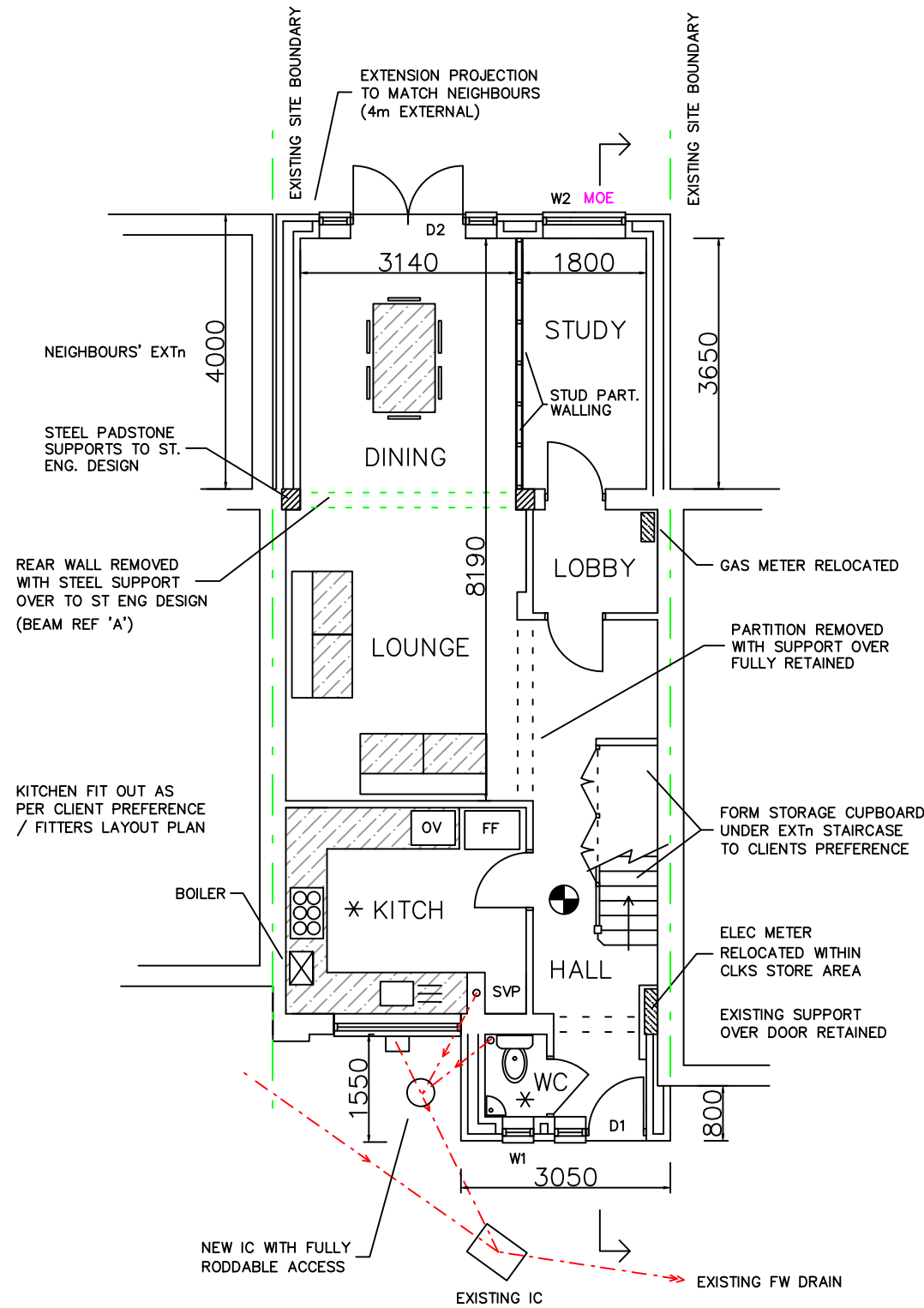




PROPOSED GROUND FLOOR PLAN

ALL EXISTING DRAIN RUNS TO BE RETAINED AS SHOWN BUT IF ANY ARE TO BE REPLACED THE FOLLOWING SPEC TO APPLY:

