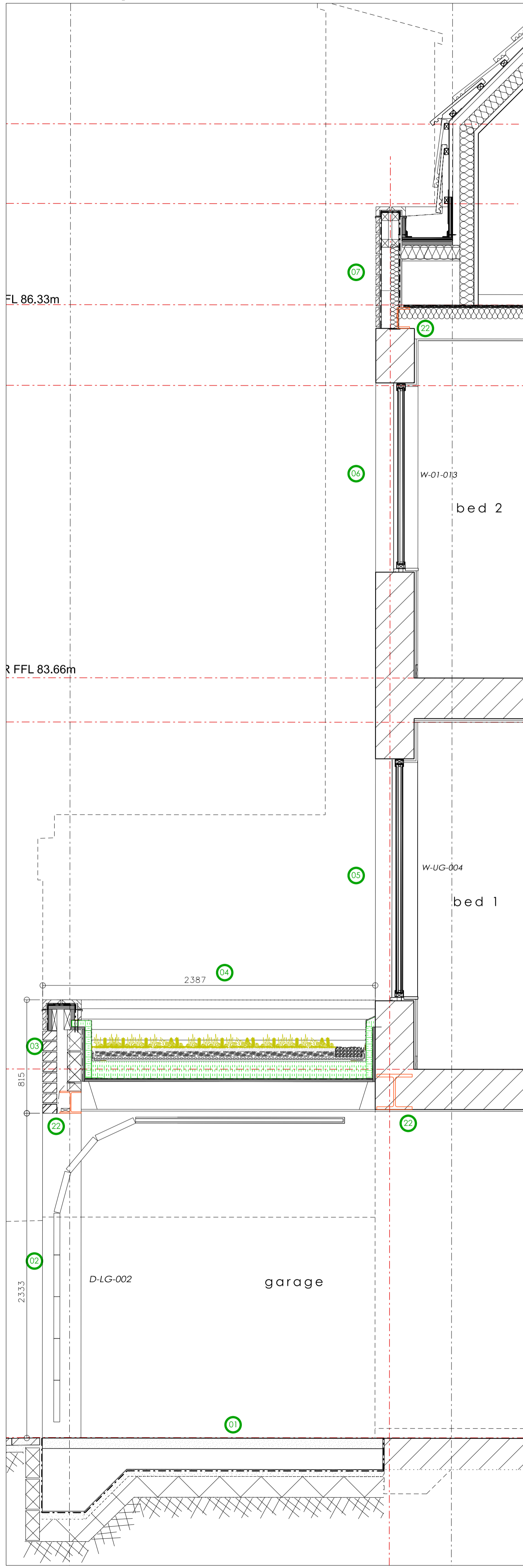
