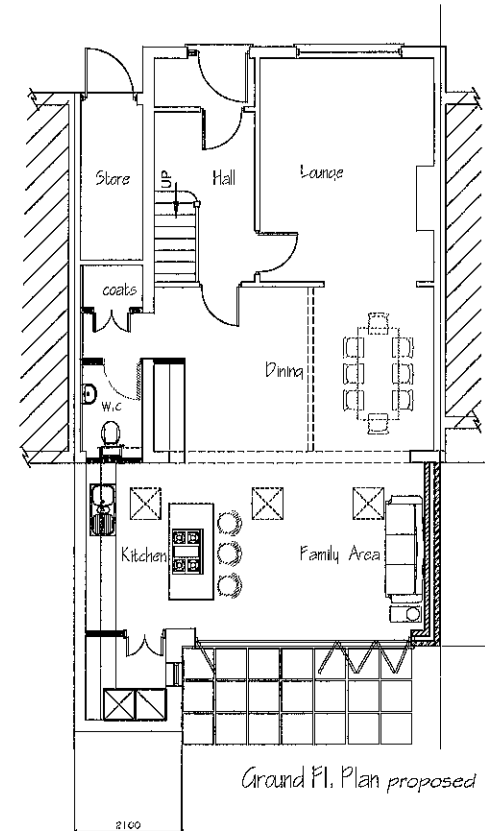
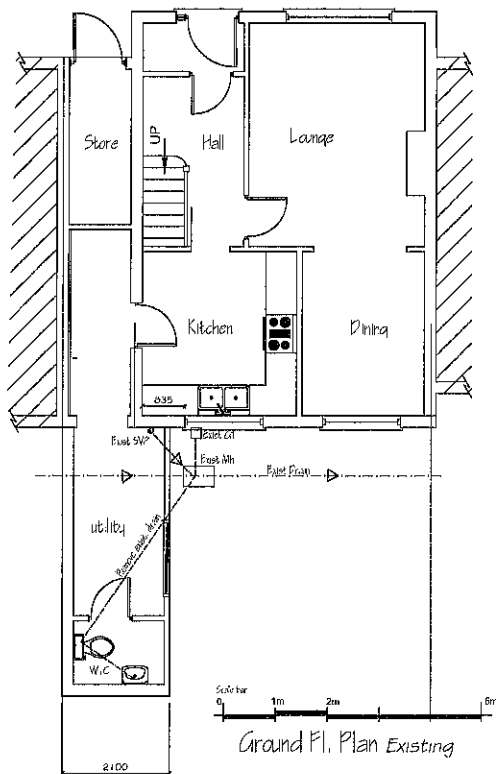
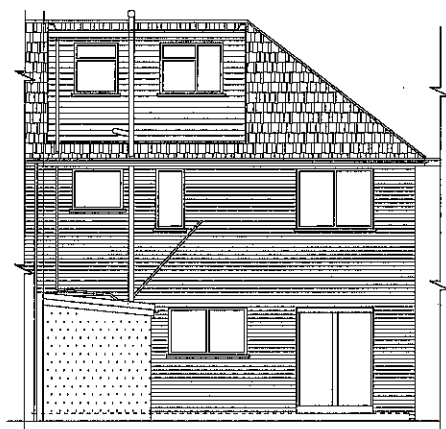
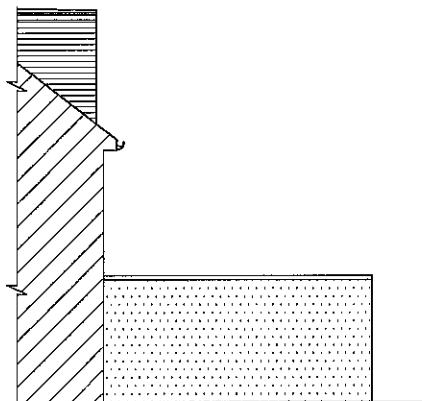


