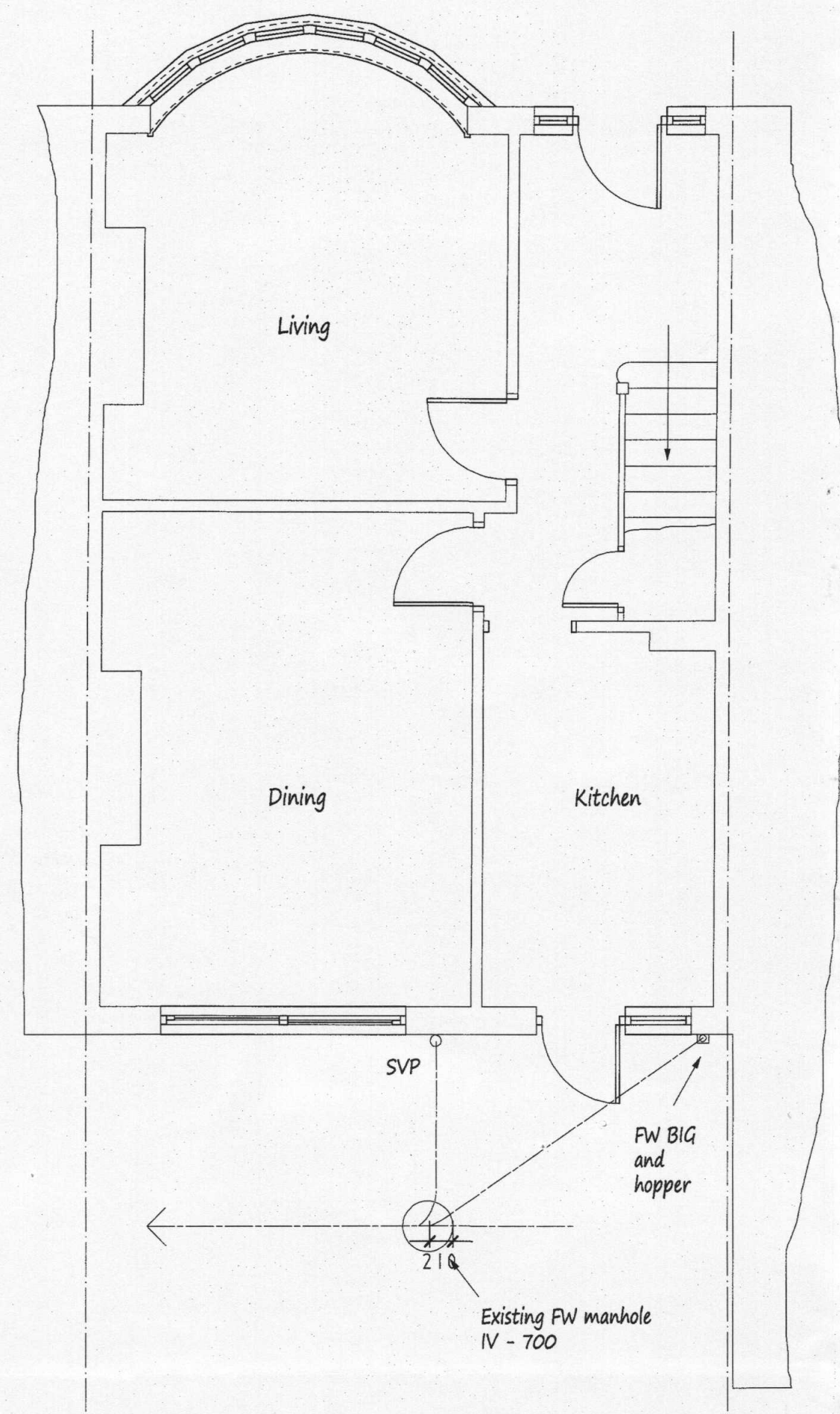