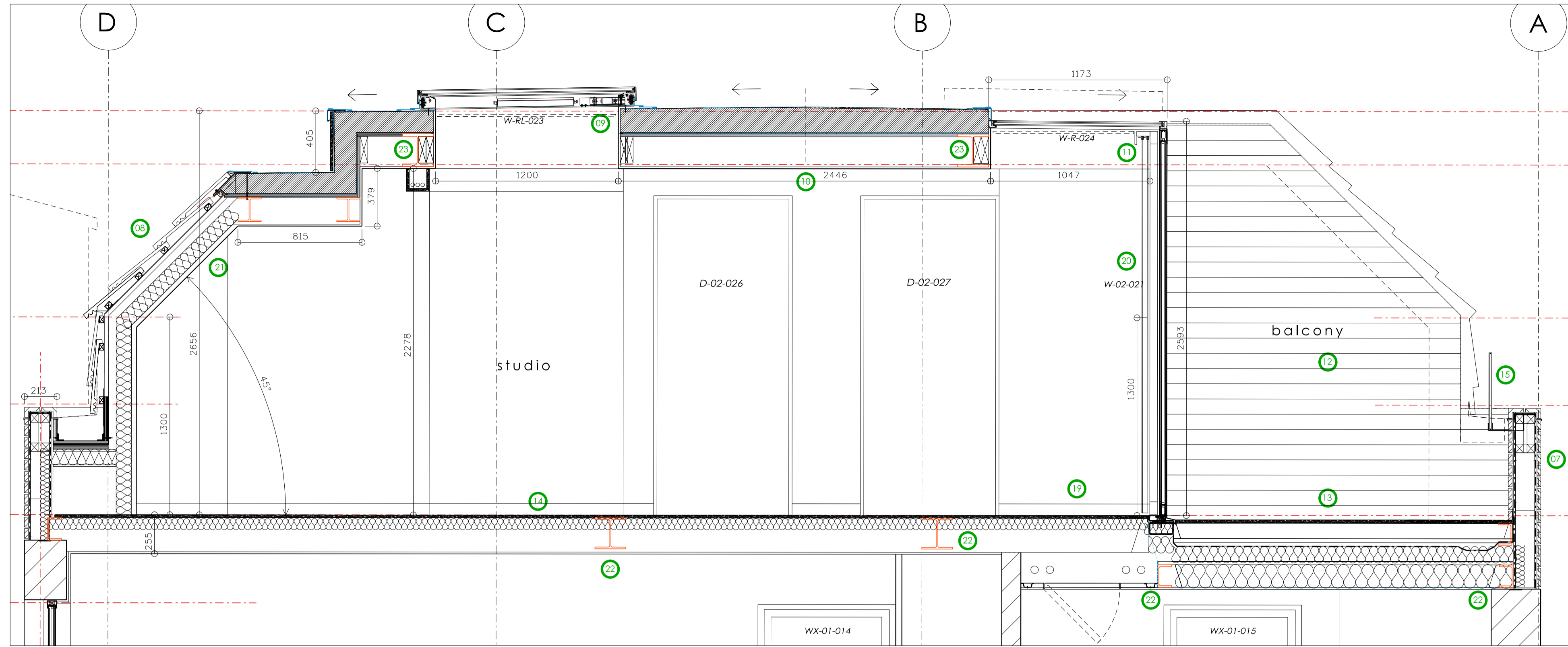


