

PROPOSED FOUNDATION PLAN

ELECTRICAL
LOCATION & TYPES OF LIGHT SWITCHES, LIGHT FITTINGS, SWITCHED FUSED SPURS, POWER OUTLETS FOR ALL APPLIANCES etc. TO BE AGREED WITH ELECTRICAL CONTRACTOR AND CLIENT PRIOR TO FIRST FIX INSTALLATION. HEIGHTS OF LIGHT SWITCHES, SOCKET OUTLETS etc TO BE BETWEEN 450mm & 1200mm FROM FFL..ENERGY EFFICIENT LIGHTING SHALL BE PROVIDED, THE NUMBER OF FIXED FITTINGS TO BE EITHER ONE IN 25m2 FLOOR AREA OR ONE IN FOUR FITTINGS, WHICH EVER IS THE GREATER.
REGULATION P: ELECTRICAL SAFETY - ENSURE ELECTRICAL INSTALLATION WILL BE INACCORDANCE WITH BS 7671:2001 and UNDERTAKEN BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE - OR CONTRACTOR TO SUPPLY PART P CERTIFICATE TO BS 7671.

NEW FOUNDATIONS
DEPTH FROM GROUND LEVEL TO UNDERSIDE OF FOOTING TO BE 1.0 M MIN. or DEEPER IN ACCORDANCE WITH NHBC STANDARDS CHAPTER 4.2 " BUILDING NEAR TREES". TOP OF FOOTING TO BE NOT LESS THAN 150mm BELOW GROUND LEVEL. CONSTRUCT TRENCHFILL FOOTING WITH CONCRETE, C30 GRADE, OR SULPHATE RESISTING (as necessary) 600mm WIDE TO EXTERNAL WALLS. BRIDGE FOUNDATIONS OVER SERVICES, DRAINS etc. WITH REINFORCED PRECAST SERVICE LINTOLS TO EACH LEAF. ACTUAL DEPTH TO BE DETERMINED WITH LOCAL AUTHORITY BUILDING CONTROL OFFICER ON SITE WHEN EXCAVATION IS UNDERTAKEN TO EXPOSE GROUND CONDITIONS. NEW FOUNDATIONS TO BE TAKEN DOWN TO INVERT OF ANY CLOSE DRAINAGE.

SOLID GROUND FLOOR CONSTRUCTION TO NEW GARDEN HOUSE
NEW GROUND FLOOR TO BE 75mm SAND CEMENT (1: 3 mix) SCREED OVER 100mm CONCRETE FLOOR SLAB (1: 2: 4 mix) LAYED OVER 80mm THICK CELOTEX RIGID INSULATION BOARD ON TOP OF 1200 GAUGE POLYTHENE DPM ON MIN. 25mm SAND BLINDING, ALL OVER MIN. 150 WELL COMPACTED HARDCORE. DAMP PROOF MEMBRANE & FLOOR INSULATION TO BE TURNED UP AT EDGES OF SLAB & BE CONTINUOUS WITH WALL DPC's and SEALED.
NOTE: WHERE MADE-UP GROUND UNDER AREA OF GROUND FLOOR SLAB IS 600mm OR MORE, THEN SLAB IS TO BE REINFORCED WITH MILD STEEL MESH REINFORCEMENT.

D.P.C.
BED ON MORTAR HIGHLOAD (VISQUEEN, ASTOS or similar) D.P.C. TO EACH LEAF OF CAVITY WALL AT 150mm MIN ABOVE GROUND FLOOR LEVEL.WEAK MIX CONCRETE CAVITY FILL TO WITHIN 150mm OF HORIZONTAL D.P.C.'s. SEMI-ENGINEERING CLASS B BRICKWORK BELOW D.P.C.PROVIDE PLASTIC WEEP VENTS AT 900mm CENTRES ABOVE D.P.C.

DRAINAGE
GENERAL CONTRACTOR TO SEARCH FOR AND EXPOSE LINE & LEVEL OF EXISTING DRAINAGE. EXISTING DRAINAGE TO BE GRUBBED OUT WHERE REDUNDANT. ANY NEW DRAINAGE TO BE 110mm HEPWORTH PLASTIDRAIN OR SIMILAR APPROVED, LAID IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO BS 8301 : 1995. MAINTAIN FLEXIBILITY OF DRAINAGE WHEN PASSING THROUGH FOUNDATIONS OR SUBSTRUCTURE BY PROVIDING FLEXIBLE JOINTS ON EITHER SIDE TO ALLOW FOR ANY POTENTIAL SETTLEMENT OF THE FOUNDATION. WHERE DRAINAGE IS SUBJECT TO SURCHARGE FROM THE BUILDING, THEN SURROUND DRAINAGE IN CONCRETE TO ABOVE LEVEL OF SURCHARGE. PROVIDE SERVICE REINFORCED CONCRETE LINTOLS OVER WHERE DRAINS PASS THROUGH FOUNDATIONS. FOLLOWING LOCATION OF EXISTING DRAINAGE RUNS ON SITE, PROVIDE NEW INSPECTION CHAMBERS/ & OR RODDING POINTS AS NECESSARY TO ALLOW RODDING OF FOUL WATER SYSTEM, ALL WITH THE AGREEMENT OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER. DRAINAGE TO BE LAID TO FALLS GENERALLY OF 1:60 FOR FOUL WATER and 1:80 FOR SURFACE WATER. NOTE: ALL GULLYS TO BE TRAPPED IF CONNECTING TO EXISTING COMBINED DRAINAGE SYSTEM.

