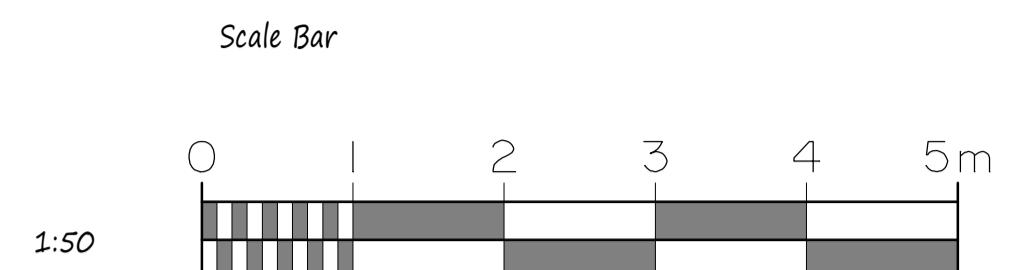
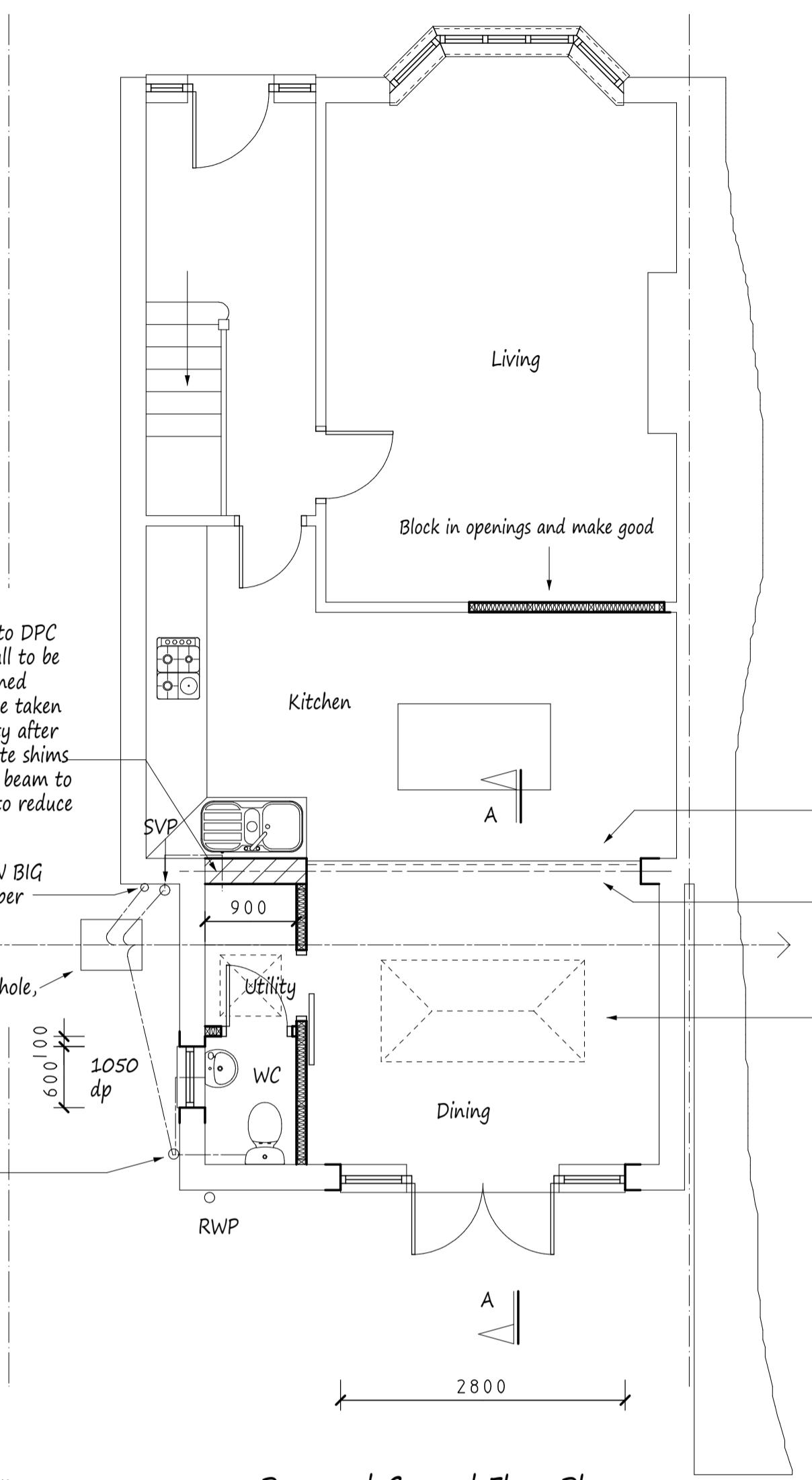