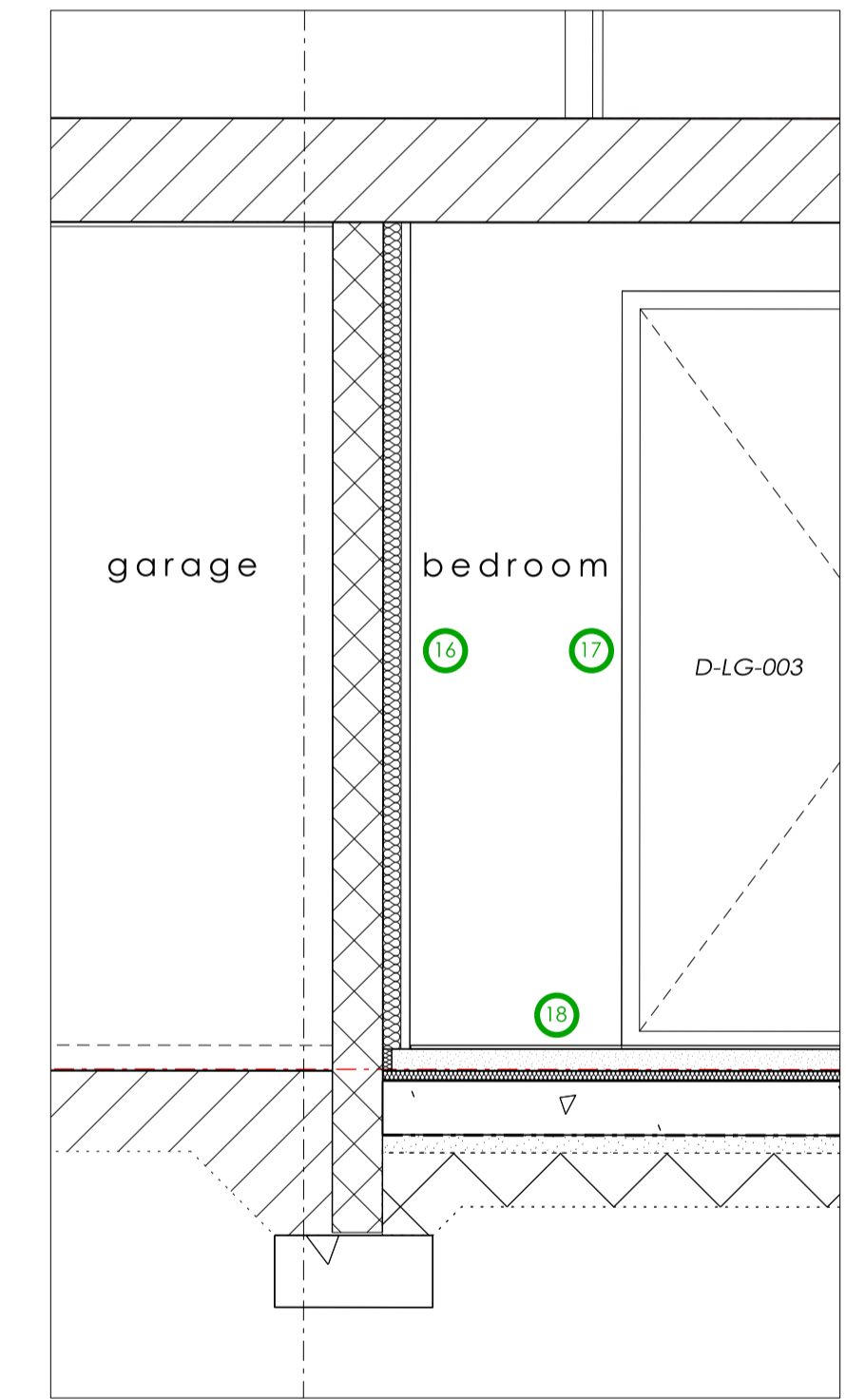
3.DETAIL C/1



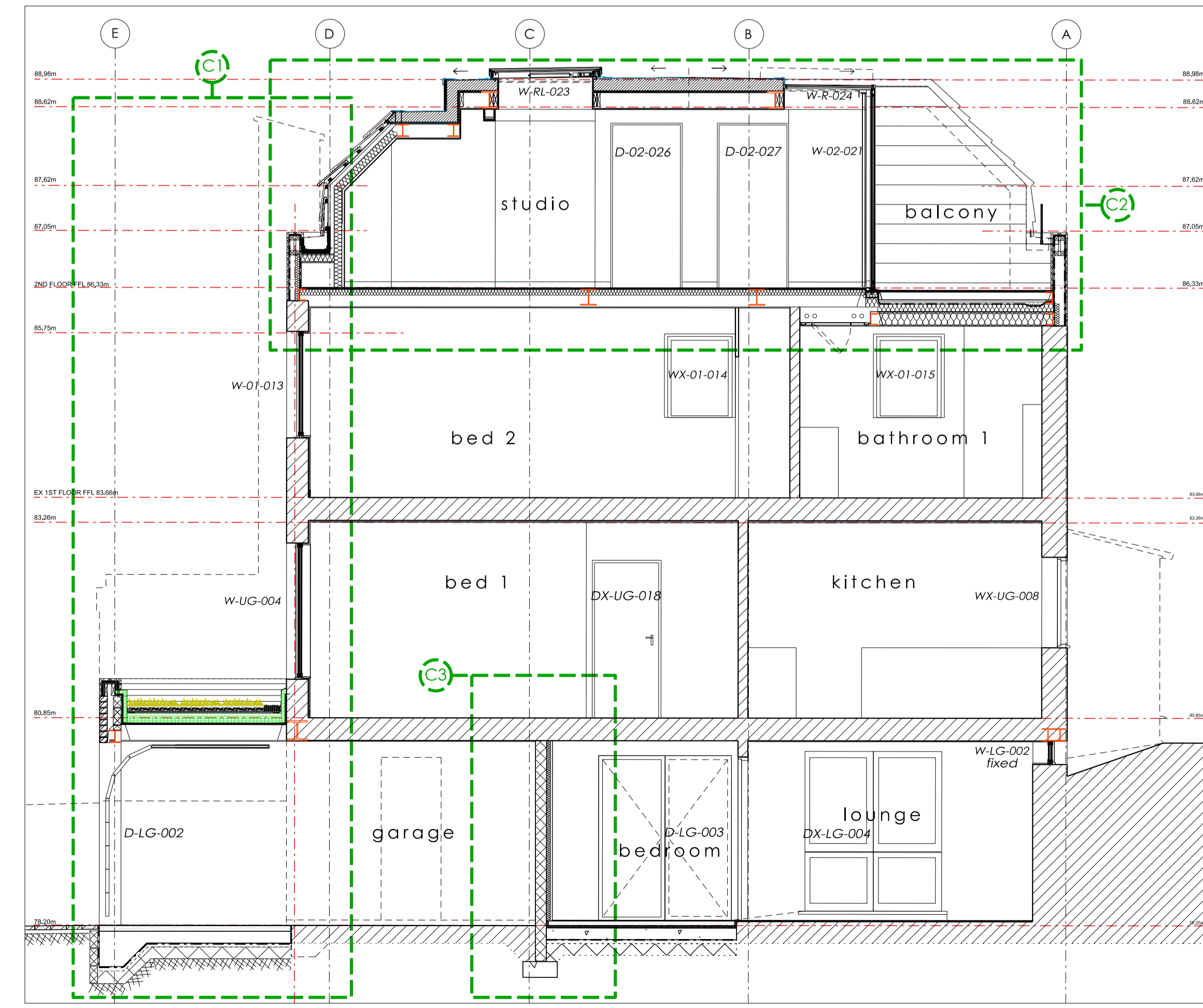
4.DETAIL C/2



4.DETAIL C/3



1.SECTION C-C



GENERAL NOTES:
 PLANNING & BUILDING CONTROL MAY REQUEST ADDITIONAL INFORMATION. CONTRACTOR, SUB-CONTRACTOR OR SUPPLIER TO BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. CONTRACTOR IS RESPONSIBLE FOR REQUESTING ANY 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.
 ANY AFFECT TO COST & PROGRAMME MUST BE NOTIFIED TO THE DRAWING ARCHITECT / QUANTITY SURVEYOR.
 ALL COMPONENTS, MATERIALS, WORKMANSHIP & HEALTH & SAFETY TO COMPLY WITH CURRENT, RELEVANT BRITISH STANDARDS, COP & APPROPRIATE MANUFACTURERS RECOMMENDATIONS.
 DO NOT SCALE FROM THIS DRAWING. DIMENSIONS ONLY. ANY DISCREPANCIES REPORTED. ALL DIMENSIONS ARE MILLIMETERS UNLESS OTHERWISE STATED.
 METERAGE REQUIRED TO BE CONFIRMED BY MANUFACTURERS WITH ALL MATERIALS TO BE SUITABLE FOR CONTRACT USE.
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- NOTES:
- Excavate existing external paving & lay new concrete garage floor (falls to outer edge & new Aco drain). New floor to match/merge ex garage floor. Sand cement screed on polythene separation layer on 150mm 2000kg/sq.m C30D concrete floor on visqueen 1200g dpm (or similar approved) lapped with ty-load dpc. Cardale automated large rib steel insulated sectional doors RAL 9007.
 - New garage cavity wall to match existing 100mm blockwork internal leaf for painted finish. Lintel over to S/Eng spec & details with cavity tray over.
 - New garage wall parapet level with ex window cill height. Parapet to have Euro-brick face with metal framework to match (07). Living flat roof build-up to garage to be (copal (or similar) with extensive sedum mat & substrate with thermazone insulation & perimeter free drainage gravel border fitted onto timber frame substrate to S/Eng details. All in accordance with manufacturer's spec, prep & construction details. Weatherproof upstand flashing junction between new roof & existing ext cavity wall.
