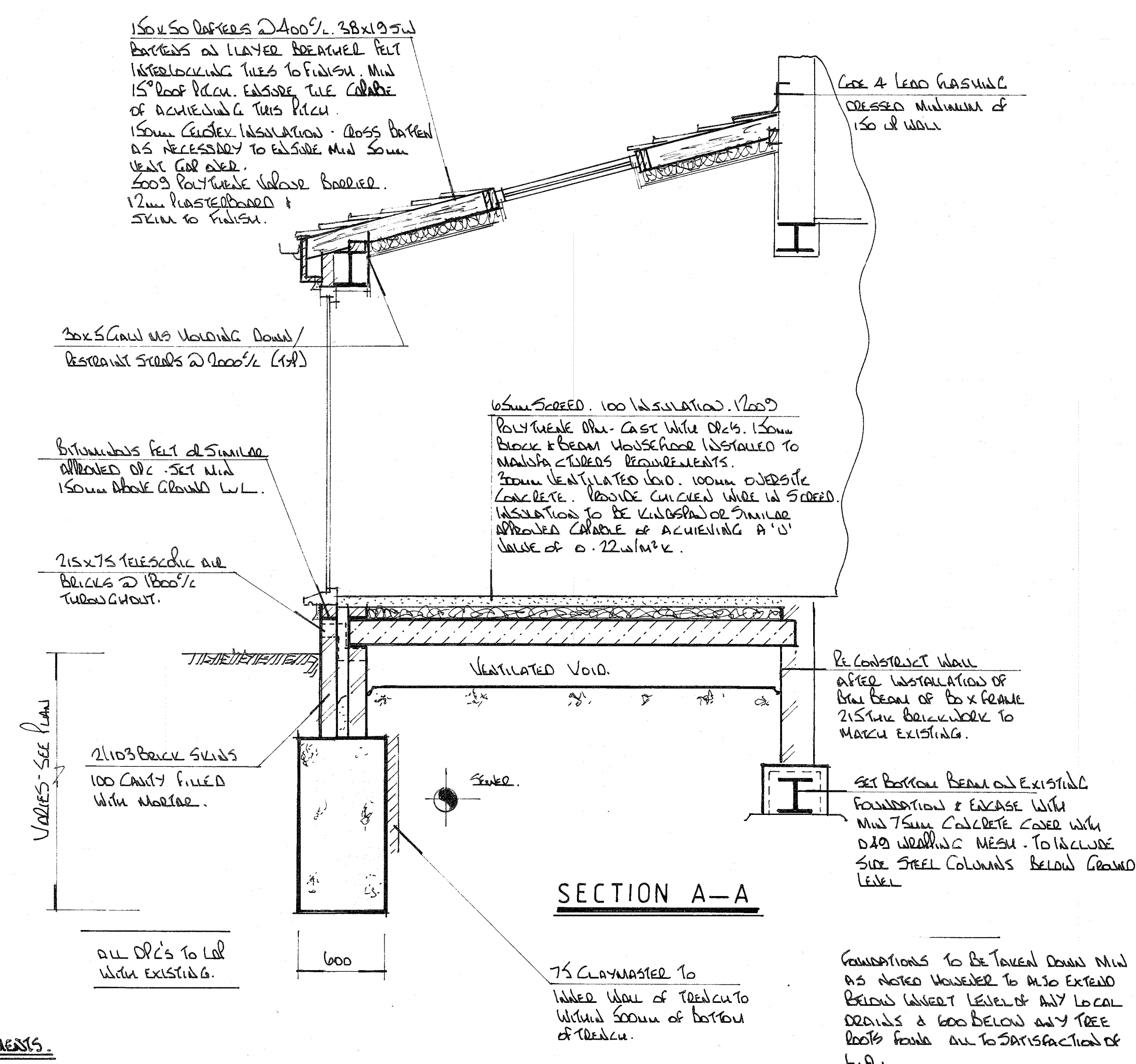