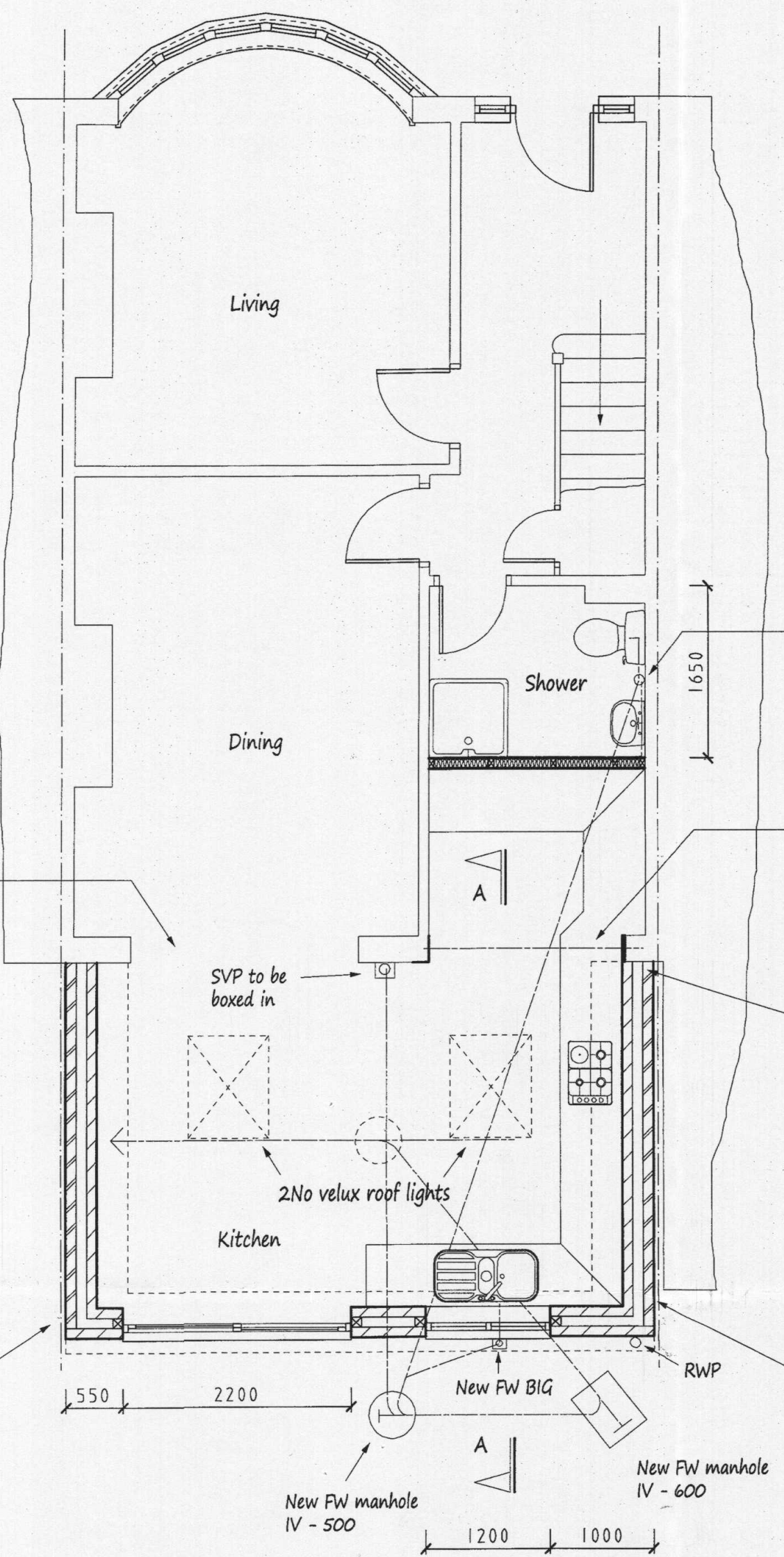




