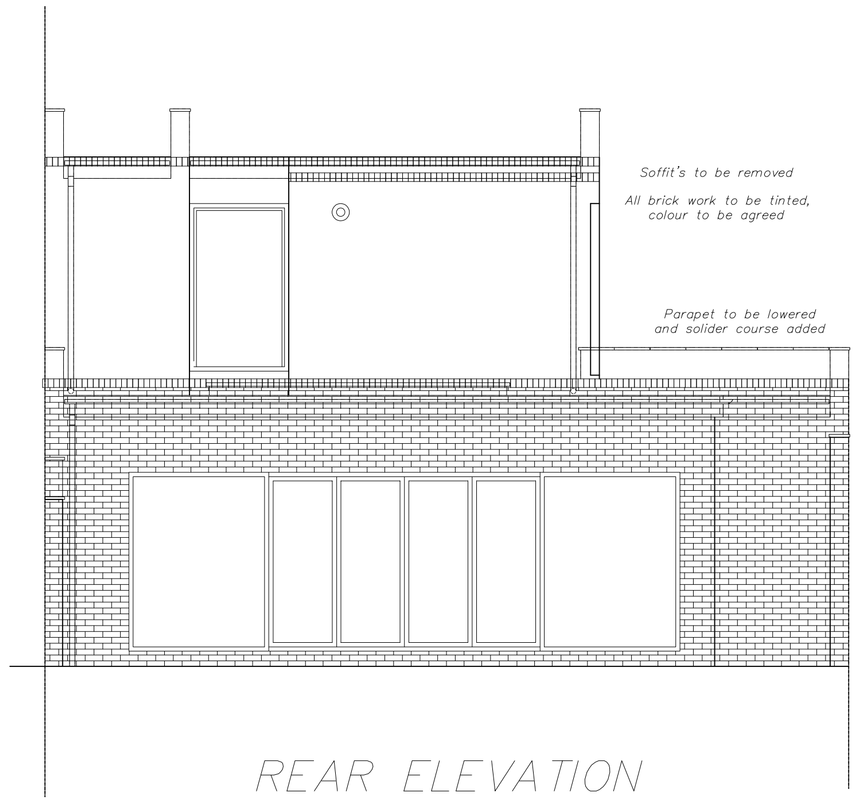
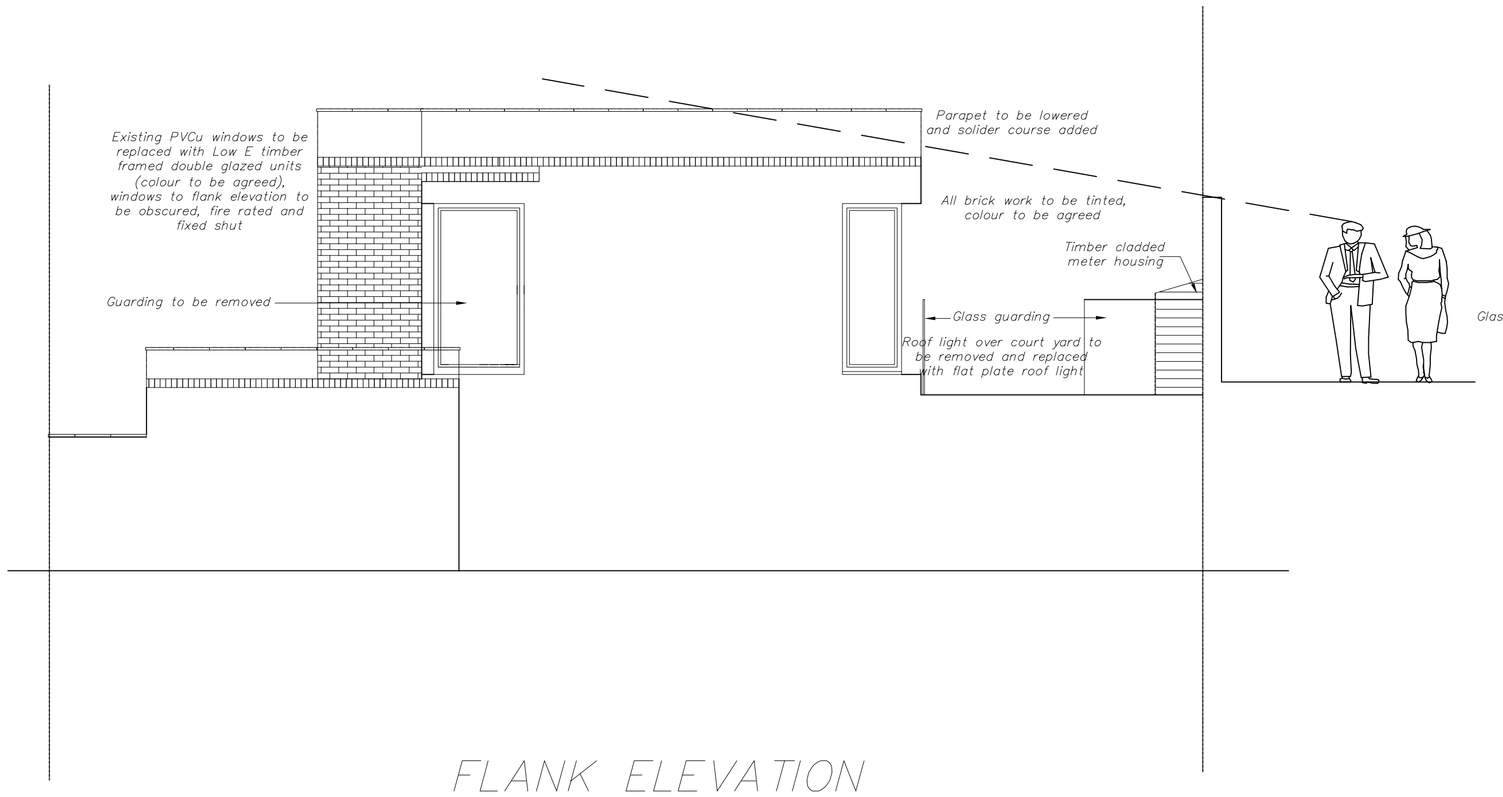


