

Existing Ground Floor Plan

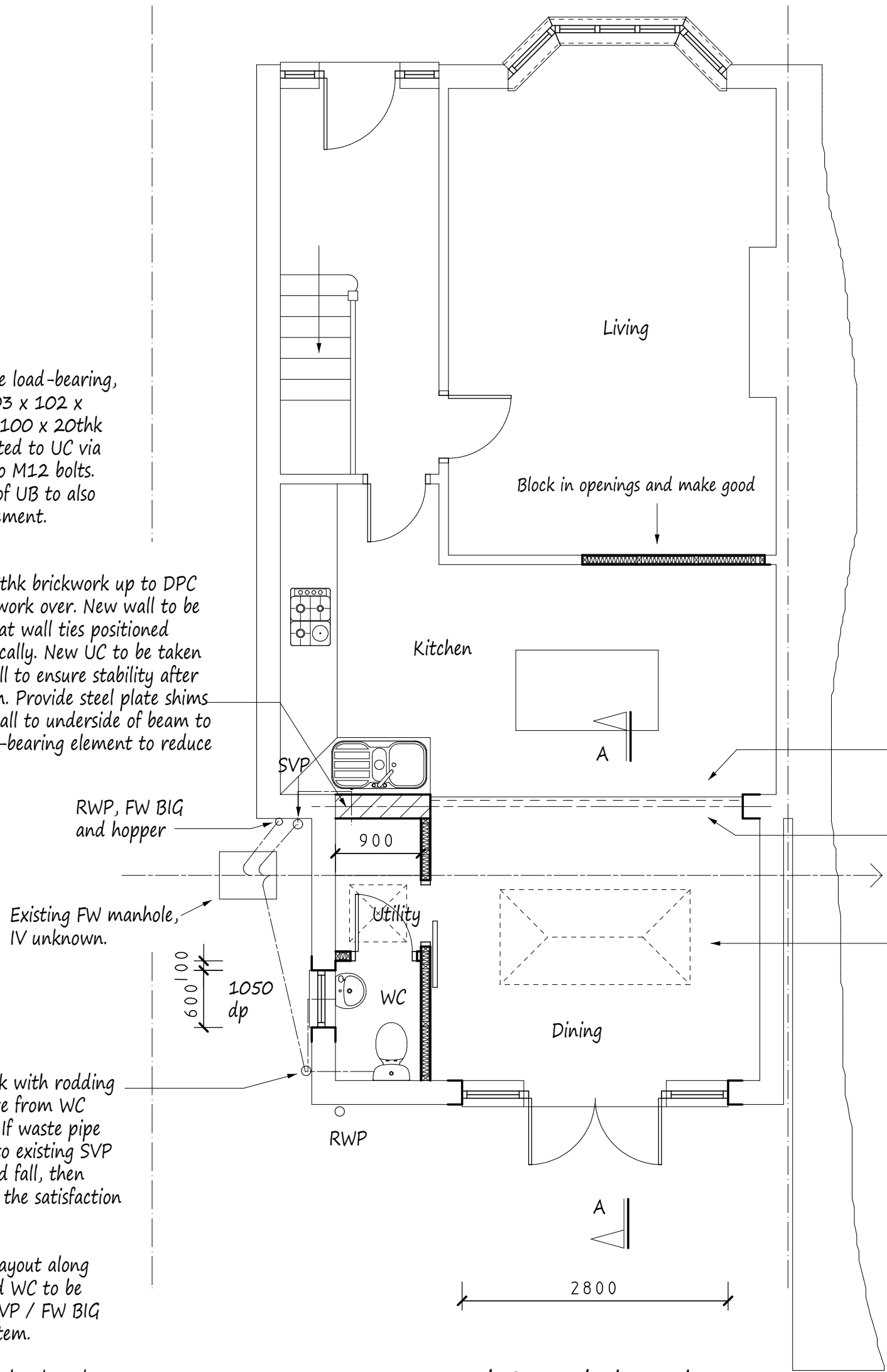
If internal wall is deemed to be load-bearing, then by inspection, provide 203 x 102 x 23kg/UB bearing onto 200 x 100 x 20thk ms spreader plate and connected to UC via 150 x 150 ms angles and 4No M12 bolts. Contractor to ensure bearing of UB to also be taken onto load-bearing element.