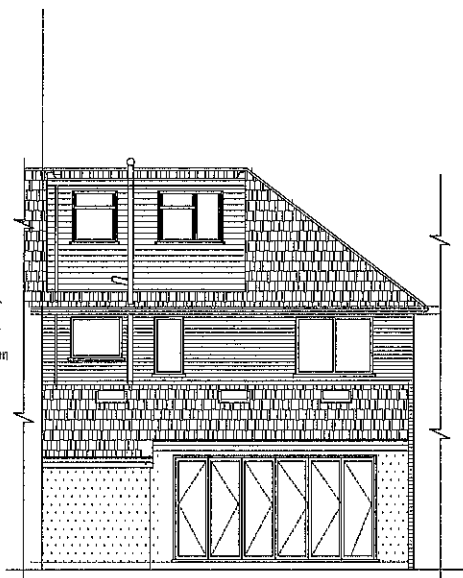




Rear elevation existing

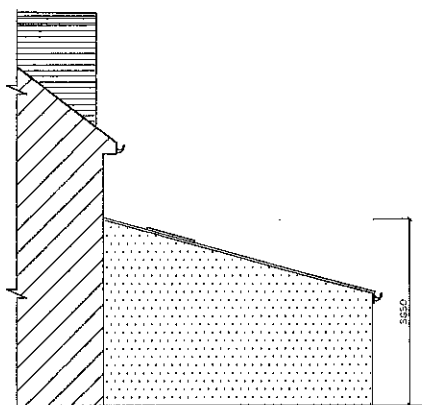


Side elevation existing from No. 5

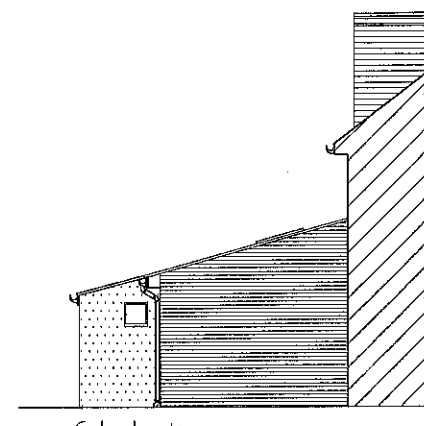


Rear elevation proposed

Existing Drain within new roof space Contractor to allow for existing plumbing services from bathroom altered accordingly



Side elevation proposed from No. 5



Side elevation proposed from No. 1

project

3 Margaret Close Staines TW18 1JR

Existing/ Proposed Elevations

A R Projects Ltd
Architectural Services

drawn: RB
scale: 1:100
date: Aug. 2020

drawing no PL-1172-03

rev -

81 Spring Grove Crescent Middlesex TW3 4DA M 07971 878 810



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CONTRACTOR TO CHECK ALL DIMENSIONS AT SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY.

CONTRACTOR TO CHECK ALL DIMENSIONS AT SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY.

All structural works to engineer's design, details drawings and specifications.

Use only fixed dimensions. All dimensions to be checked on site. The Contractor should visit the site, to ascertain any local features, e.g. trees, adjacent buildings, etc. which may affect the building work.

Site Preparation Ground for development shall be re-graded and prepared to comply with Building Regulations C1/2/3 and to the satisfaction of the Building Inspector by the removal of deleterious materials.

ELECTRICAL INSTALLATION

All electrical installation to be designed and installed by a specialist sub contractor who is registered with the NICEIC. The whole of the electrical installation installed and tested in accordance with the latest edition of the IEE regulations & the requirements of the Regional Electricity Co. (REC)

AUTOMATIC SMOKE DETECTION

A mains operated smoke alarm to be located in hallway to comply with BS5446 part 1 & to comply with the building regulations, part B, section 3 to 1.15

CDM REGULATIONS

It is the clients responsibility to appoint a planning supervisor to comply with CDM regulations (construction design & Management regulations)

HEATING

1. All new Radiators to be provided with TRVs
2. Gas safety certificate to be issued to council on completion of the works
3. The heating installation shall comply with the local gas boards requirements & installed by registered contractor.

Lounge

Hall

Dining

Kitchen

W.C

coats

VENTILATION

Provide mechanical extractor fan to WC capable of extracting at 15 l/s, discharging to external air and operated by light switch with at least 15 minutes overrun to discharge via slender duct in ceiling thru to external wall

DRAINAGE

WC 100mm diameter to new SVP, 32mm whb waste with 75 mm deep seal to new SVP. Generally, installation to comply with recommendations of BS5572. Provide rodding access to all changes of direction and junctions

Provide 1800x100x75mm FCC lintel to bridge over the window through external wall. Contractor to make sure that foundation etc. are kept 600mm minimum from sewer both sides

DRAINAGE

1. Rain water below ground 100mm dia drain pipe upvc (osama or similar) fall 1:40 bedded & surrounded in 150mm pea shingles.
2. New foul drain under structure 100mm dia. flexible upvc to BS 5483 running at 1:40 bedded & encased in 150mm concrete

Trench fill 700mm wide eccentric foundation min 1.0 M below GL or level of drain all to building control approval

Expand Wall Starter

Thermalbake cavity closer to all windows & door jambs
Double glazed doors thermally broken PVCu with security locks, with flat aluminium threshold by specialist. Provide trickle ventilators to comply Clause 1.2B.11

Indicates Heat detector

Double glazed & AA rated velux roof light double up joists on both side bolted together (3 no. 1200x200mm)

Break out ex st Mtr and reinstat the open channels with closed junctions and make good the hole

Provide cookerhood extractor cap. 60litres/sec with slender duct to external air

New GT & 75 dia RWP connected into existing system or to soakaway pit 5m Away

External light fittings capacity not exceeding 150 watts per fitting with light & motion sensor

Any existing air brick to be extended to fresh air with a min. 100mm dia. pvc pipe to new air brick, pipes to be located below DPM.

