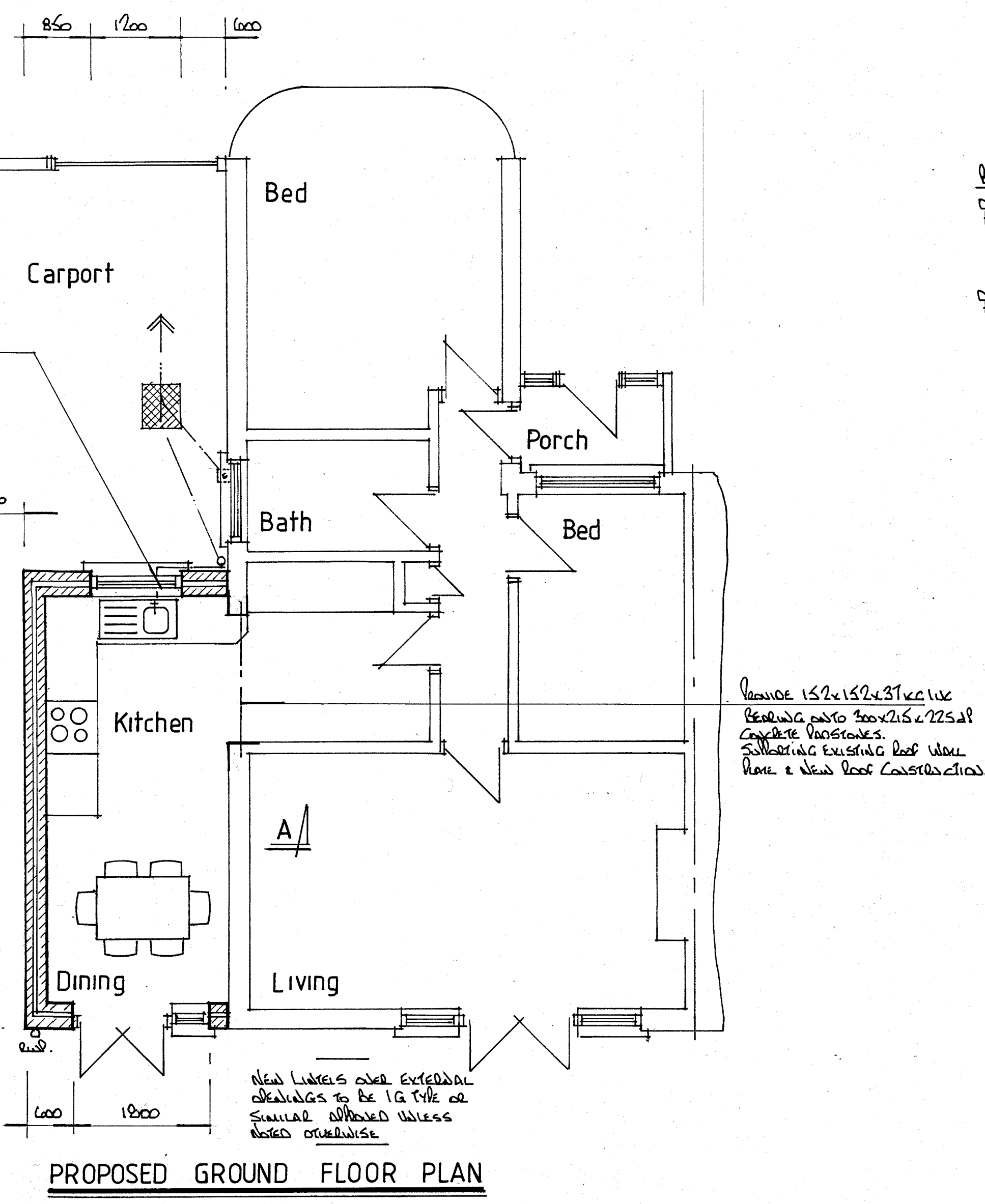
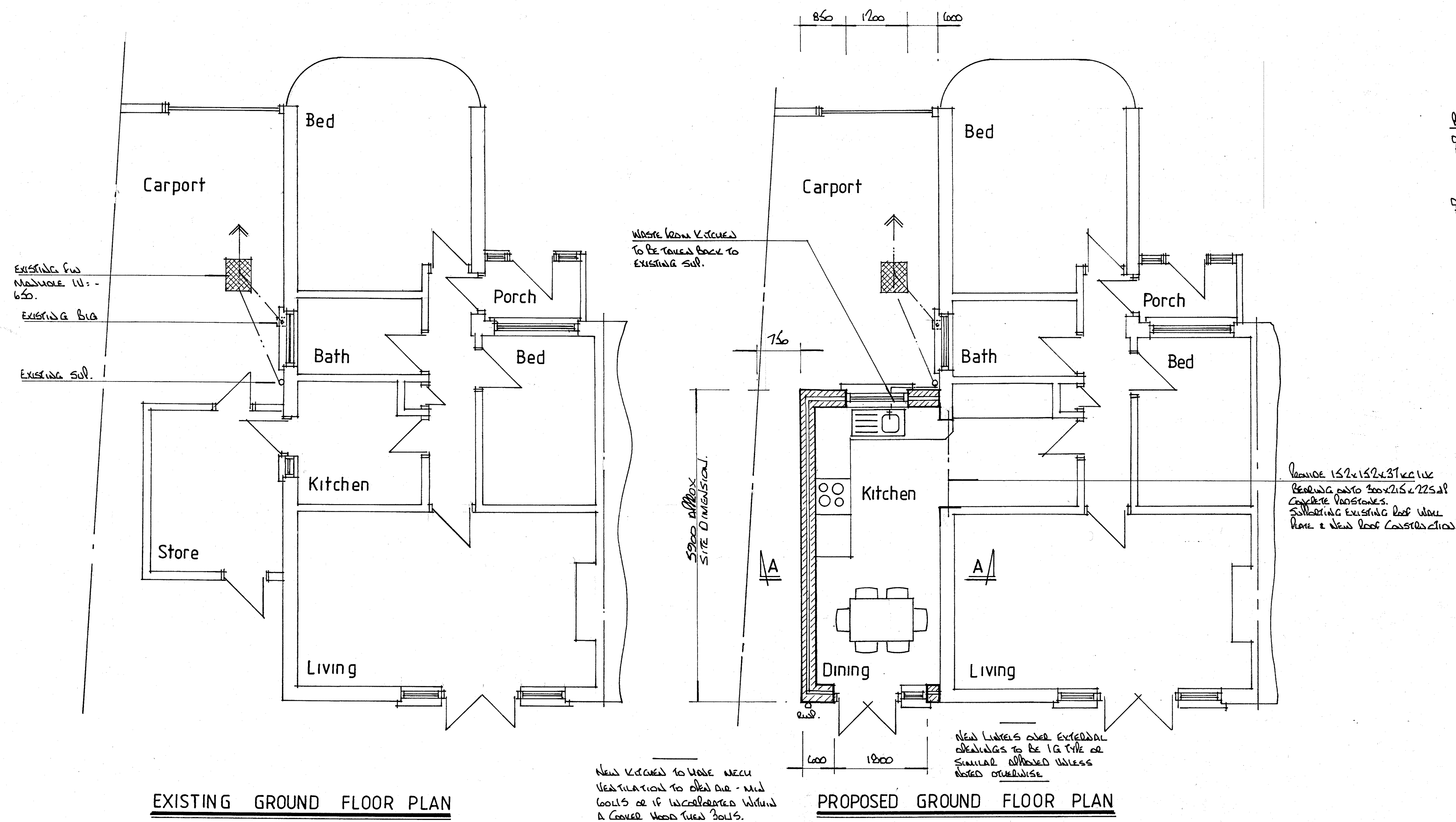
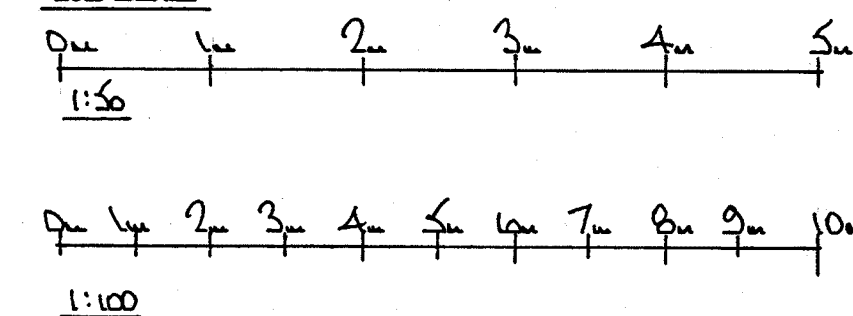


