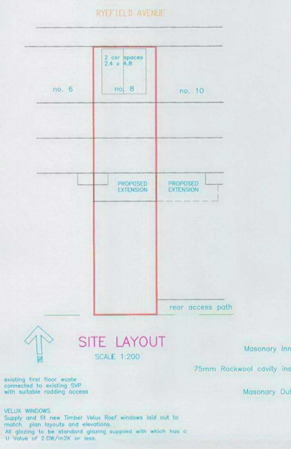

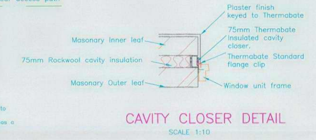

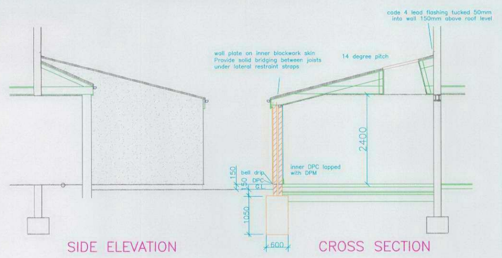

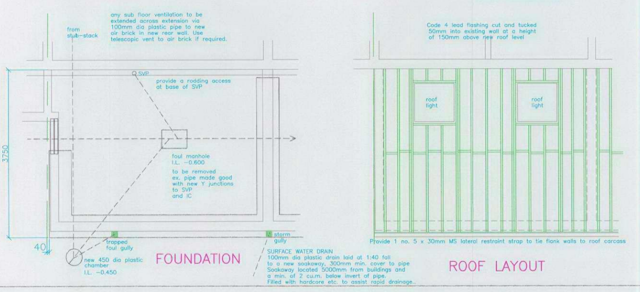

WINDOWS
Supply and fit new UPVC or Timber windows laid out to match plan layouts and elevations. Where marked ESCAPE WINDOW the opening section must have an unobstructed opening area of 0.33m2 with both horizontal & vertical measurements being not less than 450mm, and the max cill height to be not more than 1100mm above FFL. (Even where not marked it is advisable where practical to have an external escape route from all habitable rooms.) All glazing to be double glazed with Low-E, en=0.15 glass (ie Pilkington K Glass or similar and approved.) With minimum 16mm clear air gap to achieve a U Value of 2.0W/m2K.
Note:– All panes of glass with any part less than 800mm above FFL. Or within 300mm of any type of doorway. Must have the double glazed units formed with 2 sheets of 6.4mm laminated glass Low-E, en=0.15 (ie Pilkington K Glass or similar and approved.) With minimum 16mm clear air gap to achieve a U Value of 2.0W/m2K.

NEW BOILER (if required)
New balanced flue boiler to be fitted in Kitchen area by a CORGI registered gas fitter, any work recommended by the Gas fitter must be implimented including if necessary any increased ventilation. (all dependent on type of boiler used) The Boiler must have a SEDBUK efficency rating of at least 78%.
Display the use and maintainance instructions.

Upon completion, conduct a flue gas spillage test on any live heat producing appliances that draw combustion air from within th dwelling. Test to be conducted whilst extractor fans are in operation.

RAINWATER GUTTER
Fit 200 x 19mm fascia board
Fit 100mm 1/2 round plastic gutter
60mm connection to new 60mm dia. RWP

CATNIC STEEL LINTOLS
Over new door and window openings fit CATNIC LINTELS
For openings upto 1800mm use type CG70/100 (h=140).
For openings greater than 1800mm use type CG70/100 (h=220).
All fitted to manufacturers instructions.

WALL TIES & FRAME TIES
Use only Stainless Steel ties. at 450 crs. vert., at 750crs horizontally, doubled up at all reveals. Ties to existing walls to be with Truline stainless steel crocodile ties.

IRONMONGERY.
To be agreed on site with client.

WINDOWS.
Supply and fit windows to match existing all as elevations and sized as plan & sections with double glazed sealed units to fit in matching frames.

EXTERNAL WALLS – rendered
Construct 265mm thick external walls outer skin to be 100mm Turbo block with 75mm Thick Rockwol cavity insulation batts. 100mm inner skin of Thermolite "Shield" blocks. All layed in 1:2:9 mortar. All to B.S.5628. all to give a "U" value of 0.35 W/m2K

Exterior rendering to walls to be 1:1:6 or 1:5 masonary cement. Sand to be as sharp as can be handled. The top coat should be slightly thinner than base coat and the total to be a minimum of 20mm.

All tied to existing building with 'FIRFIX' wall jointing ties with 15mm mastic cover to joints both sides

D.P.C. (HORIZONTAL).
Fit bituminous felt d.p.c. to B.S.743. to base of all external walls minimum 150mm above ground level. New d.p.c.'s to be lapped at least 100mm into existing d.p.c.