ALL DRAINS TO BE 100mm MIN. FLEXIBLE CLAYWARE PIPES TO BS EN 295 : 1991, LAID ON 100mm MIN. AND SURROUNDED BY 150mm SELECTED FILL, ALL TO THE APPROVAL OF LOCAL BUILDING INSPECTOR. MIN FALLS TO BE 1:40

NOTE: ANY EXISTING UNUSED PIPEWORK TO BE CAPPED OFF

NEW I/C(S) IN CONC. SECTION OR UPVC BY SPECIALISTS

RODDING ACCESS TO BE PROVIDED TO ALL NEW OUTLETS (WC)

LINTEL SCHEDULE

'D1' - (1No.) CATNIC CG110/100 1650mm O/ALL LENGTH TO SUIT 1350mm OPENING, ENSURE 150mm BEARING EACH END

'D2' - (1No.) CATNIC CG110/100 2900mm O/ALL LENGTH TO SUIT 2600mm OPENING, ENSURE 150mm BEARING EACH END

'W1' - (1No.) CATNIC CG110/100 750mm O/ALL LENGTH TO SUIT 450mm OPENING, ENSURE 150mm BEARING EACH END

'W2' - (1No.) CATNIC CG110/100 1500mm O/ALL LENGTH TO SUIT 1200mm OPENING, ENSURE 150mm BEARING EACH END

FIRST FLOOR AIRING CUPBOARD WALL REMOVAL

EXISTING NON LOAD BEARING MASONRY WALLS FORMING CURRENT AIRING CUPBOARD TO BE REMOVED TO SQUARE OFF CURRENT MASTER BEDROOM. LOFT AREA HAS BEEN ASSESSED, ROOF MEMBERS APPEAR TO BE SPANNING OVER MASONRY WALLS AND SUPPORTED ELSEWHERE. BUILDING CONTRACTOR TO REMOVE WALLS WHILST ASSESSING ROOF STRUCTURE OVER.

WALLS AND CEILINGS WITHIN MASTER BEDROOM TO BE MADE GOOD (12.5mm PLASTERBOARD & 3mm PLASTER SKIM)

STEEL BEAM SCHEDULE

BEAM REF 'A' 2No. 203x102 23kg (TBC BY ST ENG) O/ALL LENGTH TBC ONSITE (150mm MIN BEARING). PROVIDE 300x100x215mm CONCRETE PADSTONES TO BOTH ENDS OF BEAM (TBC BY ST ENG) BLOCKWORK BELOW TO BE 7.3kn MINIMUM OFF 1m DEEP FOOTING

