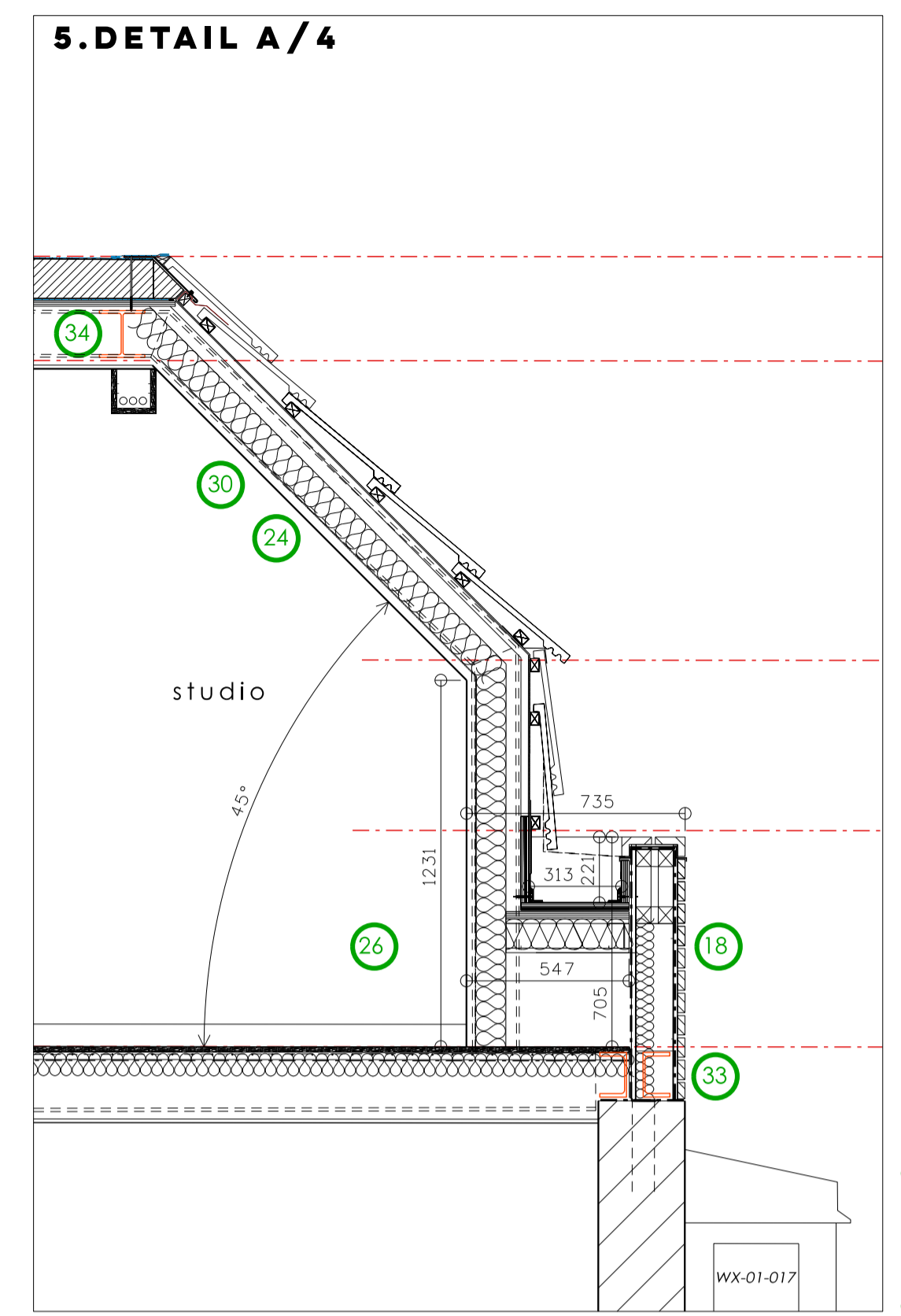
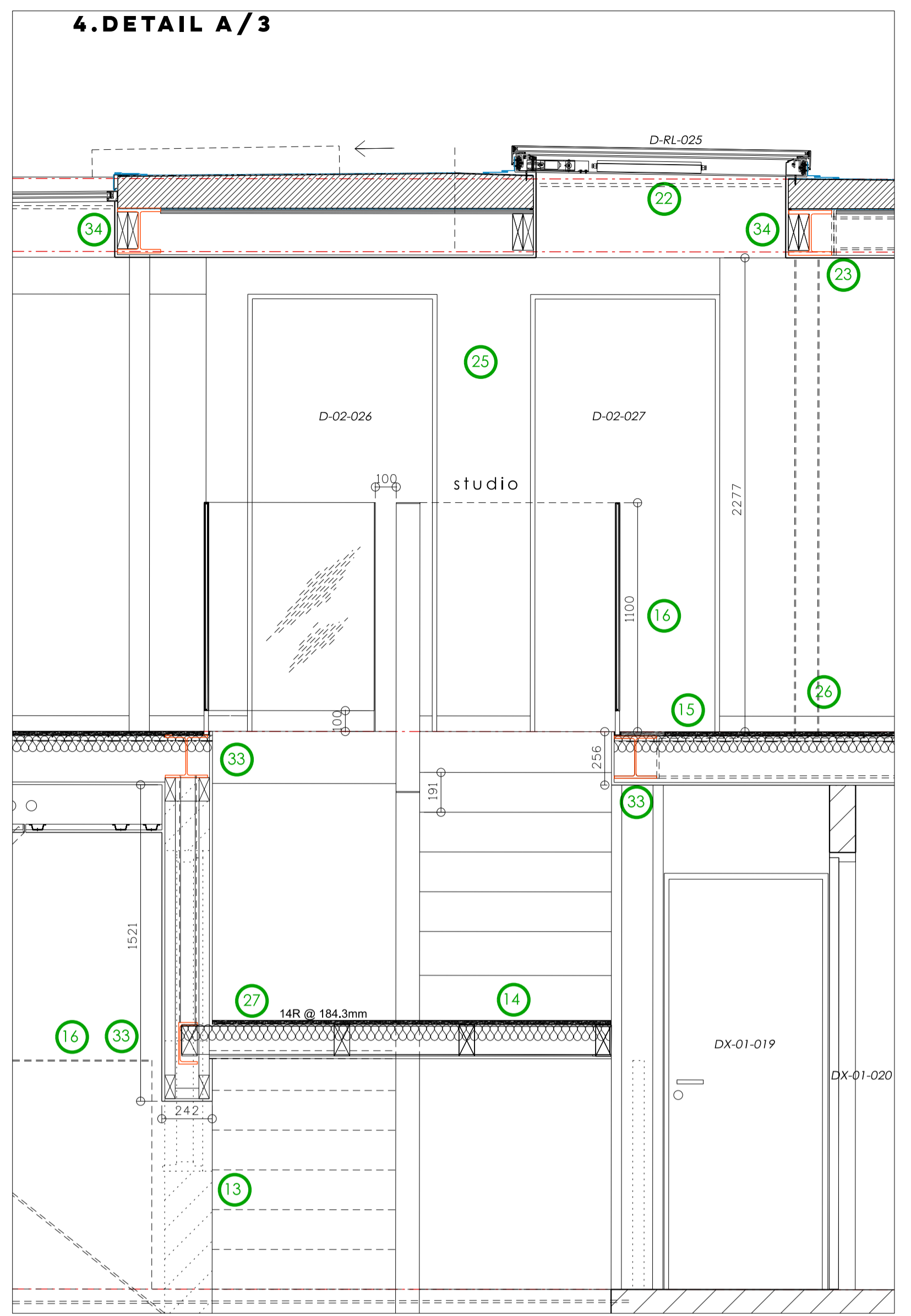
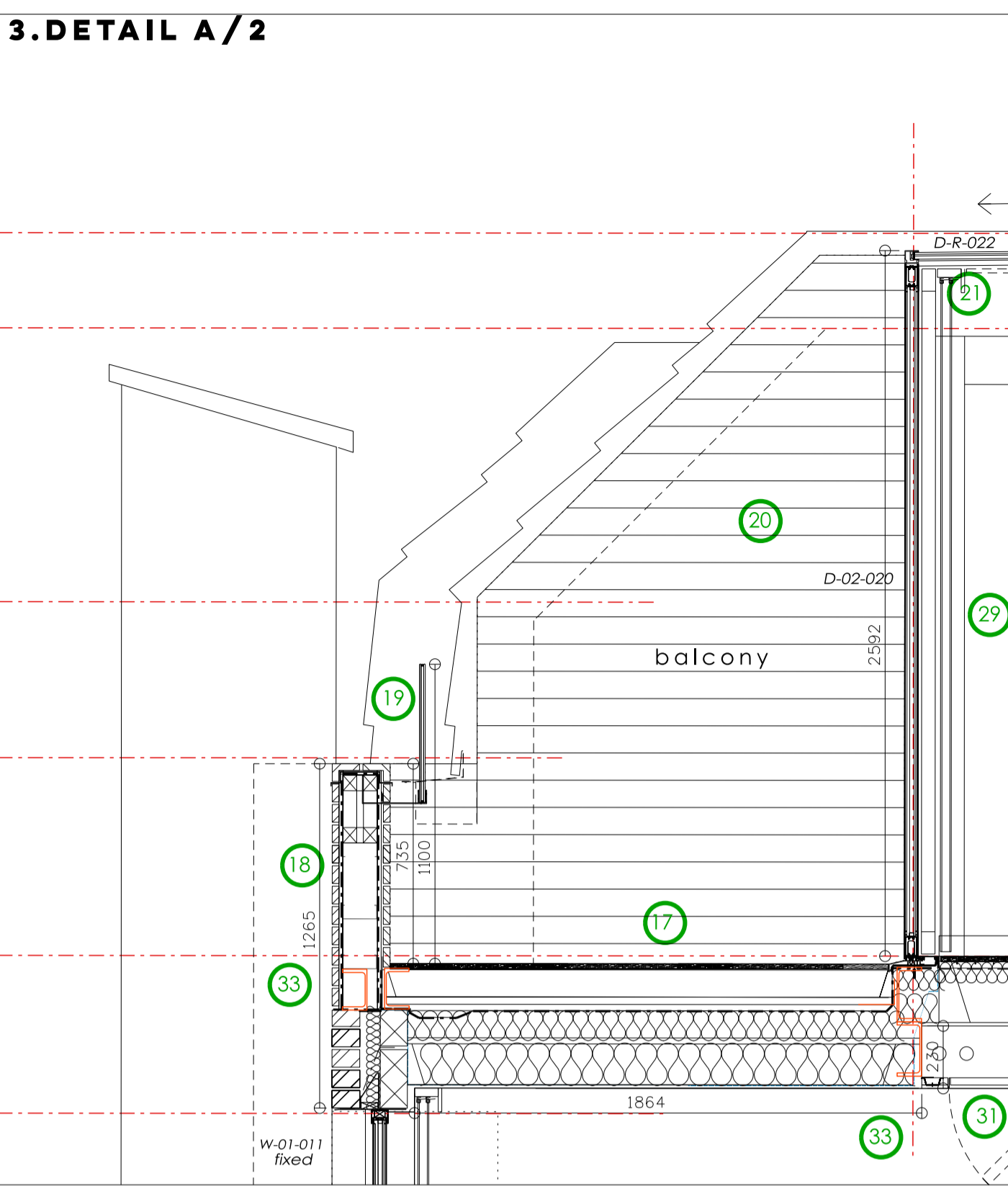


- 18 New parapet upstand to be eurobrick V-Clad insulated rib carrierboard with 20mm brick slip facings to match existing. Brick slip system returned horizontally instead of coping to form clean finish to top of parapet. Waterproof underlayer & drain channel or cavity tray at base to discharge any surplus water/moisture. Light gauge steel framed support structure to S/Eng spec & details. V-Clad installed system weight from 32kg/sq.m
- 19 21mm toughened clear glass balustrade to 1100mm high. Pointed m/s bracket returned & fixed to parapet structural upstand.
