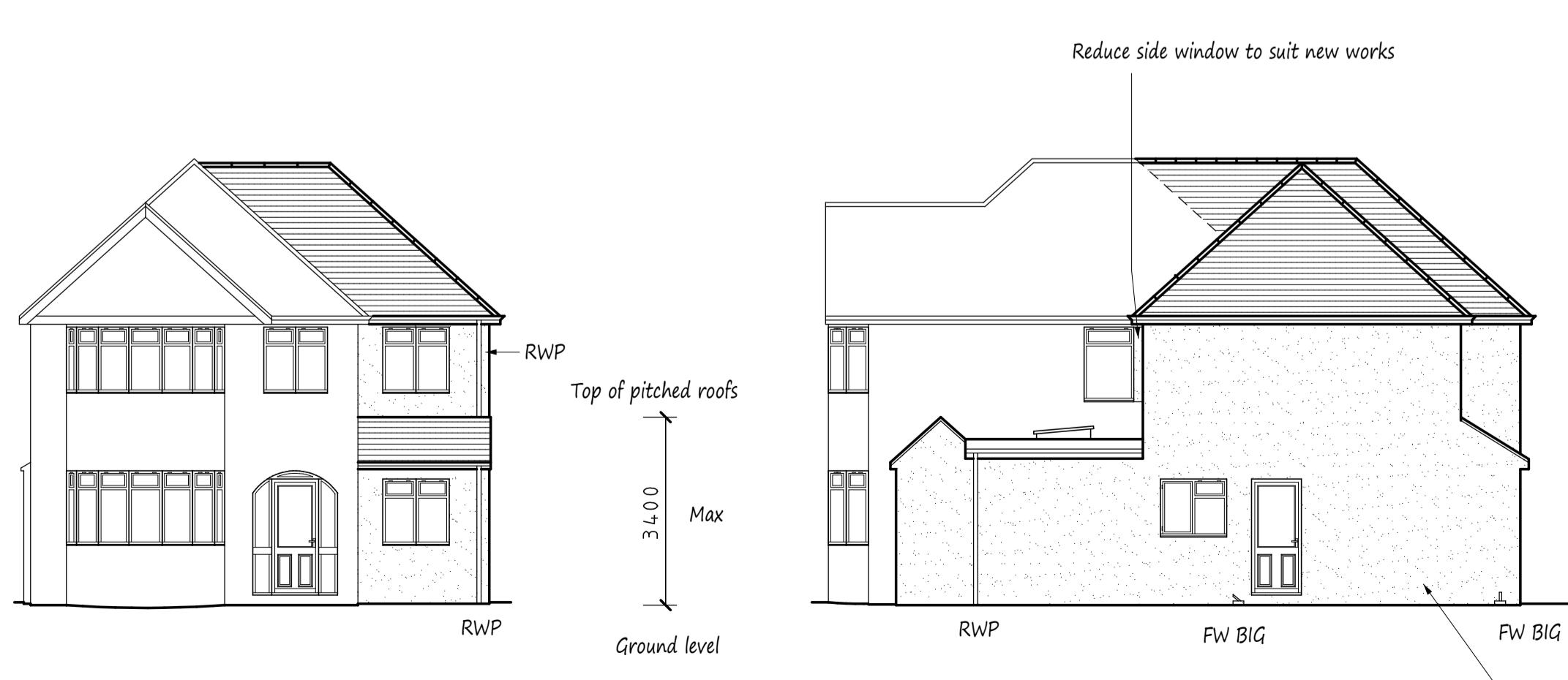
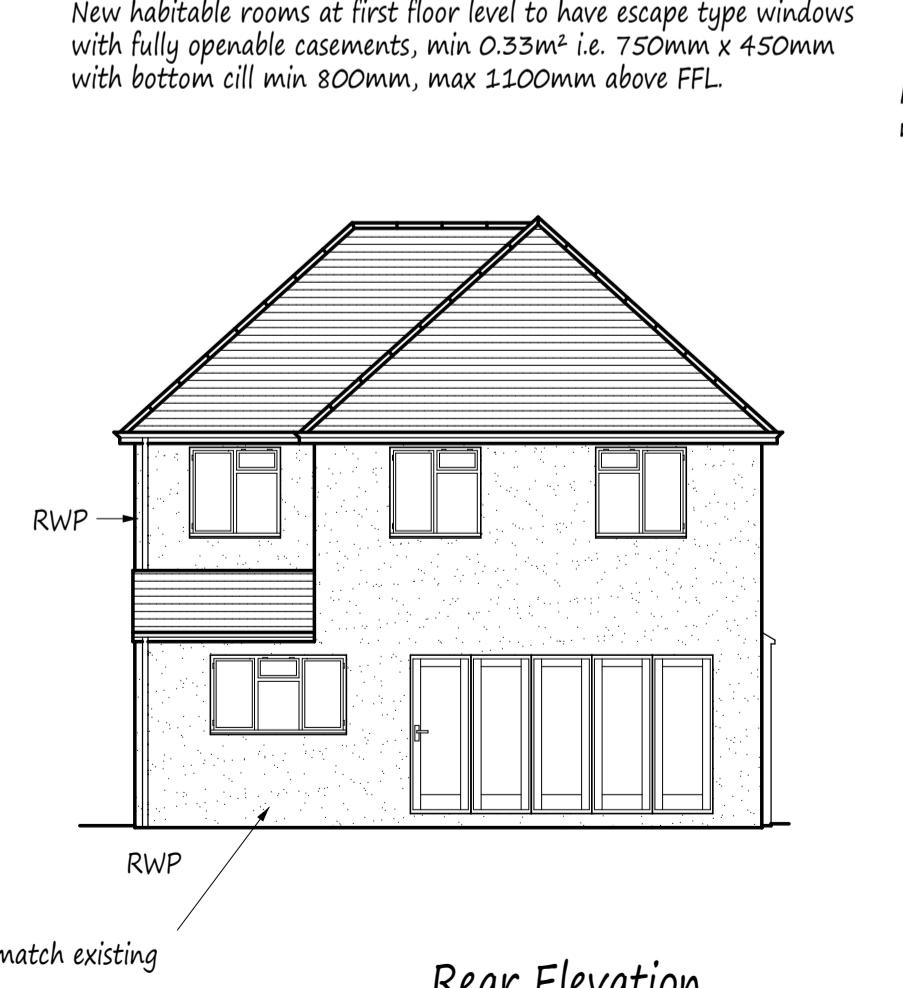