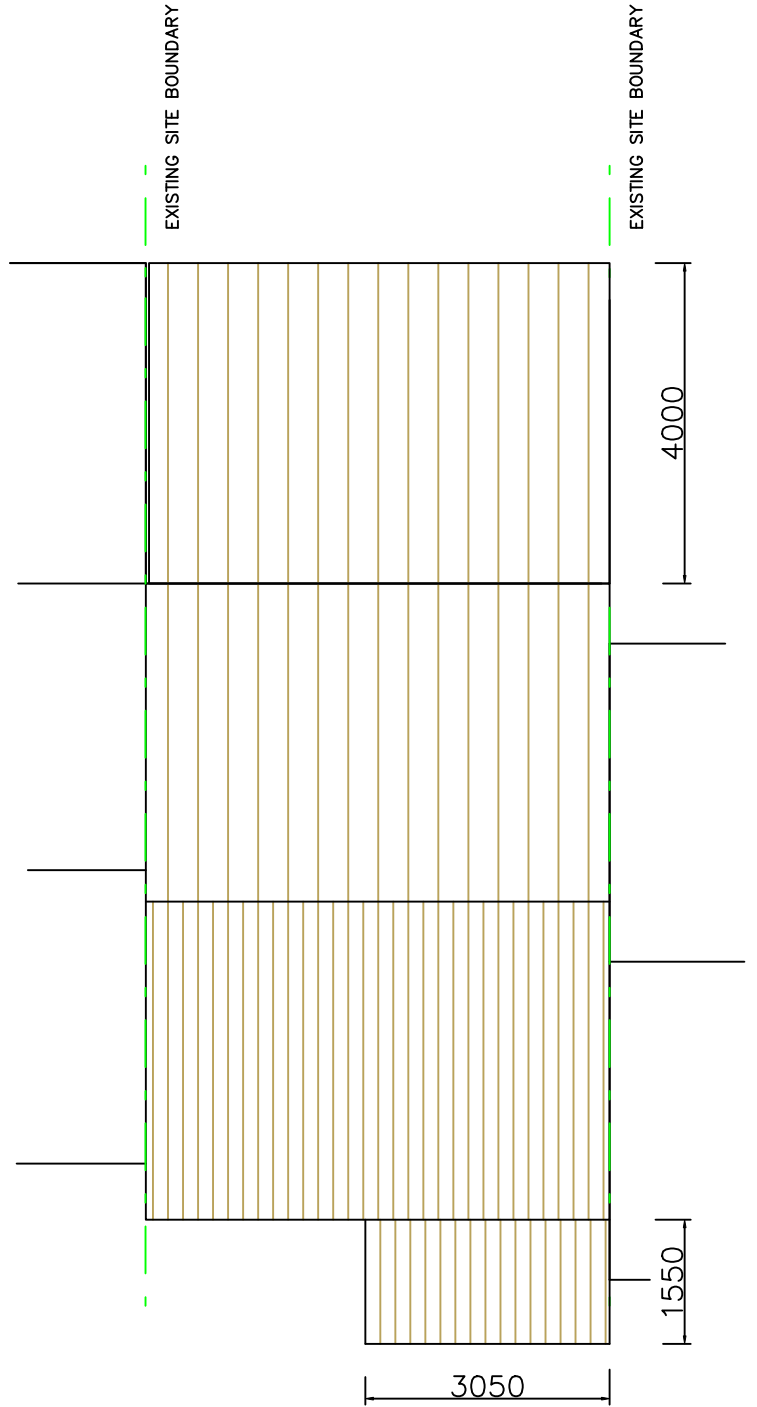
COMPOUND BEAM (REF 'A') JOINED BETWEEN WEBS WITH 50mm DIAMETER STEEL TUBE AND M12 THREADED BAR WITH GRADE 8.8 ZINC PLATED NUTS AND WASHERS @ 600mm CTRS (TBC BY ST ENG)

ALL STEELWORK TO BE CONTAINED WITHIN 12.5mm PINK FIRE LINE PLASTERBOARD WITH 3mm PLASTER

SKIM. ALL STEELWORK TO BE SHOT BLASTED AND PRIMED PRIOR TO INSTALLATION

MOE = MEANS OF ESCAPE WINDOW (SEE SPEC)

ALL FIRST FLOOR 'HABITABLE' / BEDROOM' WINDOWS ARE TO FACILITATE MEANS OF ESCAPE. WINDOWS TO PROVIDE AN UNRESTRICTED OPENABLE AREA OF 0.33m MIN AND ARE TO BE AT LEAST 450mm WIDE x 450mm HIGH. THE BOTTOM OF THE OPENING SHOULD BE NO MORE THAN 1100mm FROM FFL (NOTED - 'MOE')



PROPOSED ROOF PLAN

- * MECHANICAL EXTRACTION FAN TO WC - MIN 15 L/S
- * MECHANICAL EXTRACTION FAN TO KITCHEN - MIN 60 L/S
- ⊙ DENOTES MAINS WIRED FIRE ALARM WITH BATTERY BACK UP PROVIDE SAME TO FIRST FLOOR LANDING (INTERLINKED)



Metres @ 1:100 A3

TITLE PROPOSED EXTENSION & ALTERATIONS. PROPOSED FLOOR & ROOF PLANS			
SITE ADDRESS - 49 DENBY ELLIS, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 2LW			
FOR - MR & MRS SMITH			DRG. No.
SCALE 1:100 @ A3			001/4.
DATE AUG 2025			