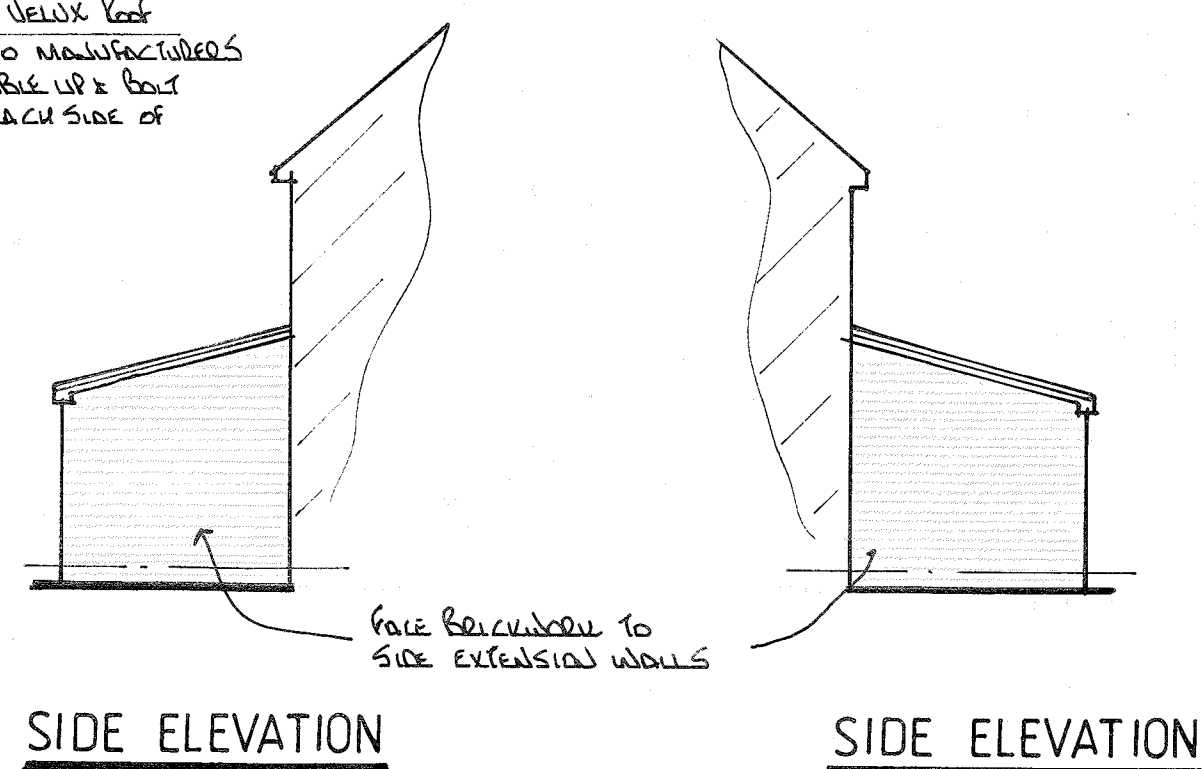
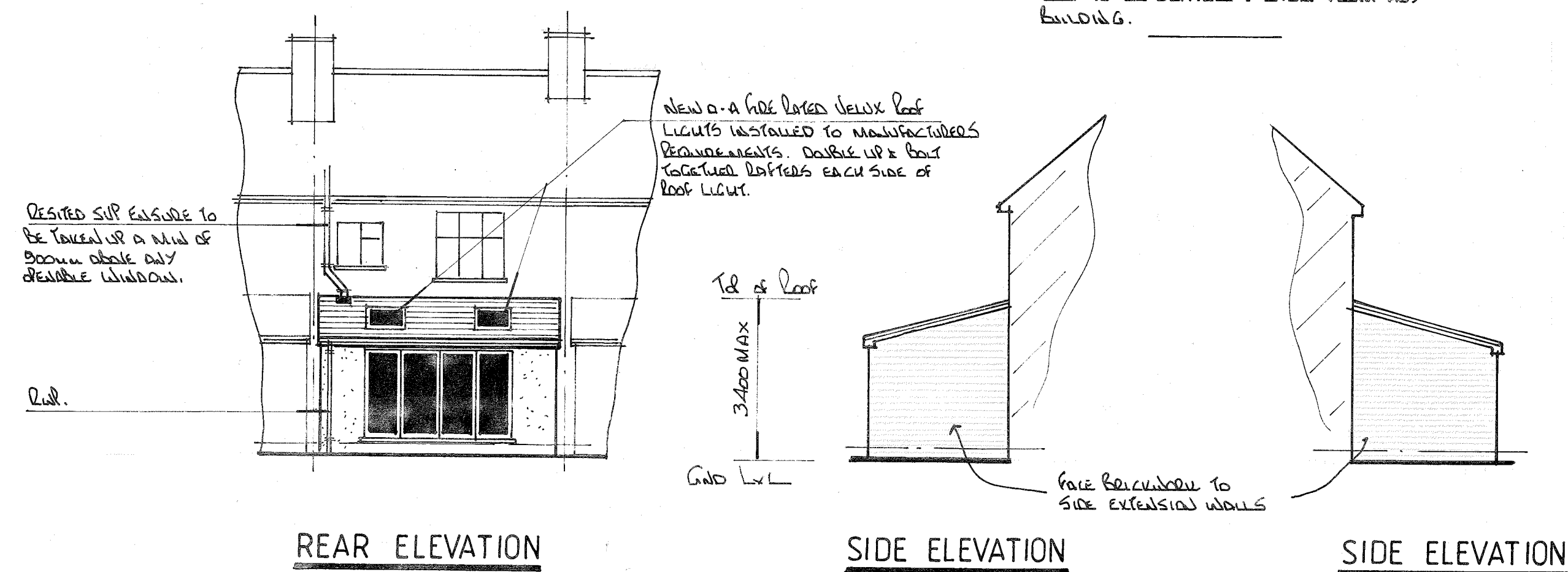
