

GROUND FLOOR



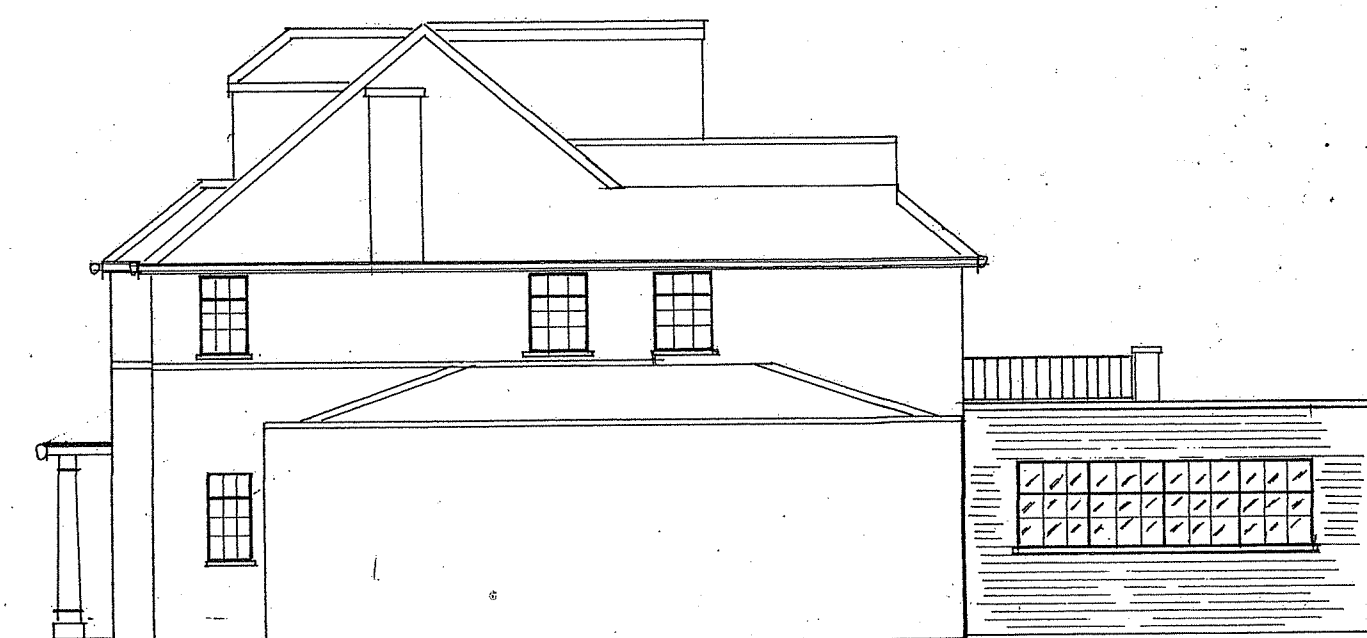
SIDE ELEVATION



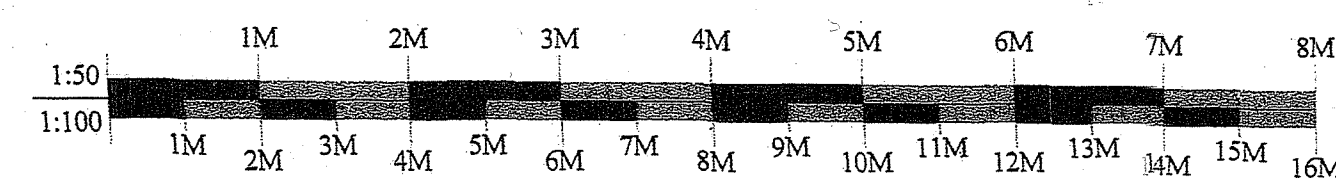
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



# NOTES:

**Materials & Workmanship**  
To conform to current BSS, COP, to be carried out in strict accordance with the Building Regulations, Legislation & to the complete satisfaction of the Building/Approved Inspector.

**Demolition**  
Take down conservatory, rear extension, internal brickwork, take out windows, doors, cut out brick work for new windows, all as shown. Take off flat roof & pitched roof over front porch. Make good disturbed areas with solid brick work semi-engineering brickwork for piers (if required) and plaster finish to match existing.  
Clear away all unwanted demolition materials.

**Joinery & Structural Timber**  
To be suitably treated to conform CP98, roofs vented to conform CP144 Soft wood to C24 grade to BS4978. New partitions constructed of 100x50mm SW studs, head & sole plates, 100mm Rockwool insulation, 12.5mm plaster board scrim & plaster set both sides. Supply & fit new skirting board, doors, door linings and architraves to match existing.

