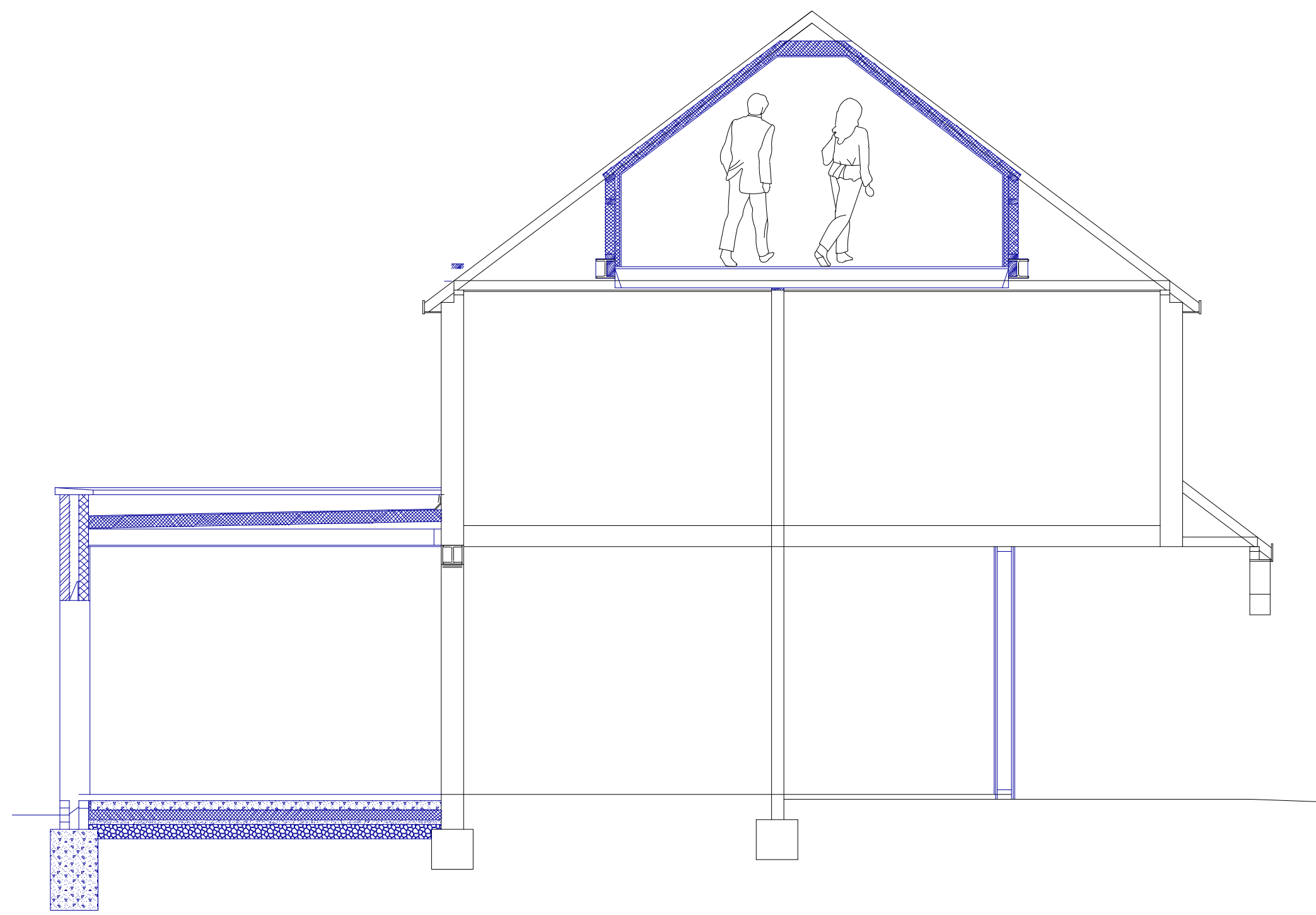
