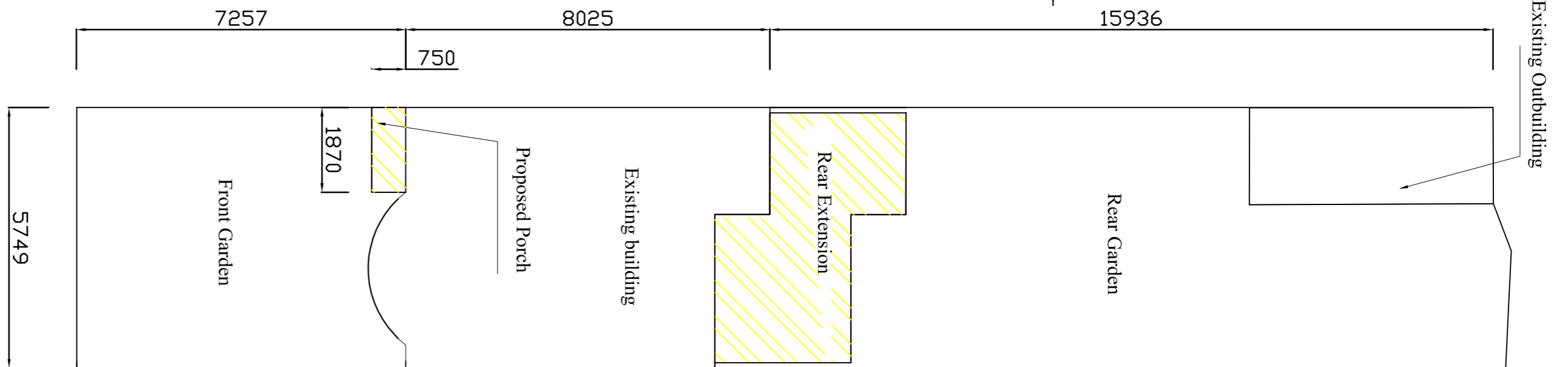
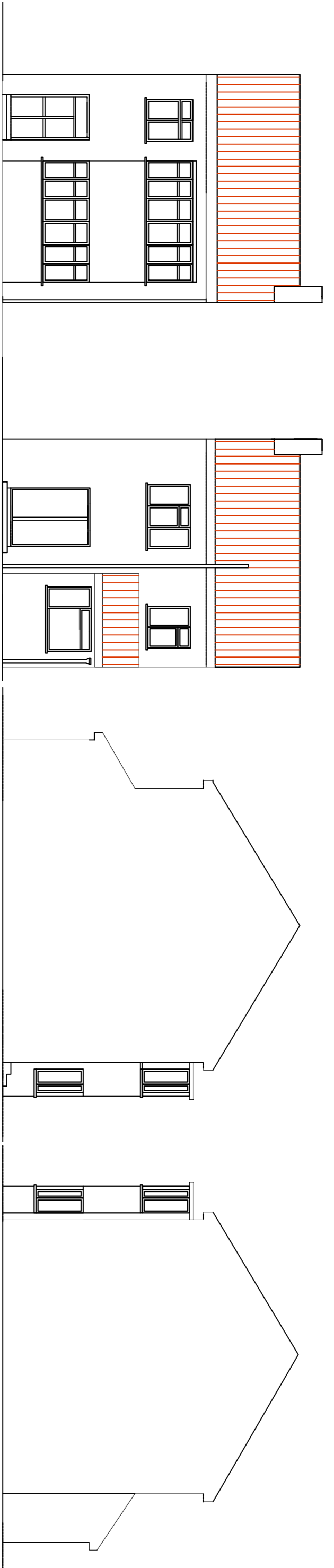