CAVITY WALL CONSTRUCTION
103mm FACING BRICKWORK OUTERLEAF TO BS 3921 WITH 100mm CAVITY FULLY FILLED WITH DRITHERM INSULATION BATTS. 100mm THERMALITE BLOCKWORK MIN. 4KN/mm2 TO BS 6073 :1981 INNER LEAF. WALL-TIES TO BE 225mm TWIST TYPE STAINLESS STEEL TIES AT 900mm HORIZONTAL & 450mm VERTICAL CENTRES, STAGGERED. WALL-TIES AT OPENINGS & MOVEMENT JOINTS SHOULD BE SPACED AT MAXIMUM 300mm CENTRES OR AT EACH BLOCK COURSE VERTICALLY WITHIN 150mm OF OPENING OR JOINT. ALL WALL-TIES TO BE COURSED TO LEAN DOWN TOWARDS EXTERNAL LEAF.CAVITIES TO BE MAINTAINED SNOT-FREE. LINE WITH MIN. 12.5mm GYPROC WALLBOARD DRYLING FIXED BY GYPROC DRI- WALL SYSTEM OR SIMILAR. ALL FIXED & JOINTED AS PER MANUFACTURER'S RECOMMENDATIONS WITH 3mm FINISH PLASTER SKIM. DECORATIONS TO CLIENTS CHOICE. CLOSE CAVITIES AT OPENINGS WITH THERMABATE CAVITY CLOSERS OR SIMILAR INSULATED CLOSER.
OPENINGS IN EXTERNAL WALLS

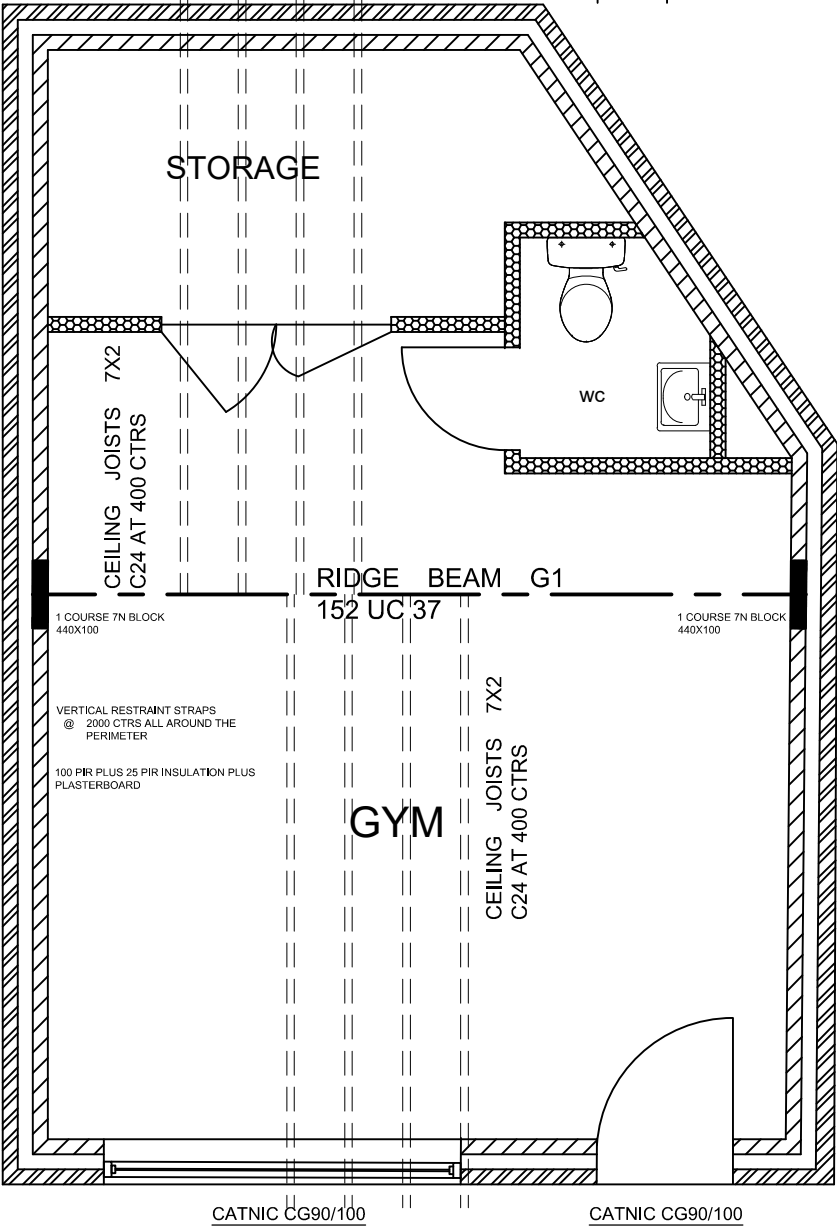
ALL NEW EXTERNAL WALL OPENINGS EXCEPT WHERE NOTED OTHERWISE TO HAVE CATNIC CN7 / CN8 OR EQUIVALENT GALVANISED MILD STEEL LINTELS WITH INTEGRAL INSULATION. BEARING TO BE MINIMUM 150mm. CAVITY TRAYS TO EXTEND LINTEL ENDS BY 100mm - 150mm AND BE TURNED UP INTO PERPENDS. PROVIDE WEEPVENTS AT 450mm CENTRES OVER ALL NEW OPENINGS IN EXTERNAL CAVITY WALLS. CAVITY TRAYS TO BE PROXIED OVER ANY SERVICES BRIDGING CAVITY.