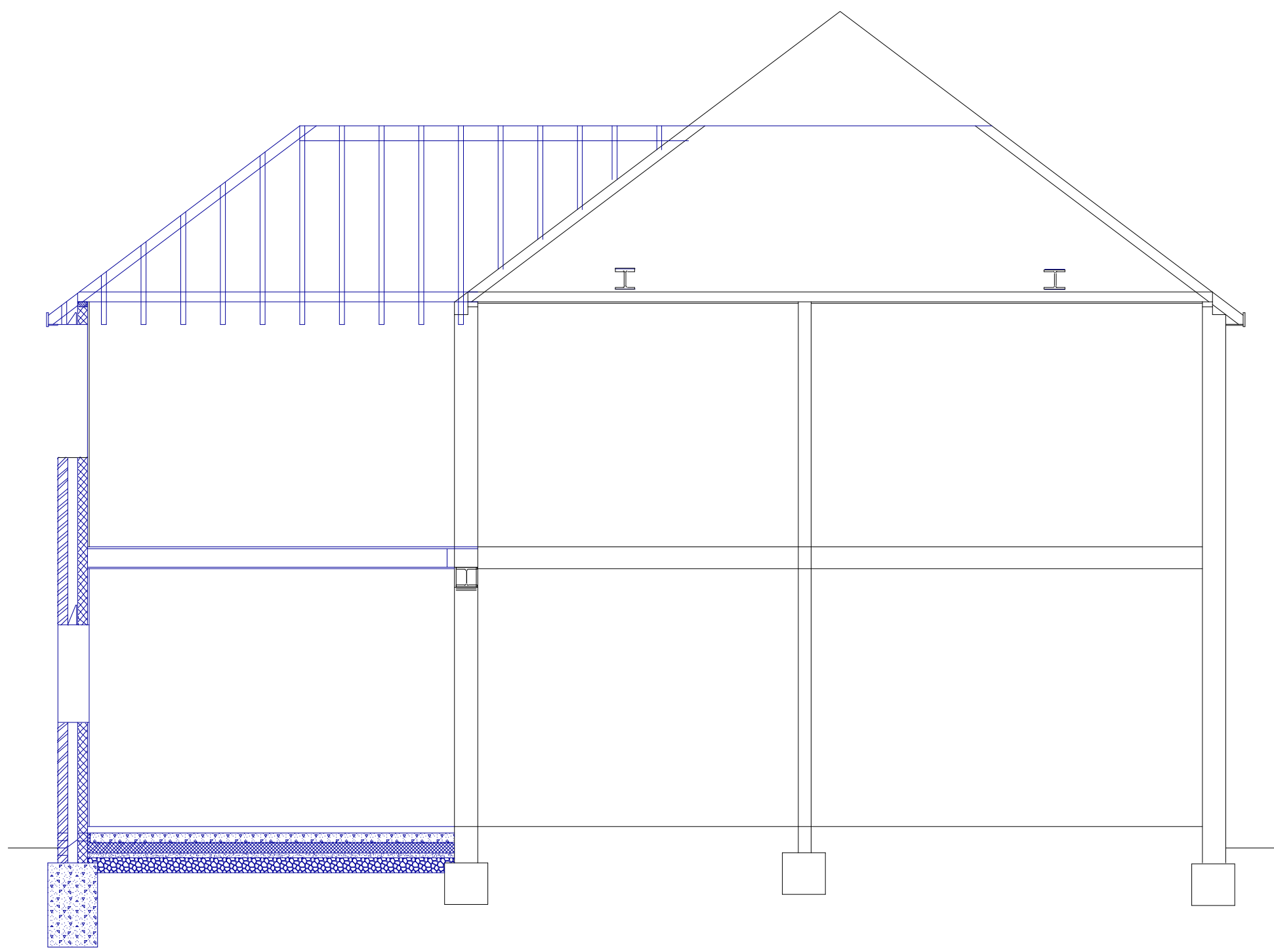