- DIMENSIONS:**
Contractor is to confirm all setting out prior to commencement of works on site. Dimension of required material and existing structure should be checked before ordering materials.
- EXTERNAL CAVITY WALLS:**
300 mm cavity walls to comprise 100 mm heavy brick outer leaf, 100mm full brick cavity & 100mm inner leaf. External cavity walls to be constructed in accordance with BS 5628-1:2008. All cavity walls to include stainless steel vertical water pipe wall ties to BS 1243 spaced at 750 mm c/c horizontally, 450 mm c/c vertically and staggered formation. Full cavity with lean mix concrete to within 150 mm below overcast DPC level. Wall should be stripped to floors above ground at intervals not exceeding 2 m with 250mm 150 mm gap ties.
- LINEITS:**
All linings, if required in external walls to be -1G, L1/5 type or similar to all internal openings with minimum 150mm end bearing. Linings in external walls to have only trays over.
1G box fixed or similar and internal 100mm linings to internal opening.
- FLOOR CONSTRUCTION:**
Floors to be 22 mm kg floorboard on minimum C18 floor joists at 400 mm c/c. Headings to be 100mm solid oak or similar.
- STRUCTURAL STEELWORKS:**
Refer to the details provided by the Structural Engineer. All steel works to be encased in 2 layers of 12.5 mm plasterboard to give 30 minutes fire protection.
- WINDOWS AND DOORS:**
All windows to be double glazed. Hatchable rooms to have a 1624mm x 800mm window.
New doors or partitions to have a trickle vent 400mm (if fitted with window) and mechanical ventilator to achieve 30 l/s extraction.
All rooms to have one window with clear opening of 650mm high and 500mm wide.
Frames fitted with secure controllable trickle ventilators to give min 8000 mm² free vent area to habitable rooms & 4000 mm² free vent area to non-habitable rooms.
Rooms, landing, stairs to all doors below 1500mm above finished floor level to doors and doors within 300mm to either side of doors. Glass to comply with BS 6206:1981.
New bedroom to be provided with a window suitable for egress in the event of a fire.
Windows should have a min opening area of 0.3m² and a min clear dimension of 450mm (vertical and horizontal) to suit fusible at 650mm above floor.
- FIRE PRECAUTIONS:**
All exposed structural steel work protected by 12.5mm plasterboard and solum plaster to achieve 1-hour fire resistance. Provide smoke detection alarm at least one at each storey.
Cable trays to be protected by 12.5mm plasterboard to BS 5446 part 1.
Cable trays to be protected by 12.5mm plasterboard to BS 5446 part 1.
1-hour fire resistance.
RAIN WATER GOODS
68 mm dia upvc down pipes with 110 mm dia upvc gutters fixed to mfg instructions. Provide expansion joints at max. 3m c/c.
8. SURFACE WATER DRAINAGE:
To be 100/150 mm dia highpoint superdrain pipes & fittings laid to a min. 1:50 fall & surrounded in 100mm concrete.
9. GENERAL:
Internal goods:
30mm diameter waste to bins
40mm diameter waste to sink and baths
100mm diameter to W/C pans
All connected separately to existing S/W or new 110 mm UPVC branch pipe. All waste pipes 150 mm dia. All pipework to be installed in accordance with BS 5548:2008. Existing vent pipes taken 800 mm above window heads and fitted with cap.
10. HEALTH AND SAFETY:
The contractor is responsible for working in accordance with all current Health and Safety legislation. The contractor should use:
1. Support to the side of excavations, particularly when working to the boundary.



