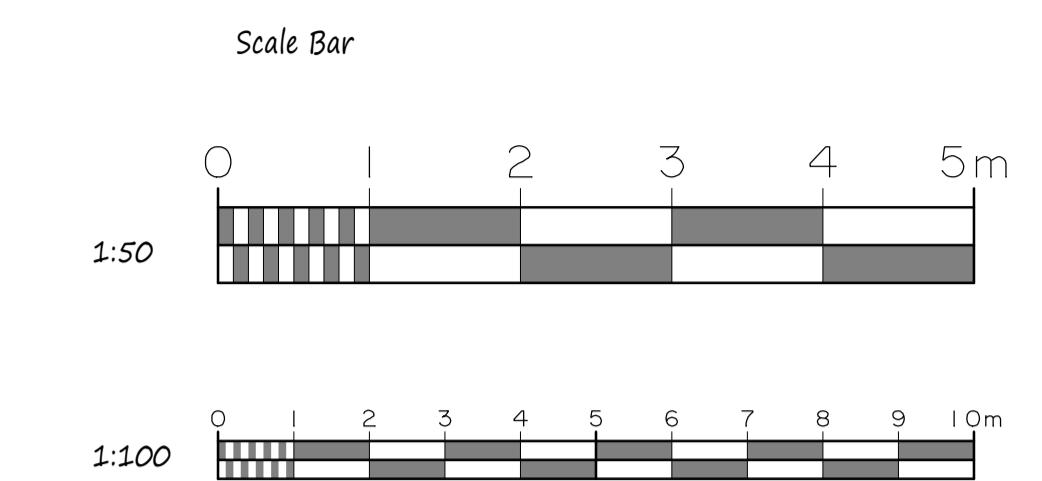
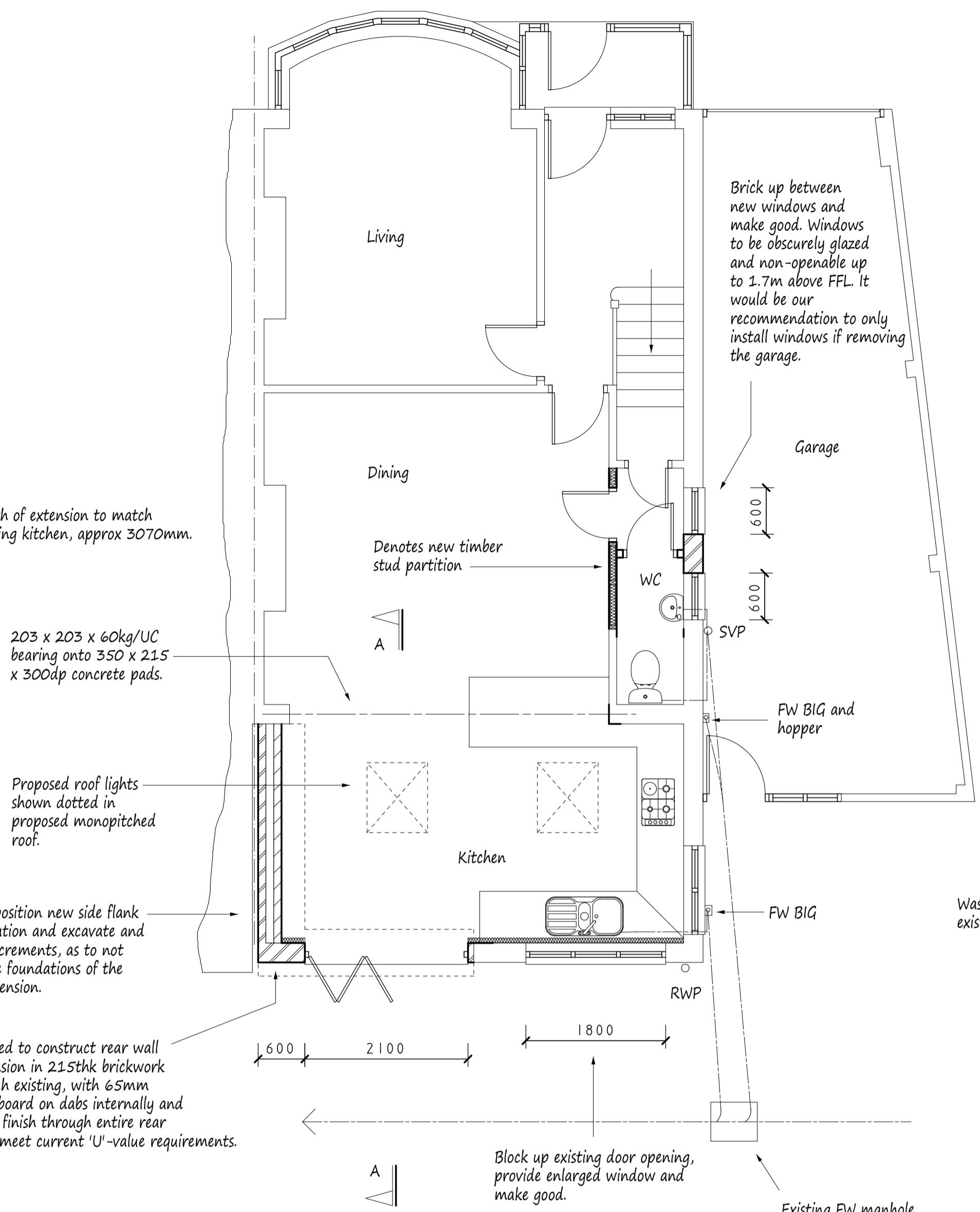
