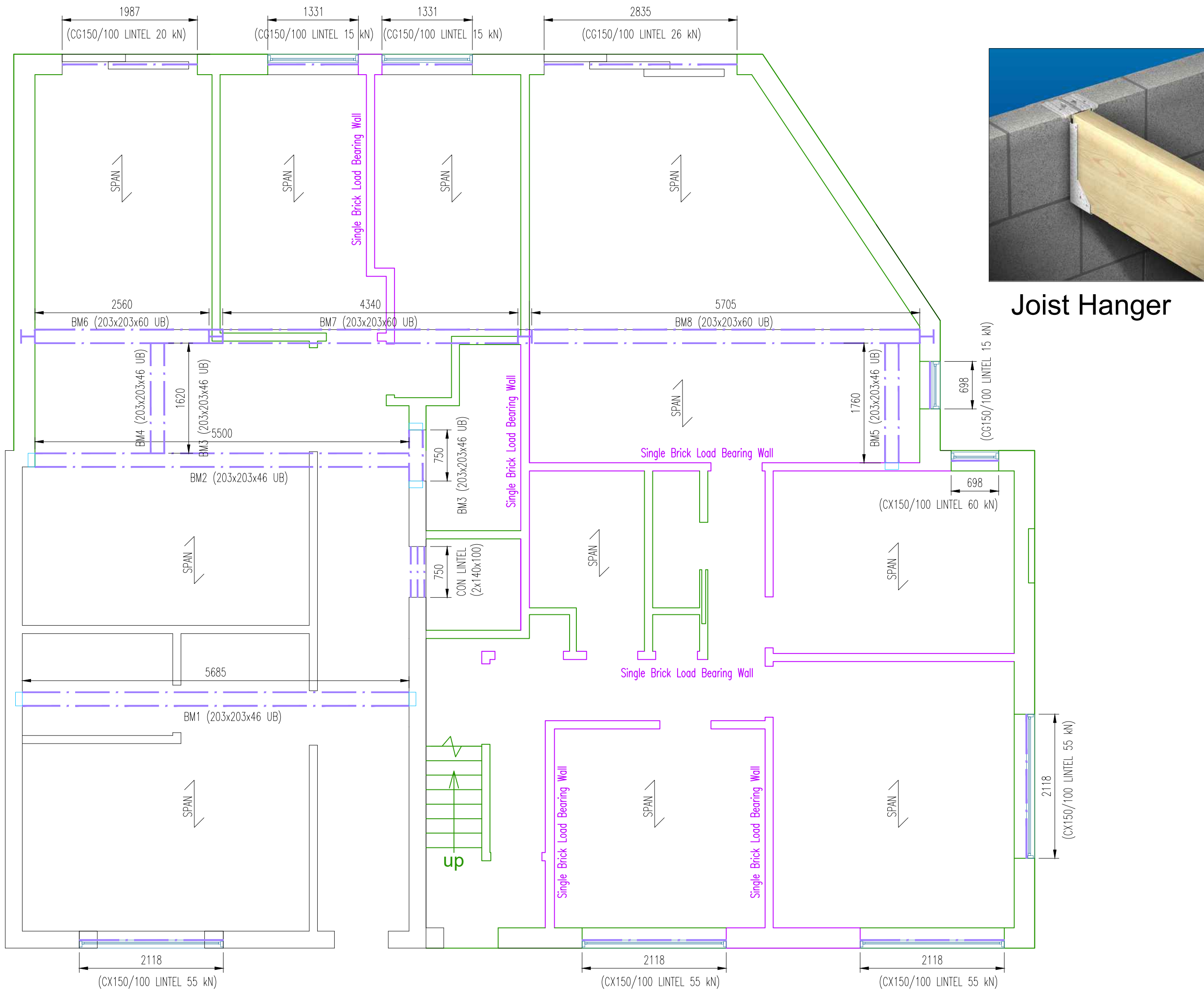