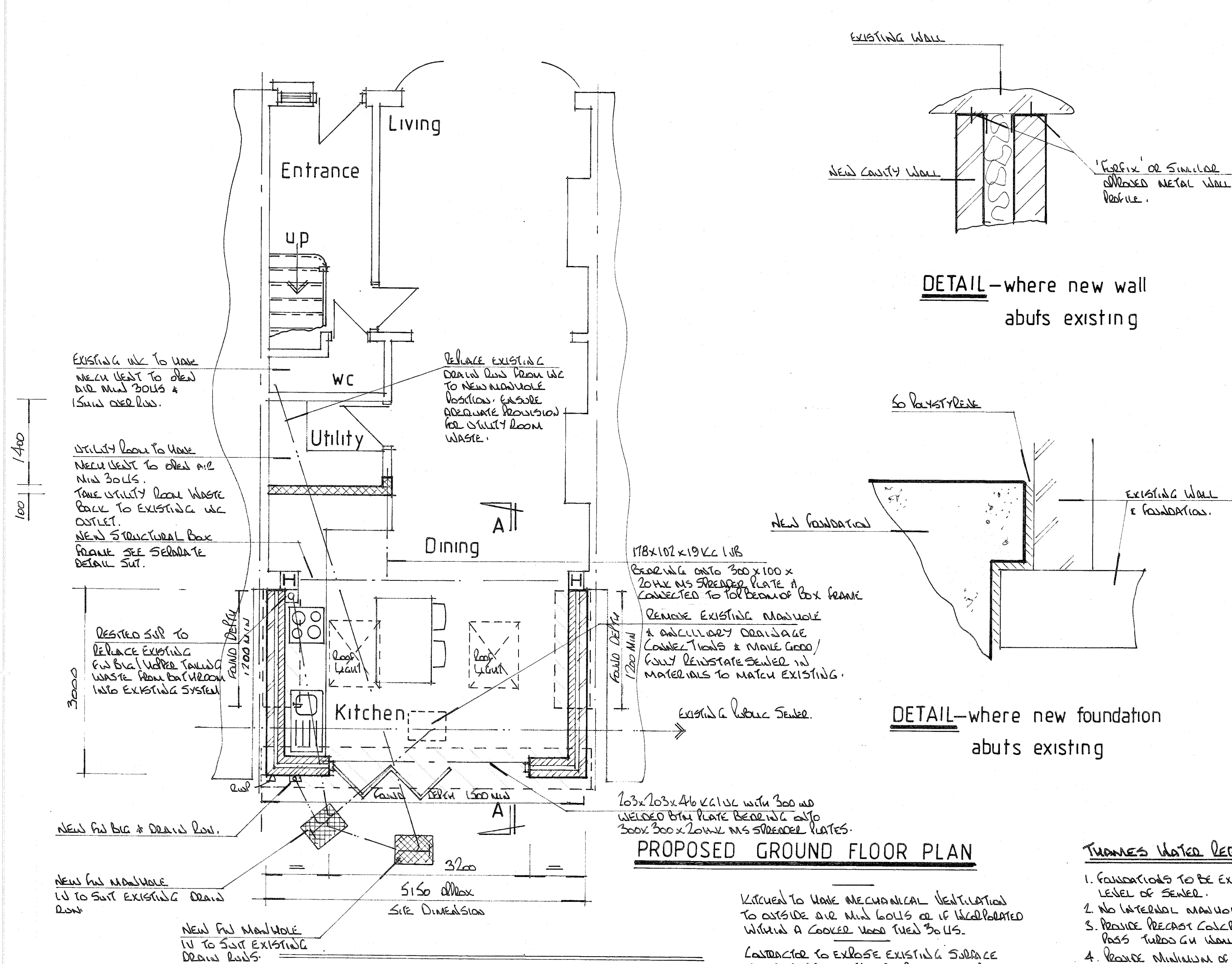