Existing building & proposed Rear extension & front porch



Existing rear elevation

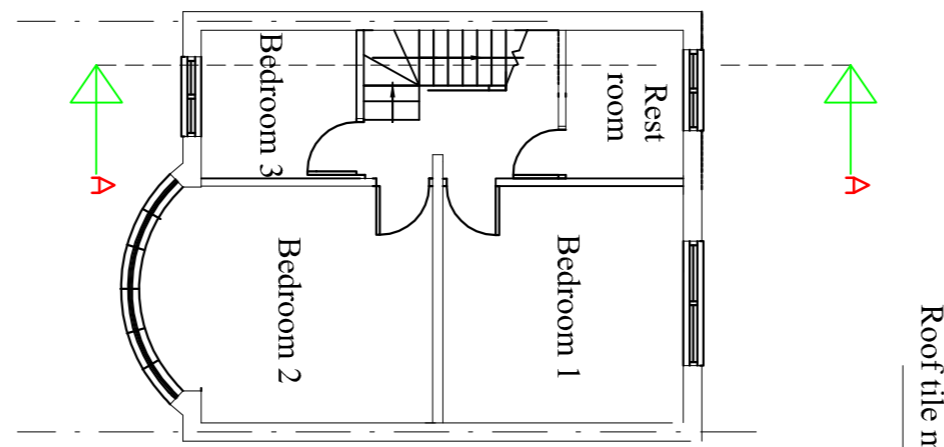
Existing front elevation



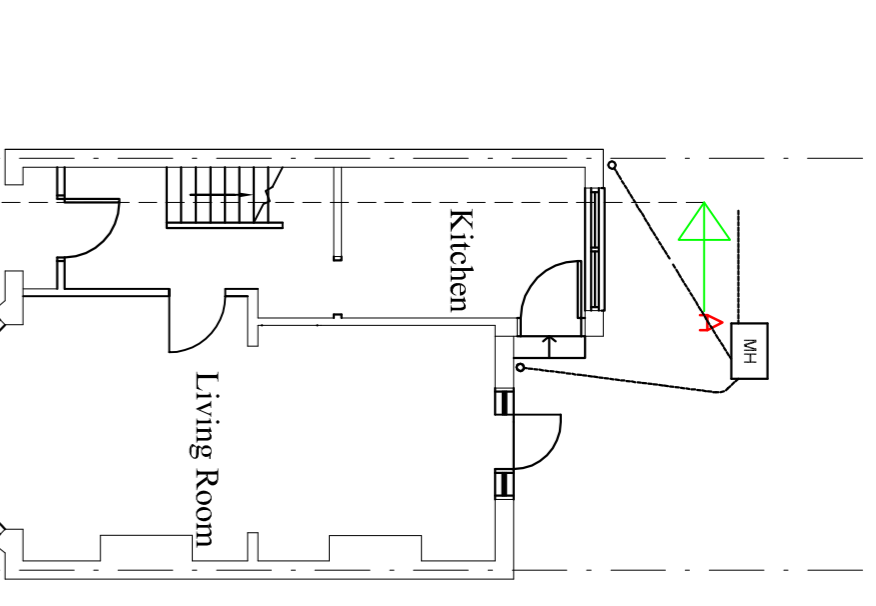
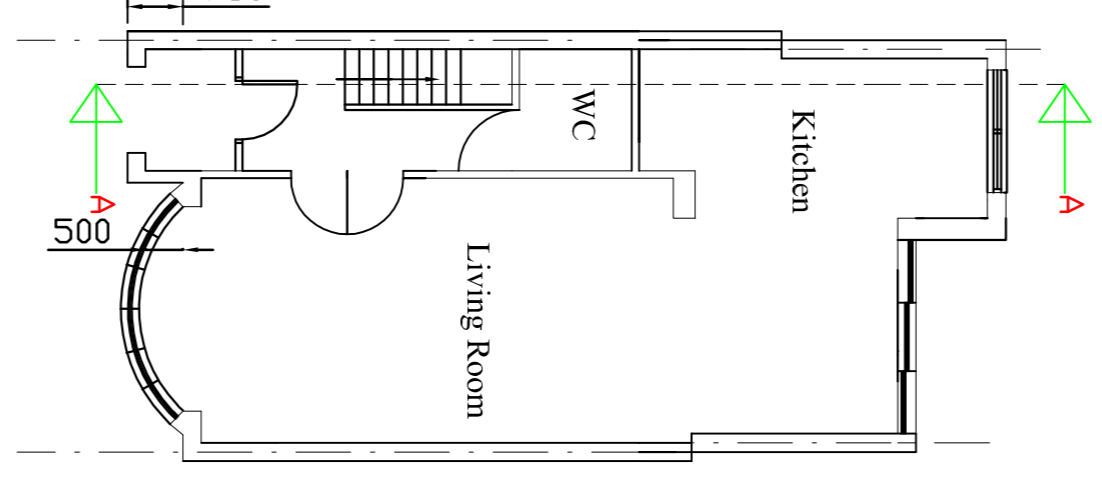
Existing side elevation