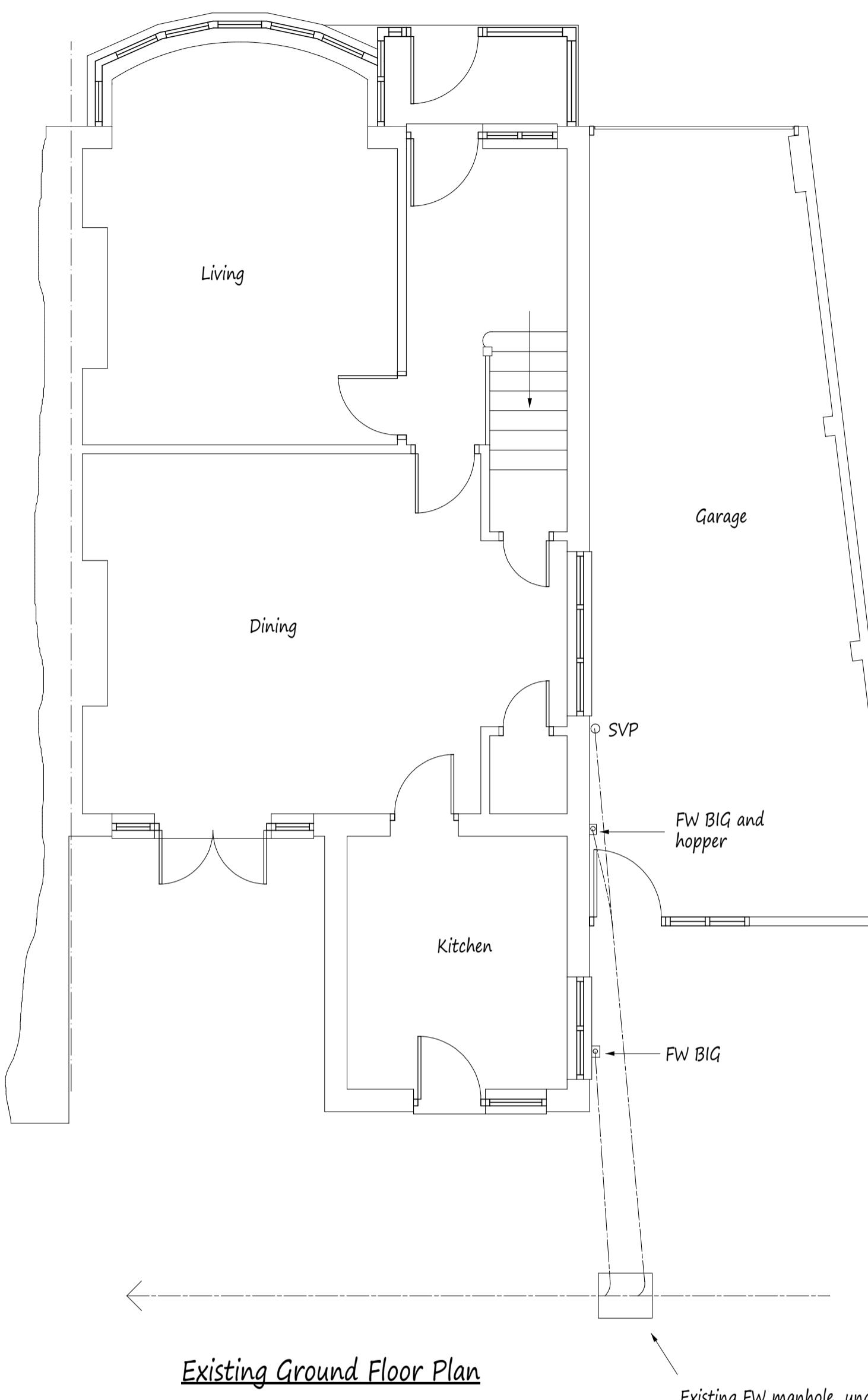


