



SCALE DRAWINGS FOR PLANNING PURPOSES ONLY

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT AND ANY DISCREPANCY REPORTED TO RCCA

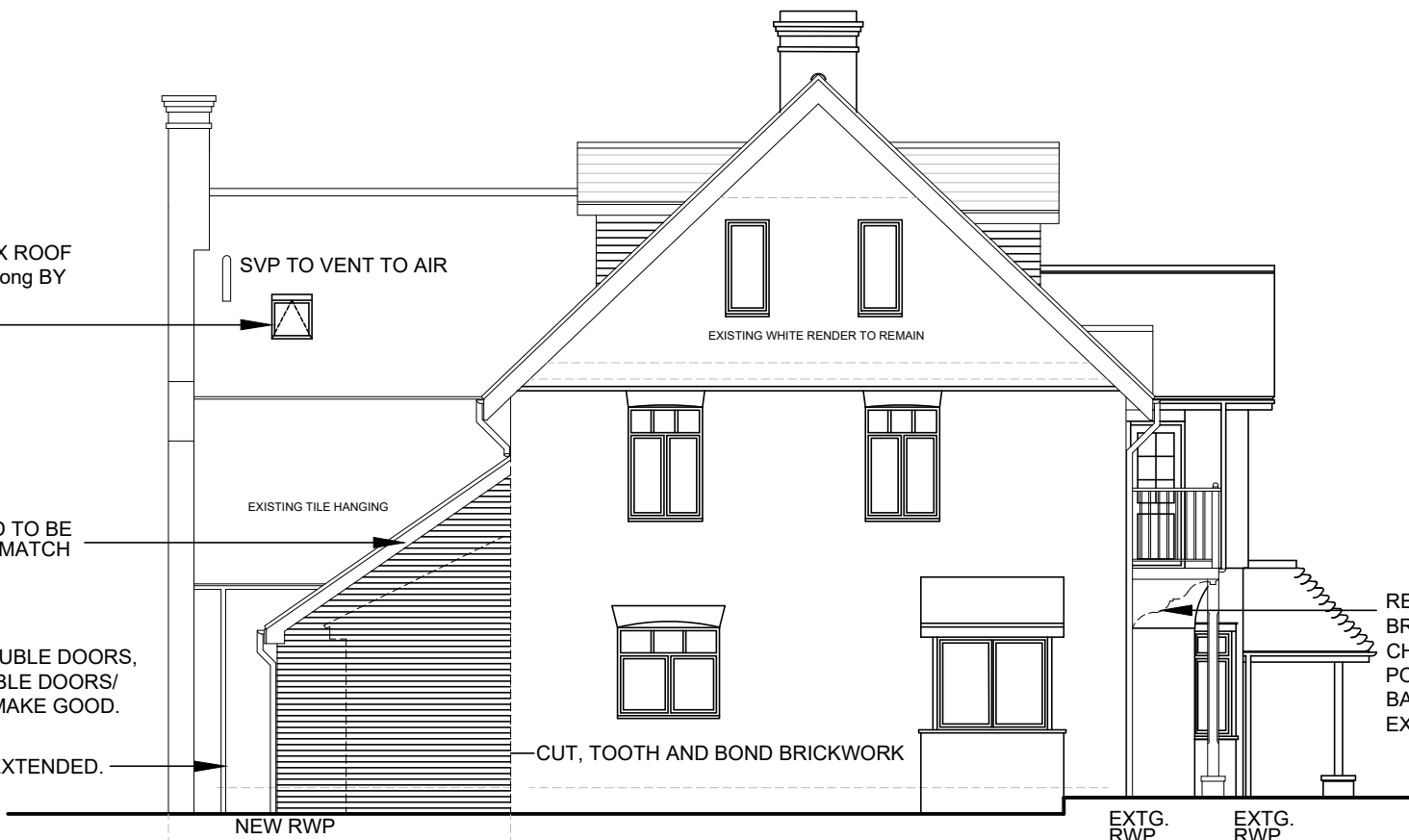
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FRONT ELEVATION
SCALE 1:100



RHS ELEVATION
SCALE 1:100



LHS ELEVATION SCALE 1:100

EXTENSION

REMOVE EXISTING GALLOW BRACKET AND INSTALL NEW CHAMFERED TIMBER POST WITH CONCRETE POST BASE. PAINTED WHITE TO MATCH EXISTING.