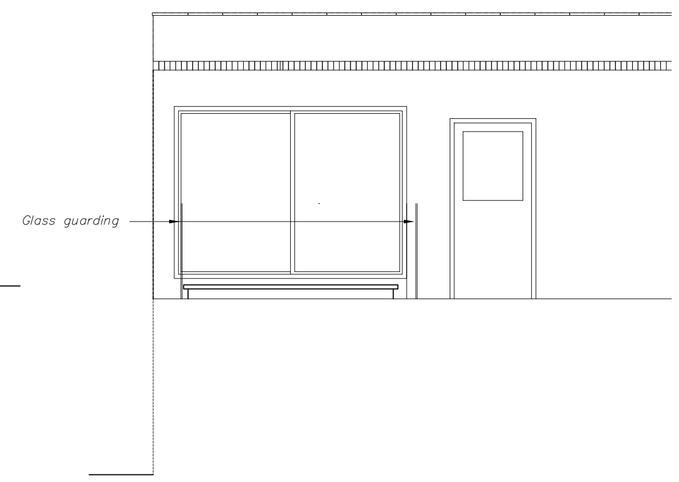
REAR ELEVATION

SCALE 1:50



FLANK ELEVATION

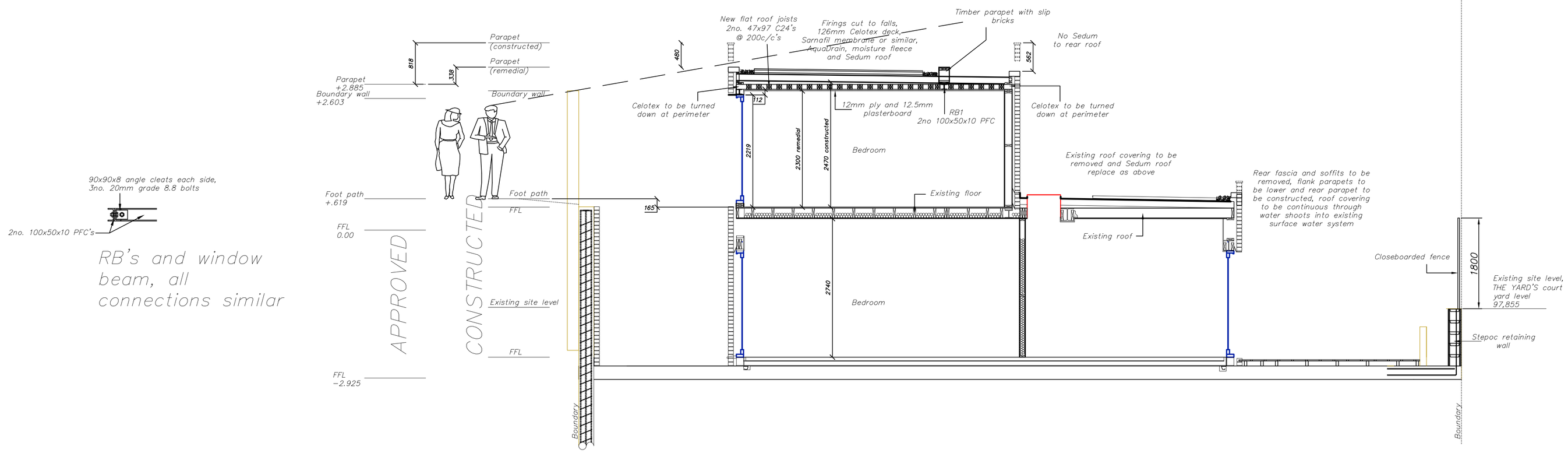
SCALE 1:50



FRONT ELEVATION

SCALE 1:50

RB's and window beam, all connections similar



Do not scale from drawings

All measured surveys have been taken using predominantly internal face to face dimensions. Any overall dimensions stated on the drawings are to be taken as approximate only, as the wall thicknesses have been estimated using approximate dimensions. Therefore, new wall locations that are shown to line up with existing are to be taken in preference to a dimension if there is a small discrepancy. However, all dimensions are to be checked for accuracy against indicated new wall locations, openings etc. & any major dimensional discrepancies are to be reported to The Building Agent for assessment prior to implementing the works.

The main contractor is in the absence of specification, the principles of sound building construction are to be used. All materials are to be fixed strictly in accordance with manufactures instruction or recommendations and conform to the relevant British Standards or code of practise. All insulation and sealing is to be installed in accordance with "Accredited Construction Details".

Structural sections

The contractor is to be responsible at all times for the overall safety of the works and existing structures. The contractor is to provide props, struts, scaffolding and shores as necessary to ensure the overall stability of the existing structure during the alteration work. Contractor is to ensure that all existing brickwork and superstructure is adequately pinned and propped before forming newopenings. Contractor to ensure that all brickwork above new beams is packed adequately and wedged before moving props. All brickwork to be pinned up off top flanges of beams in 1:3 sand/cement mortar. All supporting brickwork piers should be rebuilt in Class B Engineering Brickwork with 1:3 sand/ cement mortar mix. All