WINDOWS AND DOORS
WINDOWS TO BE PVC-U DOUBLE GLAZED AS PER ELEVATIONS, LOW-E GLASS WITH SOFT COATING & WITH MIN. 16mm AIR GAP, MANUFACTUED TO BS EN1279 TO GIVE "U" VALUE OF 1.80W/m2K. OPENING AREA TO BE 1/20th ROOM FLOOR AREA HABITABLE ROOMS & SOME PART OF OPENING TO BE AT LEAST 1.75m ABOVE FLOOR LEVEL. PRINCIPLE WINDOWS TO ALL HABITABLE ROOMS TO HAVE PROPRIETARY HIT & MISS VENTILATORS 8000sq.mm INCORPORATED WITHIN WINDOW HEAD. WINDOWS TO OTHER ROOMS TO BE 4000sq.mm. ANY GLAZING IN WINDOWS LESS THAN 800mm FROM FLOOR OR LESS THAN 1500mm IN DOORS and/or SCREENS TO BE IN TOUGHENED GLASS COMPLYING WITH BS 6206 1981.

EAVES VENTILATION
PROVIDE 25mm CONTINUOUS VENTILATION AT THE EAVES - BOTH FRONT AND TO THE REAR.
VENTILATION TO FLOW FRONT TO BACK FREELY TO BE CHECKED ON SITE AND APPROVED BY BCO BEFORE COVERING ROOF.

FLAT ROOF CONSTRUCTION
GRP ROOFING SYSTEM ONTO 21mm OSB BOARDS ONTO FIRRING STRIPS ON 50X175 C24 JOISTS 100 PIR INSULATION BETWEEN ROOF JOISTS WITH MIN 50 AIR VENT GAP CONTINUOUS FROM FRONT TO THE BACK. 20mm PIR BELOW THE CEILING AND FOIL BACKED PLASTERBOARD WITH SKIM FINISH. ('U' value 0.18 W/sqm)

LATERAL SUPPORT STRAPS TO EXTERNAL WALLS
EXTERNAL WALLS PARALLEL TO ROOF JOISTS TO HAVE 30 x 5mm GALVANISED MILD STEEL LATERAL RESTRAINT STRAPS BUILT INTO INNER LEAF OF CAVITY. STRAP TO BE LOCATED OVER FULL BLOCK (NOT AT JOINT IN BLOCKWORK) AT MAX. 2000mm CENTRES & FIXED THROUGH FROM TOP TO 100 x 50mm S.W. BLOCKING/NOGGING PIECES BETWEEN JOISTS.



PROPOSED FLOOR PLAN

SOAKWAY
SOAKWAY LOCATED MINIMUM 5000mm AWAY FROM BUILDING TO TAKE STORM WATER FROM NEW BUILDING. IF THIS DISTANCE IS NOT ACHIEVEABLE FROM ALL BUILDINGS - THEN RAINWATER TO DISCHARGE TO THE UNDERGROUND SYSTEM. SOAKWAY TO BE 1200 x 1200 x 1200 & FILLED WITH CLEAN CRUSHED BRICKS OR HARD CORE AND CAPPED WITH 100mm CONCRETE SLAB 200mm BELOW LAWN.

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SCALE BAR - METRES @ A3



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DRAWING TITLE:
**FLOOR AND
FOUNDATIONS
PLAN**

CHECKED: **TONY** DATE: **MAY 22**
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2212/30