

PROPOSED GROUND FLOOR LAYOUT PLAN

NOTE:-
THE ELECTRICAL INSTALLATION WILL BE IN ACCORDANCE WITH PART.P. OF BUILDING REGULATIONS AND BS 7671:2001 AND UNDERTAKEN BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF - CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE.

NOTE:-
UNDER SIDE OF ALL NEW WALL FOOTINGS TAKEN BELOW INVERT LEVEL OF ADJACENT EXISTING DRAIN RUNS. FORMATION LEVEL TO BE APPROVED BY THE L.A. BUILDING CONTROL OFFICER.

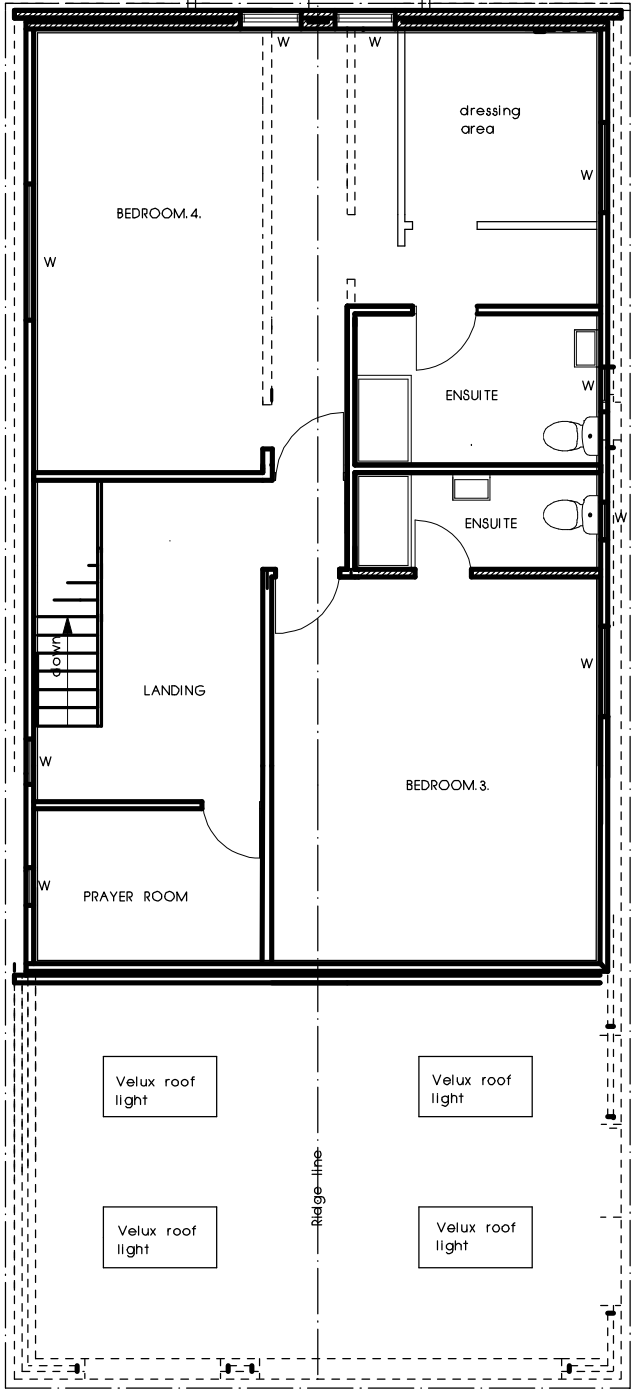
ADJACENT PROPERTY NUMBER.21.

NOTE:-
ALL STRUCTURAL STEELWORK TO BE ENCASED IN 15mm THICK GYPSUM FIRE LINE FIXED TO TIMBER CRADLES AND SKIMMED TO GIVE 30 MINUTES FIRE PROTECTION MINIMUM.

HEATING
CONTRACTOR TO ENSURE EXISTING BOILER HAS ADEQUATE CAPACITY FOR ADDITIONAL RADIATOR IN LIVINGROOM EXTENSION. EXISTING BOILER MIN.SEDBUK OF 96% FOR MAINS NATURAL GAS BOILER.

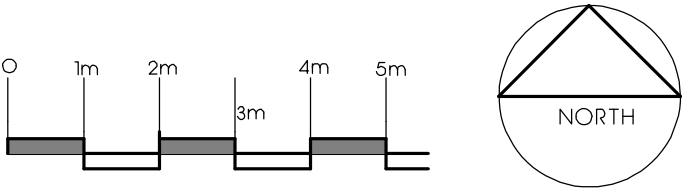
PROPOSED LOFT FLOOR LAYOUT PLAN

NOTES:-
1) ALL NEW WINDOWS AND DOORS TO BE DOUBLE GLAZED UPVC FRAMES TO ACHIEVE A U. VALUES OF 1.6w/m k and 1.8 w/m k. RESPECTIVELY PROVIDE MANUFACTURERS DETAILS TO DEMONSTRATE COMPLIANCE WITH ADL18.
2) ENERGY EFFICIENT LIGHTING TO BE PROVIDED 1 PER ROOM OR 75% FLOOR AREA IN ACCORDANCE WITH APPROVED DOCUMENT L18.



