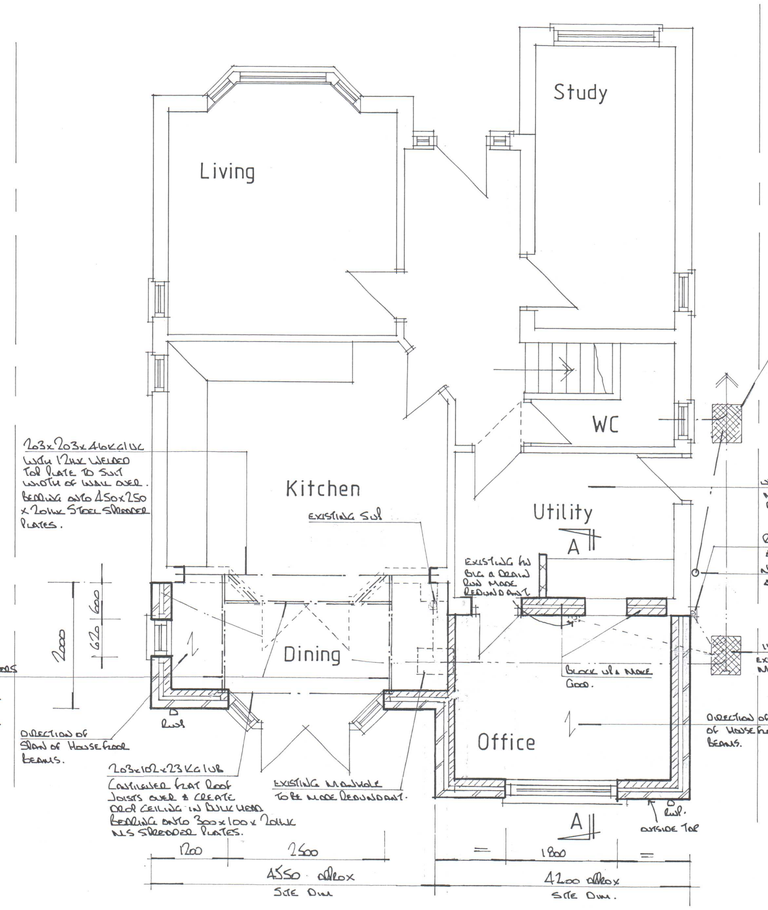

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

1. All dimensions are in millimetres.
2. Ventilation to be 1/20 of floor area (min)
3. Lintels to have min end bearings of 150mm
4. Walls: 103 face brickwork/ 100 concrete blockwork externally and pebbledash/rendered to finish. 100 cavity filled with drytherm 34 insulation. Min 100 celcon solar blockwork or similar approved plastered to finish. External render to be applied in 2 coats with a suitable waterproof additive.
5. Cavity walls to have stainless steel ties @ 450 centres and staggered 900 horizontally.
6. DPC's to be provided up sides and over heads of new external windows and doors, also where the cavity is closed. Provide insulated cavity closers at reveals.
7. If proposed extension covers air bricks then air brick to be removed and 100 diameter pvc piping provided from existing to new air brick in external wall.
8. New habitable rooms to have background ventilation of at least 8000mm² i.e. Trickle vent or air brick.
9. New steel beams to be encased in 2, 12mm sheets of plasterboard and skim to achieve necessary fire protection.
10. New stud partitions to be constructed of 100 x 50 timbers @ 400 centres with horizontal noggins. 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 at 500 centres.
11. New structural timber to be SC3 grade and tantalised.
12. New windows and doors to be double glazed and achieve a U Value of 1.6w/m²k i.e. 16mm spacer with low E glass to inner pane. Glazing to doors or side lights to be toughened.
13. Drainage: 100 diameter pvc piping (flexible) totally encased in 100mm peashingle (10mm). Provide pre-cast concrete lintels where drains pass through walls. New manholes to be constructed in 215 thick class B semi engineering brickwork on 150 thick concrete slab and medium duty cover.
14. Waste pipe sizes: sink – 38 diameter, bath – 38 diameter, shower – 38 diameter, wash hand basin – 32 diameter. All with 75 deep seal traps. All plumbing to be to BS 5572:1978
15. 25% Light fittings to be capable of taking a lamp having a luminous efficiency greater than 40 lumens/circuit watt.
16. All electrical works to be designed and installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 17th edition wiring guidance and building regulation part P (electrical safety) by a competent person with a self certification scheme authorised by the secretary of state. (BRE.BSI.ELECSA.NAPIT or NICEIC)
17. If proposed works involves the installation of a new boiler then the boiler is to be a condensing type with a SEDBUK rating not less than 86%. Boiler to be installed by an approved contractor and certificated radiators to have thermostatic valves.

A		
	Date	Revisions

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Client
MR MRS MALYAN

Job Title
12 BELMONT CLOSE
UXBRIDGE
MIDDX

Drawing Title
PROPOSED SINGLE STOREY REAR EXTENSION.

Scale 1:100.50.25.10.200.

Date JUNE 13 | Drawn by MDP

Drg No. 3225/01 | Rev.

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