- 20 VG SILA siberian larch light reddish brown to match floorboards to vertical face
- 21 P/c aluminium glazed sliding system from Express bi-folding doors with bespoke fixed glazed skyview panel overhead from sunsquare
- 22 Automated p/c aluminium velux rooflights 1200 x 1200mm with auto solar blinds from velux (colour 1b3)
- 23 Sarnafil single ply roof with 130mm Sarnatherm PIR G(bonded) to vapour check barrier on plywood decking supported on s/w roof joists to S/Eng spec & details with 12.5mm p/board & skim internal finish to 0.18W/sq.m/k
- 24 Redland Hollander clay pantile - Red @ 45 deg pitch
- 25 The 2nd floor (floor over 7.5m high) + the new study/play room & ex lounge/dining & study areas to be protected by fire suppression system - quantum fog mist (PUCK) system with s/steel piping used to all areas not protected behind fire rated barrier(s). Suppression system to be compatible with fire detection system to BS5839-6 & to be installed by PUCK certified installer
- 26 See interior design layout for display/storage/cup/d setting out & design. Remaining free wall areas to have 20 x 69mm s/w pencil round skirting for white painted finish with 20 x 10mm cable rebate
- 27 New staircase from ex 1st floor to new 2nd floor to match existing details. 14 risers @ R-191mm G-to match existing (approx 250mm) to match ex. landing location below
- 28 New timber staircase from ex half-landing to new bed/study/play room to match existing timber details but with new 5mm m/s balustrade to landing level for p/c finish RAL 9003. 7 risers @ R-183mm G- 250mm
- 29 Silent glass curtain track system fixed to 25mm thick s/w support for white painted finish, concealed by discreet 100mm p/board pelmet downstand with 9mm MDF hidden back-board support
