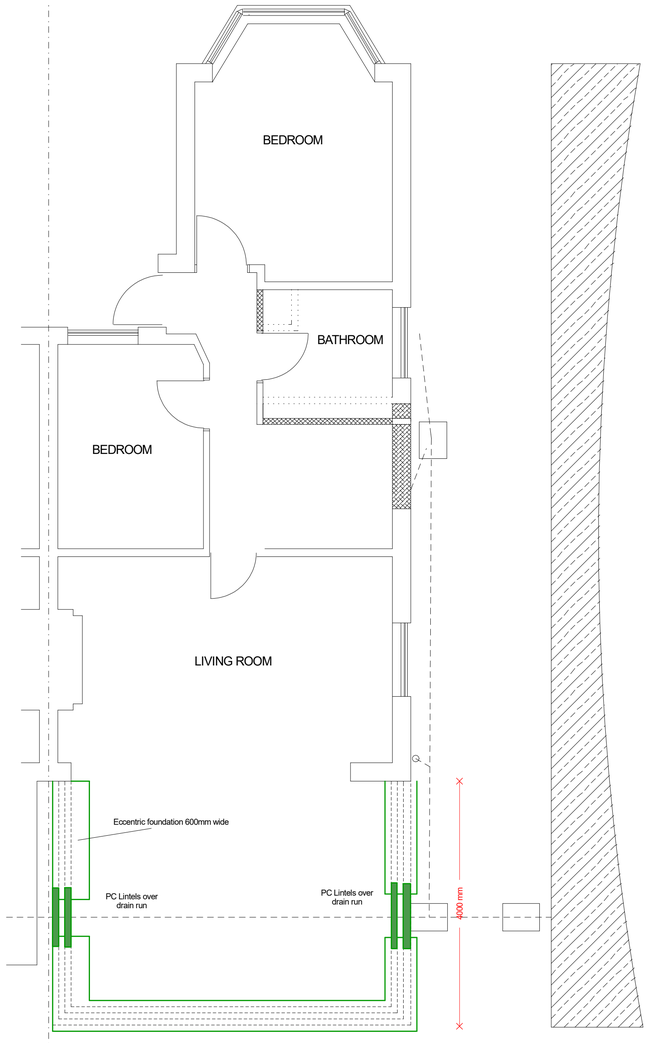
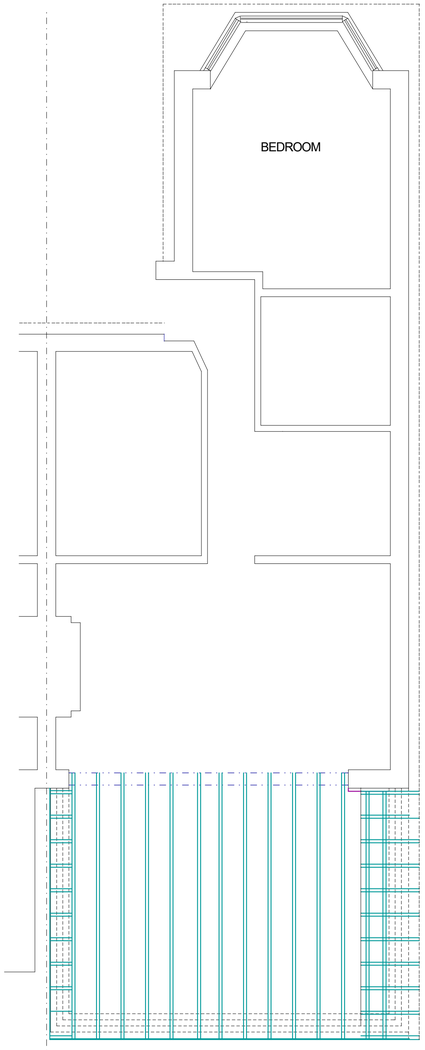