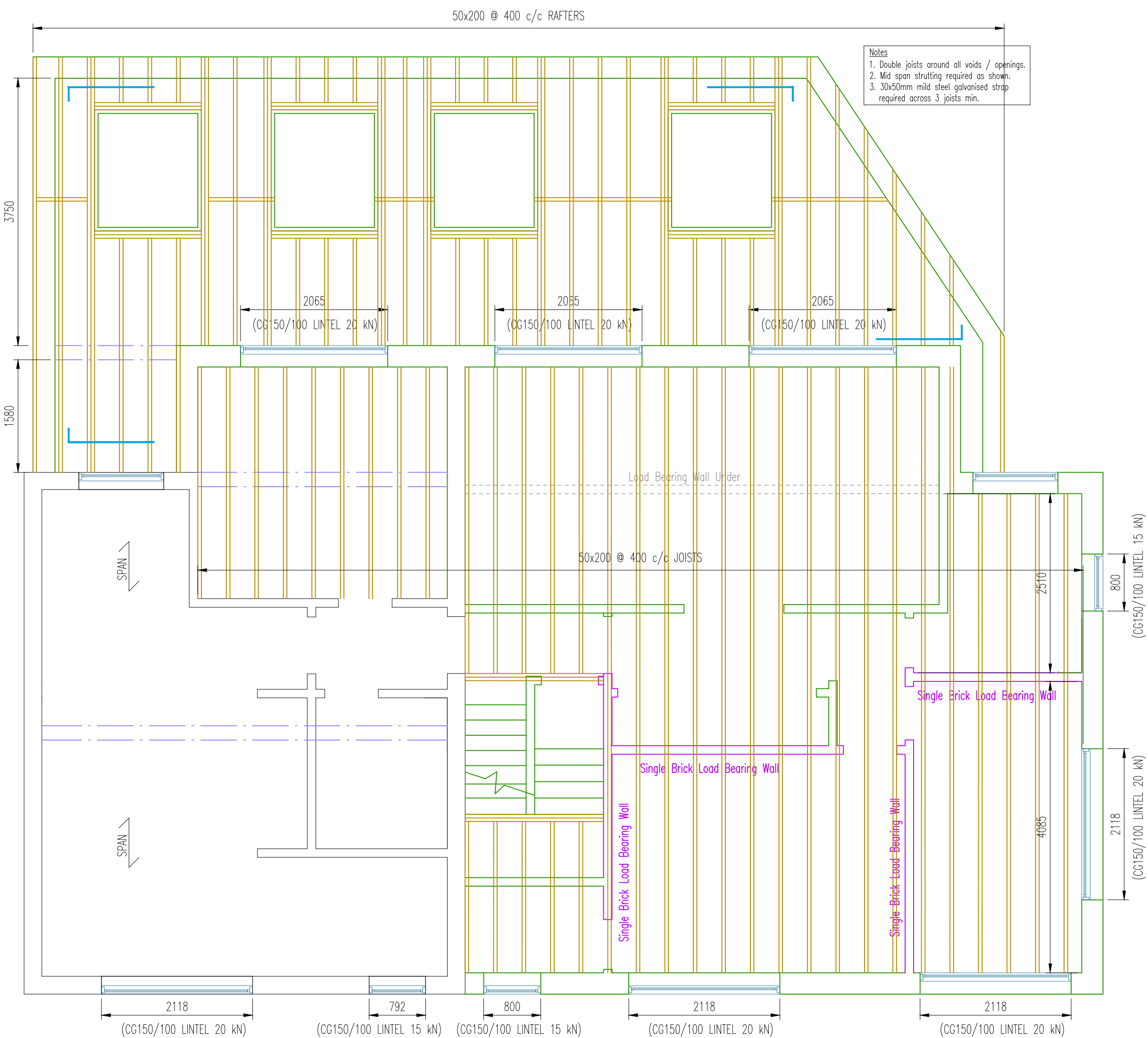




