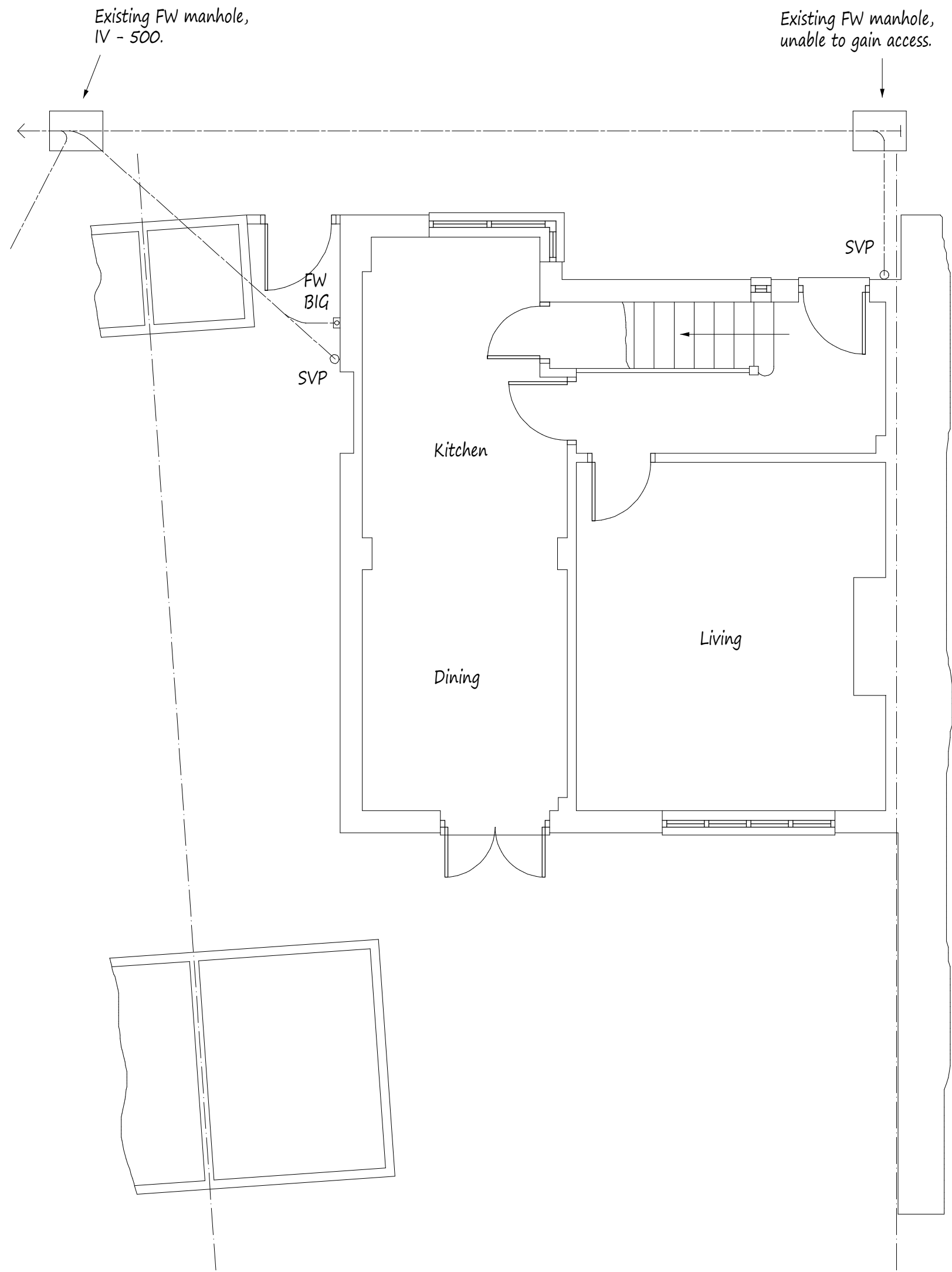