New 100mm Dia drain pipe fall 1:40 encased in 150mm concrete

Rodding Access New GT with Rodding Access

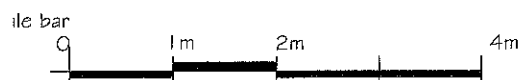
New GT & 75 dia RWP connected into existing system or to soakaway pit 5m Away.

PARTY WALL ACT

The owner should serve a party Structure notices on adjoining owners where building works involves work on or to existing party wall including:
Support of beam
insertion of dpc through wall
insertion of lead flashing
A party wall agreement is to be in place prior to works on site

40mm dia WP from sink with 75mm anti siphon trap connected into existing SVP

Ground Fl. Plan proposed



Use only figured dimensions. All dimensions to be checked on site. The Contractor should visit the site, to ascertain all site features, e.g. trees, adjacent buildings, etc., which may affect the building works.

Site Preparation: Ground for development shall be inspected and prepared to comply with Building Regulations C1/2/3 and to the satisfaction of the building inspector by the removal of deleterious materials.

Centurion shallow pitch roof tiles on 38x25mm tanalised treated timber battens at centres to give required tile lap on a layer of TYAC felt on 200x50mm rafters @ 300mm c/cs, bird mouthed over, spiked to 100x75mm wall plate tied to walls with MS galvanised vertical twist straps @ 2000mm c/cs. Provide 30x5mm gal. m. steel lateral restraint straps covering joists at 2000mm c/c max. Provide 100mm Celotex GA400 O between rafters & 45mm TB4000 under rafter with 12.5mm Knauf Wallboard plaster bd ceiling & 3mm skim.

Code 4 Head flashing tucked into wall and dressed over tiles

Steel beams encased in 2 layers of fire lining brds with staggered joints at 3mm skin to SE, & Detail

L1/S100 or Equivalent

Prestressed conc lintels

GROUND FLOOR: (U) value 0.22 W/m²K
65mm screed on 100mm concrete slab on
1200q Dpm on 75mm kooltherm insulation
bats (or similar Approved) on sand blinding
on hardcore fill. Edge condition to be
insulated by 20mm rigid urethane insulation.

Generally all external windows & doors to be sealed double glazed units with min. 16mm air gap between panels, glazed to be low-E type. Windows to achieve a U-value not exceeding 1.5W/m²K. Windows in habitable rooms, wet rooms, kitchen, bathroom etc. to be fitted with trickle-vents to give background ventilation. Any glazing extending to less than 800mm above finished floor level for windows and 1500mm above finished floor level for doors & side panels to be safety glass.