Existing front elevation

Existing first floor plan

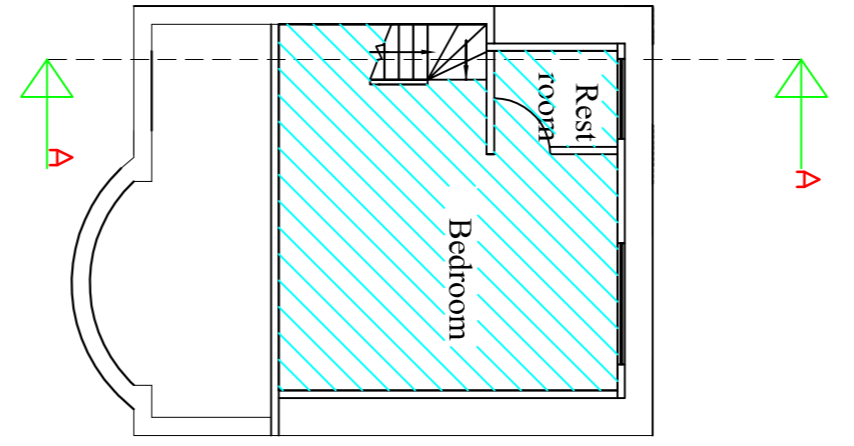


Existing ground floor plan



Proposed side elevation

