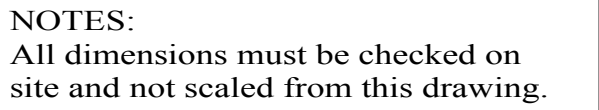


Proposed First Floor Plan

Proposed Elevations - All Materials to Match Existing



1. All dimensions are in millimetres.
2. Ventilation to be 1/20 of floor area (min).
3. External walls to be constructed with 150mm thick brickwork.
4. Walls: 103mm face brick/100mm concrete blockwork externally and pebbledashed/rendered internally. Minimum 100mm eucalyptus s4 insulation. Minimum 100mm eucalypt s4 blockwork or similar approved, and plastered to finish. External render to be applied in 2 coats
5. Cavity walls to have stainless steel ties @ 450mm centres and staggered 900mm horizontally.
6. Doors to be provided with 100mm thick solid timber, with 20mm external windows and doors, also where the cavity is closed. Provide insulated cavity closers at reveals.
7. All exposed external surfaces air bricks then air brick to be removed and 100mm diameter PVC pipe provided from existing to new air brick in external wall.
8. No timber cladding to rooms to have background ventilation of at least 8000mm² i.e. Trickle vent or air brick.
9. All ceiling beams to be encased in 2, 12mm sheets of plasterboard and skim to achieve fire safety protection.
10. New stud partitions to be constructed of 100mm x 100mm timber @ 900mm centres with horizontal noggins. Infill with rockwool mineral wool quilt, 2 x 12mm sheets of plasterboard and skim. Partitions to be constructed of doubled up joists bolted together with M12 bolts @ 500mm centres.
11. New structural timber to be SC3 grade and fire treated.
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 to be toughened to BS 6858.
13. Draught: 100mm diameter PVC piping (flexible) totally encased in 100mm peashingle (10mm). Piping to be laid to the exterior with 75mm deep seal trim. All plumbing to be to BS 7278:1978.
14. 75% of light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/watt.
15. All electrical works to be designed and installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition in conjunction with the requirements of Part P (Electrical Safety) by a competent person with a self certification scheme authorised by the Secretary of State (BRE, BSIELECSA, NAPIT or NICEIC).
16. If the proposed works involves the installation of a new boiler, then it is to be a condensing type with a minimum 100mm diameter vent pipe to be installed by an approved contractor and certified radiators to have thermostatic valves.

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	Date	Revisions

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Client
Mr & Mrs Sabharwa

Job Title

4 Almond Avenue
Ickenham
Middlesex

Drawing Title

Proposed Single Storey Side
and Two Storey Rear Extension

Scale
1:50. 100

Date
October 2020

Drawn by
MDP

Drg No.

4463/02