Block in opening in 215thk brickwork up to DPC level with 215thk brickwork over. New wall to be tied into existing with flat wall ties positioned @ 225mm centers vertically. New UC to be taken back over to existing wall to ensure stability after removal of existing beam. Provide steel plate shims as necessary at top of wall to underside of beam to ensure wall creates load-bearing element to reduce span of steel beam over.

Provide new FW stub stack with rodding access at base taking waste from WC back into existing system. If waste pipe can be taken from WC into existing SVP with appropriate bend and fall, then this may be achieved if to the satisfaction of the Local Authority.

Waste from new kitchen layout along with new utility room and WC to be taken back into existing SVP / FW BIG and back into existing system.

If client wishes, layout can be altered to swap position of WC and Utility room so that waste pipes could be taken back into existing SVP.



Proposed Ground Floor Plan

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

Ensure kitchen has mechanical ventilation to open air, min 60l/s or 30l/s if incorporated within a cooker hood.

New WC and utility room to have mechanical ventilation to open air, min 30l/s.

New roof lantern / light to be A-A fire rated and installed to manufacturers requirements. Double up and bolt together roof joists each side of roof light with M12 bolts @ 500 centers.

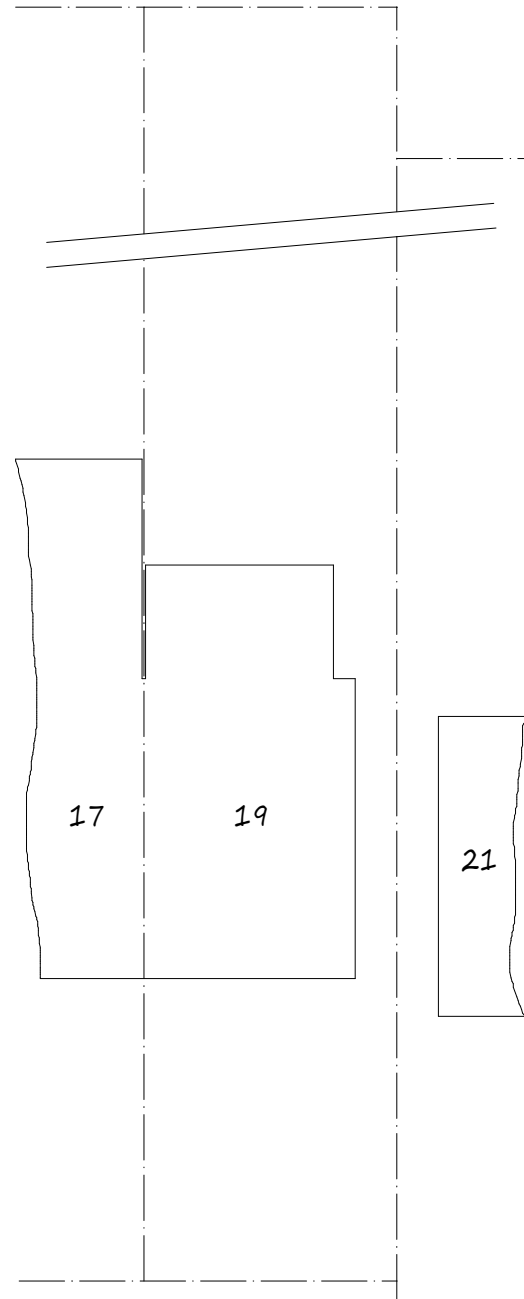
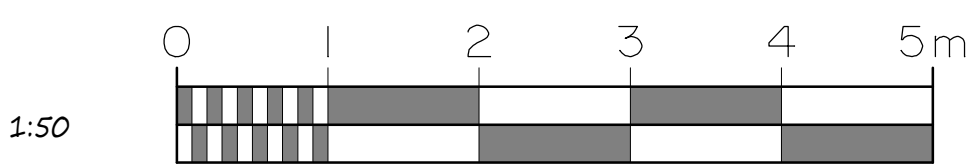
Surface Water to be taken back to existing outlets.

Step up into extension, as per existing situation.

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

Proposed roof lantern and roof light shown dotted.

