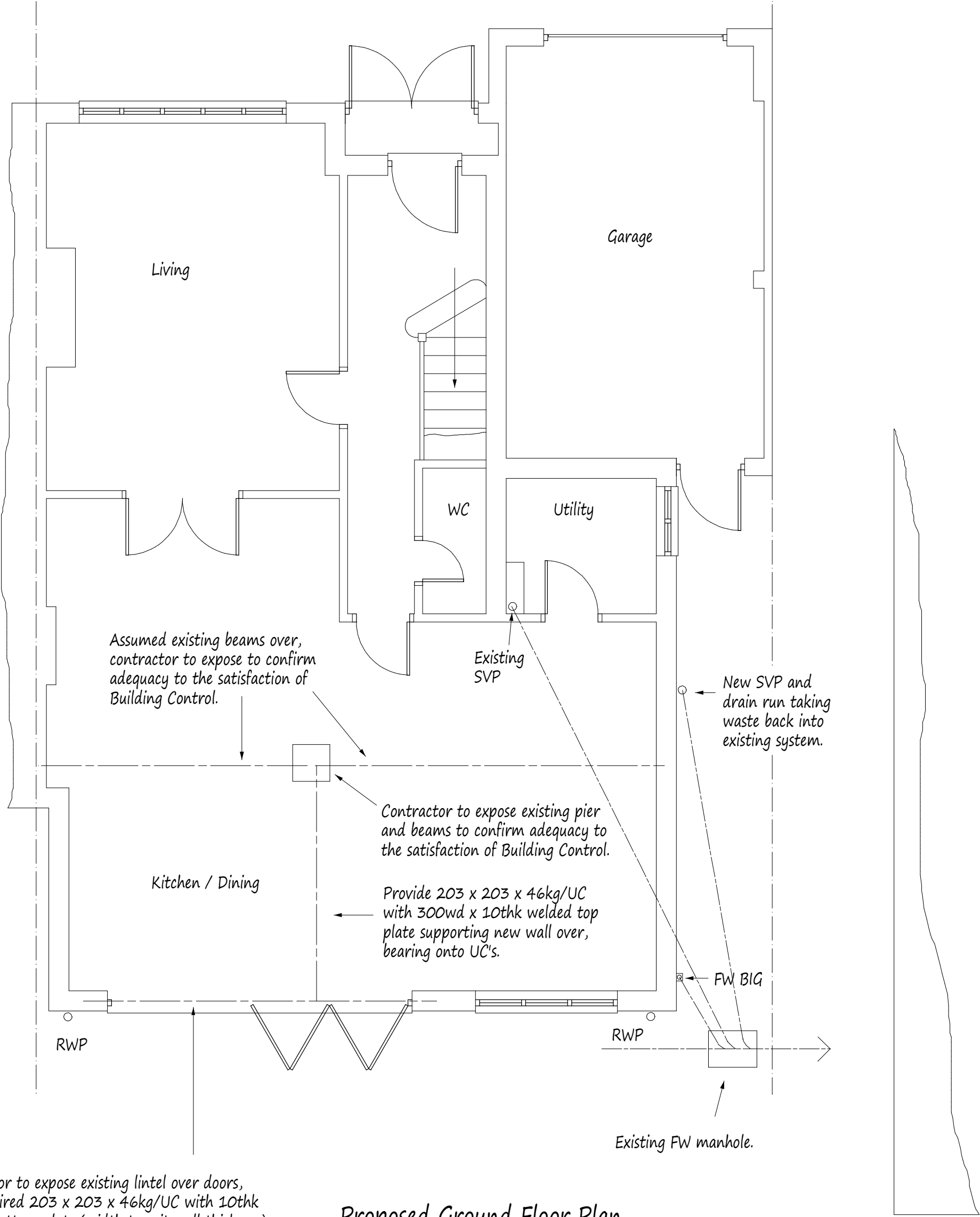