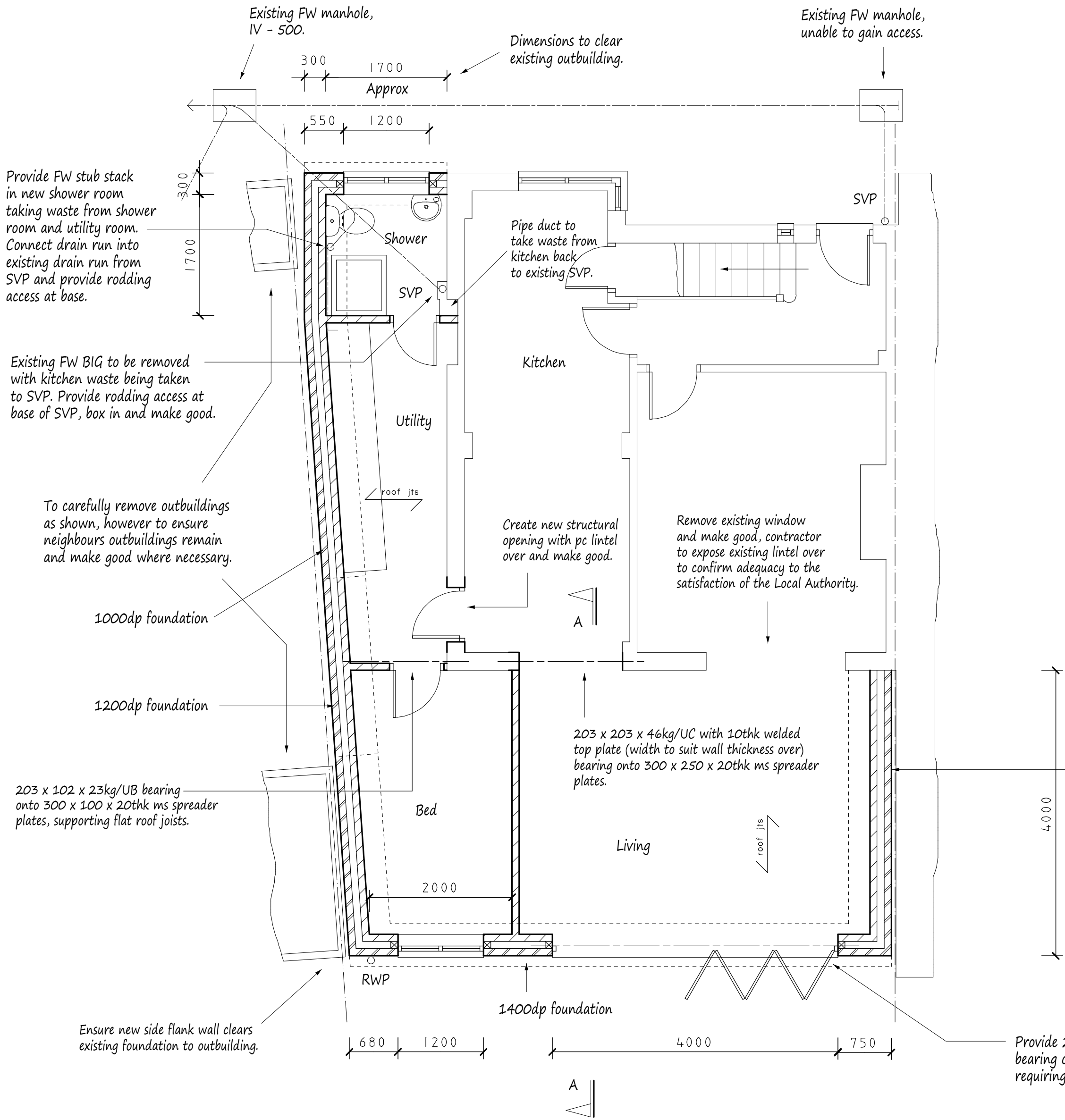