Scale Bar



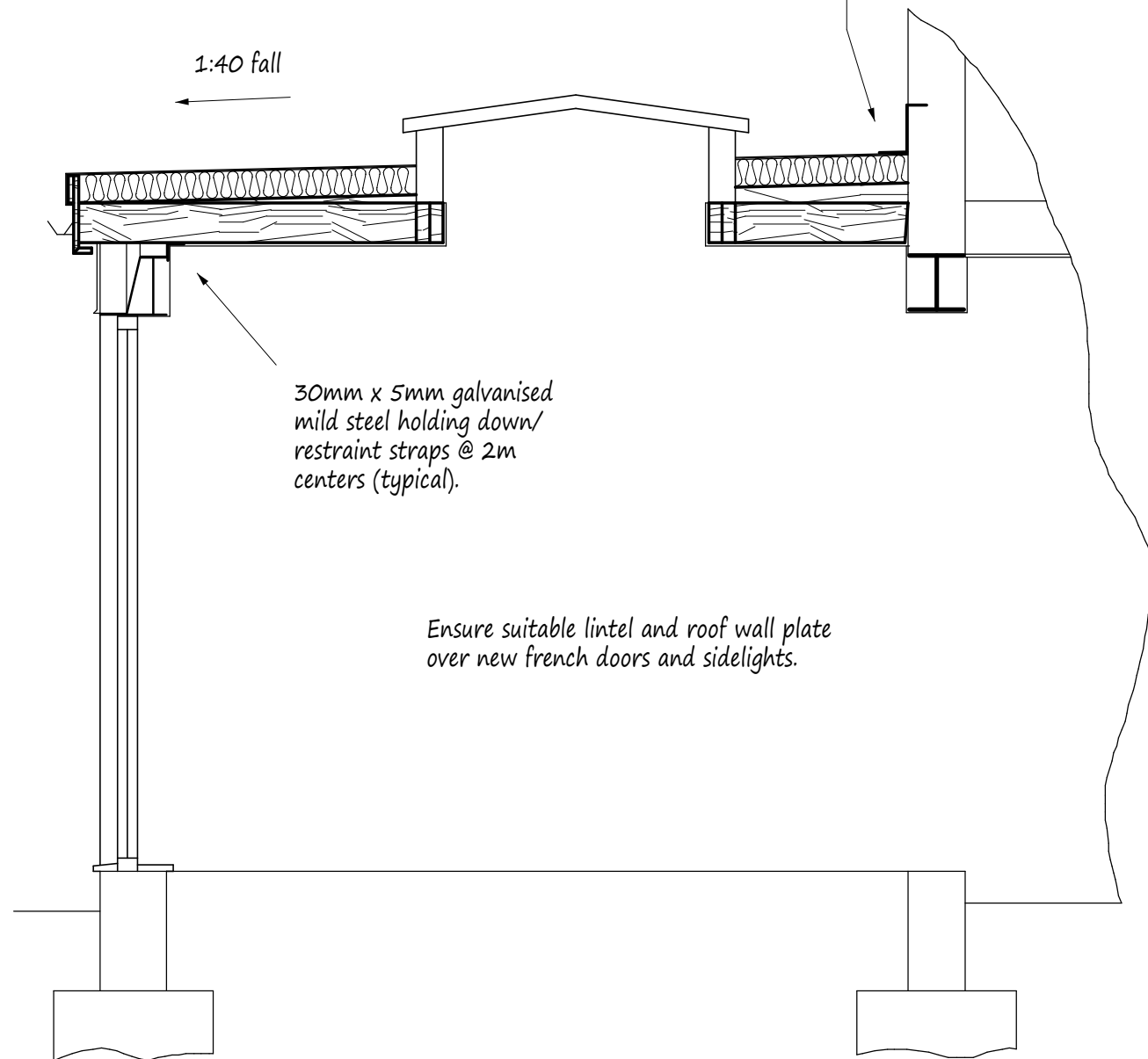
Lawn Close

Site Plan scale 1:200

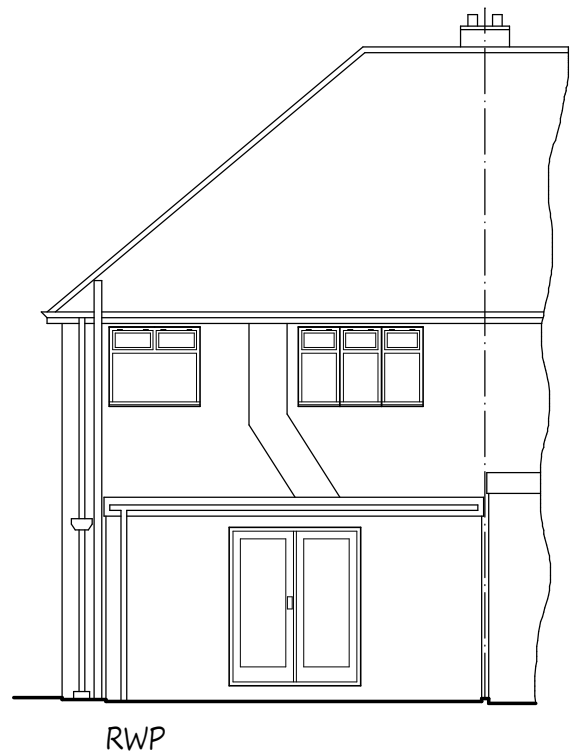
'Warm Deck' roof construction - see enclosed specification sheet. 150mm x 50mm flat roof joists @ 400 centers, 12mm plasterboard and skim.

