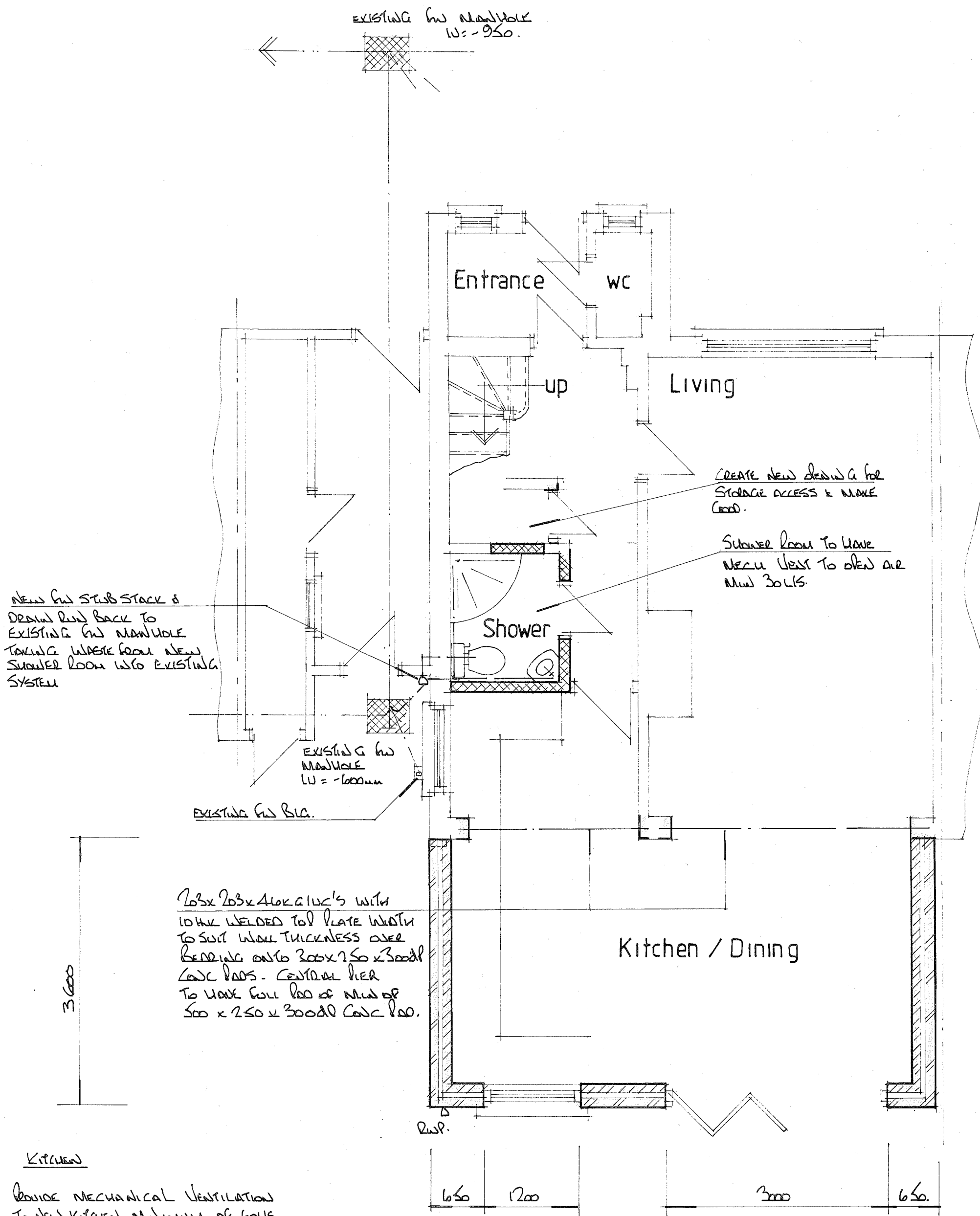
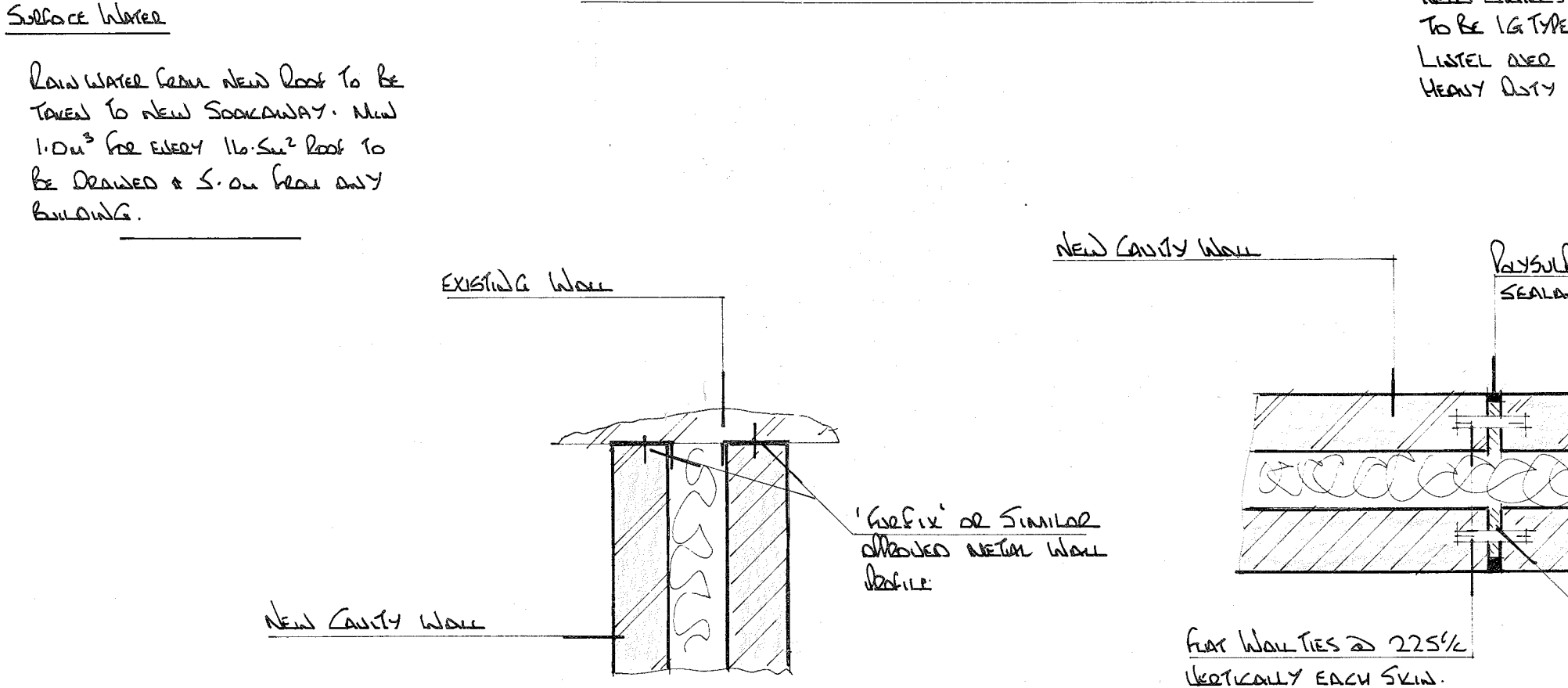