Existing Ground Floor Plan



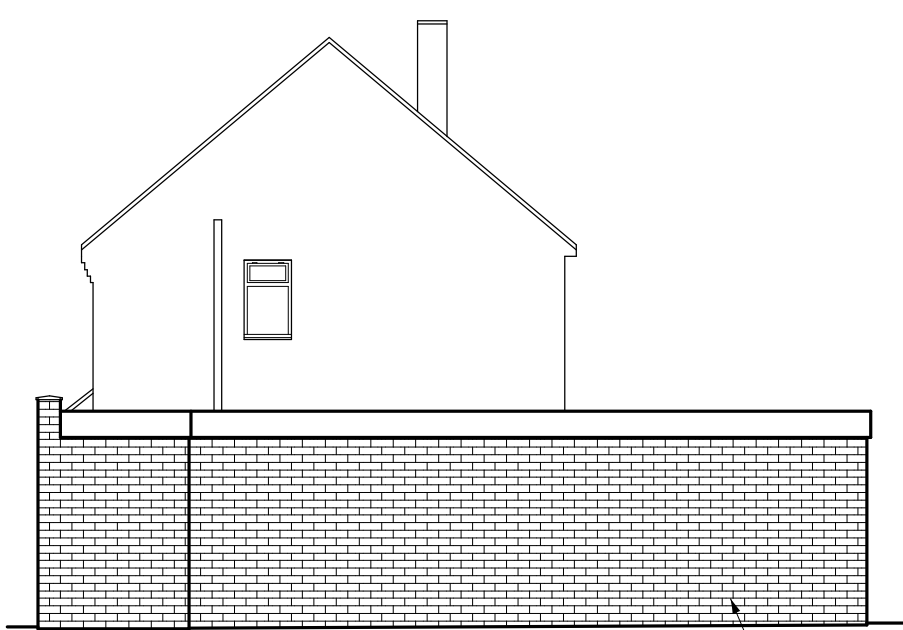
Proposed Ground Floor Plan

This drawing to be read in conjunction with Drg No 4189/02

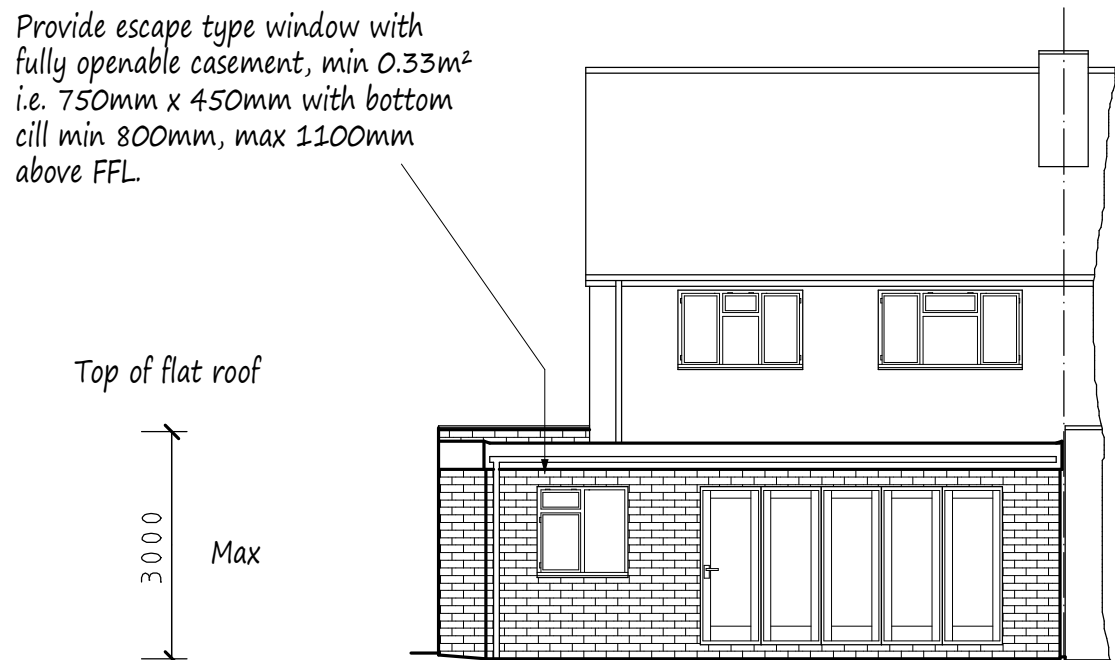
Proposed Elevations - All Materials to Match Existing