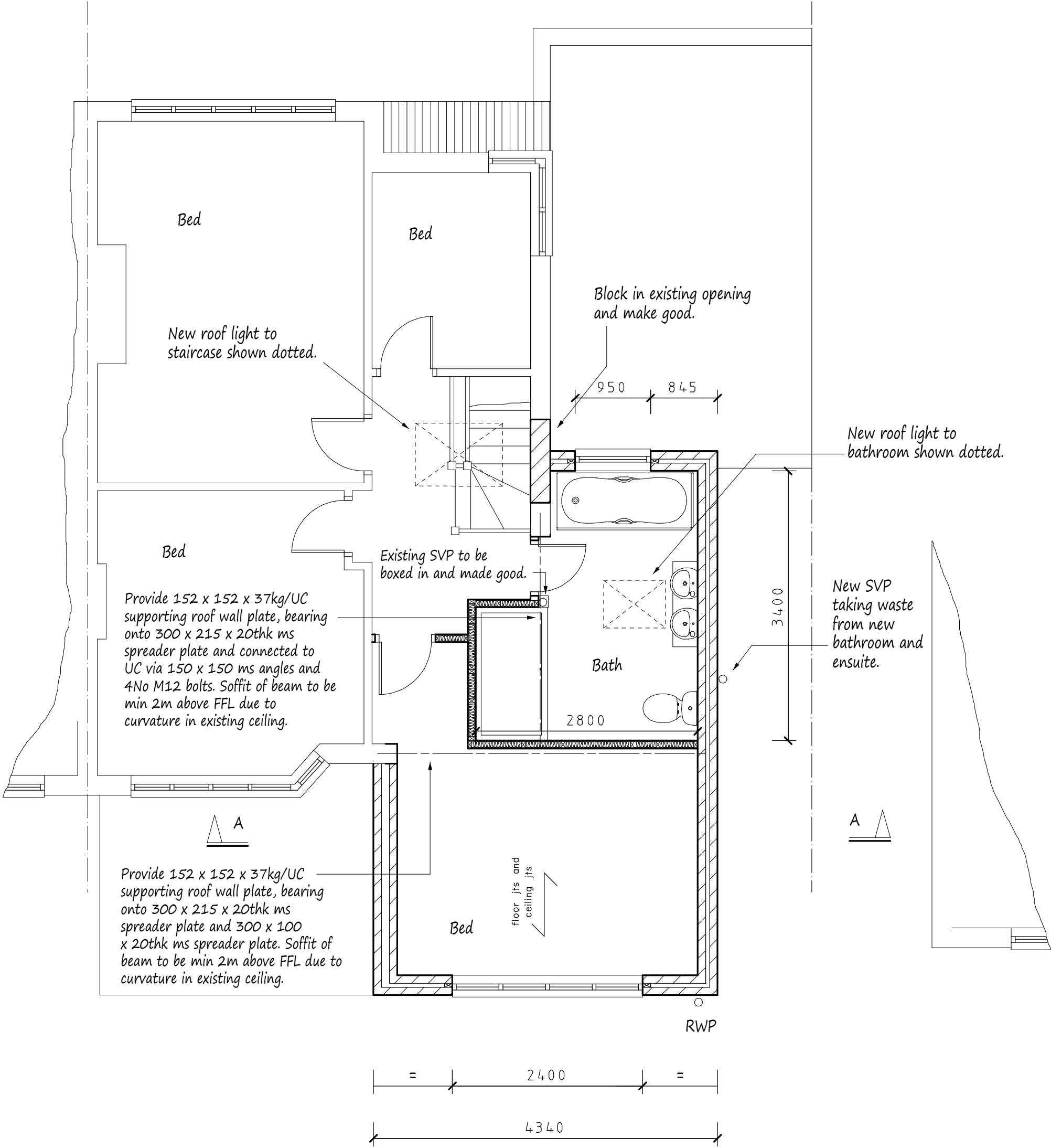