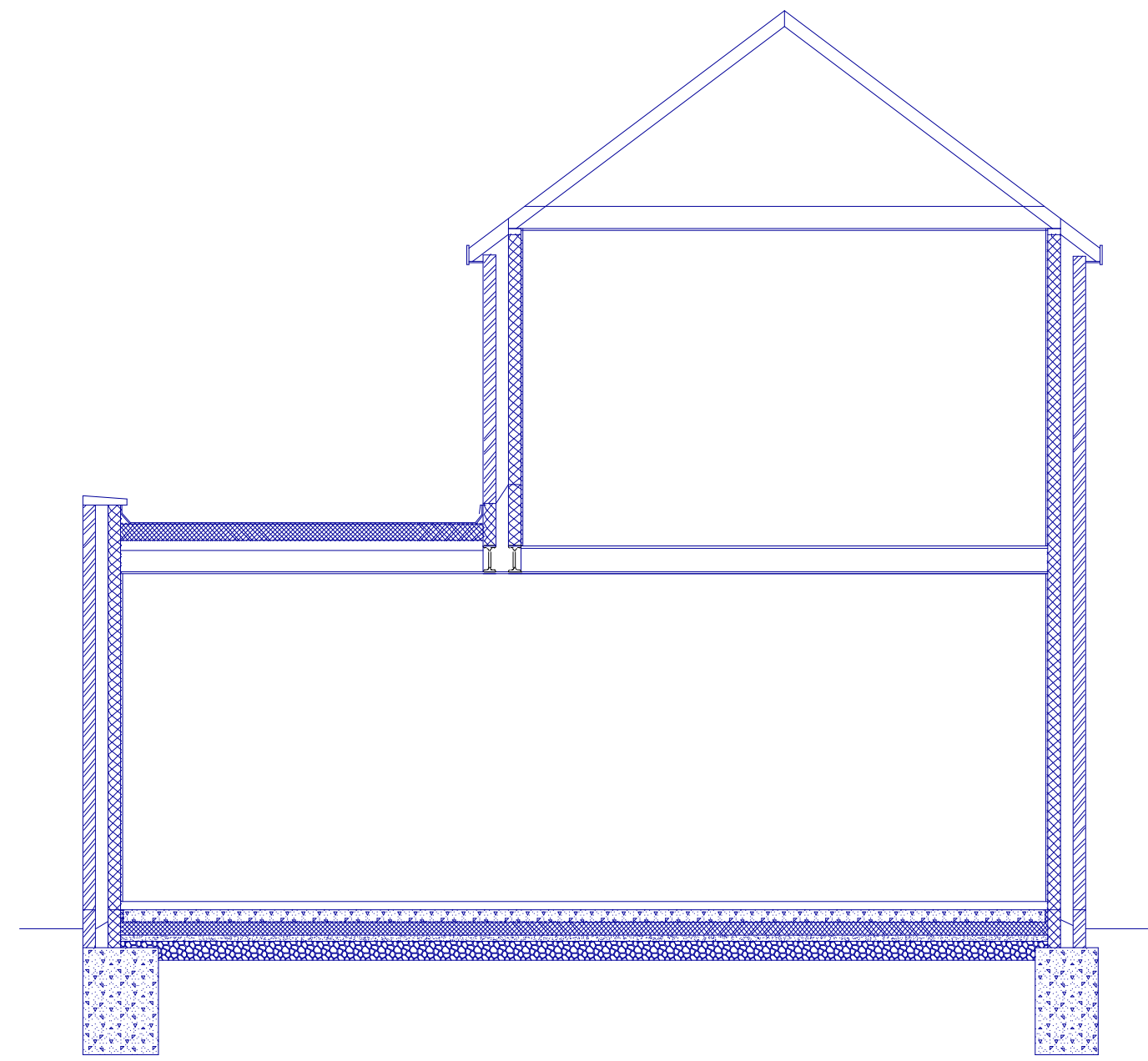