Existing Ground Floor Plan



Proposed Ground Floor Plan

New lintels to be IG type or similar approved unless noted otherwise.

New shower room to have mechanical ventilation to open air, min 30l/s with 15 minute over run.

New Kitchen to have mechanical ventilation to open air, min 60l/s or 30l/s if incorporated within a cooker hood.

New Velux roof lights to be A-A fire rated and installed to manufacturers requirements. Double up and bolt together rafters each side of roof light with M12 bolts @ 500 centres.

Surface Water
Rainwater from new roof to be taken to soakaway, min 1.0m cubed for every 16.5m² of roof to be drained and 5m away from any building.

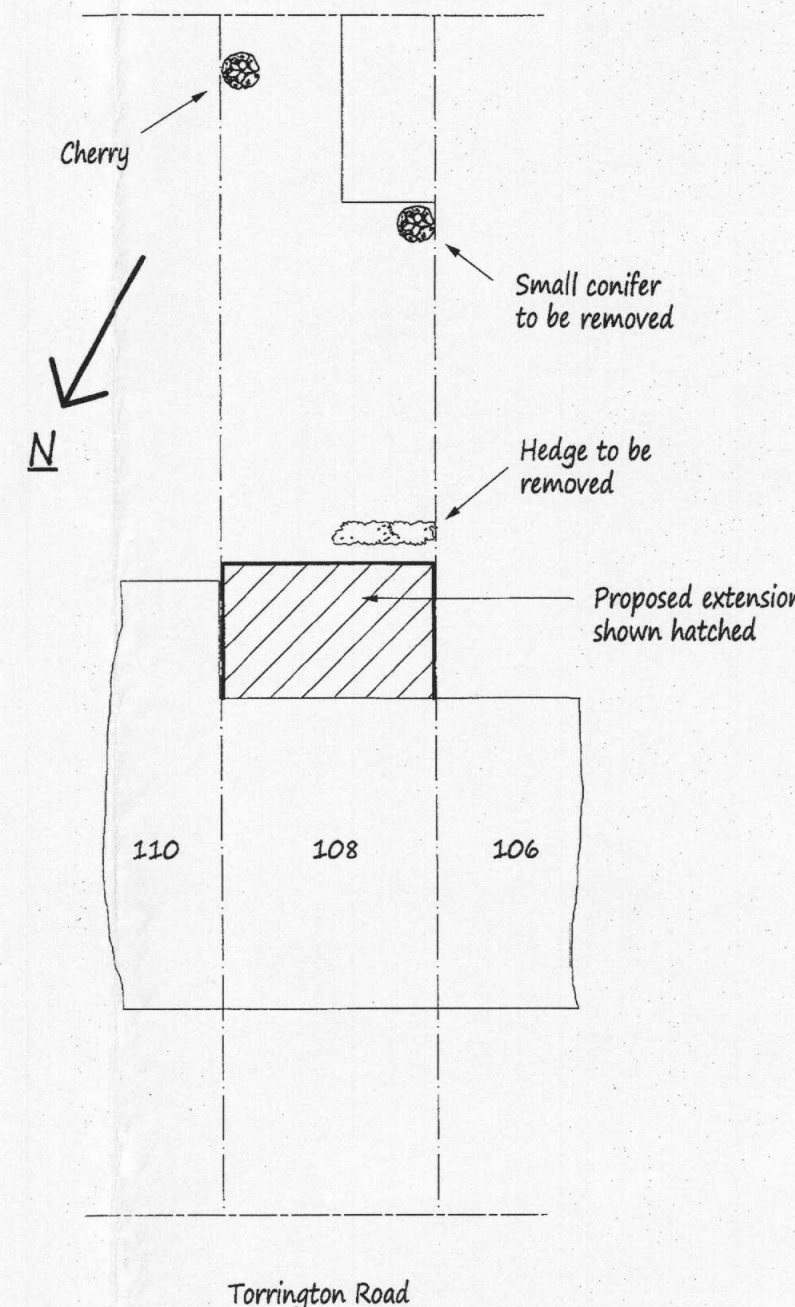
New FW stub stack with air admittance valve taking waste from new WC, WHB and shower back into existing system.