Surface Water

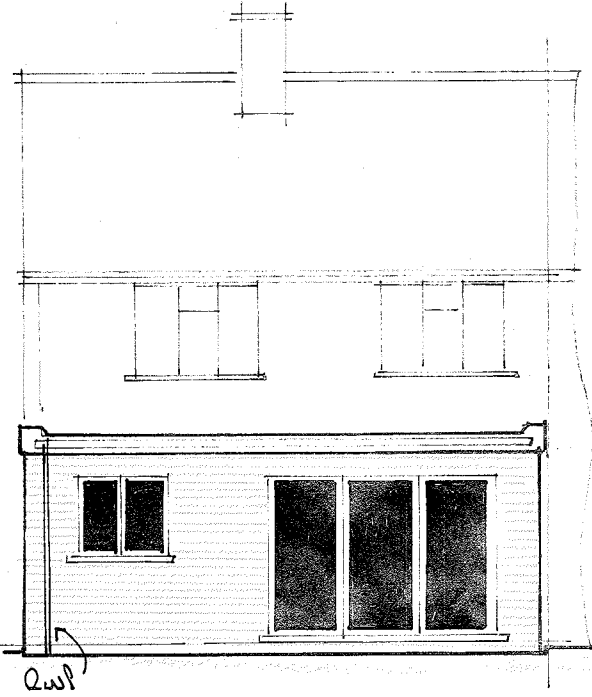
RAIN WATER FROM NEW ROOF TO BE TAKEN TO NEW SOAKAWAY. NEW 1.0m³ PER EVENT 16.5m² ROOF TO BE DRAINED & 5.0m FROM ANY BUILDING.