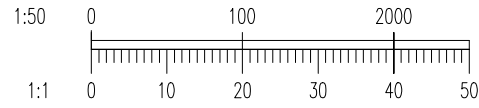
Joist Hanger



- Notes
1. Double joists around all walls / openings.
 2. Mid span strutting required as shown.
 3. 30x50mm mild steel galvanised strap required across 3 joists min.

Ground Floor Beam Plan

SCALE 1/50



First Floor Beam Plan

SCALE 1/50

Padstones / Steel Bearing Plate

All padstones are to be mass concrete grade C30/OPC. Refer to engineer's drawing for size. For steel bearing plate sizes use 250x400x20mm or refer to engineer's calculations. Generally, padstone will be 225w x 225 deep x 440 long. Minimum bearing for steel beam 100mm.

Ventilation

All habitable rooms to have 8000mm² of controllable background ventilation. Kitchen to have a mechanical extract fan rated at 60 litres / second or 30 litres / second if in a cooker hood; together with either 8000mm² mechanical ventilation giving one air change / hour. All bathrooms shall have mechanical ventilation achieving a rate of least 3 air changes / hour with a 15-minute overrun.

Plumbing

All plumbing to be in accordance with CP 304. All sanitary fittings to have 75mm beep seal traps. Cleaning eyes to be fitted to all bends of the following waste pipes: - 38mm Ø to baths and sinks. 32mm Ø to hand basin, 100mm Ø to W.C.'s.

Windows & Glazing

All windows and external doors are to be direct fixed Powder Coated aluminium double-glazed units. Toughened safety glass to be used where appropriate. All glazing to comply with Approved Document N. Windows manufacturer are to confirm that all windows meet a 'U' value of 1.4w/m²k and glazed doors 1.4 w/m²k. New roof light will have rating of BROOF (t4) rating of class C-s3 d2.

Fire

All steel work is to be encased between one sheet of 15mm fire line boarding to achieve half hour fire resistance (in accordance with the British Gypsum manual). All habitable rooms to have an integrated smoke alarm linked to the mains which also has a standby power supply and heat detector in the kitchen.

Emergency escape windows and external doors

Windows or external doors providing emergency escape should comply with all of the following. a. Windows should have an unobstructed openable area that complies with all of the following. i. A minimum area of 0.33m². ii. A minimum height of 450mm and a minimum width of 450mm (the route through the window may be at an angle rather than straight through). iii. The bottom of the openable area is a maximum of 1100mm above the floor. b. People escaping should be able to reach a place free from danger from fire. Courtyards or inaccessible back gardens should comply with Diagram 2.5. c. Locks (with or without removable keys) and opening stays (with child-resistant release catches) may be fitted to escape windows. d. Windows should be capable of remaining open without being held.

Pitch Roof

Pitch 15-45 degrees (imposed load max 0.75 kN/m² dead load max 0.75 kN/m². To achieve 0.13w/m²k U value. Timber rafters to engineer's calculations. Roof tiles to match existing or to client's specification. Fixed to battens secured over breathable sarking felt. Battens to be min (38x50mm). Provide 125mm K7 insulation Kingspan or similar approved over insulation boards. Vapour control layer underside of rafters. 12.5 plaster boards skimmed. Rafters set on 100x50mm wall plate and strapped to inner leaf of cavity wall.

Flat Roof

Flat roof to comprise of Sika Trocal Single Ply Membrane roof finish fully adhered to 19mm WBP ply board decking fixed over timber firing strips to fall 1 in 80 minimum falls towards gutters fixed over (50 x 200mm see engineer's calculations) C24 grade softwood treated timber joists fixed at 400mm centres (see roof layout for further details of supporting). Provide 120mm Celotex GA4000 rigid insulation board fixed between joists maintaining a 50mm ventilation gap between top of joists and top of insulation. Provide 55mm Celotex GA4000 rigid insulation board fixed to underside of joists maintaining 50 x 25mm softwood treated timber battens. Provide 15mm 10kg plasterboard fixed to underside of battens with skim finish ready to receive decoration. All to achieve a minimum U-value of 0.15W/m²k.

Please check all assumed joist directions, dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

GENERAL NOTES

Dimensions are not to be scaled from this drawing. Use only written dimensions. Contractors must verify all dimensions before starting work and any discrepancies are to be reported to A. Lundie. All survey information has been provided by Architect.

1. This drawing is to be read in conjunction with all relevant planning application documents.

10 May 2024
-- Record Copy --
02:57

A01	07.05.24	ISSUED FOR BUILDING CONTROL	AKL
REV:	DATE	DESCRIPTION	BY

AMENDMENTS

PROJECT:-
LOFT, REAR & SIDE EXTENSION

TITLE:-

3 NEW CLOSE
LONDON SW19 2SX

Details

CLIENT:-

Baya Architect



Drawing Status:-
BUILDING CONTROL

Designed by:-	A. LUNDIE	Checked by:-	Baya	Project No:-	
Drawn by:-	A. LUNDIE	Date:-	May 2024	AKL02/DETAILS	
Scale:-				Computer File No:-	
web to report alterations only	A1 @ AS SHOWN			02	

NEW 02/2024

Revision

A01