- 30 Allow for 50x25mm PVC hidden conduit within 2nd floor ceilings for ceiling electrical com's
- 31 450x450mm frameless access hatch from 'the access panel company' (or similar approved) for discreet service access
- 32 Excavate existing concrete lounge perimeter floor as req'd and construct 65mm sand cement screed on polythene separation layer on 70mm Kooltherm K103 insulation on 150mm 2000kg/sq.m C-30 concrete floor on visqueen 120g dipm (or similar approved) lapped with hyalod apc. U-value 0.21W/sq.m/k
- 33 All structural steel providing support to walls & floors to have inlucrescent paint applied to provide 30 minutes fire resistance in accordance with Approved Document B & BS 9997.
- 34 Structural steelwork supporting the roof only does not require fire protection

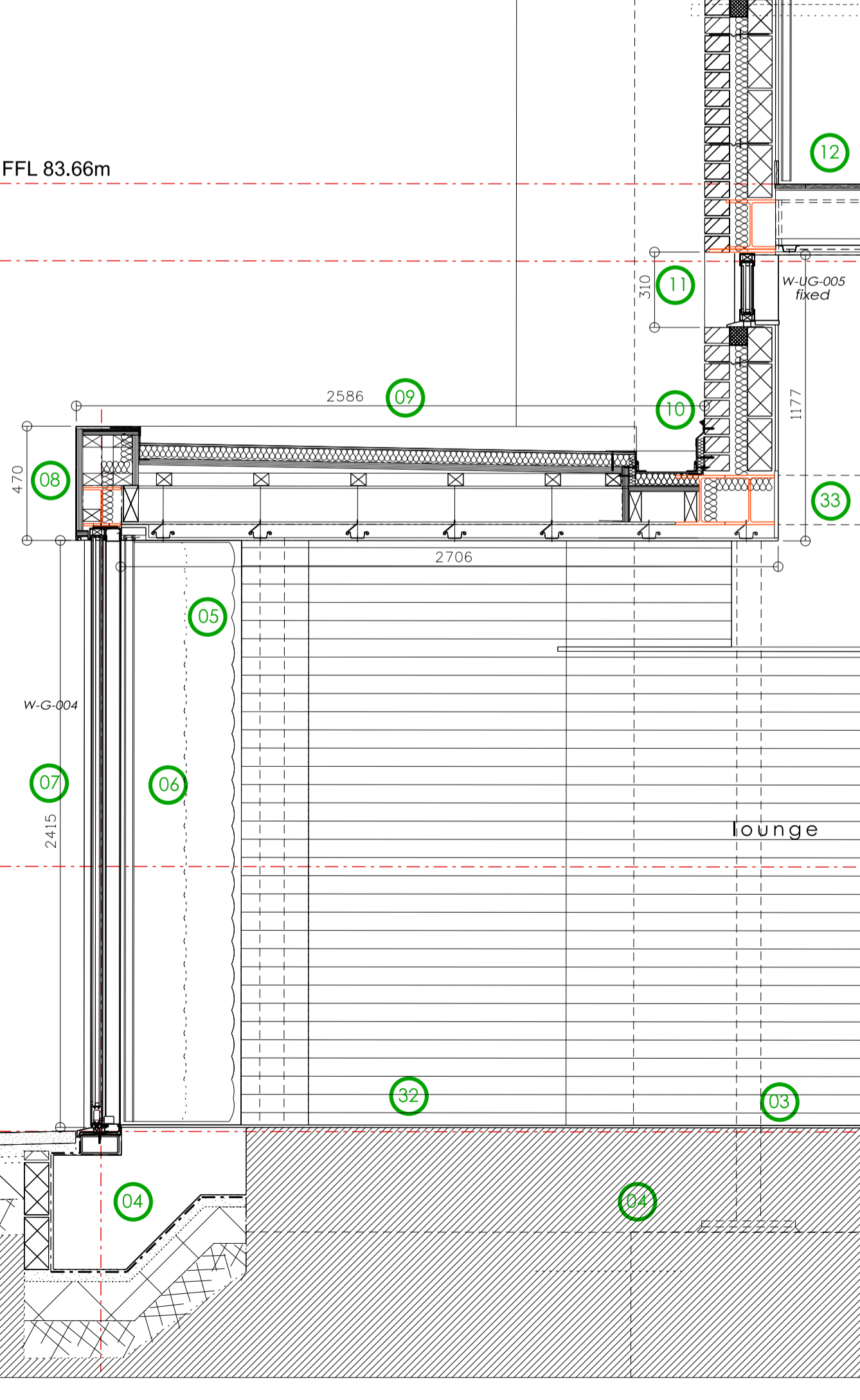


- GENERAL NOTES:
 PLANNING & BUILDING CONTROL MAY REQUEST ADDITIONAL INFORMATION FROM THE CONTRACTOR. SUB-CONTRACTOR OR SUPPLIER TO BE SHOWN AND SPECIFIED. THE CONTRACTOR IS RESPONSIBLE FOR REQUESTING ANY NECESSARY INFORMATION FROM THE ARCHITECT. CORRECT EXECUTION OF THE WORKS. ANY VARIATIONS TO THE DRAWINGS MUST OBTAIN PRIOR APPROVAL.
- CONTRACTOR, SUB-CONTRACTOR OR SUPPLIER TO VERIFY ALL DIMS ON DRAWING PREPARATION.
- CONTRACTOR TO VERIFY ALL DIMS ON DRAWING PREPARATION.
- ANY AFFECT TO COST & PROGRAMME DUE TO CHANGES OUT OF SCOPE ALTERATIONS TO THE PROPOSED WORKS SHOWN ON THIS DRAWING ARCHITECT/QUANTITY SURVEYOR.
- ALL COMPONENTS, MATERIALS, WORKMANSHIP & HEALTH & SAFETY TO COMPLY WITH CURRENT RELEVANT BRITISH STANDARDS, COB & APPROPRIATE MANUFACTURERS RECOMMENDATIONS.
- DO NOT SCALE FROM THIS DRAWING. DIMENSIONS ONLY. ANY DISCREPANCIES REPORTED ALL DIMENSIONS ARE MILLIMETERS UNLESS OTHERWISE STATED.