**Ventilation**  
All rooms to be provided with 8000mm<sup>2</sup> permanent ventilation.

**Windows/Doors & Glazing**  
All new windows & bi-folding doors to be min 70mm profile UPVC to BS2989, glazed with 28mm sealed d/g units with 16mm air gap & a soft low-e coating to BS5713. All new windows to provide 1/20<sup>th</sup> of fir area as openable, with min 0.5m<sup>2</sup> as openable for MCE.  
Min U-Value of 1.6W/m<sup>2</sup>K.  
Bi-fold doors glazed with toughened sealed units, kite marked. Velux windows to new pitched roof, fitted in accordance with manufacturers instructions.  
Total area of glazing not to exceed 25% of the floor area.  
Toughened glazed flat roof lights built into flat roof, flashed in accordance with manufacturer's instructions.

**Foundations**  
Reduce levels accordingly. Foundations to be mass filled concrete min 1000mm deep & 500mm wide, to Building/Approved Inspectors inspection & satisfaction. Concrete to be 1:2:3 mix. Eccentric loaded foundations to boundary line.

**Brickwork**  
All new brickwork to match ext'g. To be 300mm fully insulated cavity brickwork. 100mm facing brick work 100mm cavity, 100mm Celcon Solar Blocks inner skin, 100mm Rockwool insulation, wall ties @ 450mm c/s vertically & 750mm c/s horizontally (staggered). 150mm c/s at all reveals. Hyload dpc min 150mm above ground level & contiguous with existing. Insulated cavity wall closers. Catnic insulated lintels over all openings (heavy duty over new bi-folding door opening). Catnic wall profiles starter to tie new brickwork to existing. Brickwork below dpc to be Foundation blocks or semi-eng brickwork. Expansion joints to new brickwork in accordance with the latest Code of Practice.  
Plaster finish to all new brickwork internally to match existing.  
And existing brickwork.  
Restraining straps, built into brickwork & fixed to first 3 No roof joists, to provide lateral restraint to brickwork @ 900mm c/s.

**New Ground Floor**  
To be solid concrete ground floor, to line with existing. 65mm sand & cement screed, mesh reinforcement, 100mm concrete, 100mm Cellotex insulation on 50mm blinding sand, 25mm perimeter insulation, 1200 gauge Visqueen DPM, 100mm well consolidated hardcore.

**New Flat Roof**  
Constructed of 2025x75mm SW joists @ 400mm c/s, 100x50mm wall plate strapped to blockwork @ 1000mm c/s with SS straps.  
SS straps built into blockwork & fixed to first 3 No joists (notched) where running parallel with blockwork @ 1000mm c/s, to provide lateral restraint to brick work.  
150mm Kingspan, (warm roof), sw firing pieces, 18mm GSB T&G board, GRP finish, including edging trims etc., or torched on felt, code 4 lead flashing at abutment of flat roof & blockwork. UPVC Fascia, half round gutter connected to pitched roof. Toughened double glazed proprietary roof lights to finish flush with flat roof. Triple joists as trimmers.  
Flat roof to front porch to be constructed of 150x50mm SW joists fixed to 200x50mm wall plates, bolted to brickwork & over existing columns. Covering, lead flashing etc as before described.  
Rain water taken to existing RW system.

**Plumbing & Drainage**  
Strip out existing unwanted kitchen units. Provide kitchen units as shown & to clients spec'n. Services run in copper to BS2017, wastes run in rigid UPVC to BS5671/2, 38mm dia for sink, 50mm dia branch. Rodding eyes at all changes of direction, 75mm deep seal trap. All to existing SWVP and existing main drainage.  
New underground drainage to be UPVC to BA5595, laid to fall 1:100 On and surrounded with pea shingle. Where required new manholes to be proprietary UPVC, light weight cover and frames. All connected to existing main drainage.

**Electrical**  
Extend existing electrical system to IEE Regs, test & part P of the Building Regulations. Points to clients specification. Mains operated smoke alarm system, interlinked. Position of points to Part M of the Building regulations.

**Central Heating**  
Extend existing central heating system, position of new radiators to be agreed on site. TRVs to all rads.  
Reposition existing boiler as necessary to Gas safety and approval of the Approved/Building Inspector. Gas Safety Certificate on completion.

**Steel Beams**  
To SE calculations and detail. Beams encased 12hr.

**Decoration**  
Knot, stop, prime, 2 u/c's & 2 top coats to all new & existing retained woodwork & Joinery, prepare all walls & ceilings, 3 coats emulsion paint. Colours to clients spec'  
**Party Wall etc Act 1996**  
All necessary Party Wall Notices to be served on Adjoining Owners as appropriate in accordance with the Act.

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Drawing Title  
Proposed Layout  
Scale: 1:50 & 1:100  
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Drg. No.: 1126/20/02