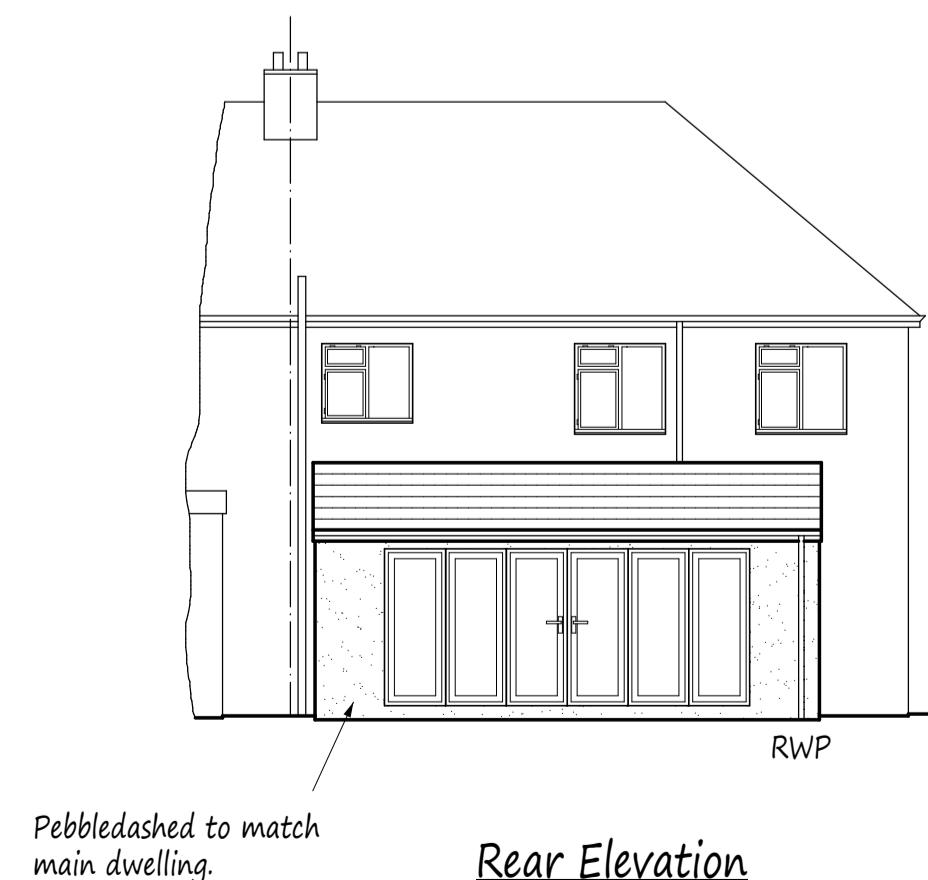


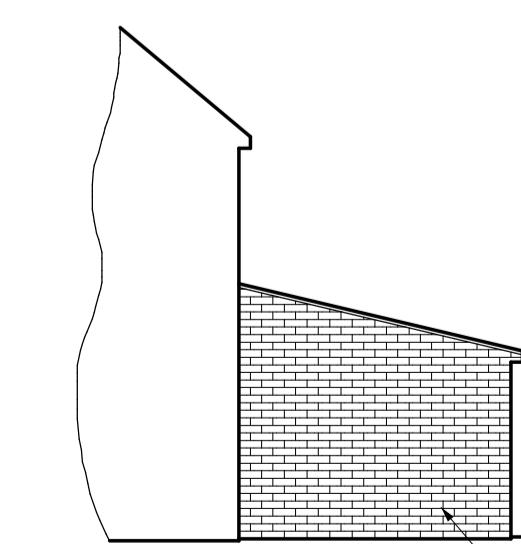
Existing Ground Floor Plan

This drawing to be read in conjunction with Drg No 4476/02

Proposed Elevations - All Materials to Match Existing

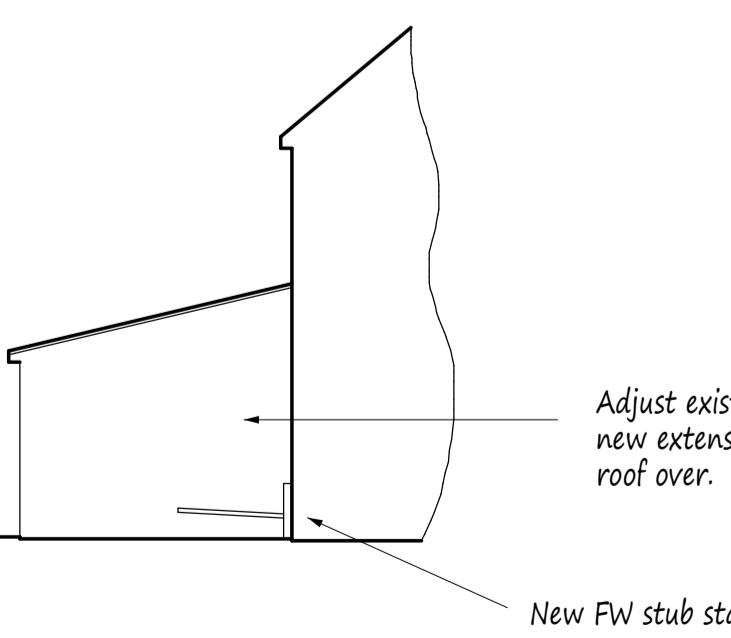


Rear Elevation



Side Elevation

Top of pitched roof
Ground level
3.00



Side Elevation