SECTION AA



SECTION BB



SECTION CC

FOUNDATIONS

MASS FILL CONCRETE FOUNDATIONS, 500MM WIDE (600MM WIDE WHERE ECCENTRICLY LOADED ON THE BOUNDARY). TO BE EXCAVATED TO A MINIMUM OF 1500MM DEEP, 600MM BELOW TREE ROOTS WHICHEVER IS THE GREATER.

GROUND FLOOR CONSTRUCTION

65MM SAND CEMENT SCREED ON 75MM PUR FLOORING GRADE INSULATION ON I200G POLYTHENE DPM ON 150MM CONCRETE SLAB ON 150MM SAND BLINDED CLEAN HARDCORE OR TYPE I

FLAT ROOF CONSTRUCTION

3 LAYER ANDERSON FELT ROOFING SYSTEM ON I20MM CELOTEX PURINSULATION ON TYPE 3G PARTIALLY BONDED VAPOUR CHECK LAYER. 18MM WBP PLYWOOD ON FIRINGS TO I IN 40 FALL ON 220 X 50 JOISTSFIXED AT 400MM CENTRES

PITCHED ROOF CONSTRUCTION

CLAY TILES TO MATCH EXISTING ON 38x25MM TANALISED BATTENS ONTYVEK OR SIMILAR BREATHABLE ROOFING MEMBRANE. RAFTERS TO BE I25x50MM AT 400MM CENTRES. CEILING JOISTS TO BE 200x50MM JOISTS AT 400MM CENTRES. LATERAL RESTRAINT STRAPS AND HOLDING DOWN STRAPS TO BE PROVIDED AT I200MM CENTRES.ROOF VOID INSULATED WITH 300MM ROCKWOOL INSULATION

WALLS

I05MM BRICK, I00MM CAVITY FILLED WITH ROCKWOOL CAVITY BATTS, I00MM THERMALITE BLOCK INNER LEAF. STAINLESS STEEL CAVITY TIES TO BE PROVIDED AT 450 VERTICAL AND 900MM HORIZONTAL CENTRES DPC AT I50MM ABOVE GROUND LEVEL TIED TO DPCs AND DPMS

FIRST FLOOR CONSTRUCTION

22MM TONGUE AND GROOVE P5 GRADE CHIPBOARD ON 220x50MM C24 JOISTS AT 400MM CENTRES. LATERAL RESTRAINT STRAPS PROVIDED AT I200 CENTRES I00MM ROCKWOOL LAID BETWEEN JOISTS

CATNIC CG90/I00 LINTELS TO ALL OPENINGS

MECHANICAL VENTILATION ALL DUCTED TO EXTERNAL AIR

KITCHEN - 30L/S OVER HOB
BATHROOM - I5L/S
UTILITY ROOM - 30L/S

STEEL FIRE PROTECTION

STEEL BEAMS AND COLUMNS TO NE PAINTED WITH INTUMESCENT PAINT TO PROVIDE A MINIMUM OF I/2HR FIRE PROTECTION

INSULATION TO RAFTERS

50MM PUR INSULATION BETWEEN RAFTERS TO MAINTAIN 50MM VENTILATION OVER 70MM INSULATED PLASTERBOARD FIXED TO UNDERSIDE OF RAFTERS

VENTILATION TO EXISTING RAFTERS

CONTINUOUS RIDGE VENTS TO BE PROVIDED TO ENSURE ADEQUATE CROSS VENTILATION

GUTTERS AND DOWNPIPES

I00MM HALF ROUND UPVC GUTTERS AND 68MM DOWNPIPES

STAIRS TO LOFT

STAIRS TO HAVE MAXIMUM PITCH OF 42 DEGREES
MINIMUM GOING AROUND RISERS TO BE 50MM
HANDRAIL TO PROVIDED AT 900MM ABOVE PITCH OF STAIR
STAIR OPENING IN LOFT TO BE PROTECTED BY IIO0MM HIGH BALLUSTRADE

WINDOWS AND DOORS

WINDOWS TO EACH ROOM TO HAVE NIGHT VENTS EQUIVLANT TO I0,000MM2 AND OPENABLE CASEMENTS EQUIVLANT TO I/20TH OFFLOOR AREA OF ROOM SAFETY OR LAMINATED GLASS IS TO BE PROVIDED TO DOORS AND ADJACENT GLAZING IN ACCORDANCE WITH APPROVED DOCUMENT N

DECORATIVE FINISHES

WALLS AND CEILINGS TO RECIEVE MIST COAT AND 3 COATS EMULSION SKIRTINGS, ARCHITRAVES AND DOORS TO RECIEVE PRIMER COAT, UNDERCOAT AND MINIMUM 2 COATS OF EGGSHELL (WATERBASED)

