

- 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 1mx 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

new concrete floor with 150mm Celotex insulation & 65mm screed (provide secondary 1200g vapour barrier between insulation & conc floor N.B. Floor insulation to achieve max. U value of 0.15W/m2K

doubled up roof joists around rooflight openings bolted with M10 bolts @ max. 1.8m ctrs

walls to achieve max. U value of 0.18W/m2K
roof to achieve max. U value of 0.15W/m2K
floor to achieve max. U value of 0.15W/m2K

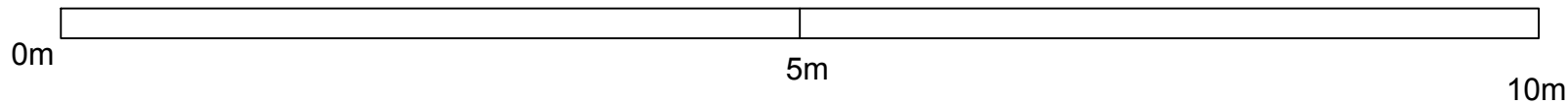
100mm brickwork
100mm cavity with 90mm PIR insulation
100mm blockwork

d/g window with safety glass to BS 6206 and toughened in accordance with AD K* (to achieve Max. U value of 1.4w/m2k)

proposed ground floor plan

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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



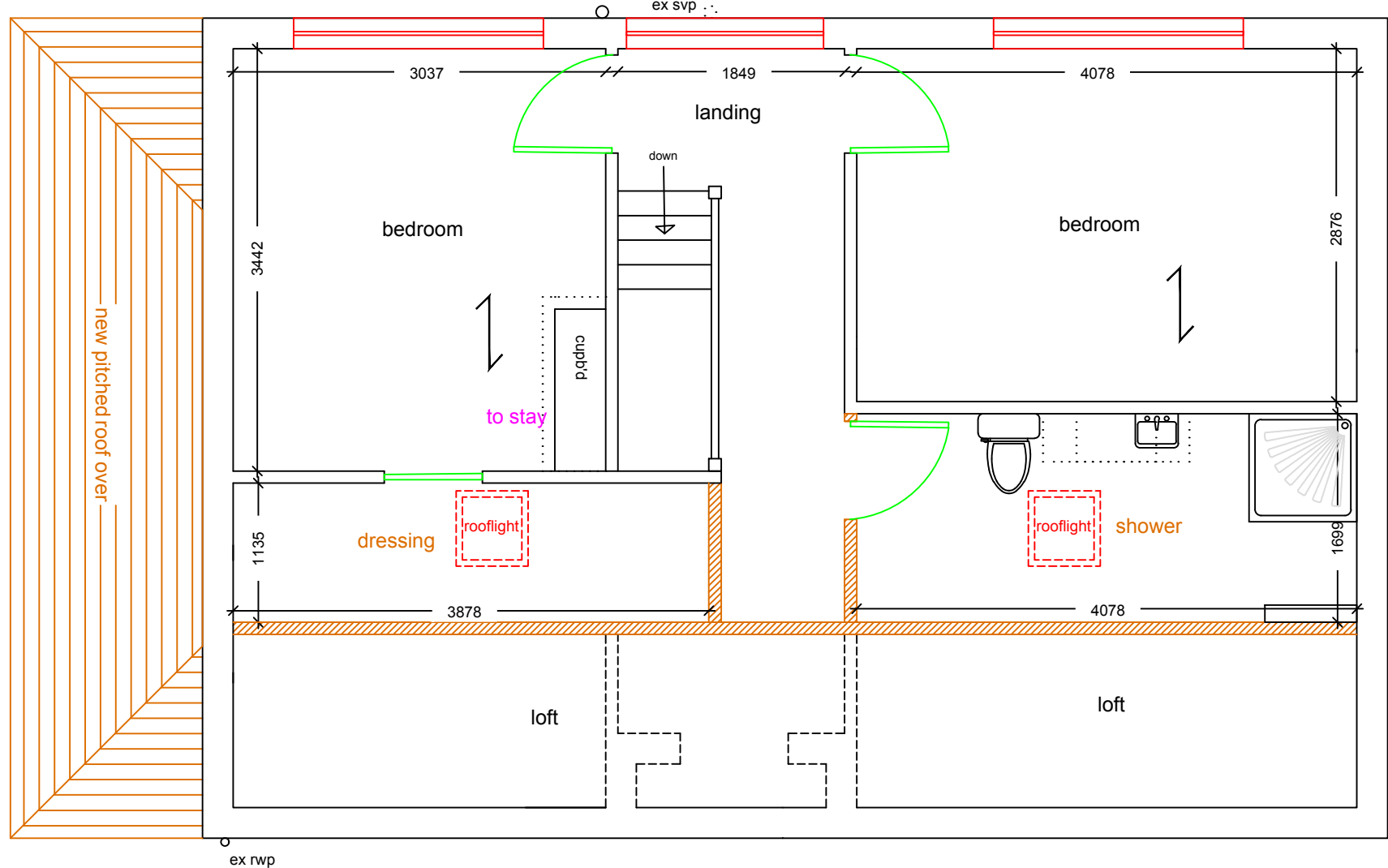
FOUNDATIONS; Min. 1.0m below lowest ground level or to level of adjacent drains, whichever is deeper. To be below any roots by 0.6m. All depths in accordance with NHBC prac. note 3

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; 100mm brick external skin, 90mm PIR insulation and inner skin of 100mm Celcon or Thermalite 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.

PITCHED ROOF; 50 x 150mm rafters @ 400mm CRS with 19 x 38mm tanalised roofing battens on roofing felt.
Provide 150mm Celotex insulation between ceiling joists and provide continuous Glidevale strip vents in soffit for ventilation of new pitched roof

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)



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)
Provide mechanical extractor fan to new utility room with min. 30 litres/sec extraction extracted to external air
cavity wall insulation to continue up to underside of roof insulation

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

proposed first floor plan

1:50

General Notes

Drg. No.FRS/1604/PD		
No.	Revision/Issue	Date

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Project	single storey rear/side extension	Sheet 02
Date	08-06-26	
Scale	1:50	