THIS DRAWING TO BE READ
IN CONJUNCTION WITH DRG
No 4617 /01

- ### THAMES WATER REQUIREMENTS
1. FOUNDATIONS TO BE EXCAVATED BELOW WASTEWATER LEVEL OF SEWER.
 2. NO INTERNAL MANHOLES.
 3. PROVIDE PRECAST CONCRETE LUSTERS WHERE DRAINS PASS THROUGH WALLS.
 4. PROVIDE MINIMUM OF 600mm RISE SIDE WALL OF TRENCH TO SIDE OF SEWER IF WASTEWATER LVL EXCEEDS 1.1m OTHERWISE MIN RISE REQUIRED IF LESS THAN 1.1m WASTEW.

KITCHEN TO HAVE MECHANICAL VENTILATION
TO OUTSIDE AIR AND LOOKS AT IF INCORPORATED
WITHIN A COOKER HOOD THEN 30 US.

CONSTRUCTED TO EXPOSE EXISTING SURFACE
WATER SYSTEM & EXPOSE DRAINWATER FROM
NEW ROOF IS TOWED BACK TOWARD THAT SYSTEM
HOWEVER IF NO SYSTEM WOULD THEN TUNE TO
NEW SEWER MAIN. MIN 1.0"PSI FOR EVERY 16" SLOPE
ROOF TO BE DRAINED & 5.0" FROM ANY
BUILDING.

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 room area (min)
3. Lintels to have min of 150 and bearings.
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. To be rendered 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 cvc 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 100mm 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 nogginns. 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 @ 500 centres.
11. New structural timber to be SC3 grade and tanalised.
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 and sidelights to be toughened.
13. Drainage: 100 diameter cvc piping (flexible) totally encased in 300mm peashingle (10mm). Rigid pre-cast concrete lintels where drains pass through walls. Man holes to be constructed in 215 thick class B semi engineering brickwork on 150 thick concrete slab and medium duty cover
14. Plumbing: 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 BS 5513:1978
15. 75% 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. (BSR, BS, EUSA, NABIP 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 88%. Boiler to be installed by an approved contractor and certificated radiators to have thermostatic valves.

A		
	Date	Revisions

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Client
MR N. MELMOTH

47 WENTWORTH DRIVE
PINNER
MIDDIX

Drawing Title

PROPOSED SINGLE
STOREY REAR EXTENSION

Scale 1:50

Date October 2021 Drawn by Ge

Drg No.	Rev.
4617 / 02	