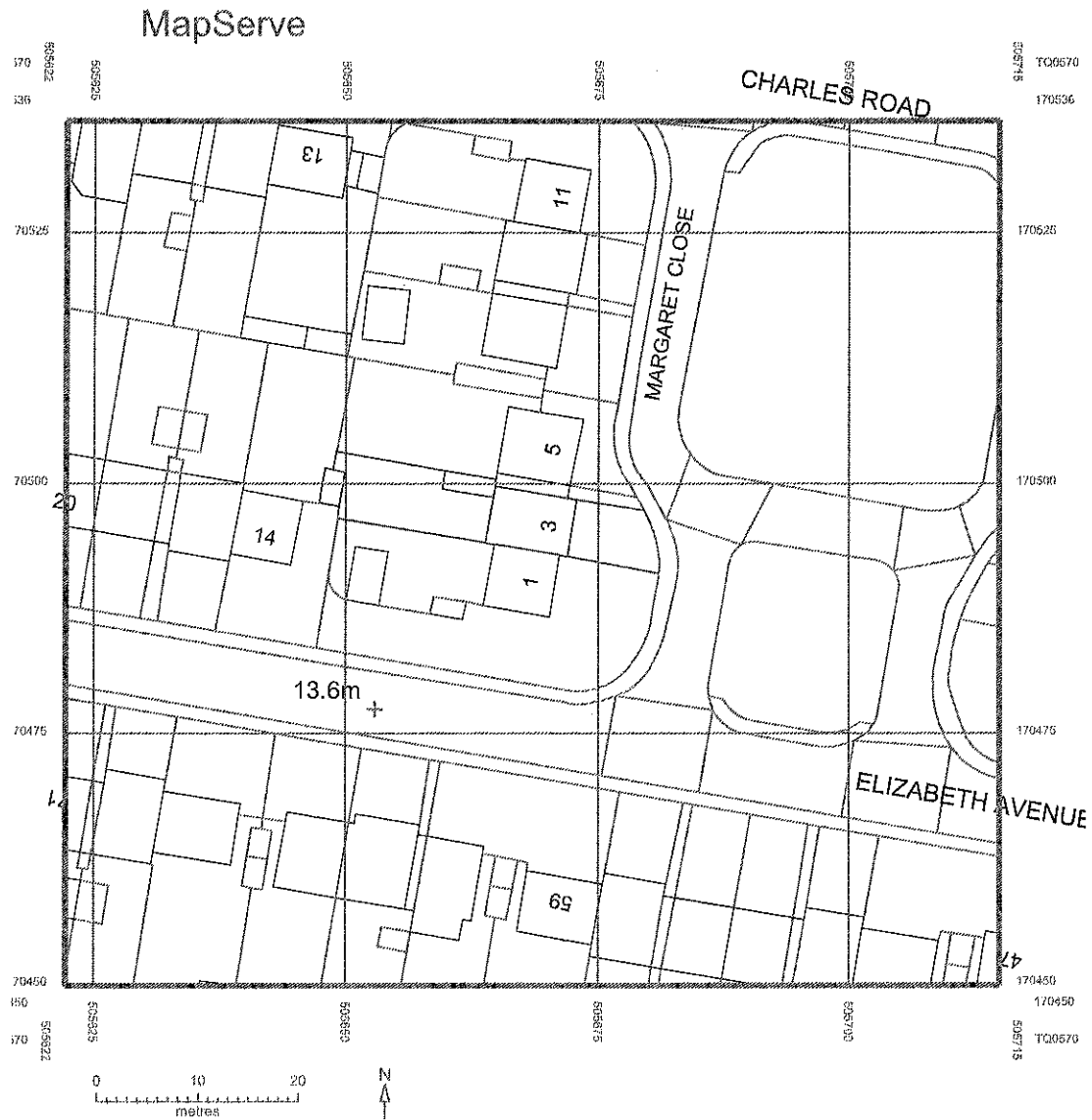
Damp Proof Course
Provide flyload dpc min. 150mm above
ground level & lapped into existing Dpc.

Depth of foundation base to be agreed on site with the Building Inspector but in any event to be not less than 1200mm in depth below lowest ground or level of drains. Mass concrete strip foundations in 1:3:6 mix concrete, min. 600mm thick, Foundation walls below ground level to be brought up as 2 skins of class A blockwork the same thickness as walls above. Use sulphate resistant cement below DPC level. Foundation walls with (3:1) mortar.

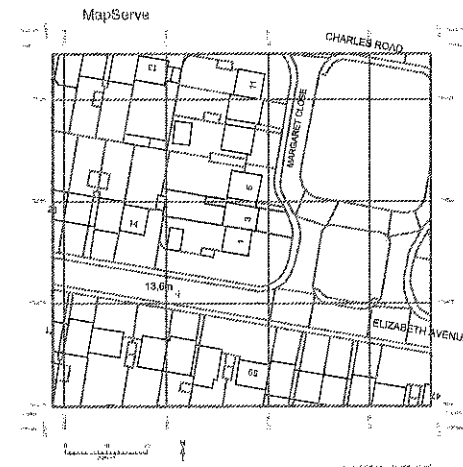
Scale bar



A horizontal scale bar with a thick black line. It has tick marks at 0, 1m, 2m, and 5m. The segment between 0 and 1m is divided into 5 equal parts by 4 small tick marks. The segment between 1m and 2m is divided into 5 equal parts by 4 small tick marks. The segment between 2m and 5m is divided into 10 equal parts by 9 small tick marks.



Block Plan scale: 1:500



Location Plan scale: 1:1250

project

3 Margaret Close Staines TW18 1JR

Location & Block Plan

A R Projects Ltd
Architectural Services

drawn: RB
scale: 1:1250 1:500
date: Aug 2020

drawing no PL-1172-01

rev -

81 Spring Grove Crescent Middlessex TW3 4DA M 07971 879 010