203 x 203 x 46kg/UC bearing onto 300 x 215 x 300dp concrete pads

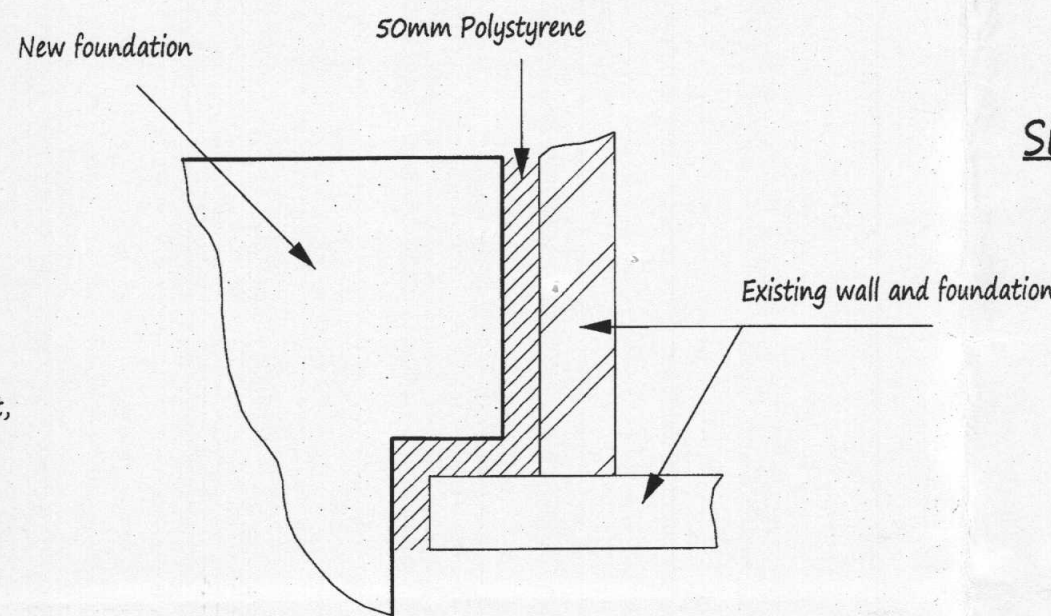
Existing FW BIG and hopper to be made redundant. Waste pipes from bathroom above to be taken to existing SVP.

Existing manhole to be made redundant, drain run to remain with new drainage layout as shown.

Eccentrically position new side flank wall on foundation as to not encroach onto neighbours property. Excavate and pour foundations in 1.2m increments to not undermine foundations of neighbours extension.



Site Plan scale 1:200



Detail - Where new foundation abuts existing

Code 4 lead flashing to be dressed min 150 up wall

150mm x 50mm rafters @ 400mm centers, 38mm x 19mm sw battens on breather layer felt. 15° roof pitch with interlocking tile, colour to match main roof. Provide 145mm celotex insulation between / under rafters, 500g polythene vapour barrier, 12mm plasterboard and skim.

Ensure minimum 25mm continuous vent gap to roof space

30mm x 5mm galvanised mild steel holding down/restraint straps @ 2000mm centres.

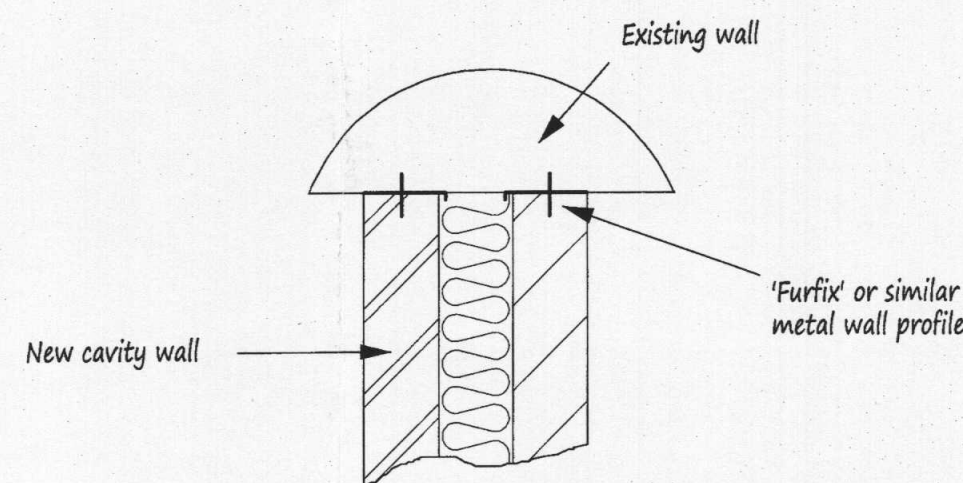
65mm screed, 100mm insulation, 150mm concrete slab, 1200g polythene DPM cast with DPC's, 150mm hardcore blinded with sand. Provide chicken wire in screed, insulation to be Kingspan or similar, capable of achieving a U-value of 0.22w/m²k.