Ensure front window to bedroom is escape type with fully operable casement, min 0.33m² i.e. 750mm x 450mm with bottom sill min 800mm, max 1100mm above FFL, due to inner room scenario.

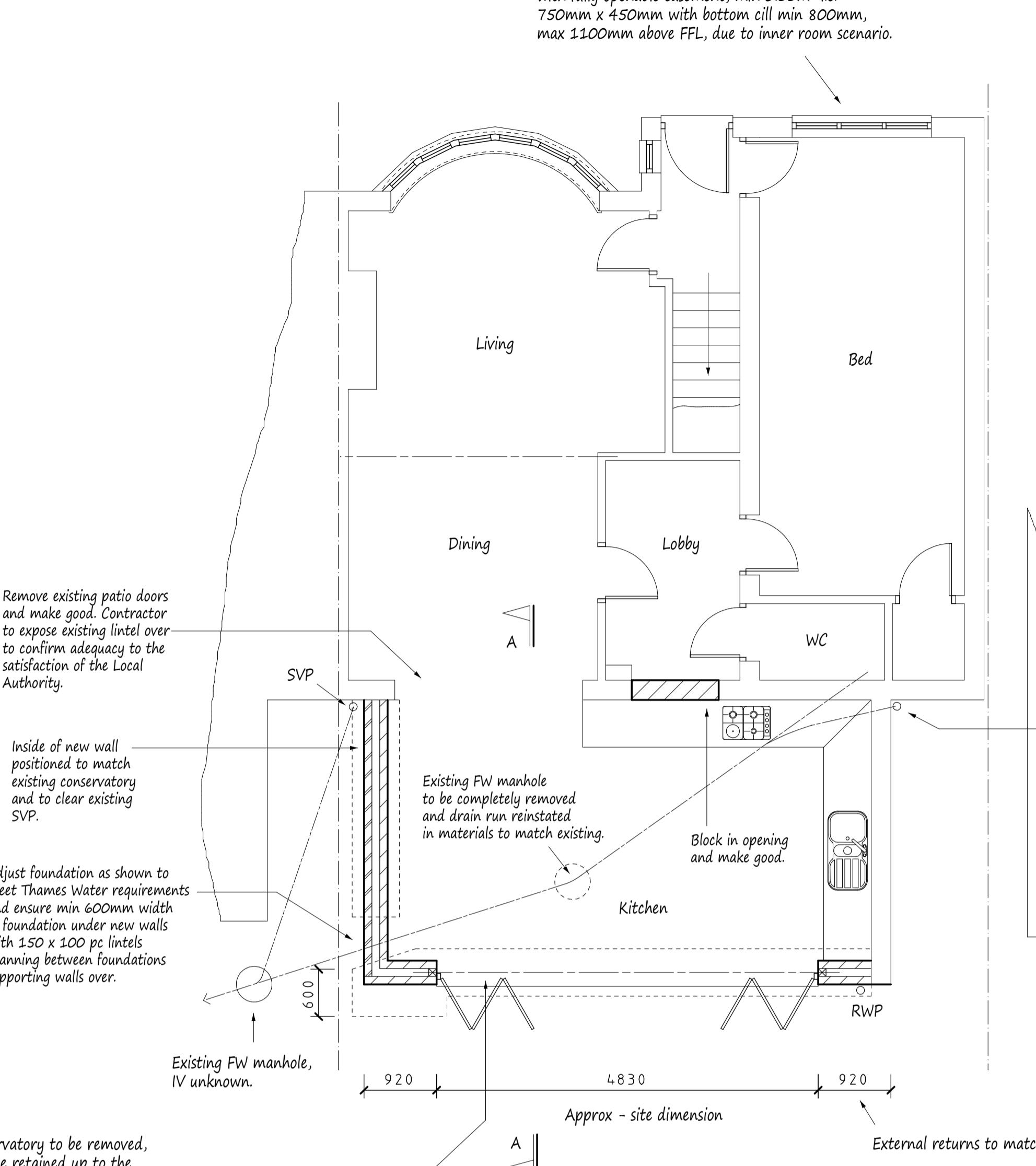
Remove existing patio doors and make good. Contractor to expose existing lintel over to confirm adequacy to the satisfaction of the Local Authority.

Inside of new wall positioned to match existing conservatory and to clear existing SVP.

Adjust foundation as shown to meet Thames Water requirements and ensure min 600mm width of foundation under new walls with 150 x 100 pc lintels spanning between foundations supporting walls over.

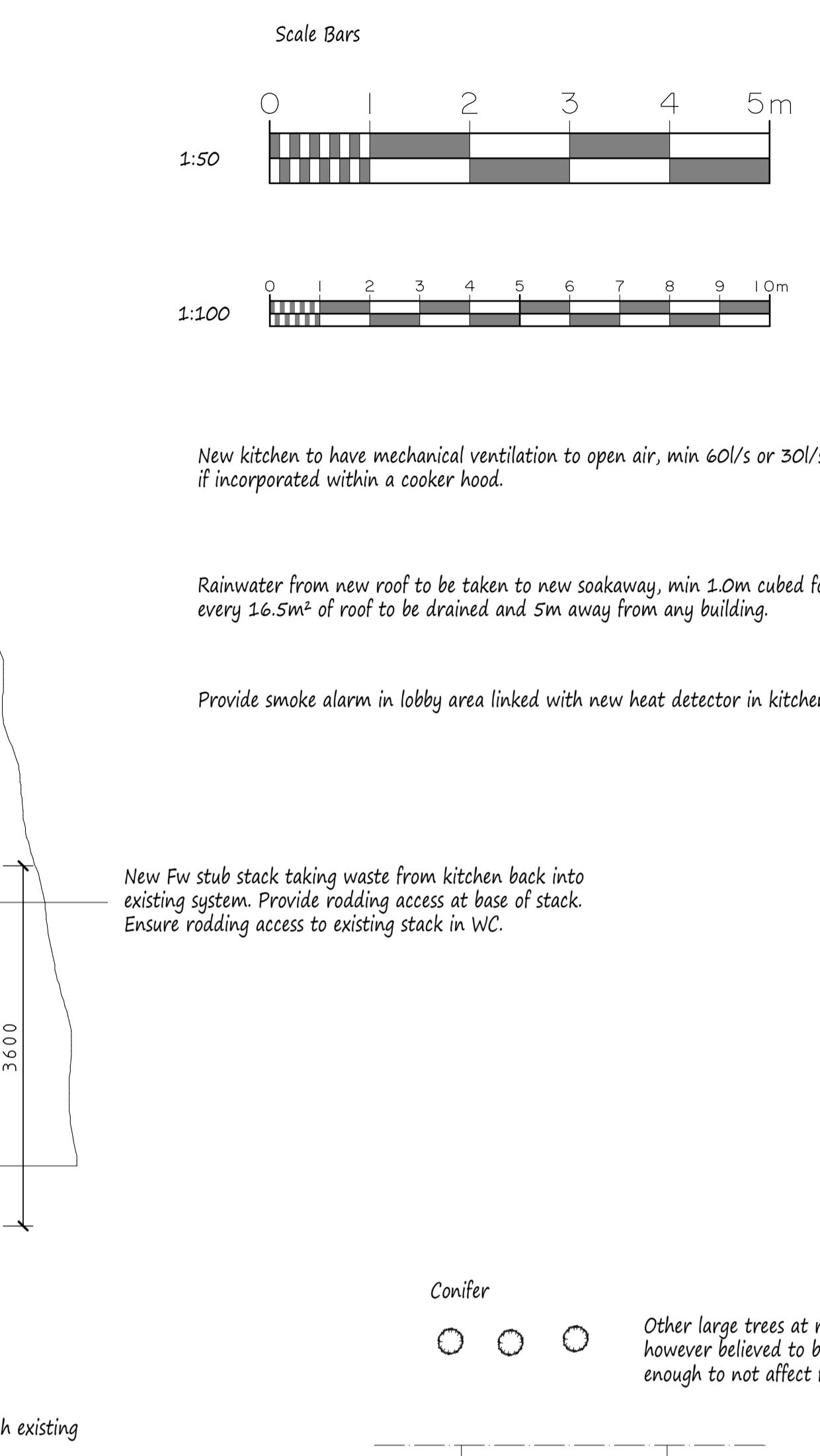
Rear extension and conservatory to be removed, side wall of extension to be retained up to the 3.6m in depth to suit new extension and make good to suit. If wall thickness of existing side wall does not meet criteria as stated in Note 4, provide 65mm thermaboard internally on dabs and skim to finish to meet current 'U'-value requirements.

Provide 203 x 203 x 46kg/UC with 10thk welded bottom plate over bi-fold doors, bearing onto 300 x 300 x 20thk ms spreader plates.

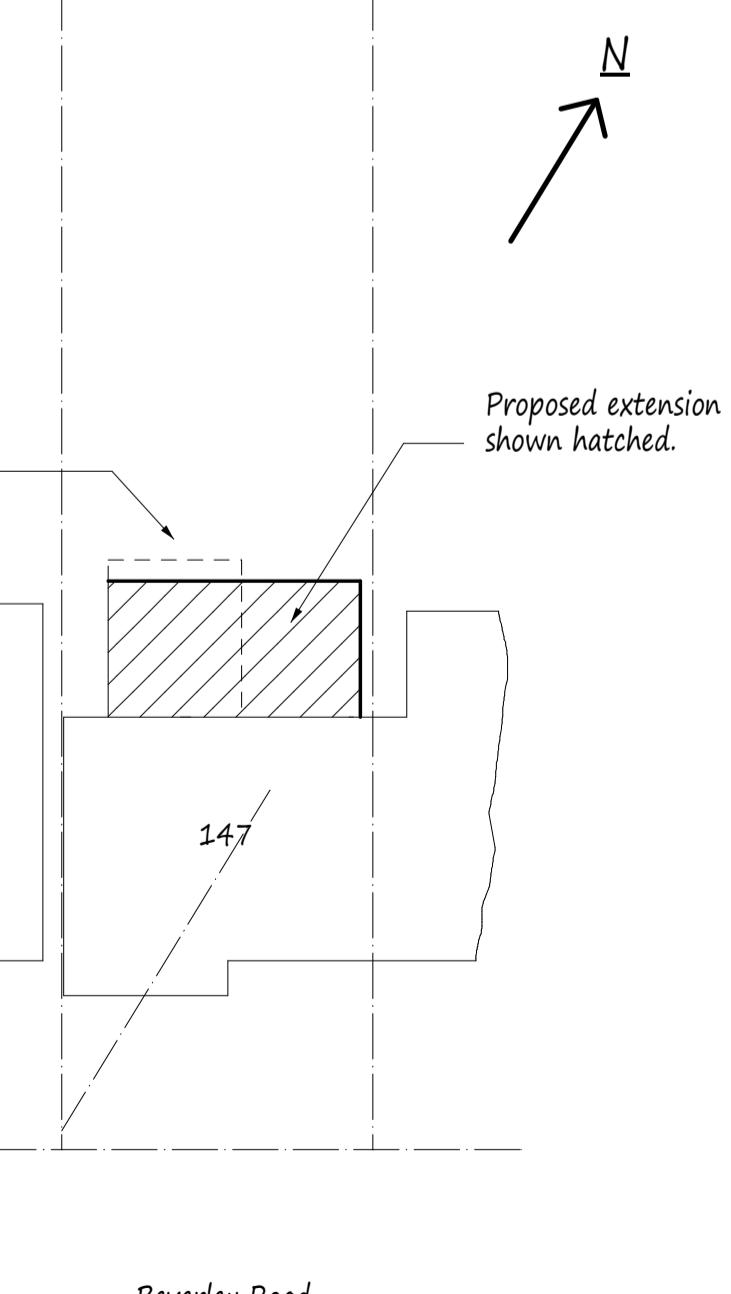


Proposed Ground Floor Plan

Thames Water Requirements
1. No internal manholes
2. Foundations to extend below invert level of any drain.
3. Pre-cast concrete lintels to be provided where drains pass through walls.
4. Min 600mm from side of trench to side wall of sewer.



Site Plan scale 1:200



Beverley Road

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

- All dimensions are in millimetres.
- Vertical dimension 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 dryrender 34 insulation. Minimum 100mm celcon solar block to be provided to cavity 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 as staggered 900mm horizontally.
- Doors to be provided on 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 brick then air brick to be removed and 100mm diameter PVC pipe to provide from existing to new air brick in external wall.
- New habitable rooms to have background ventilation of at least 8000m³/h 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 timber with 10mm 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 (if applicable).
- New structural timber to be SC3 grade and tannated.
- New windows and doors to be double glazed and achieve a U-Value of 1.6W/m² i.e. 16mm spaced with side lights to be toughened.
- Glazing to be 10mm 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 of 350mm thick class B semi engineering brickwork on 150mm thick concrete slab and medium duty covers.
- Waste pipe sizes: Sink - 38mm diameter, Bath - 38mm diameter, Shower - 38mm diameter. Wash hand - 28mm diameter, all with 75mm deep seal traps. All plumbing to be to BS 5537:1978.
- 75% of light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
- All electrical work 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 certifying scheme authorised by the Society of Electrical Engineers (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.

A Date Revisions
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Client
Mr Leeson

Job Title

147 Beverley Road
Ruislip Manor
Middlesex

Drawing Title
Proposed Single Storey Rear Extension

Scale
1:50. 100. 200

Date
November 2020
Drawn by
MDP

Drg No.
4476/01