- METREAGE REQUIRED TO BE 2x 15mm CTEC dB board each side for taped/ u/coat 3 top coat painted finish. Moisture resistant to all wet room areas.
- 14mm new engineered oak - to interior schedule. See S/Eng drawings and spec for foundations & super-structure.
- Ex window frame removed & fitted with new pc aluminium glazed return from Express Bi-folding doors Ltd.
- New curtain track concealed at head.
- Powder coated aluminium (RAL 9007) sliding screen detail internally DG units max U value = 1.6 W/sq.m/k
- New p/c aluminium fascia on 18mm WBP on treated s/w framing with vapour control layer internally.
- Warm roof construction to include single ply waterproof layer laid to falls (to rear) on rigid insulation to achieve 0.18W/sq.m/k. Vapour control layer to be laid on structural frame to S/Eng details & spec. 12.5mm p/board & skim to provide flush ceiling finish with 3 coat paint finish. MF frame introduced if required.
- New external cavity wall supported on proposed beam(s) to S/Eng details/calcs. Facing brick outer leaf with brick & mortar joint to match existing. 100mm cavity with 40mm Kingspan K106 to internal leaf (min 10mm residual cavity) 100mm Thermacore Shield internal leaf with 35mm airgap finished off with gyproc thermal board basic for 3 coat paint finish.
- See dwg no P17-25-03-05-005 for demolition.