steelwork to be sat on 225mm deep concrete padstones. All steelwork to be erected in accordance with BS5531 'Erecting Steelwork Frames' and all connections to be in accordance with BS5950: part 2: section All steelwork to be galvanised to BS729 or blast cleaned at works and to have two coats of zinc phosphate primer. R.S.J's/beams, designed by engineer, to be nogged and plasterboarded to provide 1/2 hour fire resistance. All steel sections to be encased with 1x15mm Fireline Gypliner encase system, 2 layers of 12.5mm Fireline for beams requiring 1 hour fire resistance, all joints to be staggered by min. 600mm and treated using Gyproc joint tape bedded in Gyproc joint cement. Where the existing structure is to be loaded by virtue of new work the contractor is to inspected and report to Building Control to ascertain their ability to do so.

Flat roof

Construct new flat roof using grade C16 treated joists, actual size and grade as indicated on the drawings, provided solid noggins of same section at mid span. Joists to secured to wall parallel to roof structure with 30x5mm galvanised restrain straps screw fixed to joists. On new joists fix new firings as required for necessary falls (min 1:60).

126mm Celotex deck to be mechanical fixed to firings and covered with Sarnafil roof covering, Aquadrain, moisture fleece and Sedum roof all to be designed by supplier

M 1:50

0 0,5 1,0 1,5 2,0 2,5 3,0 3,5 4,0 4,5 5,0 [m]

RevNo	Revision note	Date	Signature	Checked
A	Dimensions altered as per from latest survey	02:03:16		
B	Structural details added for new lowered roof	01:08:16		

Property Design Solutions Ltd

Planning and Building Control Drawings

New builds
Loft conversions
Extensions
Conversions
SAPs

CLIENT NAME *Property AV*

ADDRESS *Land Adjacent 10 Lady Somerset Road NW5*

ISSUED 23.02.16

REV B

CONTRACT NO

SHEET 3

SCALE @ A1 *1:50*

PLANNING

Remedial work elevations and section

DWG NO LS0116/2

© Copyright Property Design Solutions Ltd 2016

www.pdsltd.uk.com

07817 676211