NOTES:
All dimensions must be checked on site and not scaled from this drawing.

- All dimensions are in millimetres.
- Vertical elevation to be 1:20 or floor area 6mm.
- Lintels to have minimum end bearings of 150mm.
- Walls: 103mm face brickwork externally to finish, 100mm cavity filled with drytherm 34 insulation, minimum 100mm celcon solar blockwork or similar approved, and plastered to finish. See notes for cavity wall.
- Cavity walls to have stainless steel ties @ 450mm centres and staggered 900mm horizontally.
- DPC's to be provided up sides and over heads of new windows and doors, also where the cavity is closed. Provide insulated cavity closers at reveals.
- If proposed extension covers air bricks then air brick to be removed and 100mm diameter PVC pipe provided from existing to new air brick external wall.
- New habitable rooms to have back ground ventilation of at least 8000mm² i.e. Trickle vent or air brick.
- New steel beams to be encased in 2, 12mm sheets of plasterboard and skim to achieve necessary fire protection.
- New stud partitions to be constructed of 100mm x 50mm timbers @ 400mm centres with horizontal noggin. Infill with rockwool mineral wool quilt, 2 x 12mm sheets of plasterboard and skim. Partitions to be constructed off doubled up floor joists bolted together with M12 bolts @ 500mm centres.
- New structural timber to be SC3 grade and insulation.
- New windows and doors to be double glazed and achieve a U-value of 1.6w/m² i.e. 16mm spacer with low E glass to inner pane. Glazing to doors and side lights to be toughened.
- Drainage: 100mm diameter PVC pipe (flexible) to fall 100mm per linear metre (1:100). Provide pre-cast concrete lintels where drains pass through walls. New manholes to be constructed in 215mm thick class B semi engineering brickwork on 150mm thick concrete slab and manhole cover.
- Waste pipe sizes: Sink - 38mm diameter. Bath - 38mm diameter. Shower - 38mm diameter. Wash hand basin - 32mm diameter. All with 75mm deep seal traps. All plumbing to be to BS 5572:1978.
- 75% of lights to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
- All electrical works to be designed and installed, inspected and tested in accordance with the requirements of the Building Regulations Part 1 (Electrical Safety) and Building Regulation Part P (Electrical Safety) by a competent person with a self certification scheme authorised by the Secretary of State (BRE, BSI, BCA, NAPIT or NICEIC).
- If the proposed works involves the installation of a new boiler, then it is to be a condensing type with a SEDBUK rating not less than 90%. Boiler to be installed by an approved contractor and certified radiators to have thermostatic valves.



New lintels to be IG type or similar approved unless noted otherwise.