WASTES

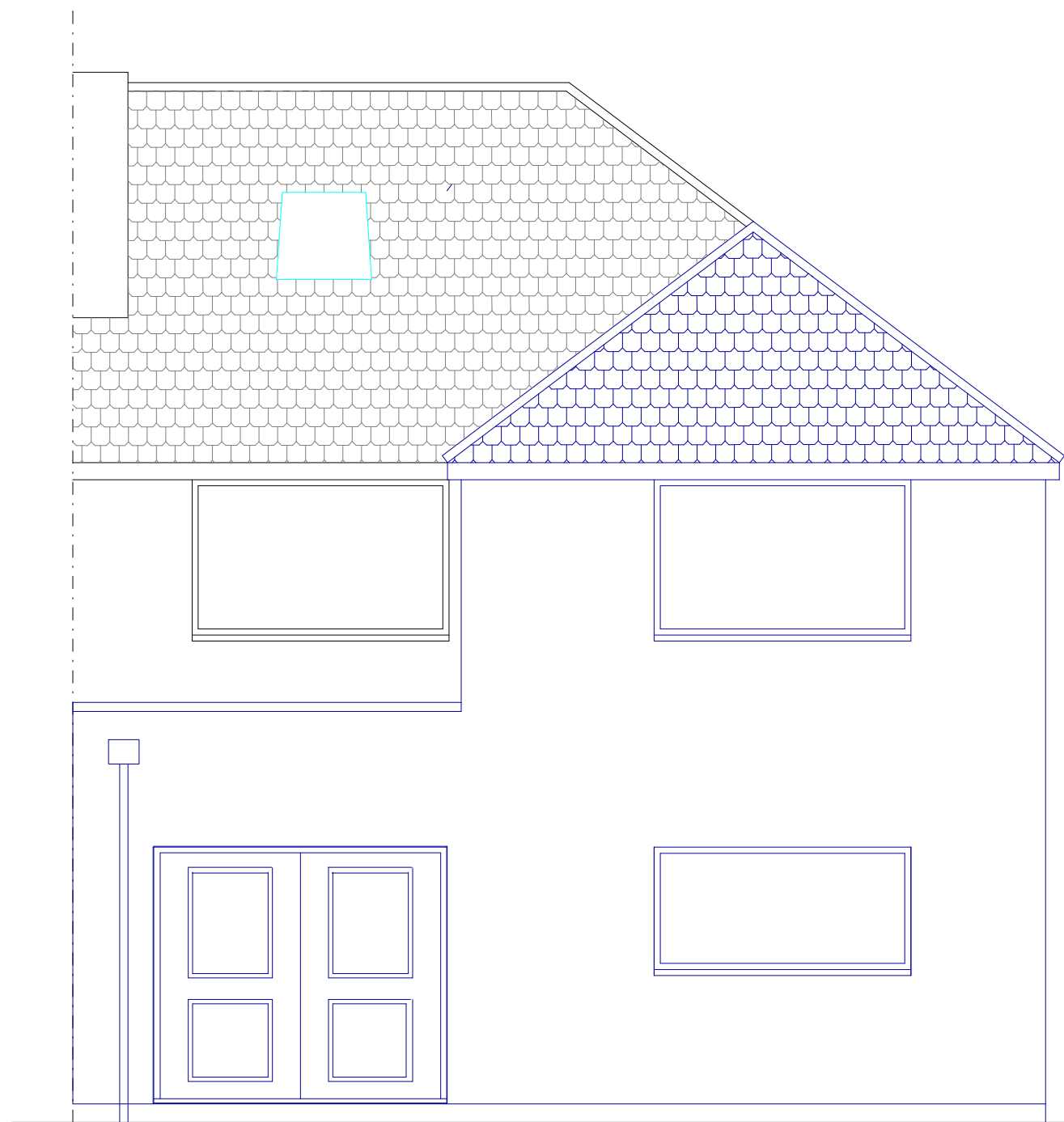
32MM BASIN, 40MM BATH, 40MM SHOWER., 40MM SINK, ALL WITH 75MM DEEPSEAL TRAPS

PARTY WALL WORKS