CUT, TOOTH AND BOND BRICKWORK

REMOVE EXTG. DOUBLE DOORS, INSTALL NEW DOUBLE DOORS/ SIDE LIGHTS AND MAKE GOOD.

EXTG RWP TO BE EXTENDED.

SINGLE NEW VELLUX ROOF LIGHT GGL 700mm long BY 550mm OR SIMILAR APPROVED.

SVP TO VENT TO AIR

EXISTING TILE HANGING

NEW BARGEBOARD TO BE BLACK TIMBER TO MATCH EXISTING.

REMOVE EXISTING GALLOW BRACKET AND INSTALL NEW CHAMFERED TIMBER POST WITH CONCRETE POST BASE. PAINTED WHITE TO MATCH EXISTING.

ALL EXISTING STRUCTURE TO BE CONFIRMED ON-SITE PRIOR TO COMMENCEMENT OF WORK.
ALL EXISTING DRAINAGE TO BE CONFIRMED ON-SITE PRIOR TO COMMENCEMENT OF WORK.
ALL NEW ALTERATIONS TO FOUL AND RAINWATER DRAINAGE TO BE AGREED WITH BUILDING INSPECTOR.

REFER TO STRUCTURAL ENGINEERS DETAILS FOR ALL STRUCTURAL INFORMATION

WALL TYPE KEY

- EXISTING MASONRY
- 100mm BRICKWORK
- 100mm FIBOLITE 3.6N/mm² or 7N/mm² INTERNAL BLOCK WORK STRUCTURE ENGINEER TO CONFIRM
- NEW ENGINEERING BRICK WORK
- STUD PARTITIONING
- MOVEMENT JOINT
- CONCRETE PADSTONE
- NEW STEEL/INTEL/WALL PLATE REQUIRED
- EXISTING STEEL/TIMBER BEAM
- TO BE DEMOLISHED
- NEW JOIST SPAN
- EXISTING JOIST SPAN ABOVE

ALL CAVITY WALLS SHALL BE CLOSED WITH THERMABATE CAVITY CAVITY CLOSER OR EQUIVALENT AT DOOR & WINDOW OPENINGS

INTERNAL DOORS TO BE POSITIONED 100mm MINIMUM FROM RETURN WALL TO ALLOW FOR FULL ARCHITRAVE UNLESS OTHERWISE NOTED (REFER TO TABLE OF STRUCTURAL OPENING SIZES FOR INTERNAL DOORS)

ANY PENETRATING FLOOR PIPEWORK HAS TO BE ENCASED FULLY IN 30 MINUTE FIRE RESISTING CONSTRUCTION, THIS IS TO ENSURE COMPARTMENTATION IS KEPT BETWEEN ROOMS AND AGAINST SPREAD OF FIRE

KEY

- ASSUMED DRAIN RUN
- NEW DRAIN RUN
- NEW DRAIN RUN TO SOAKAWAY
- RUBBED OUT DRAIN RUN
- HEAT DETECTOR MAINS OPERATED
- AUTOMATIC INTERLINKED SMOKE DETECTOR MAINS OPERATED
- CEILING MOUNTED EXTRACTOR WITH ISOLATOR
- CARBON MONOXIDE DETECTOR MAINS OPERATED.

INTERNAL FLUSH DOOR SIZES (IMPERIAL)

DOOR SIZE	STUD/BLOCK OPENING
533	605w x 2040
610	686w x 2040
686	766w x 2040
762	846w x 2040
838	916w x 2040
Pair 610	1300w x 2040
Pair 686	1450w x 2040
Pair 762	1600w x 2040

VENTILATION REQUIREMENTS

MECHANICAL EXTRACT VENTILATION

Kitchen cooker hoods shall be provided with an extract fan with extract rate of 30 l/sec if adjacent to the hob or 60 l/sec elsewhere.
En-suite/bathroom shall be provided with an extract fan with extract rate of 15 l/sec.
Utility shall be provided with an extract fan with extract rate of 30 l/sec.
WC shall be provided with an extract fan with extract rate of 6 l/sec.

PURGE VENTILATION

Purge ventilation shall be provided to all habitable room floor area.
For side hung windows that open a minimum 30° or more the height x width of the opening part shall be at least 1/20 of the room floor area (All windows shall open a minimum 30°).
For an external doors the minimum height x width of clear opening shall be minimum 1/20 of the

BACKGROUND VENTILATORS

The window manufacturer shall confirm the ventilation rates for each window to ensure the required rate is achieved.
All habitable rooms shall have a minimum 8000 sq mm background ventilation.
Open plan kitchen diners need a minimum of 3 trickle vents in a room.
All non-habitable rooms(Bathroom) shall have a minimum 4000 sq mm background ventilation.



REAR ELEVATION
SCALE 1:100

EXTENSION

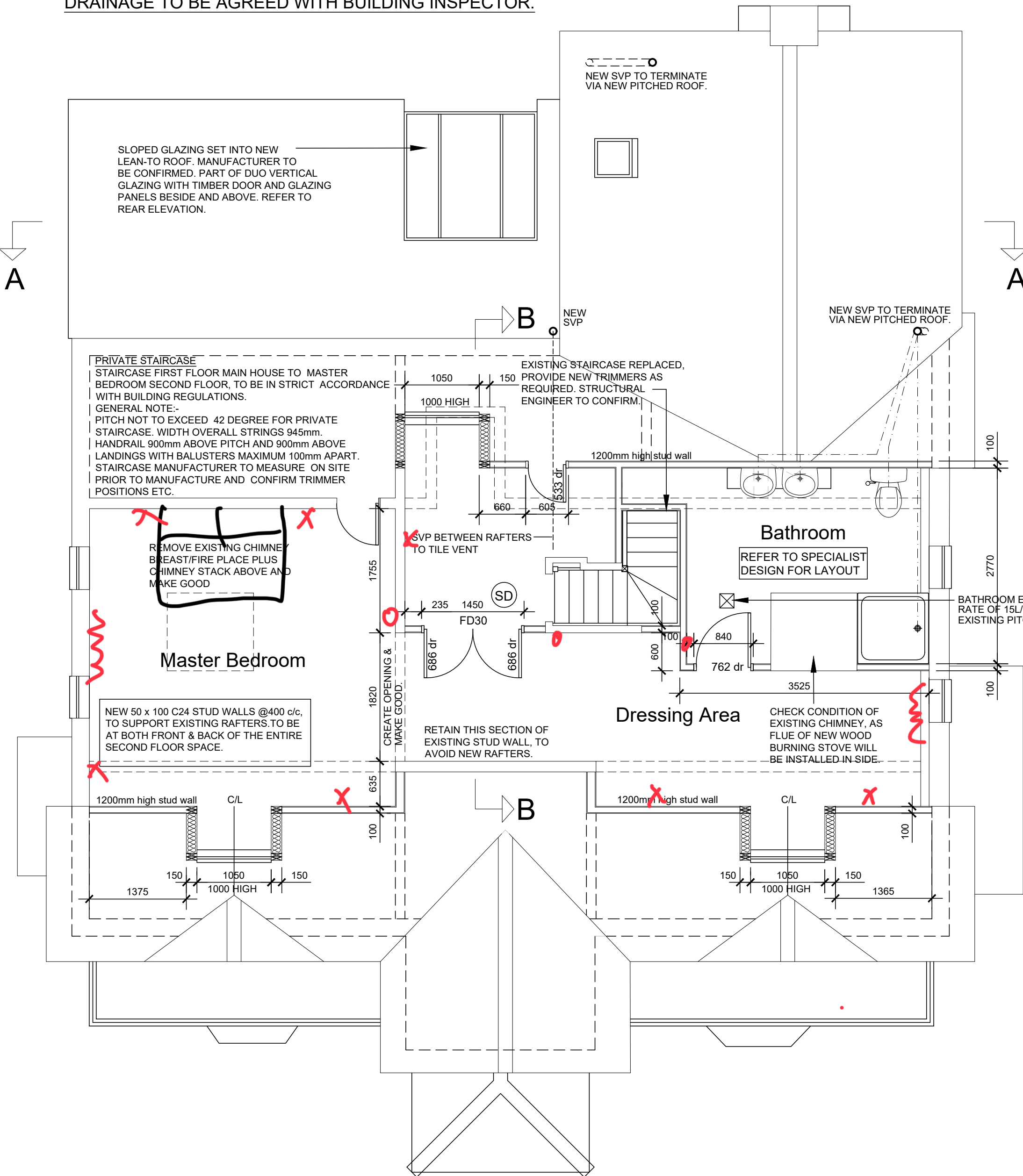
EXISTING RWP TO DISCHARGE ON TO NEW LEAN-TO ROOF. CODE 5 LEAD FLASHING WHERE NEW LEAN-TO ABUTTING EXISTING MASONRY. CLAY TILES TO MATCH EXISTING. BLACK TIMBER FASCIAS TO MATCH EXISTING. NEW BLACK ROUND RWP TO MATCH EXISTING.

INSTALL NEW DUO VERTICAL GLAZING WITH TIMBER DOOR AND GLAZING PANELS BESIDE AND ABOVE. SLOPED GLAZING PANEL, TO BE SET INTO NEW LEAN-TO ROOF. MANUFACTURER TO BE CONFIRMED.

SVP TO VENT TO AIR

REMOVE EXISTING WINDOW. BRICK IN AND MAKE GOOD.

REMOVE EXISTING DOOR. BRICK IN AND MAKE GOOD.



SECOND FLOOR PLAN

REVISIONS

Richard Clark
CHARTERED ARCHITECTS

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CONTRACT

24 ABBEY ROAD
BOURNE END
BUCKS
SL8 5NZ

CLIENT

MR & MRS PONNIAH

DRAWING

SECOND FLOOR PLAN & ELEVATIONS

DRAWN

SA

SCALE

1:50UNO

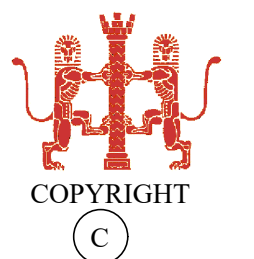
DATE

MARCH 23

JOB / DRWG No

1991-WD2

BUILDING FOR LIFE
AWARD
WINNER



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INTERNAL FLUSH DOOR SIZES (IMPERIAL)	
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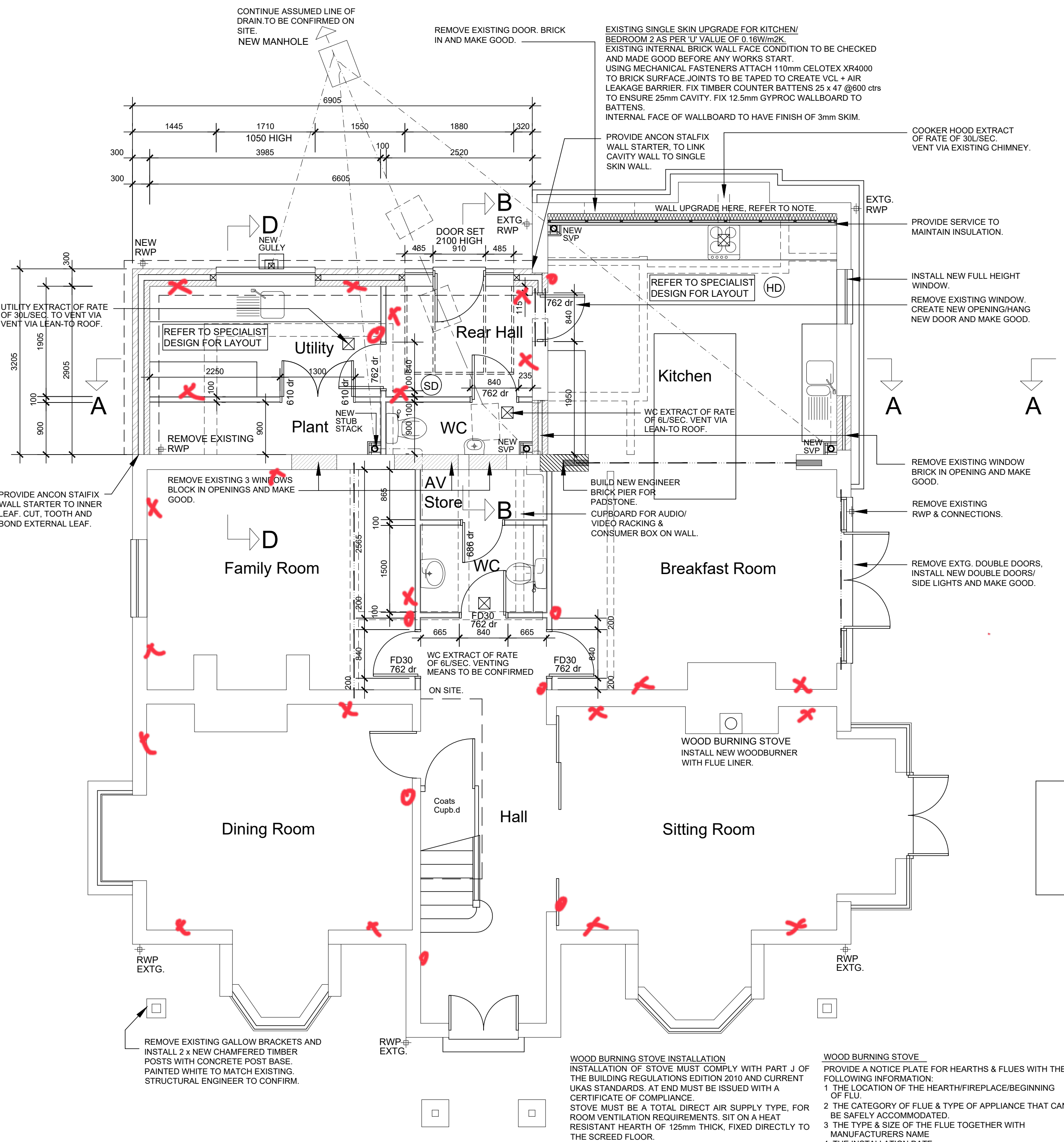
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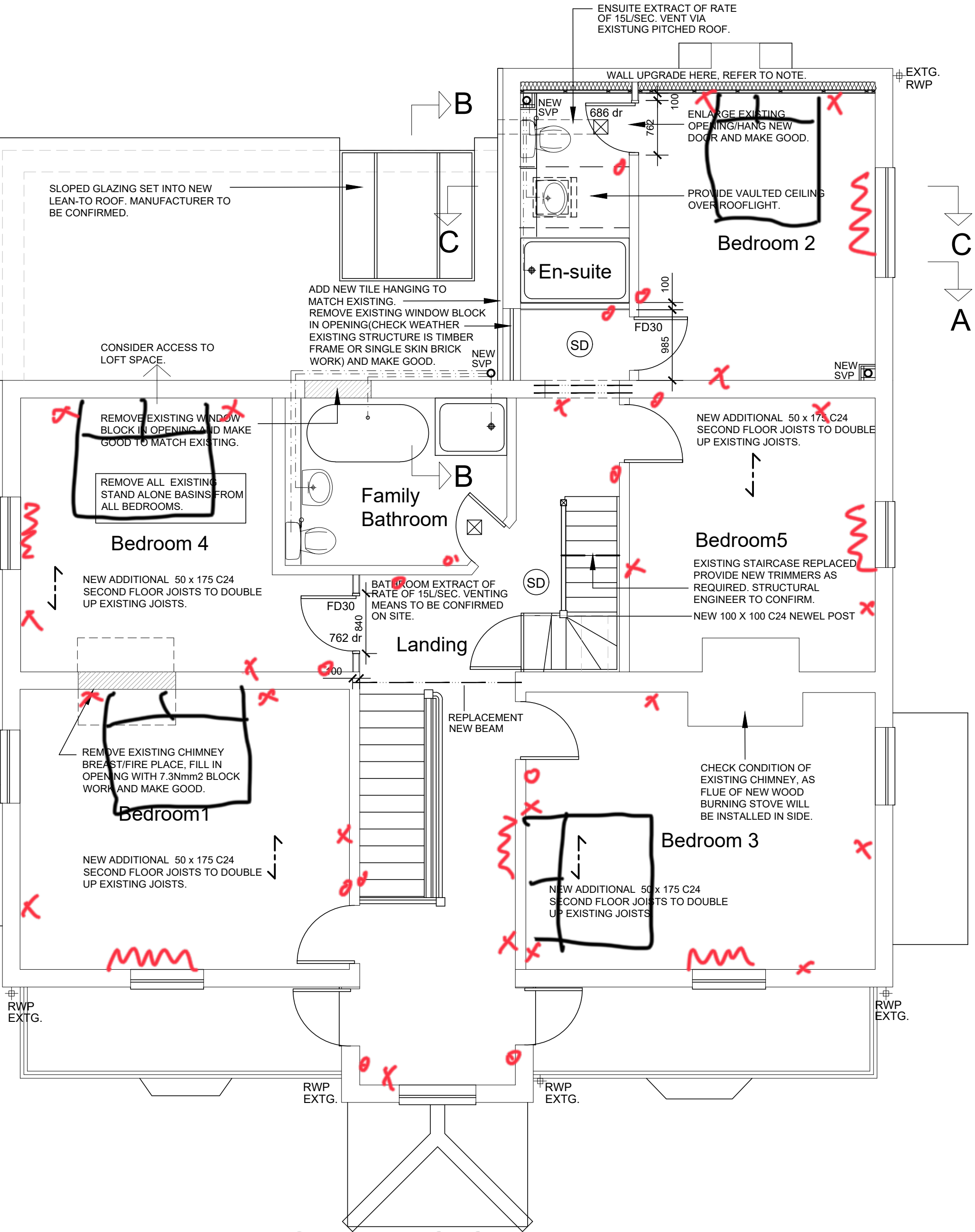
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GROUND FLOOR PLAN



