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Notes:

1. All Dimensions to be checked onsite Prior to Commencement
2. This drawing is to be read in conjunction with drawings 20Mel-1A to -7A
3. Drainage, all new underground drainage to be 100 mm dia. uPVC flexibly jointed pipework bedded on pea gravel laid 1:40 minimal falls in the layout as shown
4. Shower, bath and sink to have 40mm dia. uPVC waste pipe, 50mm dia. Where length is greater than 3000mm. all with 75mm deep seal anti-vac traps and connected into 100mm dia. uPVC SVP. SVP to use external air admittance valve to BS EN 12380:2002, due to proximity to Velux windows
5. Ensuite Bathroom to be fitted with mechanical extractor fan capable of 15 litres/sec extraction and be ducted to external wall. Extraction to be operated by light switch with min 15 minute over run. Provide 10mm gap under door.
6. Lighting, new light fittings to have luminous efficiency greater than 40 lumens per circuit watt, i.e. compact fluorescent fittings to be provided for each new 20m2 floor area created
7. Alterations to heating and hot water system installation to be designed, installed and commissioned by a competent person in accordance with the domestic heating compliance guide
8. New window to be uPVC framed draught sealed double glazed with 16mm Argon filled gap. Glazed in Energiecare classic glass to achieve a U-value of 1.6W/M2K with 2500mm2 trickle vent. Window to serve as escape window with minimum unobstructed open able area of 0.33m2 min, and at least 450 x 450mm min width and height respectively.
9. All new radiators to have TRV valves
10. Lateral restraints to walls be provided at verge, ceiling, and first floor levels using 30x5mm galvanised mild steel straps x 1800mm long @1500mm max. centres fixed across min 3No.. members with solid strutting between members.
11. Steel beams to have 1 layer 15mm Fireline board and skim cladding to provide half hour fire resistance
12. New gutter to be white uPVC to match existing, 110mm squareline
13. Roof Pitch to match existing, ~30
14. Floor Joists, 47 x 195mm s.w. at 400mm centres, with 1 row solid strutting at mid span, triple span under partition
15. Existing foundations to playroom are room confirmed as 1000mm total depth, cavity walls on concrete strip, section 150 x 575 mm. concrete to 21N/MM2
16. Rafters s.w. 200mm x 47mm @400mm centres. Rafters to birdmouth over wall plate
17. Structural ridge beam, 178 x 102 x 19, UBs with 1 layer Firelineboard and skim cladding.
18. Rafters to birdmouth over sw timber fixed to top of beam. Beam to be sat on concrete padstones 300 x 140 x 102mm ,concrete >40N/mm2 ,
19. Valley gutters to be formed with 3 layers of high tensile elastomeric roofing felt with a green mineral cap sheet or code 5 lead with 500 drips at 1800mm max centres
20. External brickwork to match existing,
21. External wall to meet existing first floor roof with code 4 lead flashing, min 150mm height
22. External cavity wall to be 102mm facing brickwork to match with 72mm cavity (as existing structure) filled with DriTherm or similar cavity wall insulation bats, 100 mm wider inner leaf of Celcon standard or similar block work with plasterboard on dabs and skim finish internally. Cavity to be tied with stainless steel or similar wall ties to BS 1243 at 750mm horizontal centres and 450mm vertical centres. 225mm at openings. All new brickwork to be strapped to BS 5628
23. Ensuite window opening finished with heavy duty catnic insulated cavity wall lintel cx90/100 or similar (>29Kn load capability 19:1) with 150mm minimum end bearing.
24. Stud partition, 75x50mm s.w. studs at 450mm max centres and cross braced, with 75mm quilt insulation between studs (min density 10kg/m3) where shown and 9.5mm plasterboard and skim finish.
25. Floor to be 22mm tongue and groove chipboard on 47x195 sw floor joists. 130mm Celotex/Kingspan insulation friction fitted between joists and underdrawn with 12.5mm foil backed plasterboard and skim finish.
26. Pitch roof, interlocking concrete tiles to match existing on 50x25mm tantalised s.w. battens on Klober Permo Forte vapour permeable breathable felt with 10-15mm sag between rafters. Rafters 200mm x 47mm at 400mm centres. Braced to BS5628 Part 3. 100mm insulation between rafters and 50mm Celotex/Kingspan insulation under rafters (bonded plasterboard as Celotex PIR Thermal Laminated insulation board or similar). Underdrawn plasterboard to be skim finish
27. Eaves and facia to match existing in white uPVC
28. Rainwater disposal, new guttering, to match original, connected to square rainwater pipes discharging into underground drainage system to the satisfaction of the Approved inspector
29. Self-contained smoke alarm to be mains operated (preferably with a secondary power supply) and designed to conform with BS5446; Part 1
30. New walls to be tied to existing using Furfix wall starter connectors or similar approved
31. Rear of house is supported with 2 UBs, shown in view B-B, these do not take any additional load from the proposed extension walls or Structural Ridge Beam.

	Mr & Mrs S J Ackroyd
	TITLE: Proposed Extension at 20 Melbourn Close Drawing Notes
	SIZE: A3 · CAGE CODE · DWG NO: 20Mel-3B · REV: B
	SCALE 1:100 · SHEET 1