Bituminous felt or similar approved DPC minimum 150mm above ground level

2/103 brick skins, 100mm cavity filled with mortar

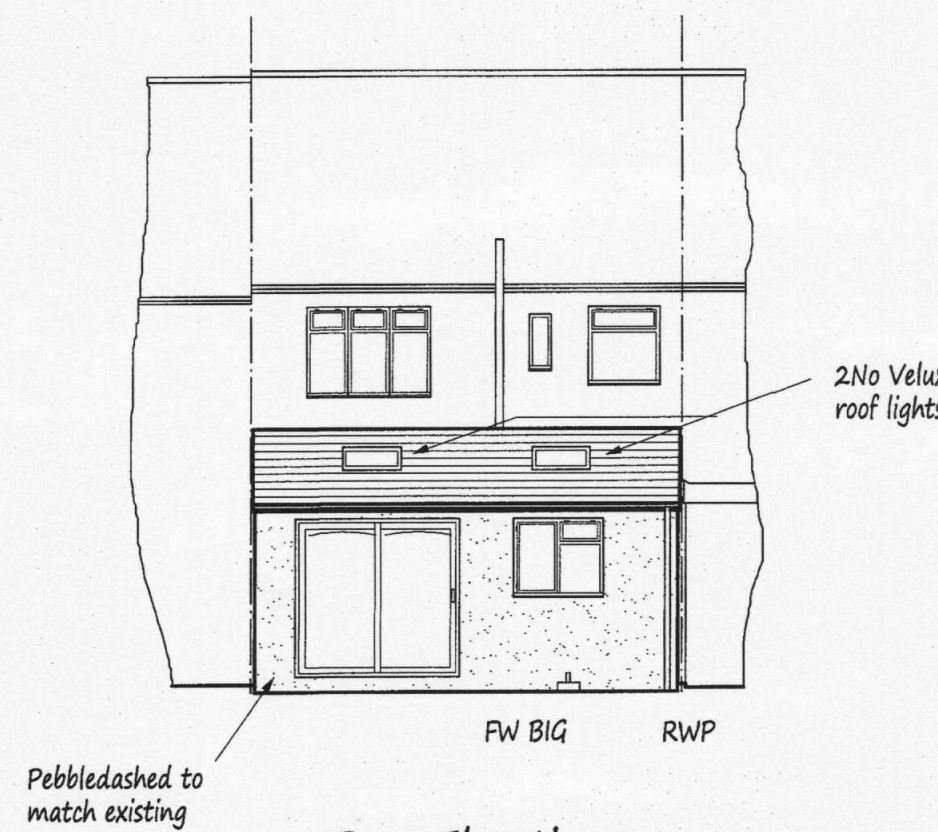
DPC's to lap with existing

Section A-A

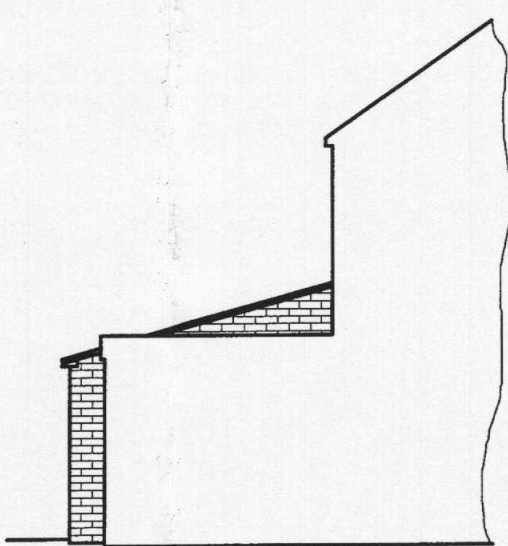


Detail - Where new wall abuts existing

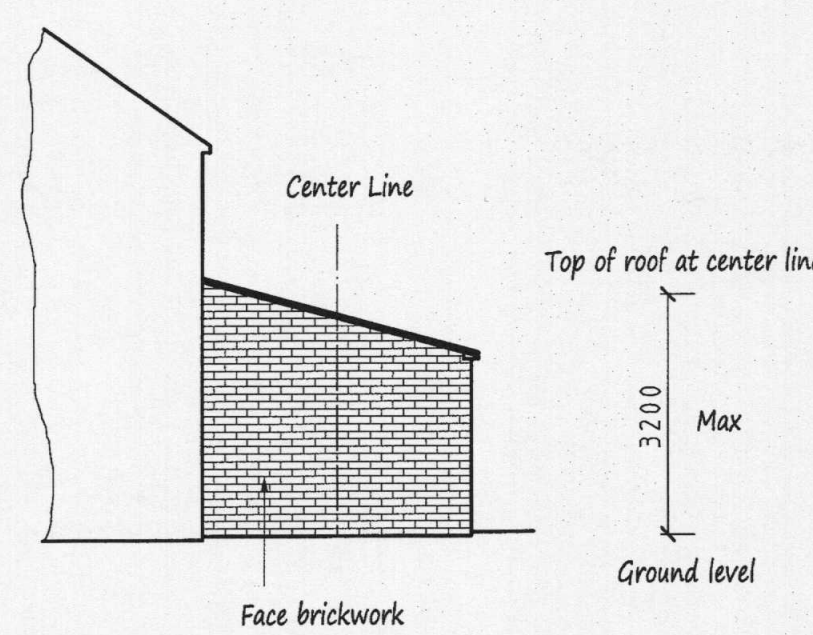
All Materials to Match Existing



Rear Elevation



Side Elevation



Side Elevation

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

- All dimensions are in millimetres.
- Ventilation to be 1/20 of floor area (min).
- Lintels to have minimum end bearings of 150mm.
- Walls: 103mm face brickwork/100mm concrete blockwork externally and pebbledashed/rendered to finish. 100mm cavity filled with drytherm 34 insulation. Minimum 100mm celcon solar blockwork or similar approved, and plastered to finish. External render to be applied in 2 coats with a suitable waterproof additive.
- Cavity walls to have stainless steel ties @ 450mm centres and staggered 900mm horizontally.
- DPC's to be provided up sides and over heads of new external windows and doors, also where the cavity is closed. Provide insulated cavity closers at reveals.
- If proposed extension covers air bricks then air brick to be removed and 100mm diameter PVC pipe provided from existing to new air brick in external wall.
- New habitable rooms to have background ventilation of at least 8000mm² i.e. Trickle vent or air brick.
- New steel beams to be encased in 2, 12mm sheets of plasterboard and skim to achieve necessary fire protection.
- New stud partitions to be constructed of 100mm x 50mm timbers @ 400mm centres with horizontal noggin. Infill with rockwool mineral wool quilt, 2 x 12mm sheets of plasterboard and skim. Partitions to be constructed off doubled up floor joists bolted together with M12 bolts @ 500mm centres.