Front Elevation

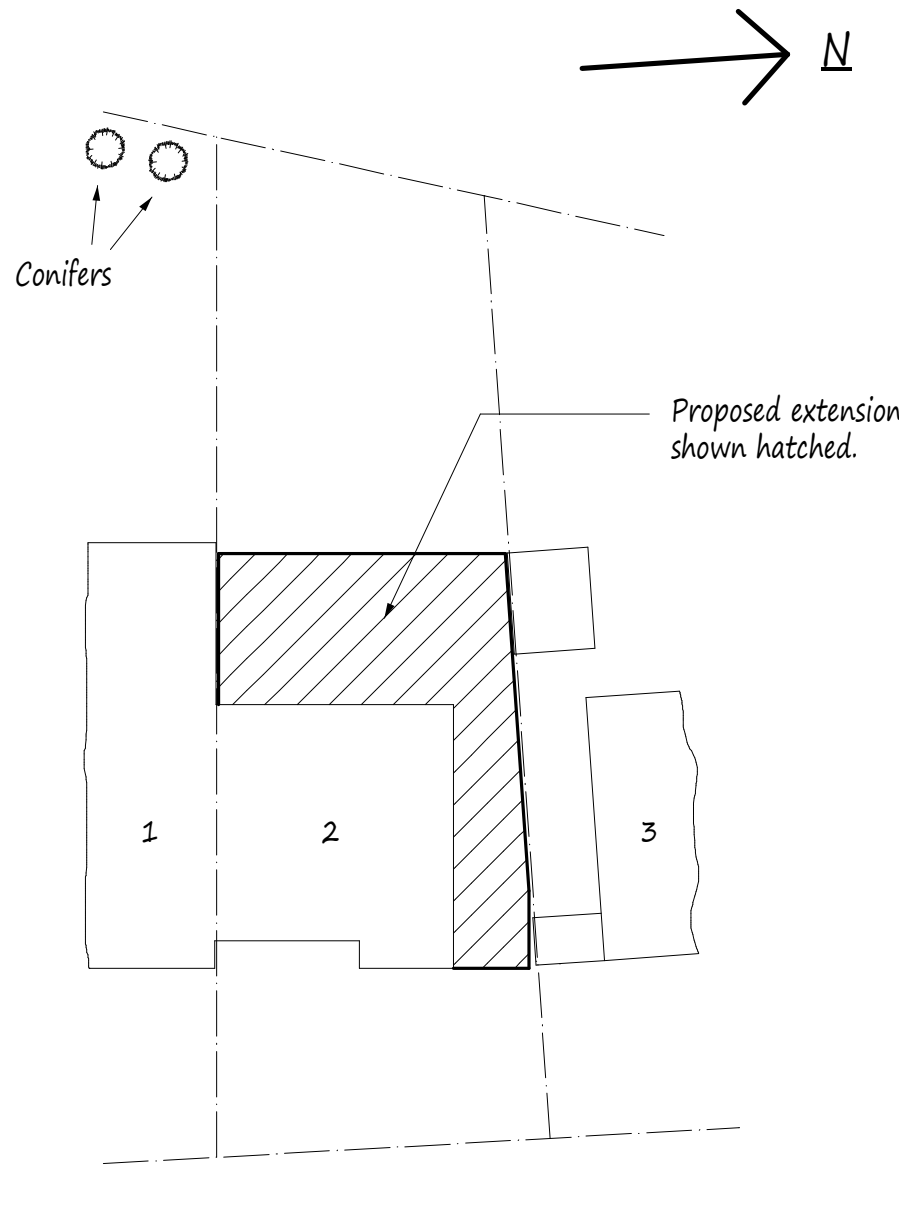


Side Elevation

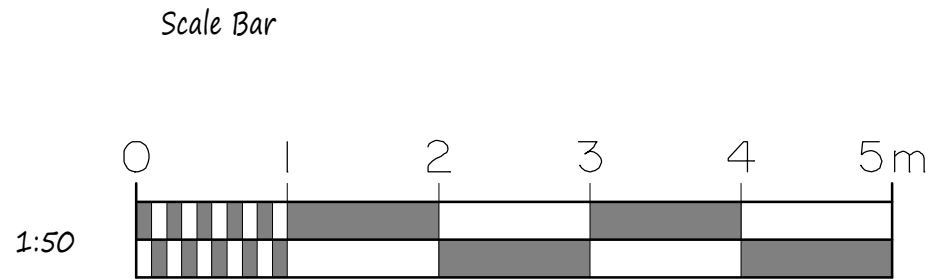


Rear Elevation

All existing trees / shrubs in rear garden to be removed prior to commencement of works.



Site Plan scale 1:200



New lintels to be IG type or similar approved unless noted otherwise.

New shower and utility room to have mechanical ventilation to open air, min 30l/s.

Provide mains operated inter-connected smoke alarms to the circulating areas at ground and 1st floor ceiling level, provide further smoke alarm in ground floor bedroom due to inner room scenario.

Surface Water
Rainwater from new roofs to be taken to new soakaway, min 1.0m cubed for every 16.5m² of roof to be drained and 5m away from any building.

New side flank walls to be eccentrically positioned on foundation. Where new works are adjacent to neighbouring extension / outbuildings, foundations to be excavated and poured in 1m increments as to not undermine foundations of neighbours property.

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

- All dimensions are in millimetres.
- Ventilation to be 1/20 of floor area (min).
- Lintels to have minimum end bearings of 150mm.
- Walls: 103mm face brickwork externally to finish, 100mm cavity filled with drytherm 34 insulation, minimum 100mm celcon solar blockwork or similar approved, and plastered to finish.
- Cavity walls to have stainless steel ties @ 450mm centres and staggered 900mm horizontally.
- 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.
- If proposed extension covers air bricks then air brick to be removed and 100mm diameter PVC pipe provided from existing to new air brick in external wall.
- New habitable rooms to have background ventilation of at least 8000mm³ 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 timbers @ 400mm 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 @ 500mm centres. (If applicable)
- New structural timber to be SC3 grade and tannalised.
- 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 side lights to be 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 in 215mm thick class B semi engineering brickwork on 150mm thick concrete slab and medium duty cover.
- Waste pipe sizes: Sink - 38mm diameter. Bath - 38mm diameter. Shower - 38mm diameter. Wash hand basin - 32mm diameter. All with 75mm deep seal traps. All plumbing to be to BS 5572:1978.
- 75% of light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
- 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, BS, 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 certificated radiators to have thermostatic valves.

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	Date	Revisions
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Suite A 128 Manor Way Ruislip Middlesex HA4 8HR		
Tel: 01895 622800 www.pottle.uk.com		
Client Mr & Mrs Vincent		
Job Title 2 Festival Close Uxbridge Middlesex		
Drawing Title Proposed Single Storey Side and Rear Extension.		
Scale 1:50. 100. 200		
Date January 2019		Drawn by MDP
Drg No. 4189/01		