 - Suitable living roof plants:
 - mat forming species = sedum/semperivivum
 - dry habitat perennials & ornamental grasses = Ruscobackia/achillea/ameria/dianthus/helicotrichon semperivivens/stipa tenuissima
 - bulbs = muscari/allium
 - Existing windows removed & replaced with new p/coated aluminium windows set back within existing opening. RAL colour 9007.
 - All existing timber windows & doors to be inspected & all defective repaired, re-sealed between frame & structure with new seals to replace existing defective as required.
 - New parapet upstand to be eurobrick V-Clad insulated rib cornerboard with 20mm brick slip facings to match existing. Brick slip system returned horizontally instead of coping to form clean finish to top of parapet with waterproof underlayer & drain channel or cavity tray at base to discharge any surplus water/moisture. Light gauge steel framed support with structure to S/Eng spec & details. V-Clad installed system weight from 32kg/sq.m
 - Mansard roof construction to consist of Redland Hollander clay pan tiles - Red @ 45 deg pitch on kingspan rafter. 17 breathable membrane on s/w sarking board (with 2-3mm gaps). 50mm cavity above insulation, kooltherm 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
 - Pvc aluminium velux rooflights 1200 x 1200mm with velux automated solar blinds
 - Small single ply roof with 30mm Sarotherm 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 0.16W/sq.m/K from sunsquare
 - YG SILA siberian larch 'light reddish brown' to match floorboards to vertical wall face