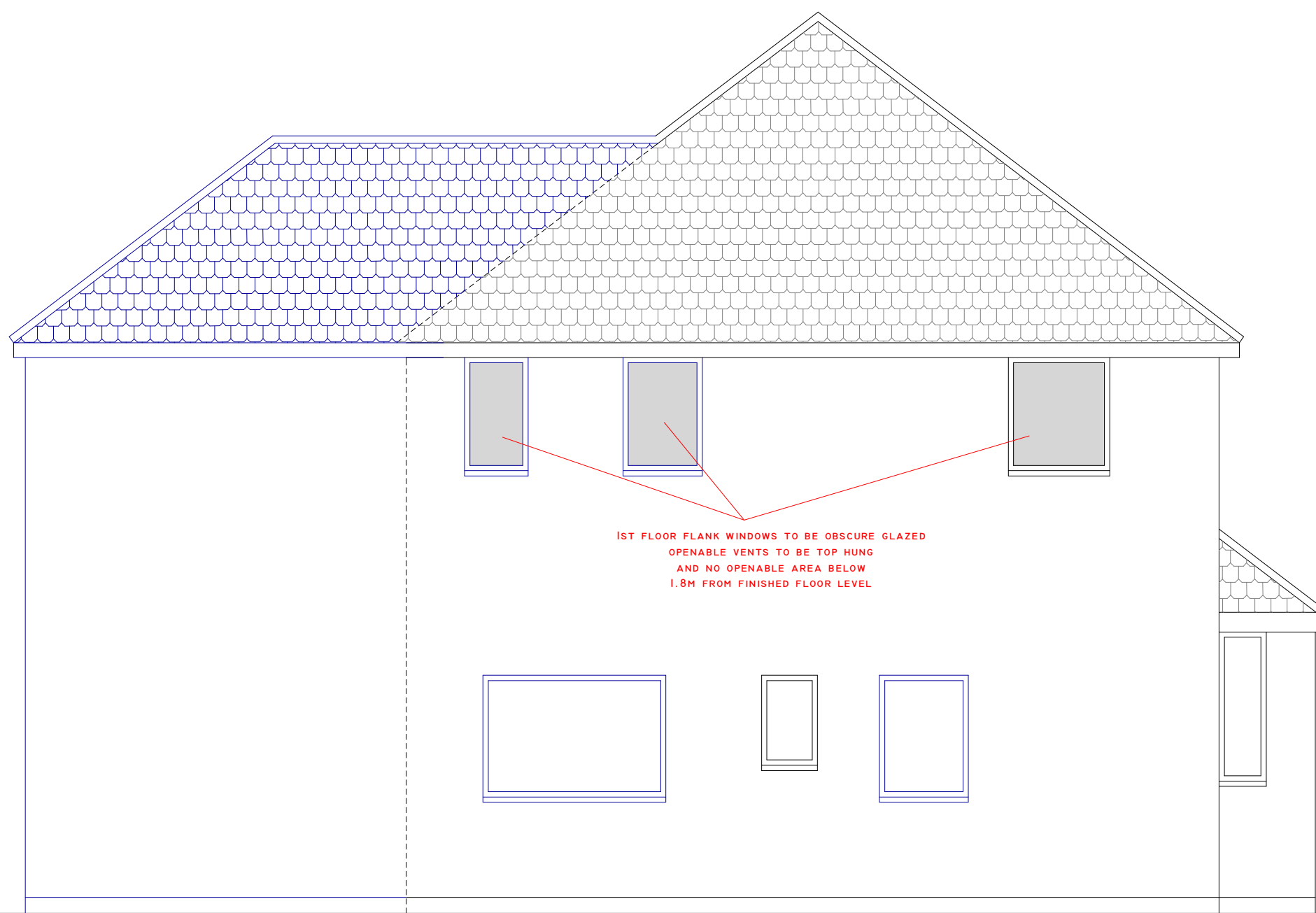
ALL WORKS ADJACENT TO PARTY WALLS AND PARTY FENCES ARE TO BE UNDERTAKEN FOLLOWING NECESSARY CONSULTATIONS UNDER THE PARTY WALL ACT