Contractor to expose existing lintel over doors, min required 203 x 203 x 46kg/UC with 10thk welded bottom plate (width to suit wall thickness) bearing onto 300 x 250 x 20thk ms spreader plates supporting UC over. Welded plate width and bearing plates subject to existing wall thickness, to be confirmed on site.

Proposed Ground Floor Plan

If existing pier and beams in kitchen not deemed to be satisfactory then contact Pottle & Co Ltd for revised details.



Proposed First Floor Plan

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

New bathroom and ensuite to have mechanical ventilation to open air, min 30l/s.

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

Rainwater from new roof to be taken back to existing outlets and back into existing surface water system.

Provide mains operated inter-connected smoke alarms to the circulating areas at ground and 1st floor ceiling level. Provide heat detector to kitchen linked with smoke alarms, all with battery back up.

Contractor to expose existing foundations to check adequacy to the satisfaction of Building Control prior to commencement of works.

New walls at 1st floor level to match wall thickness of existing walls below. If specification is less than as noted in Note 4, then provide 65mm thermaboard internally on dabs and skim to finish to meet current 'U'-value requirements.

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: 100mm concrete blockwork externally and 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.
- 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 noggins. 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. (BREBSIELECSA, 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.

C	Aug 2019	Rev'd for client
B	May 2018	Rev'd elevation
A	May 2018	Rev'd for Planning
	Date	Revisions

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Client
Mr & Mrs Grafton

Job Title

38 Rodney Gardens
Eastcote
Middlesex

Drawing Title

Proposed First Floor Side and
Rear Extension.

Scale
1:50 100

Date February 2018	Drawn by MDP
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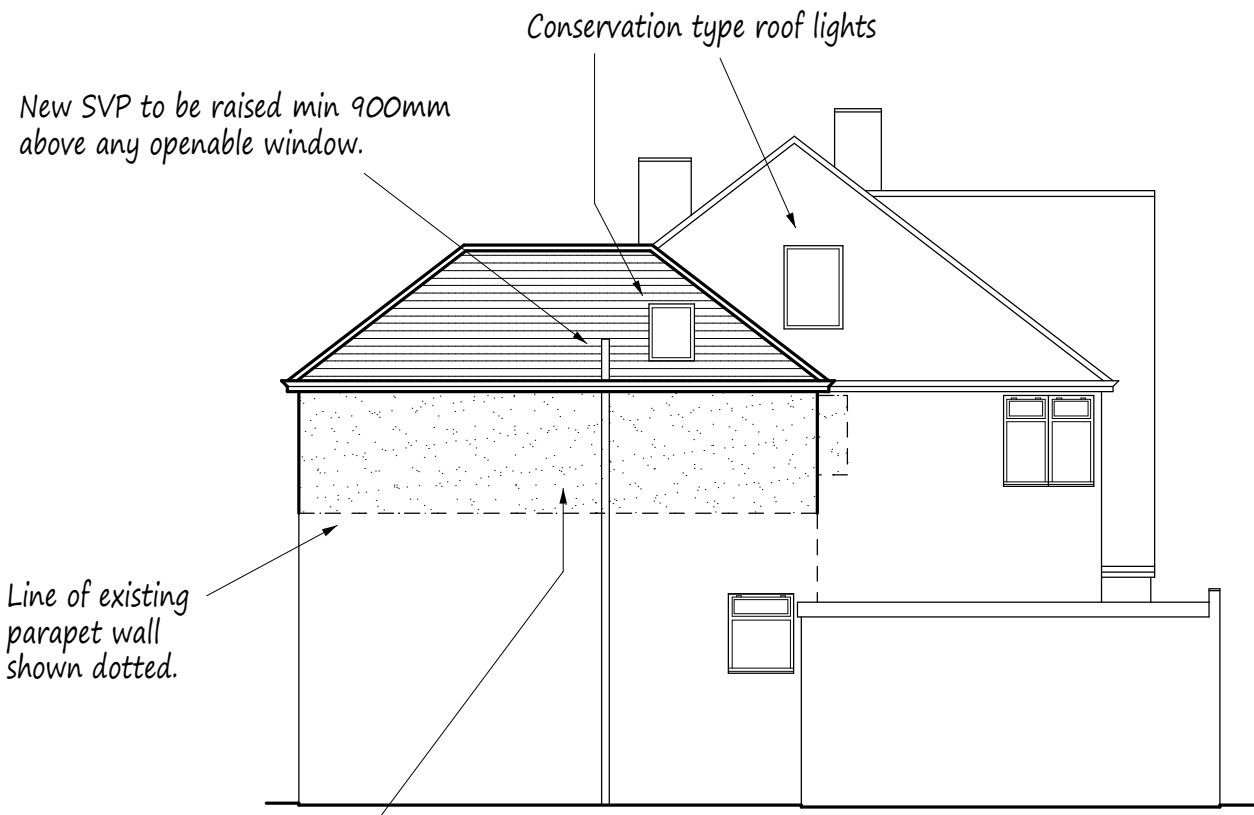
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4020/02C



Existing Front Elevation



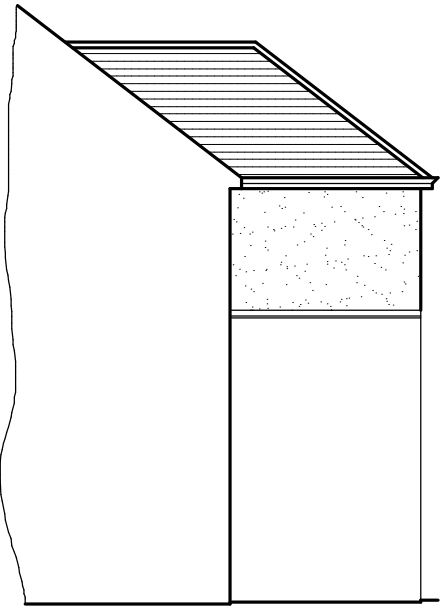
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation