BAR SCALE

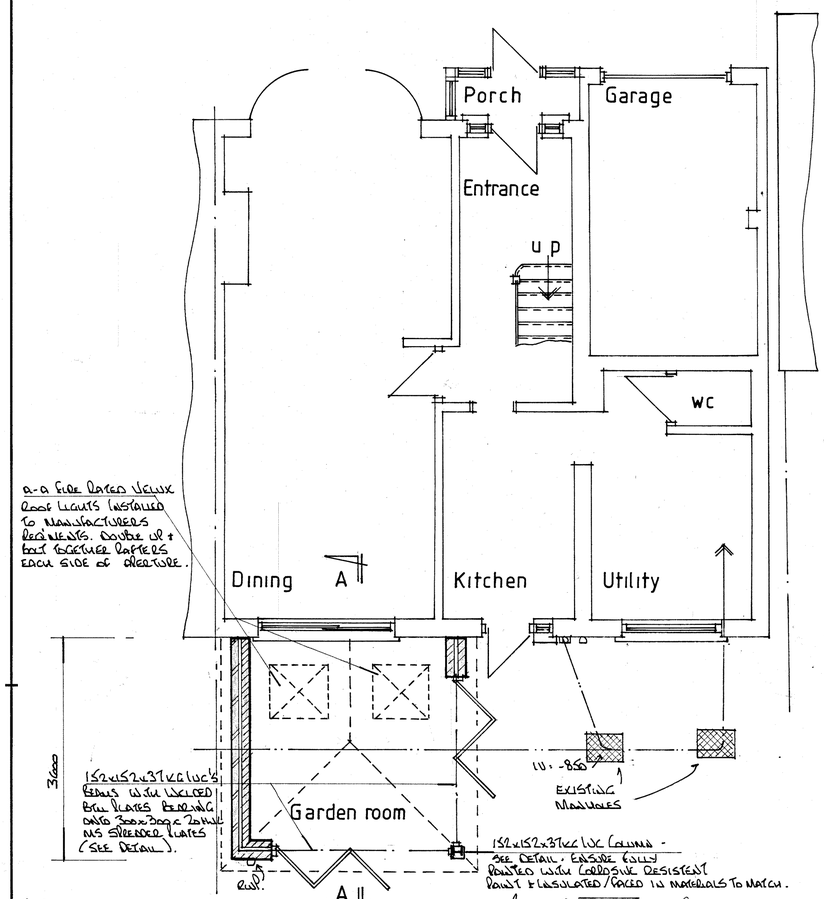
0m 1m 2m 3m 4m 5m

1:50.

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

1:100

ALL MATERIALS TO MATCH EXISTING

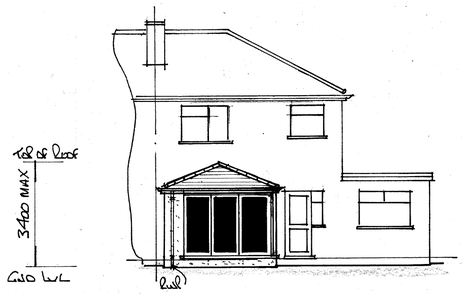


SURFACE WATER

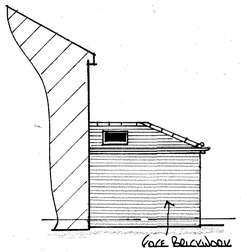
RAINWATER FROM NEW ROOF TO BE TAKEN TO NEW SOAKAWAY MIN 1.0m³ FOR EVERY 10.5m² ROOF TO BE DRAINED & 5.0m FROM ANY BUILDING.

PILED FOUNDATIONS TO SPECIALIST DESIGN & APPROVED BY L.A UNDER SEPARATE COVER. PILING CONTRACTOR TO SUPPLY FULL DESIGN & CONSTRUCTIONAL DETAILS TO L.A FOR APPROVAL PRIOR TO COMMENCEMENT ON SITE.

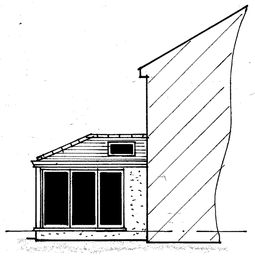
PROPOSED GROUND FLOOR PLAN



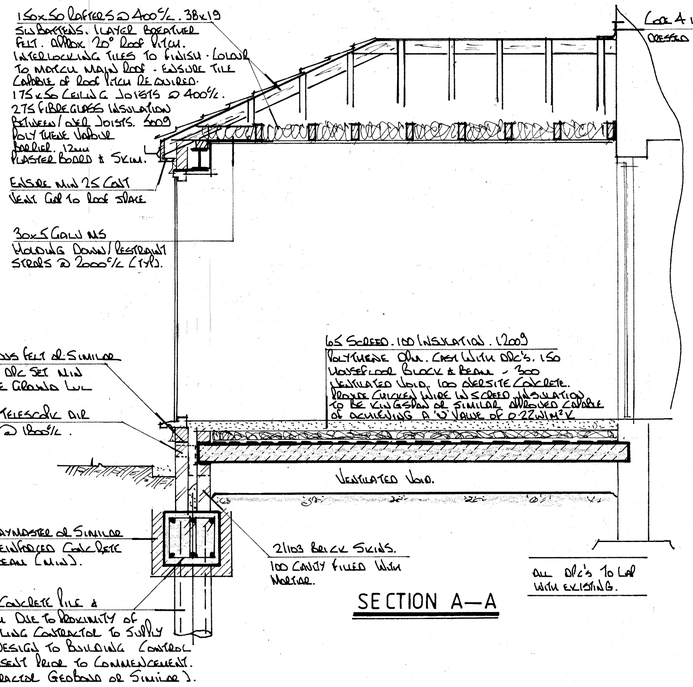
REAR ELEVATION



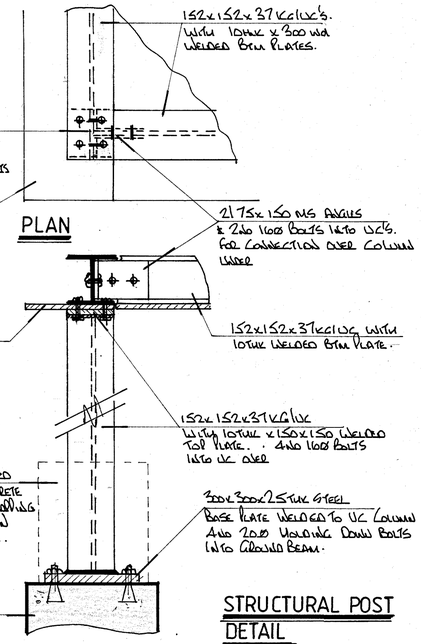
SIDE ELEVATION



SIDE ELEVATION

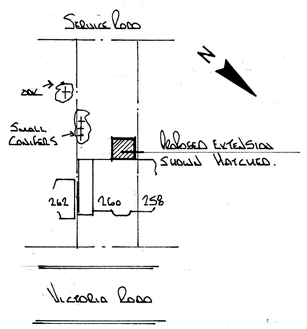


SECTION A—A



STRUCTURAL POST DETAIL

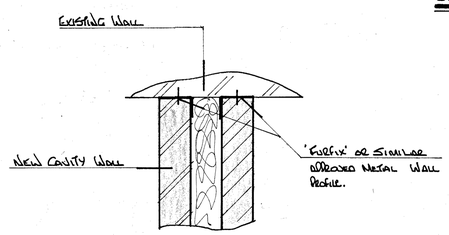
ELEVATION



SITE PLAN
scale 1:500

THAMES WATER REQUIREMENTS. (FOR PILING).

1. THE UPPER SURFACE OF THE SEWER TO BE DEFINED BEFORE WORKS COMMENCE.
2. DRIVEN PILES TO BE INSTALLED NO CLOSER THAN 1.5m FROM SEWER MEASURED FROM OUTSIDE FACE OF SEWER TO OUTSIDE FACE OF PILE.
3. BORED OR AUGERED PILES SHALL BE OF LEAST 1.5m OR 1.5 TIMES DIAMETER OF PILE. WHICHEVER IS GREATER. MEASURED AS ABOVE.
4. PILES ADJACENT TO A SEWER MUST BE FOUNDED NOT LESS THAN 1.5m BELOW IT. ANY FRICTION RESISTANCE OF THE PILE ABOVE A LINE DRAWN UPWARDS AT 45° FROM UNDERSIDE OF SEWER TO BE IGNORED WHEN CALCULATING LOAD CARRYING CAPACITY OF PILE.
5. PILING OPERATIONS TO BE CONTROLLED TO ENSURE MINIMUM VIBRATION TRANSMITTED TO SEWER.
6. REQUIREMENTS FOR OTHER METHODS OF PILING TO BE CONSIDERED ON AN INDIVIDUAL BASIS DEPENDANT ON NATURE & CONDITION OF SEWER. A TYPICAL REQUIREMENT OF A BRICK SEWER IN POOR CONDITION WOULD REQUIRE PEAK VELOCITY OF PILE TO BE LIMITED TO 8mm/s.
7. PILES FORCED OR JACKED INTO PLACE COULD CAUSE ABNORMAL LOADING ON SEWERS & SHOULD BE SUBJECT TO SPECIFIC ASSESSMENT.



DETAIL- where new wall abuts existing

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG No 4440/01

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

1. All dimensions are in millimetres.
2. Ventilation to be 1/20 of room area (min)
3. Lintels to have min of 150 end bearings.
4. Walls:103 face brickwork / 100 concrete blockwork externally and pebbledash / rendered to finish. 100 cavity filled with drytherm 34 insulation. Min 100 celcon solar blockwork or similar approved plastered to finish. External render to be applied in 2 coats with a suitable waterproof additive.
5. Cavity walls to have stainless steel ties @ 450 centres and staggered 900 horizontally.
6. 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.
7. If proposed extension covers air bricks then air brick to be removed and100 diameter pvc piping provided from existing to new air brick in external wall.
8. New habitable rooms to have background ventilation of at least 8000mm² i.e. trickle vent or air brick.
9. New steel beams to be encased in 2, 12mm sheets of plasterboard and skim to achieve necessary fire protection.
10. New stud partitions to be constructed of 100 x 50 timbers @ 400 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 @ 500 centres.
11. New structural timber to be SC3 grade and tanalised.
12. 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 sidelights to be toughened.
13. Drainage: 100 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 215 thick class B semi engineering brickwork on 150 thick concrete slab and medium duty cover
14. Plumbing: Waste pipe sizes: sink - 38 diameter, bath - 38 diameter, shower- 38 diameter, wash hand basin - 32 diameter. All with 75 deep seal traps. All plumbing to be BS 5572:1978
15. 75% Light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
16. 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.ELECSA.NAPIT or NICEIC)
17. If proposed works involves the installation of a new boiler, then the boiler is to be a condensing type with a SEDBUK rating not less than 88%. Boiler to be installed by an approved contractor and certificated radiators to have thermostatic valves.

	Date	Revisions
A		

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Client
LINDA WARD

Job Title
260 VICTORIA ROAD
RUISLIP
MIDDX

Drawing Title
PROPOSED SINGLE STOREY REAR EXTENSION

Scale 1:50. 100. 25. 10.

Date SEPTEMBER 2010 | Drawn by GBL.

Drg No. 4440/02 | Rev.

594 x 841mm A1