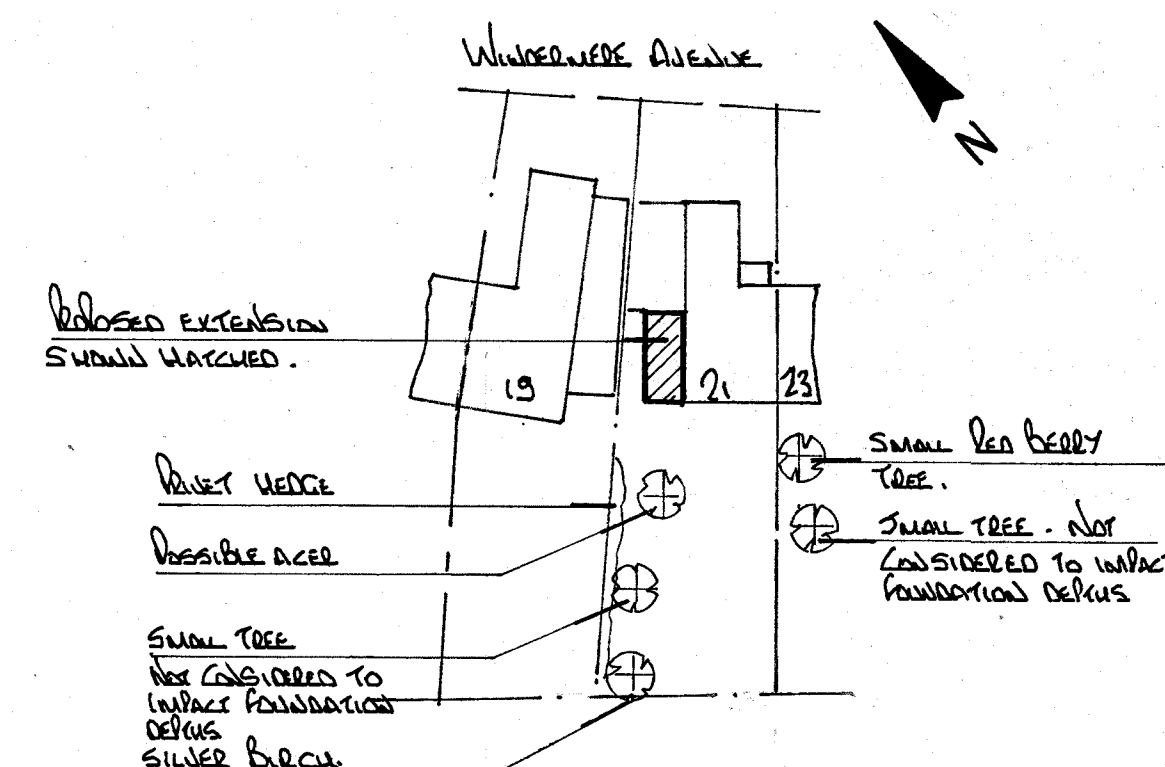
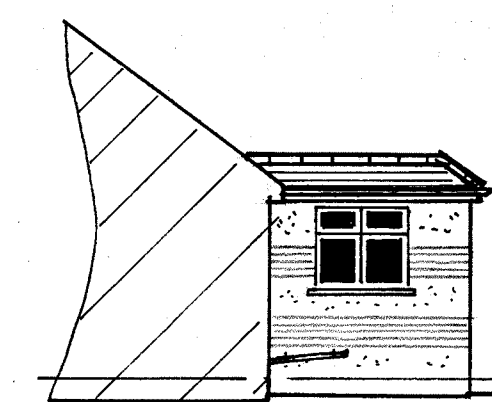
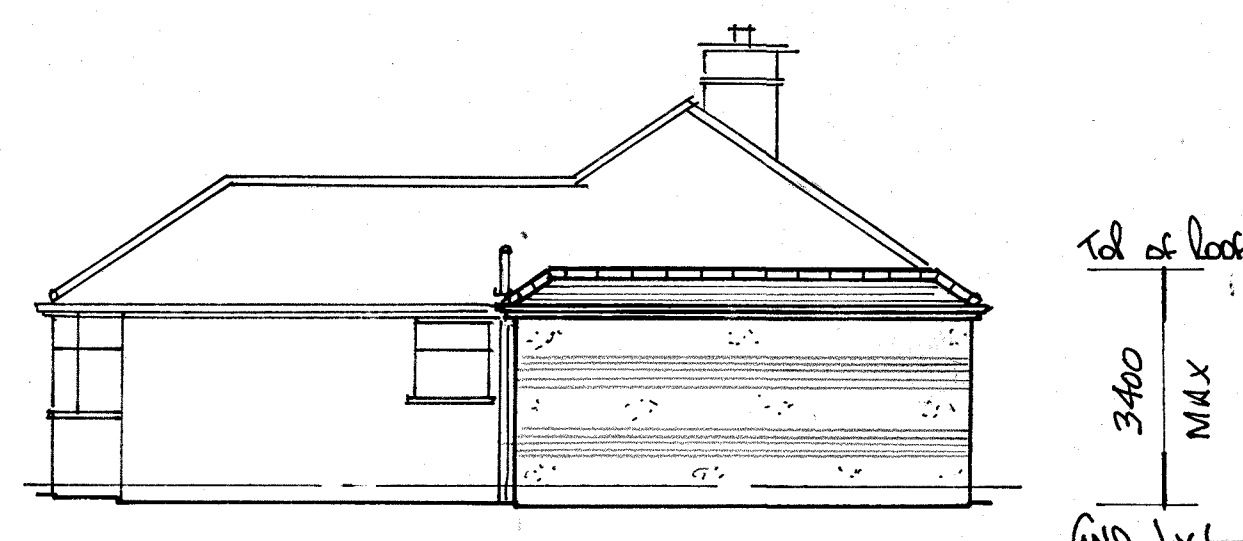
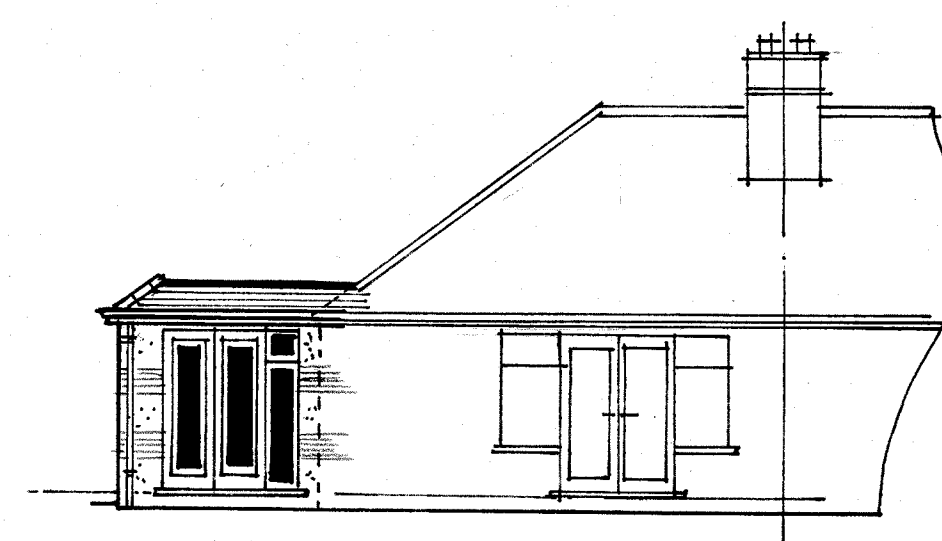