- New structural timber to be SC3 grade and untreated.
- New windows and doors to be double glazed and achieve a U-Value of 1.6w/m²k i.e. 16mm spacer with low E glass to inner pane. Glazing to doors and side lights to be toughened.
- Drainage: 100mm diameter PVC piping (flexible) totally encased in 100mm peashingle (10mm). Provide pre-cast concrete lintels where drains pass through walls. New manholes to be constructed in 215mm thick class B semi engineering brickwork on 150mm thick concrete slab and medium duty cover.
- Waste pipe sizes: Sink - 38mm diameter. Bath - 38mm diameter. Shower - 38mm diameter. Wash hand basin - 32mm diameter. All with 75mm deep seal traps. All plumbing to be to BS 5572:1978.
- 75% of light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
- All electrical works to be designed and installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and Building Regulation Part P (Electrical Safety) by a competent person with a self certification scheme authorised by the Secretary of State.
- If the proposed works involves the installation of a new boiler, then it is to be a condensing type with a SEDBUK rating not less than 90%. Boiler to be installed by an approved contractor and certificated radiators to have thermostatic valves.

A	Date	Revisions
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Client
Mr & Mrs Wardlaw
Job Title

108 Torrington Road
Ruislip Manor
Middlesex

Drawing Title

Proposed Single Storey Rear
Extension

Scale
1:50. 100. 200. 10. 25

Date
November 2014
Drawn by
MDP

Drg No.
3439/01