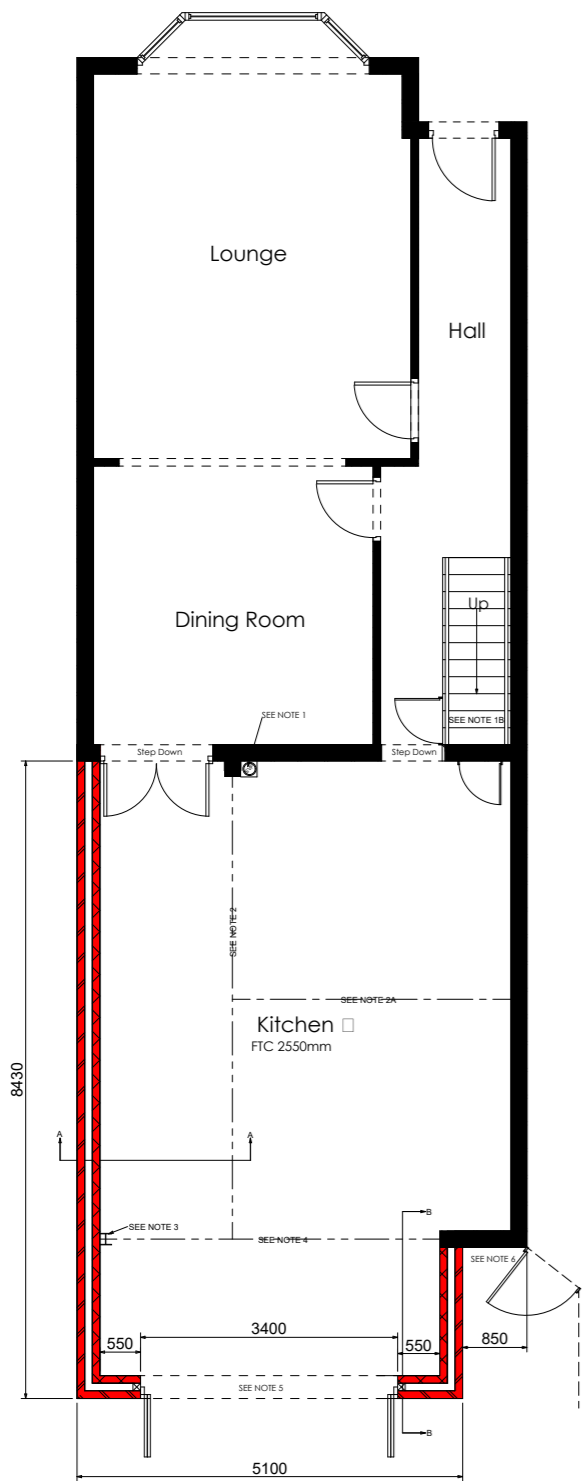
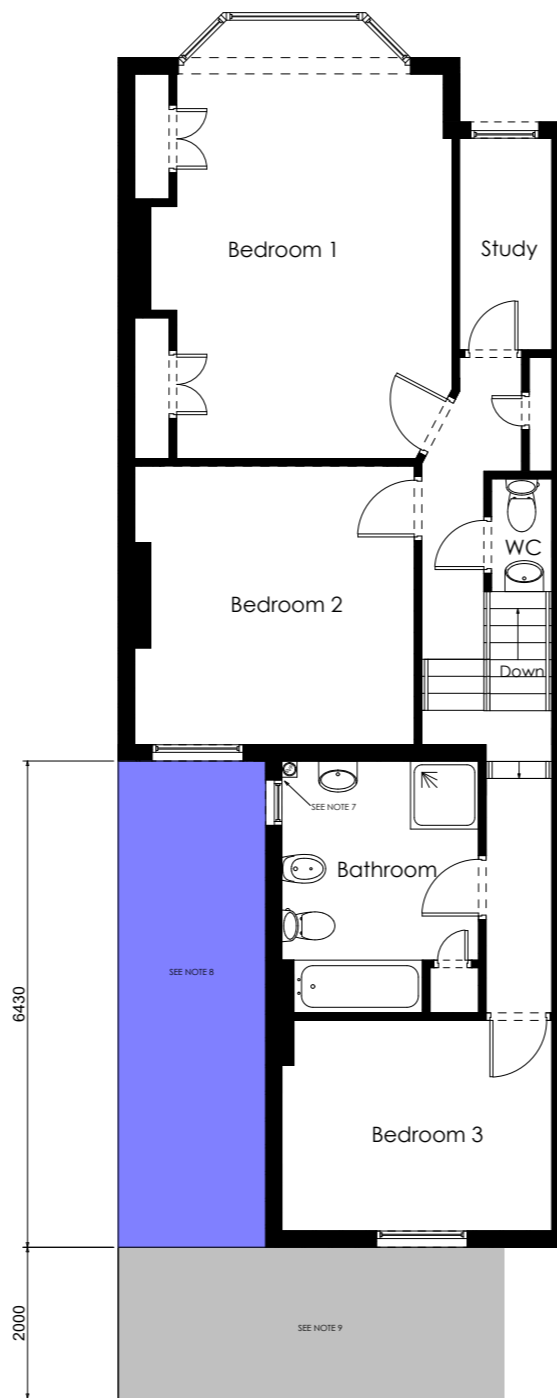