Code 4 lead flashing dressed minimum 150mm up wall.

Existing roof joists can remain where possible.

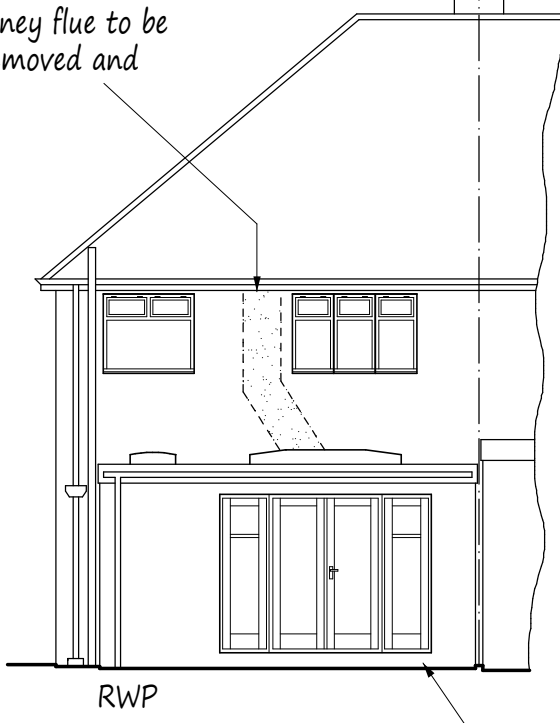


Section A-A

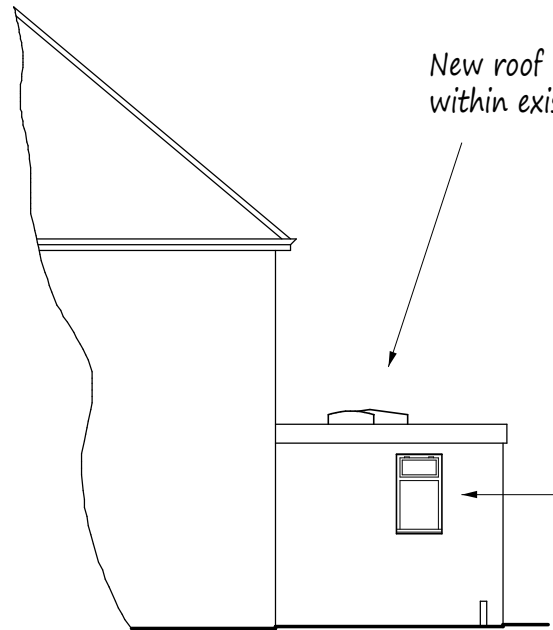


Existing Rear Elevation

Existing chimney flue to be completely removed and made good.



Proposed Rear Elevation



Proposed Side Elevation

New roof lantern and roof light within existing extension.

New side window to be obscurely glazed and non-openable up to 1.7m above FFL.

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: To match existing and plastered to finish. External render to be applied in 2 coats with a suitable waterproof additive.
- 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.
- New habitable rooms to have background ventilation of at least 8000mm³ 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 tannalised.
- New windows and doors to be double glazed and achieve a U-Value of 1.6w/m² 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. (BRE, BSI, EICSA, NAPIT or NICEIC).
- 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
---	------	-----------

Copyright

Pottle & Co Ltd.
Building Design &
Management Services

Suite A
128 Manor Way
Ruislip
Middlesex
HA4 8HR

Tel: 01895 622800
www.pottle.uk.com

Client
Mr & Mrs Murphy

Job Title

19 Lawn Close
Ruislip
Middlesex

Drawing Title

Proposed Alterations.

Scale
1:50, 100, 200, 25

Date
March 2020

Drawn by
MDP

Drg No.
4381/01