- New timber floor to study/play room. Floor joists to S/Eng details with acoustic insulation/separation to p/board skim ceiling, with timber floorboards to low from timber staircase to match existing staircase timber. New staircase riser/going & timber finish to match existing.
- Existing external cavity wall & window removed, with s/w timber frame partition with 12.5mm p/board skim external finish.
- New half-landing finish to match existing timber stair finish. Structural details to S/Eng drawings & spec. Central timber clad balustrade & cop to match existing, terminated on 2nd floor landing.
- New 2nd floor construction to consist of s/w floor joists with engineered oak finish. See finishes schedule for details. Acoustic separating layer with p/board & skim finish to u/side.
- New 5mm x 35mm m/s balustrade to 2nd floor stairwell for white pc finish RAL 9003, balustrade welded to framing steel to S/Eng details & spec. 12mm toughened clear glass infill panels with 100mm gap at skirting level. 1100mm high with line load of 0.74kN/m VG SILA siberian larch light reddish brown timber floorboards to balcony on treated s/w floor joists suspended on oak joist hangers above single ply waterproof membrane with formed drainage channel towards outlet. Waterproof layer laid on rigid insulation boards to provide U value 0.18W/sq.m/k. Breather membrane separating layer to insulation with 12.5mm p/board & skim for painted finish to u/s 1st floor ceiling.