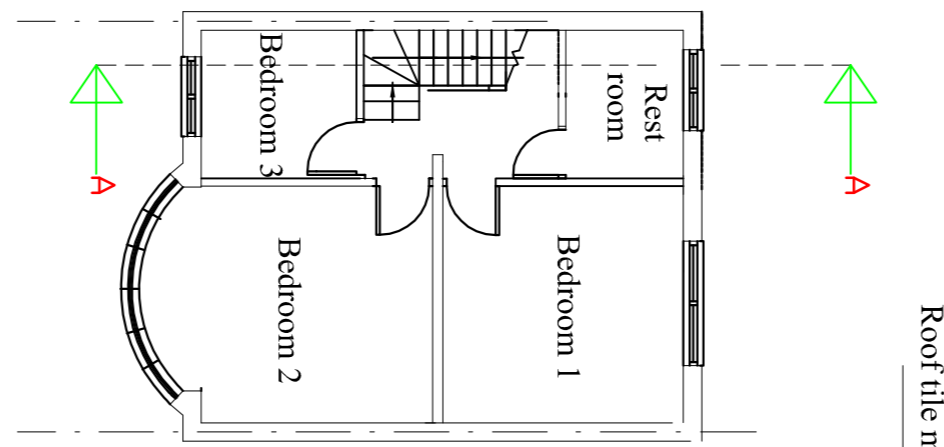
Proposed left space plan



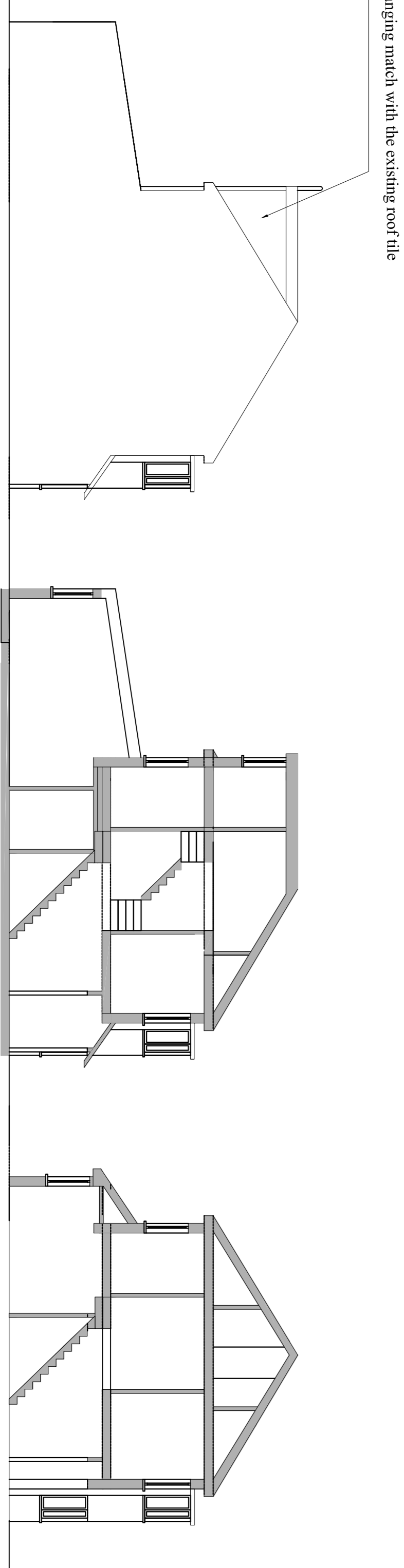
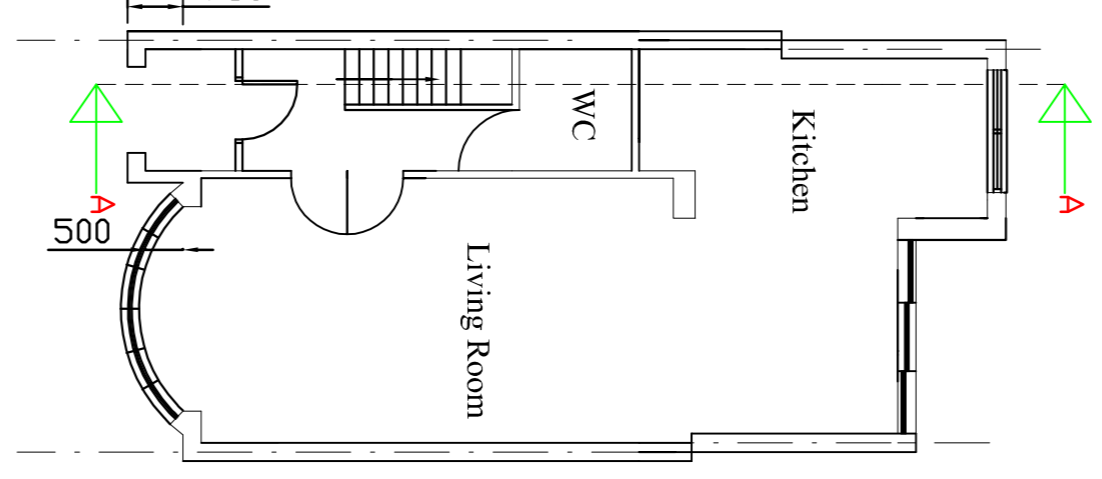
Proposed rear elevation