PROPOSED FOUNDATION PLAN

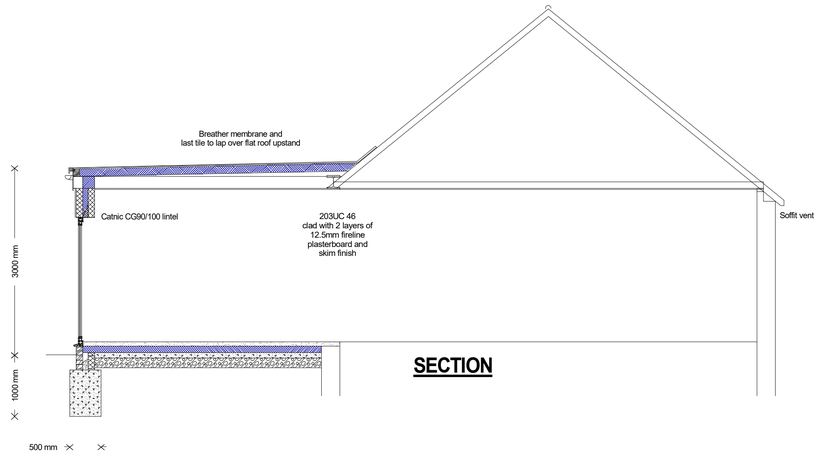


PROPOSED JOIST PLAN

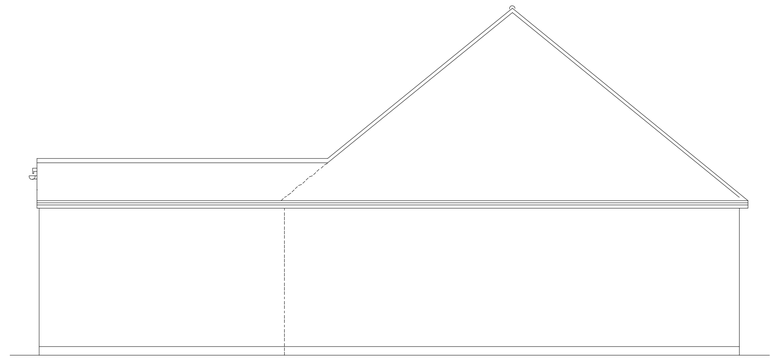
ALE BAR

SCALE 1:50

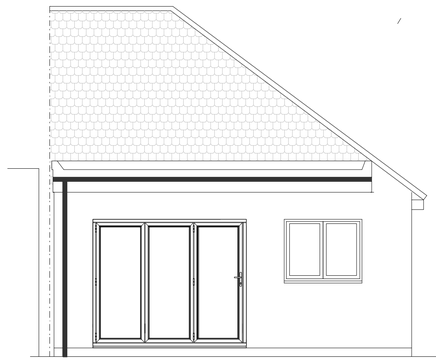
0 1m 2m 3m 4m 5m



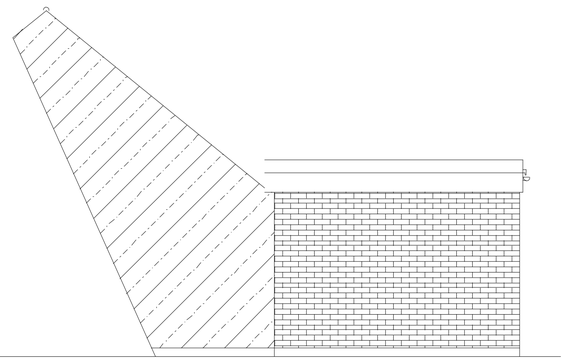
SECTION



FLANK ELEVATION



REAR ELEVATION



SIDE ELEVATION (neighbours extension ommited)

FLAT ROOFS
3 Layer felt roofingsystem on 120mm Celotex flat roof insulation on 18mm plywood deck
Firrings to provide min 1 in 40 fall on 150 x 50 flat roof j(Dormer) and 200 x 50mm (Extension) joist.
Ceiling formed with 12.5mm plasterboard with skim finish

ROOF LIGHTS
Double glazed rooflight to be trimmed around using doubled up roof timbers

WALLS
100mm Celcon Solar external leaf (facing brick on flank wall), 100mm cavity wall fully filled with Rockwool and 100mm Celcon Standard inner leaf. Walls tied together with stainless steell wall ties at 5 per m2
Walls finished with a Bond and set plaster finish
DPC to be min 150mm above finished ground level, and linked to new and existing DPCs/DPM
Lean mix cavity fill to 150mm from DPC and 225mm below Ground Level

STUD PARTITIONS
min 70mm studs, void filled with IsoWool 1200 soundeadening and clad with fireline plasterboard and skim

GROUND FLOOR
65mm sand cement screed on 100mm concrete floor slab on 100mm Kingspan K3 Floor insulation on 1000g polythene DPM tied to new and existing DPCs on 50mm sand blinding on 150mm hardcore

WINDOWS
Double glazed Low E glass with Argon fill framed to be UPVC to matgch existing.
Min openable area to be 1/20th of the room the window opens into.
Backround ventilation to be equivilant to 10,000mm2
Window to front of bedroom to be appropriatley sized for means of escape

FOUNDATIONS
Mass fill concrete foundations to 1.2m below ground level, or to 600mm below lowest tree root found in trenches

DRAINAGE/WASTES
100mm diameter UPVC drains below ground drainage, 38mm sink, 32mm basin
40mm shower/bath and 40mm kitchen wastes and associated deep seal traps

MECHANICAL VENTILATION
Kitchen 30l/s extract over cooker ducted to external
Groundfloor WC 15l/s Humidistat extract ducted to external
New first floor bathroom 15l/s extract ducted to external

SMOKE AND HEAT DETECTION
Mains powered interlinked smoke detectors to be placed on ceilings of circulation space at all levels

STAIRS
New stairs to have minimum going 50mm, max 220mm and raise max 200mm with a pitch not exceeding 42 degrees
handrail to be provided on one side of stair 900mm above stair pitch Minimum headroom over stairs to be 2000mm
Stair openings in new floor formed using doubled up joists/trimmers

STEELWORK
New steel beams that support any walls or floors are to be provided with minimum of half hour fire protection by encasing in two layers of 12.5mm plasterboard, with staggaered joints and skim plaster finish

77 Cardinal Road
Eastcote
HA4 9PU

PLAN	Proposed Plans
PROJECT	Rear Extension

General Notes:
1. All dimensions to be checked on site prior to construction any discrepancies should be reported to the highford design
2. All drawings are indicative of architects visual requirements only and show design intent only.
As this is a computer drawing scale of drawings can vary on printing check on site for setting-out
Copyright - **Highford Design 2016**
This drawing should not be used to calculate areas for the purpose of valuations. All dimensions to be checked on site by contractor and such dimensions to be their responsibility

DWG No
05
Rev: -

Date: February 2021
Project: 77 Cardinal Road, Eastcote
Scale 1:50 @ A1
Checked: AW
Drawing Title: Proposed Plans
Status: Planning
Job No: 308

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