SCALE IN METRES

SCALE_



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

Plan Notes

NOTE 1- New SVP relocated from current location to new position. SVP taken upwards into existing bathroom above and connected to existing suite. Install air admittance valve as per building control specification;

NOTE 1A- Form new downstairs wc room out of 47mm x 100mm CLS as shown entranced through under-stairs cupboard and connect into foul drainage as agreed with BCO. Ensure mechanical extraction taken to outside alley wall if floor joist above permit;

NOTE 1B- Form new entrance door from existing hallway into cupboard. Existing services in under-stairs cupboard may need to be relocated to permit entrance into new WC;

NOTE 2- 203mm x 203mm UC 86kgm beam installed in conjunction with structural engineers specification document;

NOTE 2A- 152mm x 152mm x 23kgm beam for existing chimney support. Install a 330mm x 112mm x 150mm concrete padstone to support masonry end. Steel connection detail as per structural engineers specification document;

NOTE 3- Column 1 to be 152mm x 152mm x 23kgm beam installed in conjunction with structural engineers specification document;

NOTE 4- 203mm x 203mm x 71kgm beam for existing rear wall support and install matching ground beam. Install 330mm x 112mm x 150mm concrete padstone to support masonry end. Beam to column details as per structural engineers specification document;

NOTE 5- Supply and install 3400mm x 2100mm aluminium bifold doors to clients specification. Client to approve style, finish and colour prior to ordering. Install 3300mm minimum Catnic CG100 cavity wall intel above; minimum end bearing of 150mm;

NOTE 6- New wall set back 850mm from boundary to allow for access to shared side alley;

NOTE 7- New SVP position connected to existing suite. Reduce existing window width to allow for new SVP location. Install air admittance valve as per building regulation specification document;

NOTE 8- Proprietary glazed roof system by specialist manufacturer. This element to be installed strictly to manufacturers installation guidance. Item to be measured and templated only once external walls are in place. Please consult client for style, finish and colour before ordering;

NOTE 9- Pitched roof. Please consult building regulation specification document.

General Notes

All works to be carried out in accordance with current Building Regulations and to the approval of the Building Control Officer. No work to commence until Lawful Development approval of plans has been made by LA Planning Office.

All works to be carried out in accordance with safe working practices and in accordance with CDM 2015 regulations. Client and contractor to ensure they are advised and meet their responsibilities and obligations as contained therein.

All measurements given are indicative only and were taken during a ground level survey of the site. Therefore, all building dimensions to be taken and checked on site, DO NOT SCALE FROM THESE DRAWINGS. Contractor to check all dimensions shown on site prior to commencing works. AD take no responsibility whatsoever for any losses incurred by the client, contractor or any third party due to failure to check figured dimensions on site prior to construction.



Project
Single Storey Rear Extension
 26 Richborough Rd
 London
 NW2 3LX
 Drawing Title
Proposed Floor Plans

Client
 Mr. and Mrs. Amlani
 Drawing No.
AD_26_NW2_3LX_02_Rev C

Date 2016 Scale 1:100
 Drawn by BQ Checked by Client
 Page Size - A3 2000mm

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