100 Scale



THIS DRAWING TO BE READ
IN CONJUNCTION WITH DRG
No 4486/02

ALL MATERIALS TO MATCH EXISTING



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 (m²)
3. Lintels to have min of 150 end bearings.
4. Walls:103:136 face brickwork / 100 concrete blockwork externally and pebbledash / rendered to finish. 100 cavity filled with dithyren 34 insulation. Min 100m clear soil blockwork or other 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 to be provided above 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 100mm diameter pvc piping provided from existing to new air brick in external wall.
8. New ceiling to be rock wool plastered and ventilation of at least 8000cm² i.e. trickle vent or air brick.
9. New steel beams to be encased in 2, 12mm sheets of plasterboard and skin to achieve necessary fire protection.
10. New wall partitions to be constructed of 100 x 50 timbers @ 400 centres with horizontal nogging. Infill with rockwool mineral wool quilt, 2 x 12mm sheets of plasterboard and skin. 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 side lights to be toughened.
13. Drainage: 100mm 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 mediate to ground level.
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 5572:1978
15. All lighting fittings to be capable of taking a lamp having a luminous efficacy 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) and the requirements of a self-certification scheme authorised by the secretary of state.
(BRE,BAS,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 88%. Boiler to be installed by a contractor and certificated radiators to have thermosatic valves.

A		
	Date	Revisions

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www.pottle.uk.com

Client	
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Mr Reynolds/Christine Stocker

Job Title	
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21 WINDERMERE AVENUE
RUISLIP
MIDDXX

Drawing Title

PROPOSED SINGLE
STOREY SIDE EXTENSION

Scale 1:50 100

Date DECEMBER 2020

Drawn by

Drg No. 4486 / 01

Rey