Proposed Elevations - All Materials to Match Existing



Front Elevation



Rear Elevation



Side Elevation

This drawing to be read in conjunction with Drg No's 4230/01 & 03

New habitable rooms at first floor level to have escape type windows with fully openable casements, min 0.33m^2 i.e. 750mm x 450mm with bottom sill min 800mm, max 1100mm above FFL.

New side windows to be obscurely glazed and non-openable up to 1.7m above FFL.

New SVP to be taken min 900mm above any openable window.

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 floor area (min).
3. Lintels to have minimum end bearings of 150mm.
4. Walls: 100mm concrete blockwork externally and pebbledashed/rendered to finish. 100mm cavity filled with drytherm 34 insulation, minimum 100mm celcon solar blockwork or similar approved, and plastered to finish. External render to be applied in 2 coats with a suitable waterproof additive.
5. Cavity walls to have stainless steel ties @ 450mm centres and staggered 900mm 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 100mm diameter PVC pipe 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 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.
11. New structural timber to be SC3 grade and tantalised.
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 side lights to be toughened.
13. 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.
14. 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.
15. 75% of 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 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.

B	Sept 2019	Rev'd application
A	May 2019	Rev'd for Planning
	Date	Revisions

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Drawing Title

Proposed Part Single Storey,
Part Two Storey Side and
Rear Extension.

Scale
1:50. 100

Date	Drawn by
April 2019	MDP

Drg No.
4230/02B