



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

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

Provide mechanical ventilation to bathroom with min. 15 litres/sec extraction with 15 minute o/run

Wall cavity to be 85mm with stainless steel wall ties

Lintels over all new openings to be Catnic or similar

All brickwork below DPC to be in semi engineering brick with SR cement

Max U value for new windows 1.6 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)

1. Padstones to new beam 225x225x150mm dp conc p/stone
2. 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 1mx 1m deep with hardcore backfill for adequate rainage  
of rainwater, & top soil over)
3. Sink waste 40mm w/pipe with 75mm deep seal trap with rodding eye at bends/changes of direction
4. D/glazed windows to achieve min U value of 2.0 W/m2Kfor timber or plastic frame and 2.2W/m2K for metal frame
5. Energy efficient lighting to be provided in acc. with AD 'L'
6. All new drainage in 100mm upvc bedded in 150mm pea shingle all around, 1:40 fall
7. Cavities to be closed with an insulated cavity closer (i.e. Thermabate)
8. Use 120mm Celotex floor insulation to achieve max. U value of 0.25W/m2K
9. New beam over enlarged opening to be 203\*203\*60 UC
10. All new glazing to comply with app. doc. 'L' with argon filled glazed units, 'K' glass
11. 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
12. SR cement to be used for all work below ground level & below DPC
13. DPC to be lapped into existing DPC of house & kept at 150mm above adjacent ground level
14. Foundation depths in accordance with current Zurich guide with 50mm claymaster on  
inner face of foundation where depth in excess of 1.5m
15. Foundation concrete to be min 1:2:4 mix with S.R. cement

16. DPM to be lapped into DPC's
17. New cavity wall to be connected to existing with Furfix wall connector
18. New roof to connect to cavity wall with 30x5mm m.s. restraint straps @ max. 1.8 mtr ctrs fixed to wall plate
19. Waste connections to kitchen appliances 40mm waste pipes with 75mm deep seal traps  
& rodding access to be provided at bends/changes of direction

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,  
85mm 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.

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

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 120mm Celotex insulation on 500  
gauge polythene. (Void below floor to be made up with  
hardcore backfill)

PITCHED ROOF; 50 x 175mm rafters @ 400mm  
CRS and 50 x 150mm ridge with 19 x 38mm tanalised  
roofing battens on roofing felt. Ceiling joists to be  
50 x 175mm C24 timbers @ 400mm CRS with 12.5mm  
f/b plasterboard & skim. Provide 250mm glass fibre  
insulation between ceiling joists and provide continuous  
Glidevale strip vents in soffit for ventilation of new  
pitched roof.

#### General Notes

	Drg. No. AYS/2805/RESUB	
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 Khan  
25 Thames Drive  
Ruislip  
Middlesex  
HA4 7AY

Project  
two storey  
rear & s/s side extension

24-01-23

Scale  
1:50

Sheet

03

**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**