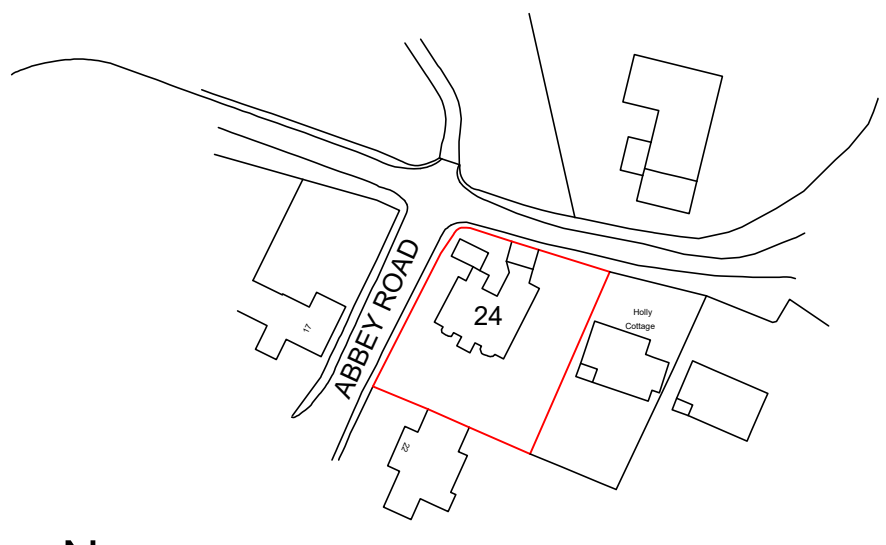
FIRST FLOOR PLAN



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LOCATION PLAN SCALE 1:1250

REVISIONS

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