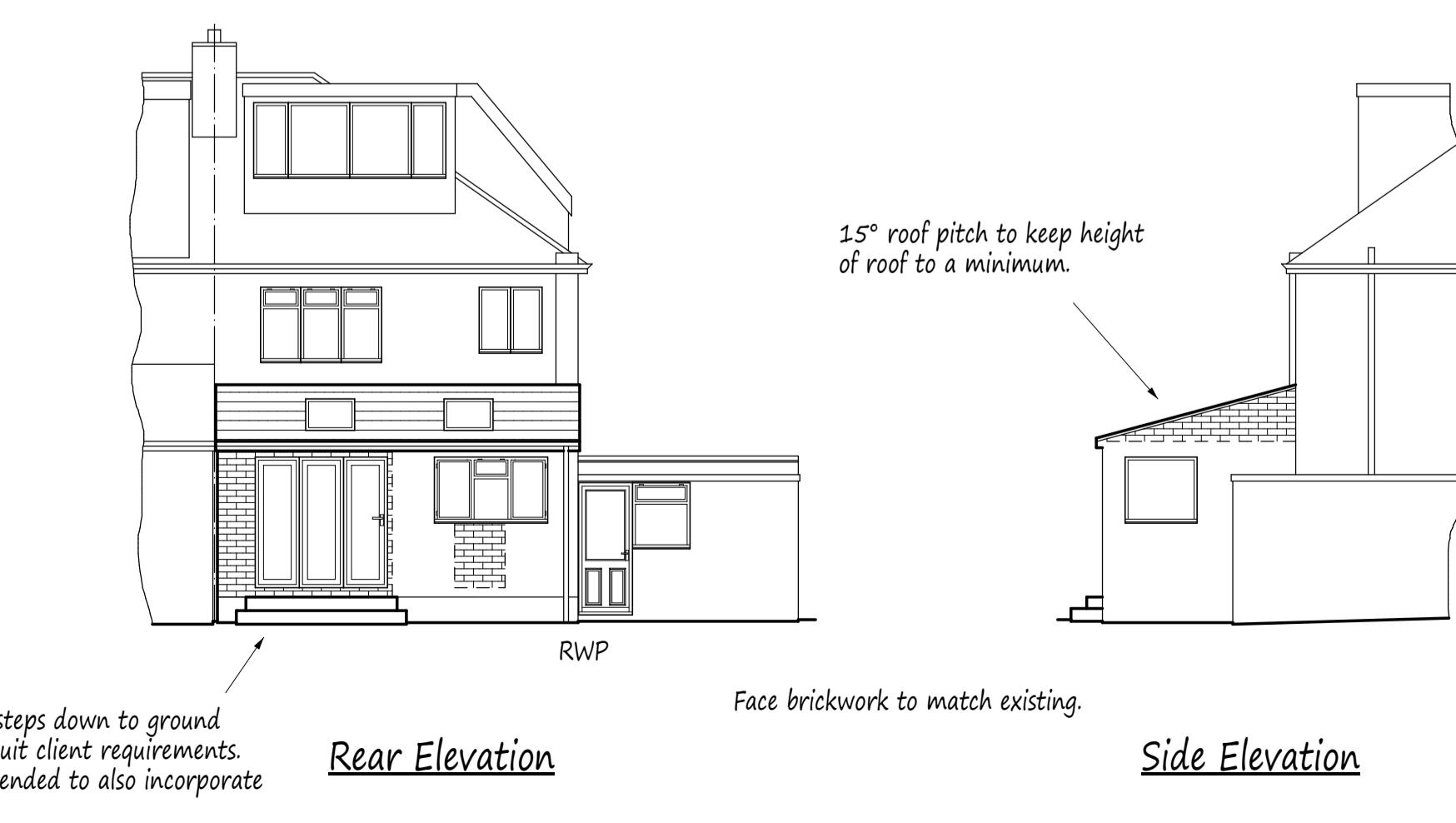
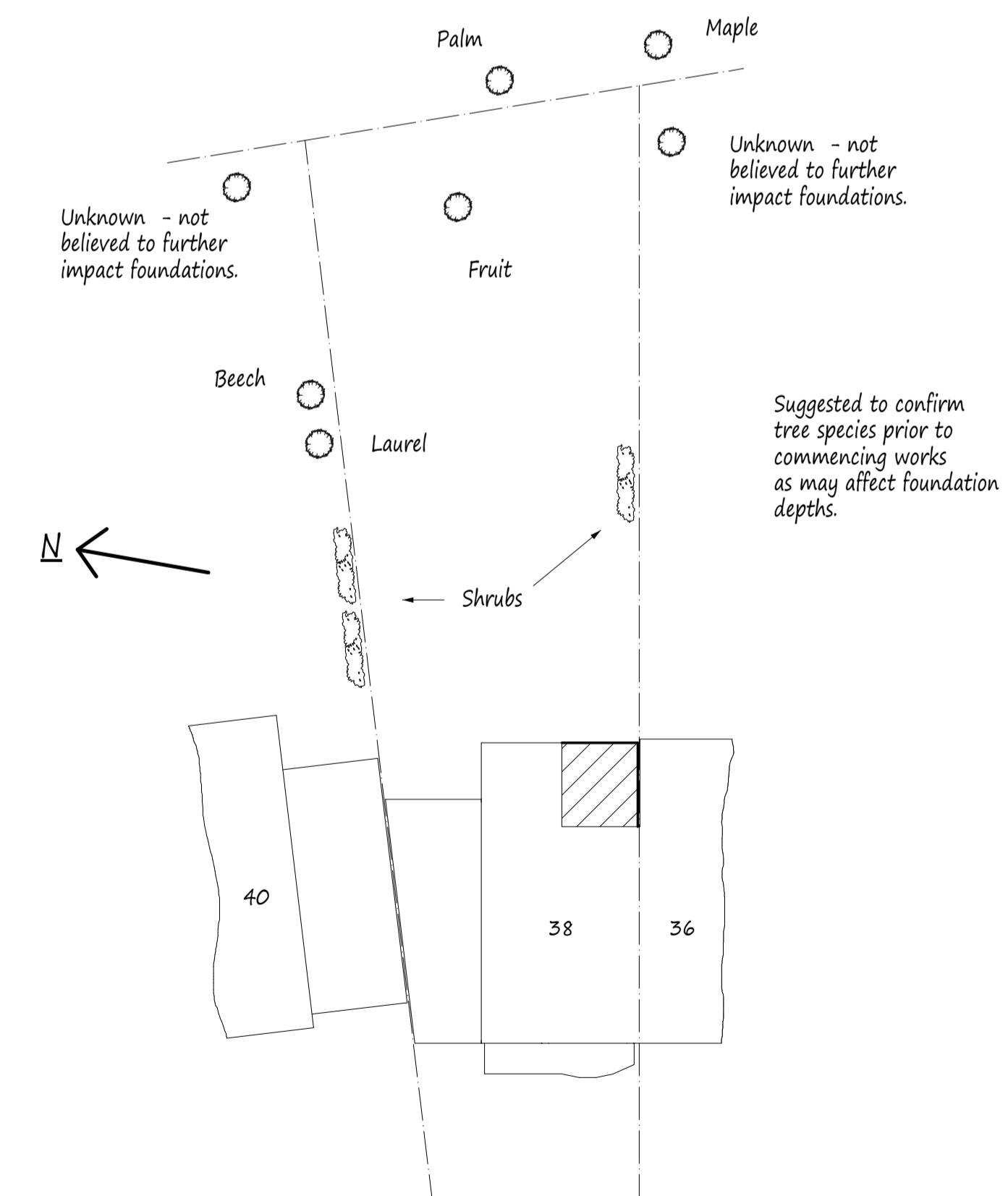
New WC to have mechanical ventilation to open air, min 30l/s.

New Kitchen to have mechanical ventilation to open air, min 60l/s or 30l/s if incorporated within a cooker hood.

New roof lights to be A-A fire rated and installed to manufacturers requirements. Double up and bolt together rafters each side of roof light with M12 bolts @ 500 centers.

Rainwater from new roof to be taken to soakaway, min 1.0m cubed for every 16.5m² of roof to be drained and 5m away from any building.

Waste from new WC and kitchen to be taken back to existing outlets as shown and back into existing system.



This drawing to be read in conjunction with Drg No 4397/02

Site Plan scale 1:200

Drawing Title
Proposed Single Storey Rear Extension.

Scale
1:50, 100, 200

Date
June 2020

Drawn by
MPP

Drg No.
4397/01

A Date Revisions

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