Proposed front elevation

Proposed first floor plan

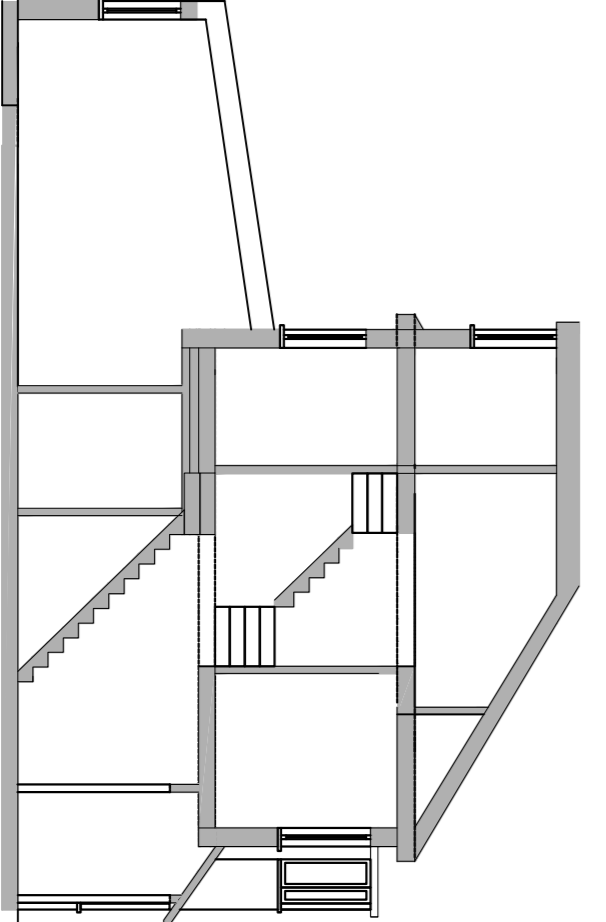


Proposed ground floor plan

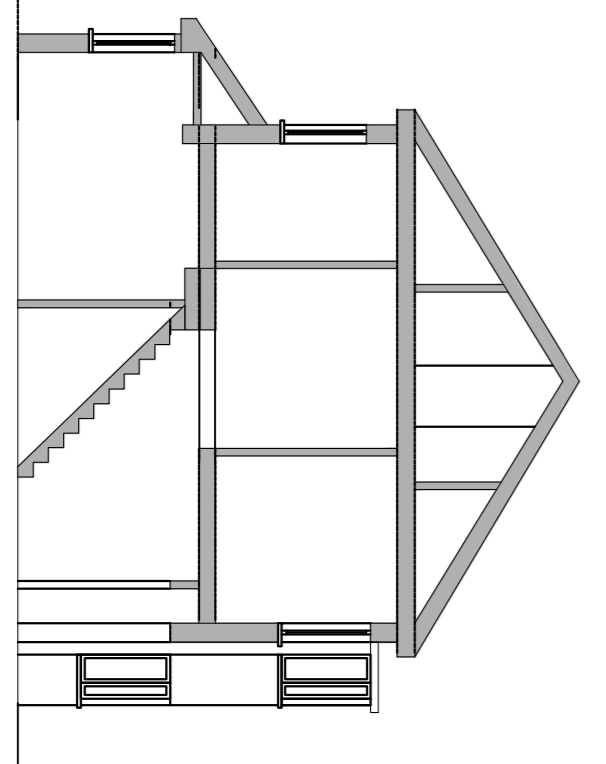


Proposed side elevation

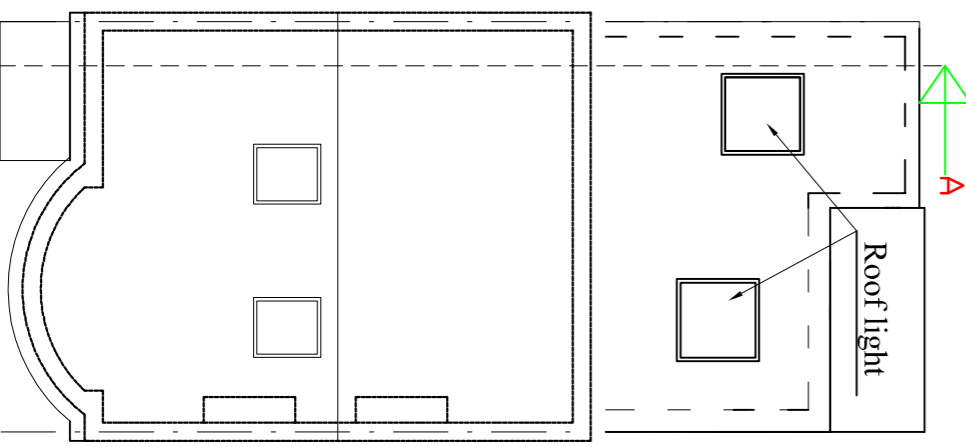
Proposed section



Existing section



Proposed roof plan



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Site address: 49 Burlington Rise, Harrow, London, EN4 8NP

Drawing Title: Existing/Proposed plans, elevations and sections

Project: 3 in single storey rear extension, lift conversion, porch extension to entrance way and driveway/porch removal

Drawing No.: 1 of 1 Scale: 1:100 Sheet No.: A1 Rev: A