



proposed ground floor plan
1:50

N.B. FW drain run to be checked & agreed with L.A. building inspector
Rainwater to drain into existing surface water system or into soak away if this is not possible.
Soakaway to be min 1 cu.mtr at min 5m away from building or 6m in clay soils
new soakaway 1m3 for every 20m2 of roof area to be drained, therefore soakaway min 1m3
provide min. background ventilation of 1/20th floor area by means of trickle vent in window 8,000 sq. mm
Holding down straps to wall plate 30x5mm ms restraint straps 1m long @ max 1.8mtr ctrs

All electrical installations required to meet requirements of Part P (Electrical Safety) must be designed, installed inspected & tested by a person competent to do so.
Prior to completion the council should be satisfied that Part P has been complied with.
This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so

new foundation stopped at min 150mm from outer edges of drain & bridged over with 2No. 65x100mm pc conc lintels to support the two 100mm walls

Provide background ventilation of min. 8,000 sq.mm by trickle vents in window

Any boiler work to be carried out by a Gas Safe engineer & commissioning certificate to be issued to LA on completion

- Proposed foundations min depth 1.0m & 500mm wide or 600mm wide for eccentrically loaded foundations
- RW to connect to ex surface water system if available or soakaway @ 5m away if no sw drain available (6m in clay soil) (100mm upvc u/ground drain @1:40 fall to soakawaymin. 1m x 1m x 1m deep with hardcore backfill for adequate rainage of rainwater, & top soil over)
- Wall cavity to be 150mm with stainless steel wall ties
- D/glazed windows to achieve min U value of 1.4 W/m2K
- Energy efficient lighting to be provided in acc. with AD 'L'
- All new drainage in 100mm upvc bedded in 150mm pea shingle all around, 1:40 fall
- Cavities to be closed with an insulated cavity closer (i.e. Thermabate)
- Use 150mm Celotex floor insulation to achieve max. U value of 0.15W/m2K
- Lintels over all new openings to be Catnic or similar
- Ventilation to existing timber floor of house to be maintained with 150x225mm pvc air bricks in new extension ducted through new concrete floor to ex airbricks with min 100 sq. mm cross sectional area of ducting @ max 1.8 metre ctrs
- SR cement to be used for all work below ground level & below DPC with semi engineering brick below dpc
- DPC to be lapped into existing DPC of house & kept at 150mm above adjacent ground level
- Foundation depths in accordance with current NHBC guide with 50mm claymaster on inner face of foundation where depth in excess of 1.5m
- Foundation concrete to be min 1:2:4 mix with S.R. cement
- DPM to be lapped into DPC's
- New cavity wall to be connected to existing with Furfix wall connector
- New roof to connect to cavity wall with 30x5mm m.s. restraint straps @ max. 1.8 mtr ctrs fixed to wall plate

REF	SIZE	GRADE	PADSTONE
B1	UC 203*203*46	S275	P1/S:225*350*150

STEEL PLATE CAN BE PROVIDED ALTERNATIVELY TO RC PADSTONE.
USE 20MM THICK STEEL PLATE FOR PADSTONES UP TO 440MM LONG
AND 40MM THICK STEEL PLATE FOR PADSTONES LONGER THAN 440MM.
STEEL PLATES PLAN DIMENSIONS TO BE THE SAME AS PADSTONES PLAN DIMENSIONS