FLOOR CONSTRUCTION
75mm floor screed with screed mesh on
125mm th. 1:2:4 concrete slab on
500g polythene membrane on
100mm flooring grade polistyrene on
2000g polythene membrane on
25mm sand blinding
150mm well consolidated hardcore.
all to give a "U" value of 0.25 W/m2K

BRICKWORK UP TO D.P.C LEVEL
Construct all brickwork up to D.P.C. in class "B" semi engineering bricks with 1:3 cement/sand mortar.
NOTE: Where cavity brickwork fill cavity to 150mm below D.P.C. level with concrete

FOUNDATIONS
Construct mass fill concrete foundations under all new flank walls. Minimum depth of 1200mm from garden level to obtain suitable bearing strata x 600mm wide central under walls except where noted. Filled to within 150mm of ground level with 1:1.5:3 mix concrete.
Note: Where 100mm drains pass through foundations :–
Bridge over with 2 no. 100 x 150mm deep precast concrete lintels

All new habitable rooms to have a background ventilation of 8000 sq mm All via trickle vents in window or door. Kitchen to have a mechanical extract of 60 litres/sec

GLAZING
All new glazed doors and side lights to have safety glass (laminated or toughened)

Ex. kitchen to have a light fitting to take only a lamp having a Luminous efficiency greater than 40 Lumens/Curcuit Watt.

provide a mechanical extract to kitchen, capacity 60 litres/sec ducted to external surface

1. Do not scale from this drawing.
2. All dimensions to be checked on site before ordering materials or commencing work.
3. In case of discrepancies in drawings, calculations or details refer to BRIAN DYER. for clarification: Unilateral decisions by contractors will not be accepted.
4. For any information not covered by these drawings refer to BRIAN DYER. for clarification: Unilateral decisions by contractors will not be accepted.
5. The contractor must ensure that work is being carried out to the latest revisions of all the working drawings.
6. It is the contractors responsibility to inform the local authority before work commences on site, and at all prescribed stages of work. All to the District Surveyors satisfaction.
7. If work commences on site before full plans approval has been given, BRIAN DYER accept no responsibility for any additional work or materials that the District Surveyor may require.
8. This drawing and all copies produced there from remain the copyright and property of BRIAN DYER it may only be reproduced by BRIAN DYER and all copies must be returned to BRIAN DYER if demanded.

By using this drawing the user and his or her employer signify their agreement of the above terms and conditions.

GENERAL NOTES.
Provide and fit all necessary protection for safety and protection of clients possessions.

Provide and fit all necessary temporary support to ensure safe working whilst construction in progress.

Carefully check on site for all possible problems, Provide suitable weather protection type to be agreed with client.

INTERNAL FINISHES.
To be agreed on site with client. Apply 2 coat 15mm render & set plaster to all new internal brick or block walls.

CEILINGS
Fix direct to joists 12.7mm plasterboard with tape joints and skim with plaster ready to paint.

HEATING.
Supply and fit central heating to adequate size (calculations to be supplied if requested.) in positions indicated on site by client.

ELECTRICS.
Sockets,l ights and switches to be agreed on with client.

WARM DECK ROOF CONSTRUCTION
195 x 50mm SC3 class timber joists at 400 crs. Built into blockwork at rear walls, tied down with 30 x 5mm galvanised steel straps at 1800mm centres well fixed to walls and joists. With One row of cross bracing, with firrings to give 1:40 fall 19mm thick exterior quality plywood decking 1 layer of roofing felt hot bonded to deck 130mm thick insulation (2 x 65mm "Rockwool Hardrock" or similar approved) separating membrane to consist of 1 layer of bitumem felt with 50mm dia. holes at 150mm centres laid dry on insulation Finished with 3 layers of medium grade roofing felt all applied in hot bitumen lapped into gutters and turned-up ex. wall use BS 747 type 5 felt Finish with 15mm of hot bedded chippings All giving a total U-value of 0.25 W/m2K.

PRETREATMENT TO STRUCTURAL TIMBER
All structural timber to be tanonised prior to delivery to site. All structural timber to comply with B.S.5268.

LON BORO OF HILLINGDON ACCEPTED 18 FEB 2004 ENVIRONMENTAL SERVICES GROUP

REV.	DATE	DESCRIPTION

JOB 8 RYEFIELD AVENUE HILLINGDON

TITLE EXISTING AND PROPOSED LAYOUTS

DRG. No. B2425–01 REV.

SCALE. 1:50

DRN. BY BD.
DATE DEC 04
CHECKED
DATE

BRIAN DYER
7 TOWERS AVE, HILLINGDON, MIDDX. UB10 0QQ.
TEL. 01895 812951