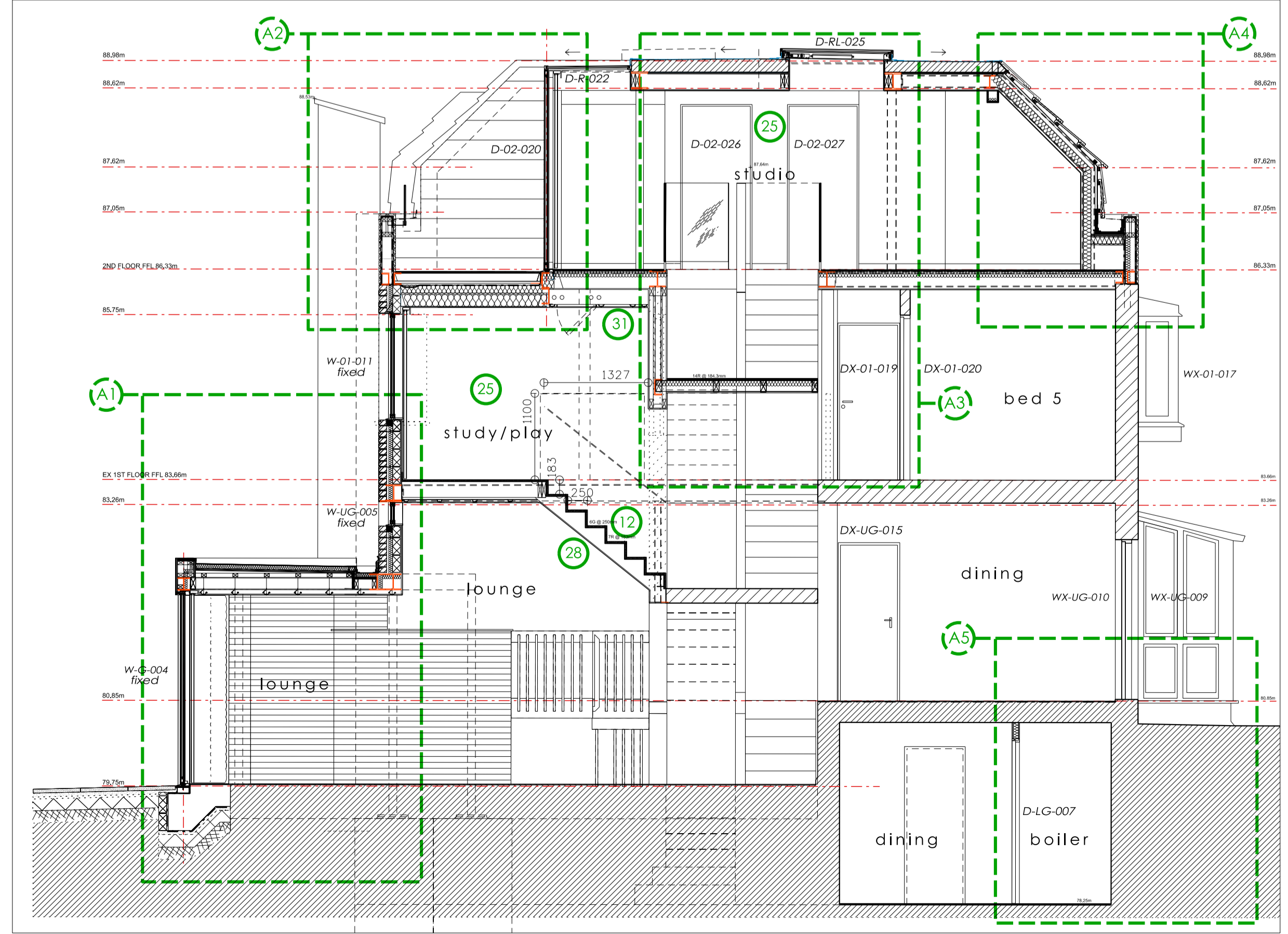
Maximum U values:

External Walls	0.28 W/sq.m/k
Floors	0.22 W/sq.m/k
Pitched Roofs (ins @ rafter level)	0.18 W/sq.m/k
Flat Roofs	0.18 W/sq.m/k
Windows	1.6 W/sq.m/k
External Doors	1.8 W/sq.m/k

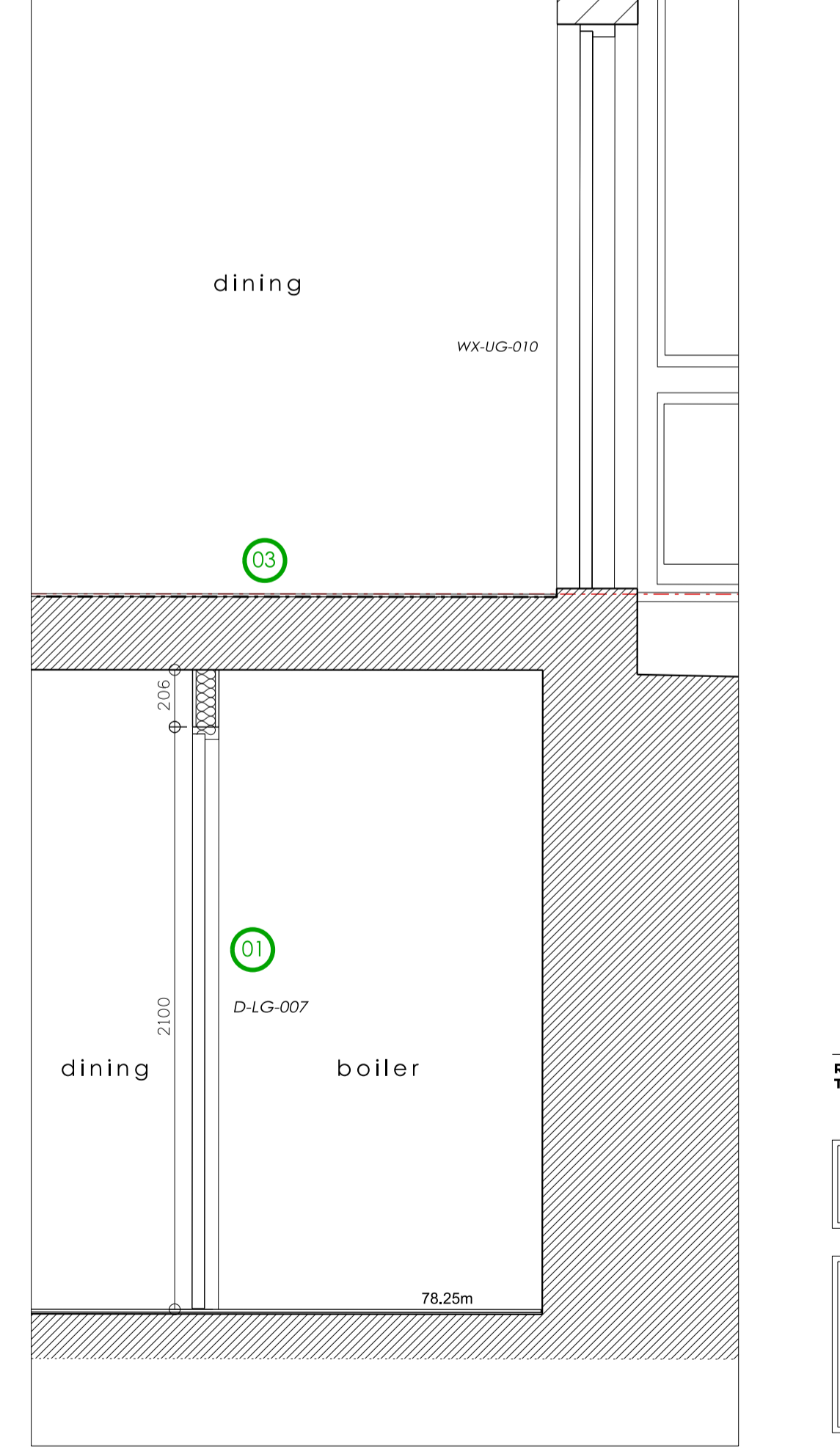
2.DETAIL A/1



1.SECTION A-A



6.DETAIL A/5



- 10 New external cavity wall supported on proposed beam(s) to S/Eng details/calcs. Facing brick outer leaf with brick & mortar joint to match existing. 100mm cavity with 40mm Kingspan K106 to internal leaf (min 10mm residual cavity) 100mm Thermacore Shield internal leaf with 35mm airgap finished off with gyproc thermal board basic for 3 coat paint finish.
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- 15 New 2nd floor construction to consist of s/w floor joists with engineered oak finish. See finishes schedule for details. Acoustic separating layer with p/board & skim finish to u/side.
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REV T1	DATE 07.03.19	BY GH	DETAIL TENDER
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TENDER ISSUE

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PROJECT TITLE	3 FITZROY CLOSE, LONDON, CAMDEN, N6 6UT
DRAWING TITLE	PROPOSED SECTION A - A
CLIENT	MR M CLACK & MS L FRY
PROJECT NO.	P17-025
DRAWING NO.	03-04-001
DRAWN BY	GH
DATE	07.12.2018
SCALE	A1@1:50 / 1:20



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