 - YG SILA siberian larch light reddish brown timber floorboards to balcony on treated s/w floor joists suspended on galv 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 painted finish to u/s 1st floor ceiling
 - 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

- 21mm toughened clear glass balustrade to 1100mm high. Fe m/s bracket returned & fixed to parapet structural upstand
- Garage division wall to consist of:
 - 200mm thermolite shield blockwork external (garage side) leaf or similar approved for painted finish
 - 15mm air gap internally
 - 60mm gyproc thermalboard super internal leaf for painted finish - u value 0.28W/sq.m.k
- See drawing P17-25-03-007 for demolition
- Excavate existing concrete garage floor to new bedroom and construct 65mm sand cement screed on polythene separation layer on 70mm kooltherm K103 insulation on 150mm 2000kg/sq.m C30D concrete floor on visqueen 1200g dpm (or similar approved) lapped with ty-load dpc. U-value 0.21W/sq.m.k
- 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
- Silent gliss curtain track system fixed to 25mm thick sw support for white painted finish, concealed by discreet 100mm p/board pelmet downstand with 9mm MDF hidden back-board support
- Allow for 50x25mm PVC hidden conduit within 2nd floor ceilings for ceiling electrical conn's
- All structural steel providing support to walls & floors to have intumescent paint applied to provide 30 minutes fire resistance in accordance with Approved Document B & BS 9999
- Structural steelwork supporting the roof only does not require fire protection

REV	DATE	BY	DETAIL
T1	07.03.19	GH	TENDER

TENDER ISSUE

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PROJECT TITLE	3 FITZROY CLOSE, LONDON, CAMDEN, N6 6JT.
DRAWING TITLE	PROPOSED SECTION C - C
CLIENT	MR M CLACK & MS L FRY
PROJECT NO.	P17-025
DRAWING NO.	03-04-003
DRAWN BY	GH
DATE	07.12.2018
SCALE	A1@1:50 / 1:20

SCALE BAR 1:50

1M 2M 3M 4M 5M