RAINWATER

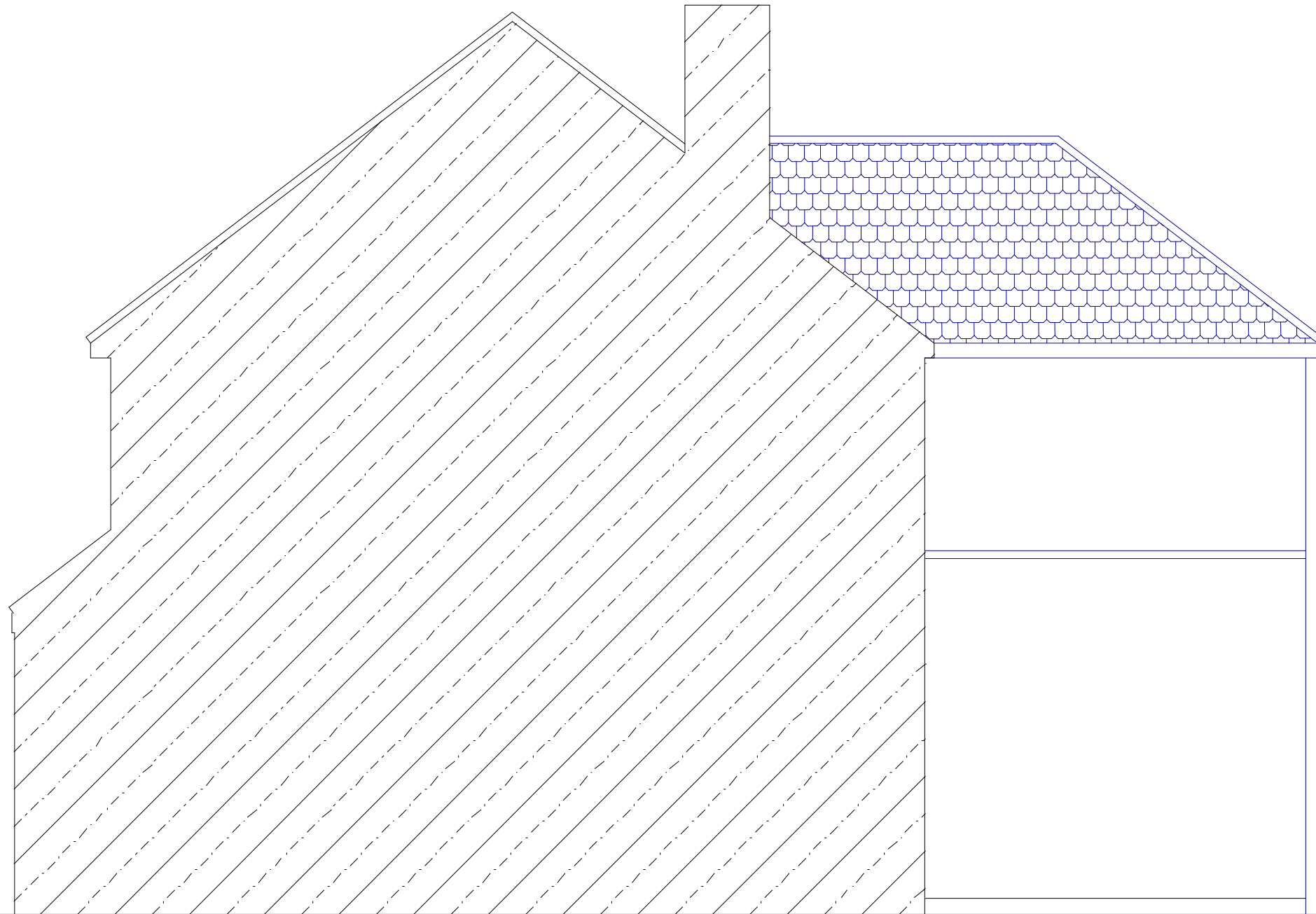
I00MM HALF ROUND GUTTERS, 68MM DOWNPIPES
SOAKAWAY LOCATED MIN 5M FROM ANY STRUCTURE
SIZED AT IM3 FOR EVERY I6M2 OF ROOF DRAINING TO IT