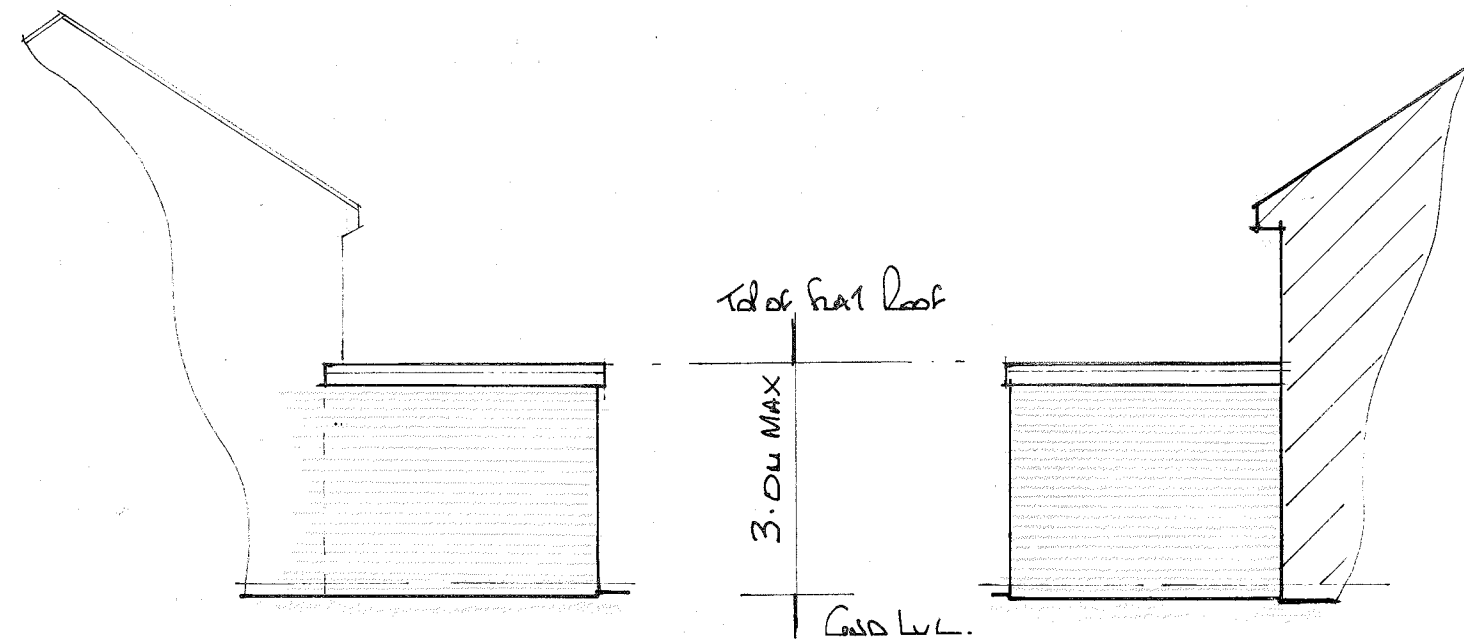
DETAIL - tied movement joint

Labels: NEW CAVITY WALL, POLYURETHANE MASSIC SEALANT, HYDROCELL OR SIMILAR APPROVED, FLEXI-FIX OR SIMILAR APPROVED METAL WALL BRACE.