ADJACENT PROPERTY NUMBER.21.

SPECIFICATION :-
PITCH ROOF. Roof tiles Redland regent colour to match main existing roof on 38 x 25 tantalised battens on a layer of brether type felt on timber Rafter and Ceiling joists 200 x 50 at 450 centres maximum 100 x 50 timber wall plate30 x 5 x 900 galvanised mild steel straps at 1800 centres plug/screw to walls on all four sides . Roof void to be adequately cross ventilation. all flashings to be in code 4 lead. 300mm fibre glass roof insulation 150 laid between joists and 150mm over joists roof insulation to be lapped with wall insulation and provide upvc eaves vents at 450 centres. 12.5mm plasterboard +skim to ceiling. All timbers to be pressure impre- gnated and tantalise treated all facia boards to be in PVC.
WALLS ABOVE DPC. 352 mm traditional cavity wall construction 102mm thick facing bricks 100 mm cavity insulated with 150mm mineral fibrebats 100mm turbo blocks inner leaf wall stainless steel ties to B.S. 1243 and placed at 450 centres vertically and 750centres horizontally and 300 centres around all openings insulated type vertical dpc at all openings 13mm (two coats) gypsum plaster plus skim finish to all walls top of cavity and all reveals return to be closed use proprietary insulated type cavity closer Cavity to extend not less than 225mm below dpc. wall below dpc two skins of class.B. semi-engineering bricks built off foundations fill cavity with lean mix concrete to a minimum 225 below DPC.Brickwork to be bonded into existing Brwk. by 50% or use furlex wall plate DPC to be at least 150mm above finish GL. Foundations generally 600 wide x 300 deep C30(1.2.4mix) under new cavity wall minimum depth 1000mm or taken down to invert level of existing drains Exact depth to be agreed with L.A. Building control officer lintels 150mm end bearings use CATNIC CN7/8 2/3 Cdeep insulated type lintels.
GROUND FLOOR Altro floor covering laid on 50mm Sand/cement screed on 100mm grade.C30 concrete slab laid on 150mm expanded polystyrene floor insulation on 1200 gauge polythene dpm on 100mm clean well consolidated hardcore
DPM and insulation to turned up wall face and dpm lapped under DPC.
DRAINAGE Construct new manhole or ppic inspection chamber on existing drain run 450 x 600 semi - engineering class.b. on 150 concrete base smooth benching with 13 mortar provide lightweight galvanised steel cover or double seal screw down type cover to manhole located inside the building exact position to be agreed on site with L.A. Building Inspector
All new underground pipes to be 100 dia. in PVC to BS.4660 1989 or Saltglazed stoneware with Hepsleve couplings laid to give 1: 40 fall toward existing system with slow bends any drain pipe passing under building to be surrounded in 150 pea gravel and 150 deep precast lintel ower where passing through wall.
WASTE PIPES Kitchen sink ,bath,shower, and WHB use 40 PVC pipe discharge fitted with 75mm deep reseable traps and discharge into BIG below grating level. Rainwater googs 100mm pvc half round gutter 65 mm rainwater down pipe to discharge into storm or combined trapped gullies.
WINDOWS All new windows and doors to be UPVC double glazed with 16mm gap between argon gas filled glazing type.k. all windows to achieve a U. values of 1.6w/m k. and doors 1.8 w/m k. opening light 1/20 total floor area of room .any glazing within 800mm of the floor level and glass in door or side panel to horizontal distance of 300mm from the door to a minimum height of 1500mm above floor to be laminated glass.
VENTILATION All habitable rooms (including kitchen) to be provided with back ground ventilation of 8000SQ.mm use STADIUM Louvered air ventilator 2No 225 x 150 or provide trickle vents in windows . kitchen to be mechanically vented provide moisture extraction at 60 litres per second,and in bathroom/shower15L/S.
HEATING AND LIGHTING all extension to be central heated with thermostatic control with balance flue boiler positioned on external wall
All electrical installation to be in accordance with part.P. of approved document and carried out by approved self certification person registered with secretary of state scheme



SCALE BAR 1 : 100

CLIENT IS TO CONFIRM IF THERE IS ANY PUBLIC DRAINAGE PIPES WITH 3m. OF PREPOSED EXTENSION AND THEN SECURE APPROVAL FROM SEVERN TRENT TO BUILD WITHIN 3m. OF THE PIPES.

IT IS RESPONSIBILITY OF THE CLIENT TO SERVE ALL PARTY WALL NOTICES TO THE ADJOINING OWNERS 28 DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. IF THERE IS DISPUTE THAN A PARTY WALL SURVEYOR TO BE APPOINTED BY CLIENT.

PROPOSED EXTENSION AND LOFT
CONVERSION WITH DORMERS
AT 23 NICHOLLS AVENUE
UXBRIDGE
UB8 3JL

FOR MR. MANNU SINGH CHAWLA

SCALE 1 : 100.

DRAWING NUMBER MSC224 - O2B