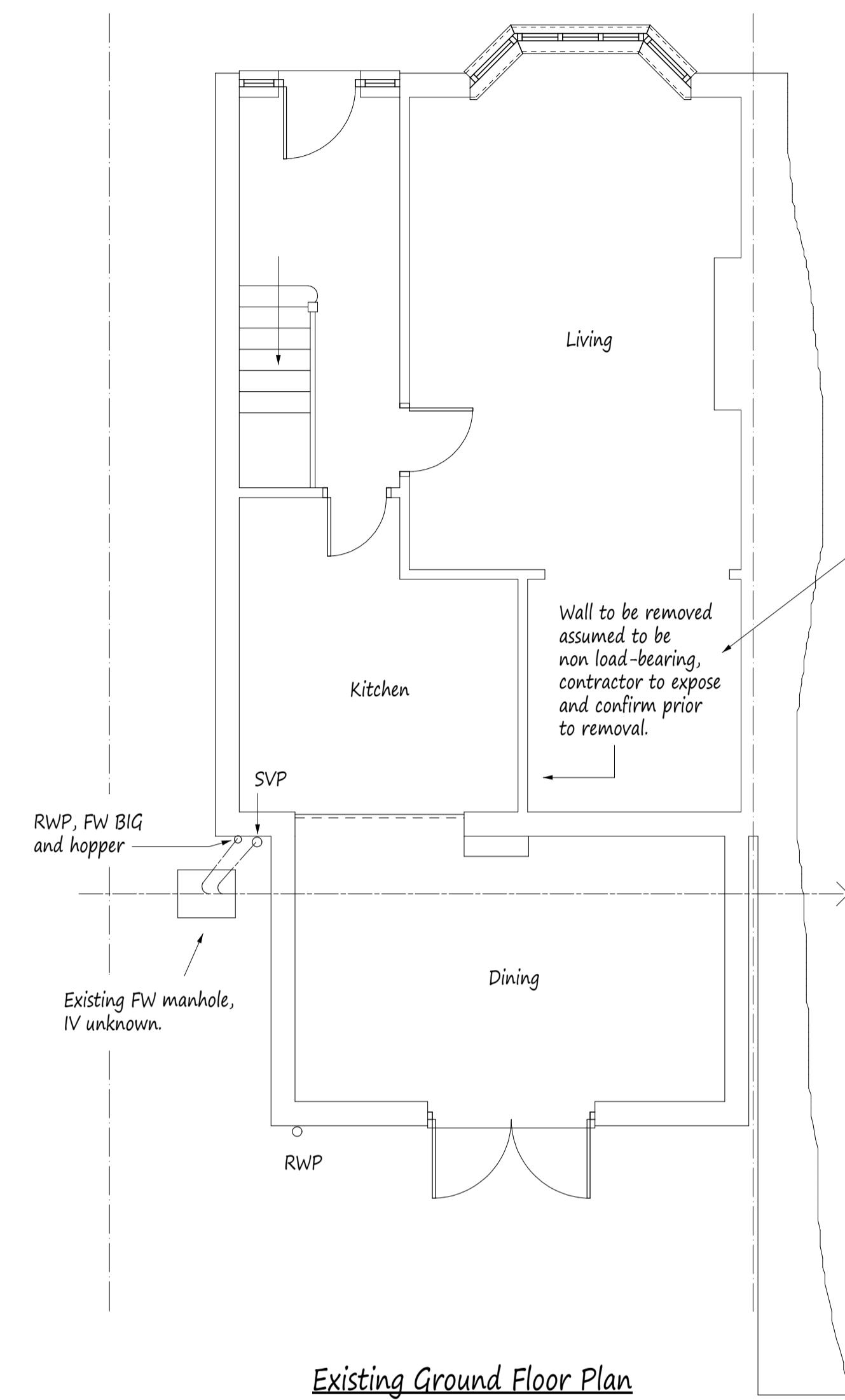


NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

- All dimensions are in millimetres.
- Span limitation 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 services and over head services, including downpipes and abutments, also where the cavity is closed. Provide insulated cavity closers at reveals.
- New habitable rooms to have background ventilation of at least 8000m³/h i.e. trickle vent or airbrick.
- 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 timber studs with 150mm horizontal nogging. 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/m²K i.e. 16mm spaced with 12mm air gap. 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, WC - 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.
- 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 Society of States (BRE, BSI, ELECSA, 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 certified radiators to have thermostatic valves.



N



**Site Plan scale 1:200**

**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

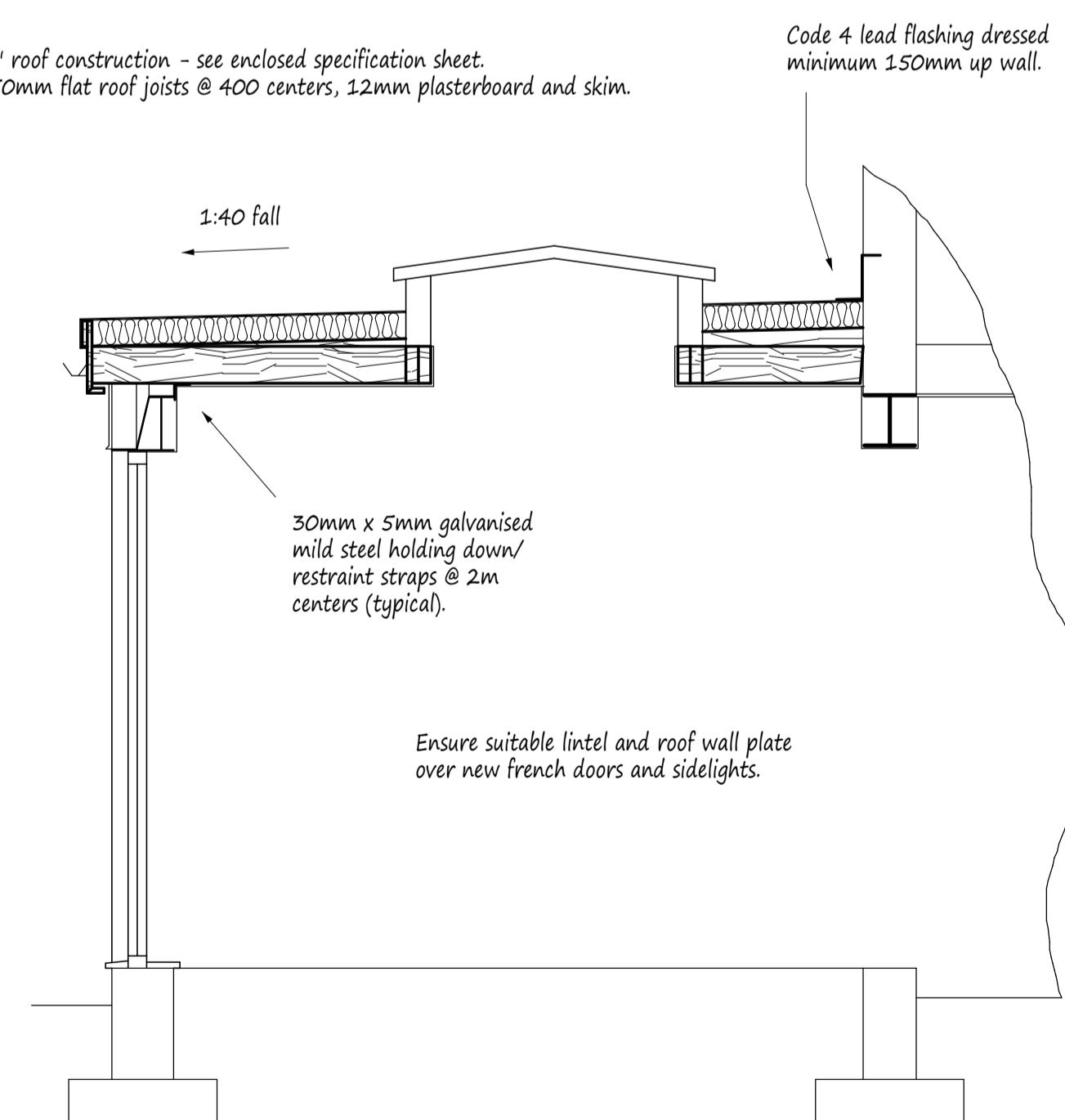
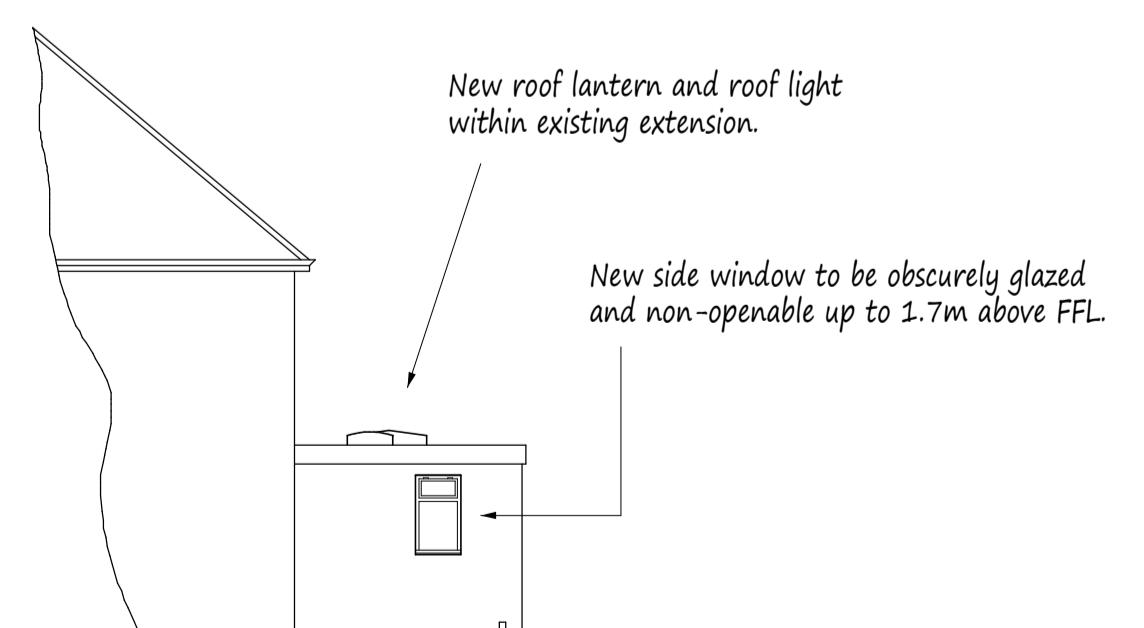
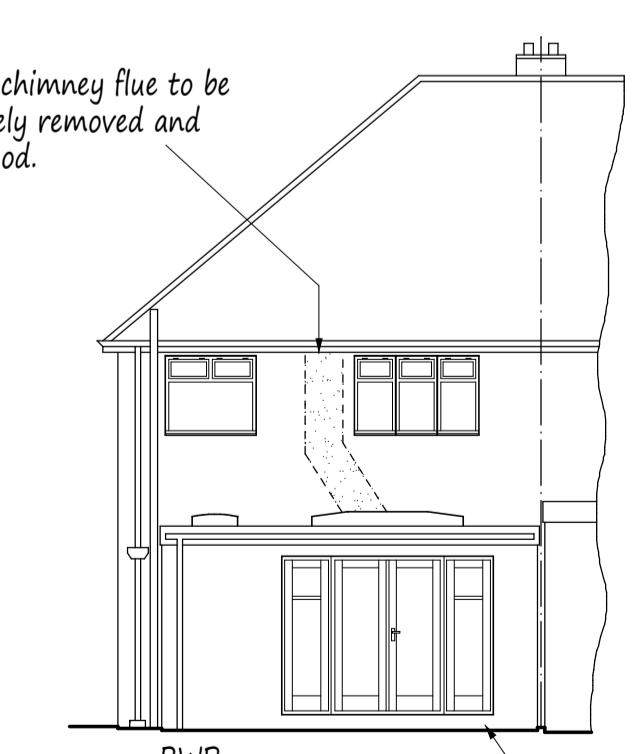
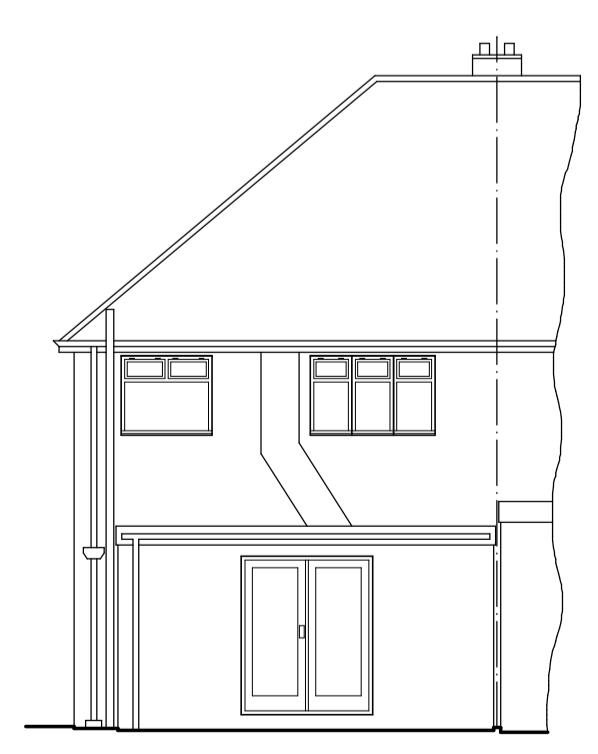
**Drawing Title**  
**Proposed Alterations.**

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

**Date**  
March 2020

**Drawn by**  
MDP

**Drg No.**  
4381/01



Existing roof joists can remain where possible.

'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.

Ensure suitable lintel and roof wall plate over new french doors and sidelights.

30mm x 5mm galvanised mild steel holding down/restraint straps @ 2m centers (typical).

1:40 fall

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