ALL MATERIALS TO MATCH EXISTING

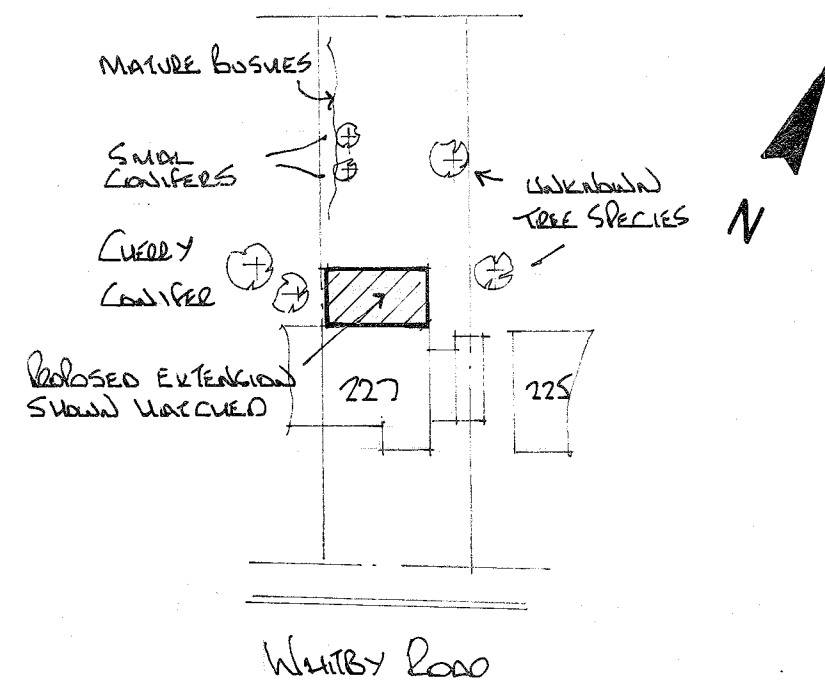


REAR ELEVATION

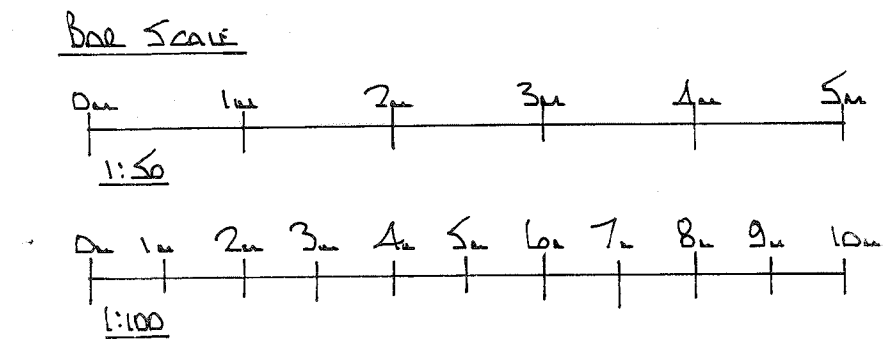


SIDE ELEVATION

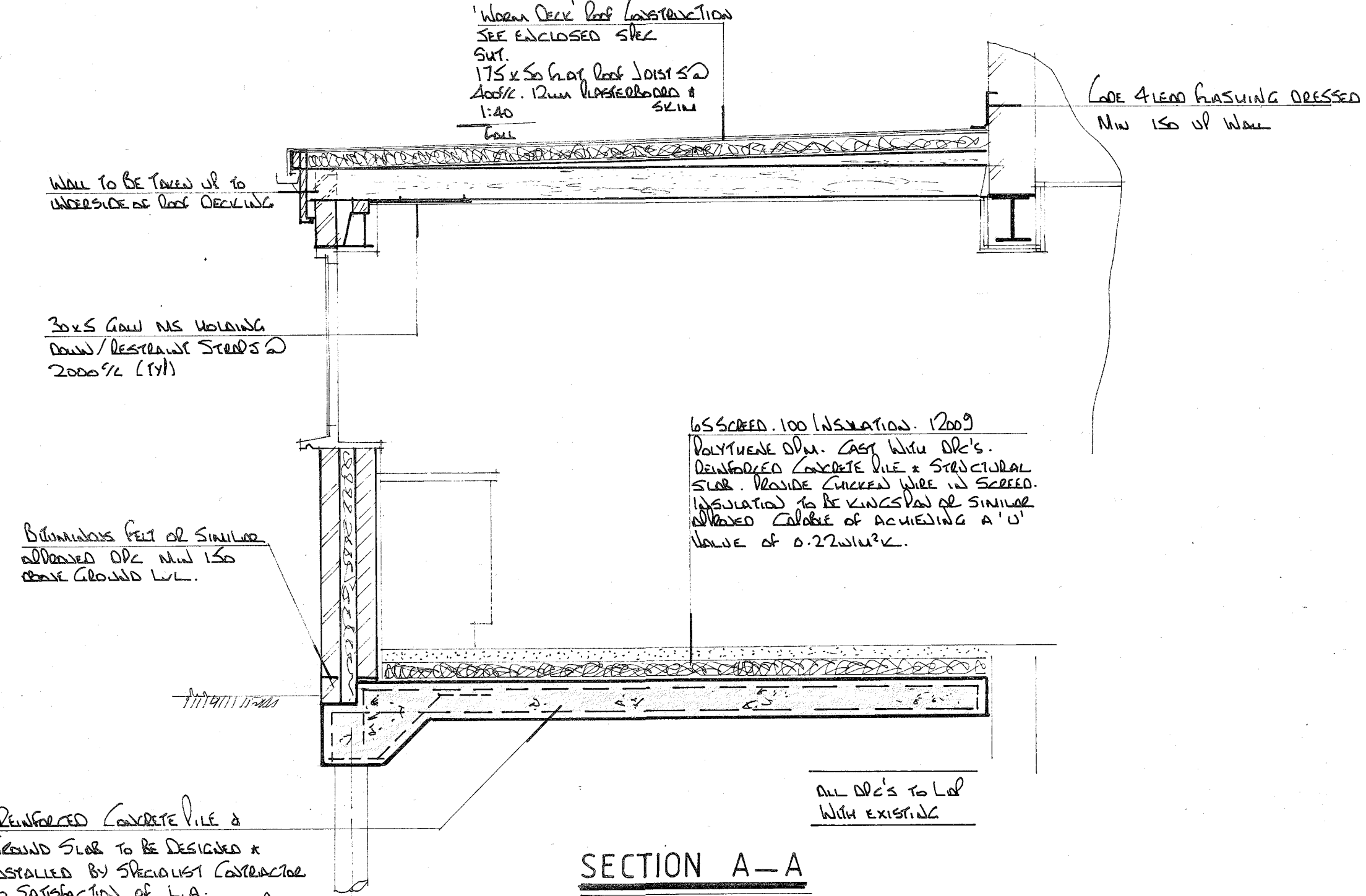
SIDE ELEVATION



SITE PLAN scale 1:500



- THAMES WATER REQUIREMENTS**
1. NO INTERNAL MANHOLES.
 2. PRECAST CONCRETE LINTELS TO BE REQUIRED IF DRAINS PASS THROUGH WALLS.
 3. ONLY ALTERATION TO SEWER TO BE CARRIED OUT IN MATERIALS TO MATCH EXISTING.
 4. **REUSE** AS SEWERS NOT IN CLOSE PROXIMITY TO PROPOSED REUSE FOUNDATIONS THEN THAMES WATER REQUIREMENTS RELATING TO PROXIMITY OF SEWER NOT APPLICABLE.



- 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 and 100 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 100x50 timbers @ 400 centres with horizontal noggin. 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).
 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 86%. Boiler to be installed by an approved contractor and certificated radiators to have thermostatic valves.

A	Date	Revisions

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Client
MR MRS URBAN

Job Title
**227 WHITBY ROAD
SOUTH RUISLIP
MIDDXX**

Drawing Title
**PROPOSED SINGLE
STOREY REAR
EXTENSION**

Scale
1:100, 1:25, 1:50, 1:100, 1:200

Date
2013

Drawn by
GEP

Drg No.
4235/01

Rev.