STEELWORK

- STEELWORK CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. NO DIMENSIONS TO BE SCALED FROM DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER. IT IS RESPONSIBILITY OF BUILDING CONTRACTOR TO ENSURE BUILDING CONTROL APPROVAL PRIOR TO ORDERING ANY STEELS.
- ALL STEEL BEAMS WHERE SEATED ON MASONRY TO HAVE CONCRETE PADSTONES BENEATH BEAM ENDS. PADSTONES BASED ON ENGINEERING CALCULATION AND TO MATCH WIDTH OF WALL. CONCRETE TO ALL PAD STONES TO HAVE A MINIMUM STRENGTH OF 30 N/MM2. STEEL BEAMS TO HAVE A MINIMUM END BEARING OF 150MM WHERE SPAN OF BEAM IS PARALLEL TO WALL UNLESS NOTED OTHERWISE ON THE DETAILS.
- STEELWORK TO BE MILD STEEL GRADE S275, WIRE BRUSHED TO REMOVE ALL OIL, RUST, MILL SCALE ETC. AND PAINTED WITH TWO COATS OF ZINC PHOSPHATE OR SIMILAR APPROVED.
- NEW STEEL BEAMS TO BE ENCASED IN 12.5MM GYPROC FIRELINE BOARD WITH STAGGERED JOINTS, GYPROC FIRECASE OR PAINTED IN NULLIFIRE S OR SIMILAR INTUMESCENT PAINT TO PROVIDE 1/2 HOUR FIRE RESISTANCE AS AGREED WITH BUILDING CONTROL. ALL FIRE PROTECTION TO BE INSTALLED AS DETAILED BY SPECIALIST MANUFACTURER.

All brickwork below DPC to be in semi engineering brick with SR cement
Max U value for new windows 1.4 W/m2K

all bath, sink, shower wastes to be 38mm waste pipes with 38mm deep seal traps or 50mm waste pipes with 50mm traps where combined
provide rodding access in waste pipes at bends/changes of direction
bathrooms to have 4000mm2 background ventilation & extractor fan with 15 litres per second with 15 minute over run

Provide mechanical ventilation to kitchen area with min. 60 litres/sec extraction ducted to external air(30 l/s in cooker hood)

cavity wall insulation to continue up to underside of roof insulation

FOUNDATIONS; Min. 1.0m below lowest ground level or to level of adjacent drains, whichever is deeper. To be below any roots by 0.6m. All depths in accordance with NHBC prac. note 3

DRAINAGE; All new & existing drains to be encased in 150mm concrete and bridged by RC lintels where passing through walls/foundations. All new drains to be bedded in 150mm pea shingle.

EXTERNAL WALLS; 112mm brick external skin, 150mm Dritherm cavity batts and inner skin of 100mm thermalite turbo blocks (1:1.6 mortar). Insert galv. wall ties @ 450mm CRS vertically and 900mm CRS horizontally and at every block at reveals to all openings and at floor level @ min. of 150mm above g.l. and lapped into existing DPC.

FLAT ROOF; 50 x 150mm flat roof joists @ 400mm CRS and with 12.5mm f/b plasterboard & skim. Provide 18mm WBP ply & 150mm Kingspan roof decking on vapour barrier with 3 layer felt or GRP

FLOOR; Min. 150mm consolidated hardcore with 50mm sand blinding with 1200 gauge DPM over and min. 100mm concrete floor, 1:2:4 mix. Finish floor with a 65mm screed with chicken wire mesh at mid depth on 150mm Celotex insulation on 500 gauge polythene. (Void below floor to be made up with hardcore backfill)

VENTILATION; Provide min. ventilation opening to all rooms of 1/20th of floor area.

STEELWORK; Provide half hour fire protection to all new steel beams with 2 layers of 12.5mm

General Notes

Drg. No.CRS/0603		
No.	Revision/Issue	Date

Firm Name and Address
Middlesex & Herts
7 Elgin Drive
Northwood
Middlesex
HA6 2YR
01923 826280

Project Name and Address
Mr & Mrs Pratt
28 South Park Way
South Ruislip
Middlesex
HA64 6UL

Project single storey side extension	Sheet 02
Date 16-03-26	
Scale 1:50	

NO MEASUREMENTS TO BE SCALED FROM THE DRAWINGS AND ALL ACTUAL MEASUREMENTS TO BE CHECKED & AGREED WITH CONTRACTOR ON SITE AT THE TIME OF CONSTRUCTION