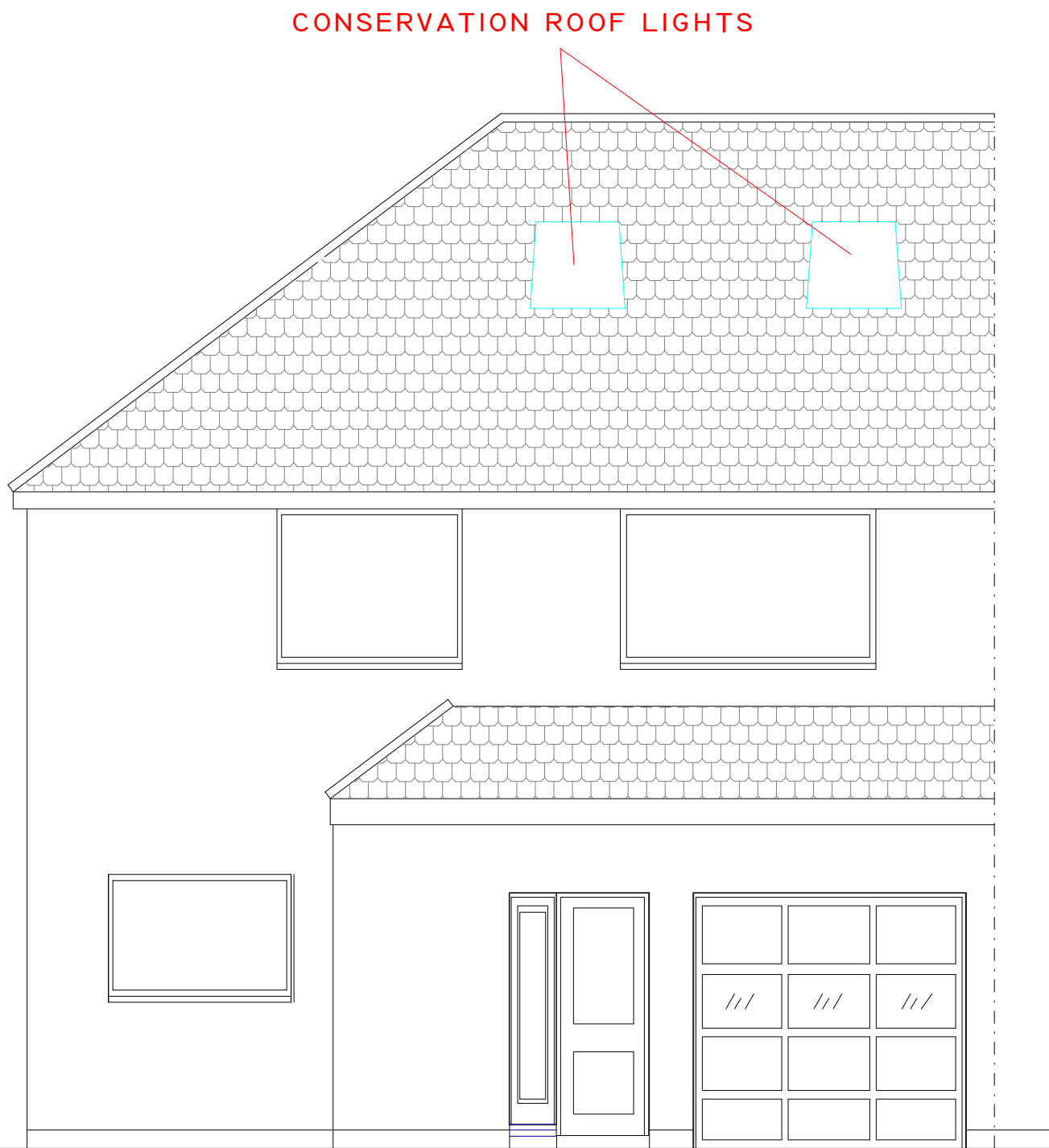
REAR ELEVATION



FLANK ELEVATION



SIDE ELEVATION



FRONT ELEVATION

87 SWAKELEYS DRIVE
ICKENHAM
UBIO 8QG

PLAN

Proposed Elevations and Sections

PROJECT

Two Storey Rear Extn & Loft Conversion

General Notes:
1. All dimensions to be checked on site prior to construction any discrepancies should be reported to the highest design.
2. All drawings are indicative of intended construction and are not to be used for construction without the approval of the design team.
3. This is a complete drawing and all dimensions are given in millimetres unless otherwise stated.
4. All dimensions are to be checked on site prior to construction any discrepancies should be reported to the highest design.
5. All dimensions are to be checked on site prior to construction any discrepancies should be reported to the highest design.
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DWG No

03
Rev: -

Date: May 2020

Project: 87 Swakeleys Drive

Scale 1:50 @ A0

Checked: AW

Drawing Title: Elevations and Sections

Status: Planning

Job No: 267

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