

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 32 Ultimate insulation and inner skin of 100mm thermalite turbo blocks (1:1:6 mortar)

Insert s/steel. 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)

FLAT ROOF: 50 x 175mm 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 torch on felt

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 (new soakaway in acc with A.D. H)

1. Padstones to new beam 450x215x150mm 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 1.4 W/m2K
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. Use 120mm Celotex floor insulation to achieve max. U value of 0.25W/m2K
8. New beam over enlarged opening to be 203*203*60 UC
9. All new glazing to comply with app. doc. 'L' with argon filled glazed units, 'K' glass
10. 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
11. SR cement to be used for all work below ground level & below DPC
12. DPC to be lapped into existing DPC of house & kept at 150mm above adjacent ground level
13. Foundation depths in accordance with current Zurich guide with 50mm claymaster on inner face of foundation where depth in excess of 1.5m
14. Foundation concrete to be min 1:2:4 mix with S.R. cement
15. DPM to be lapped into DPC's
16. New cavity wall to be connected to existing with Furfix wall connector
17. New roof to connect to cavity wall with 30x5mm m.s. restraint straps @ max. 1.8 mtr ctrs fixed to wall plate
18. Waste connections to kitchen appliances 40mm waste pipes with 75mm deep seal traps & rodding access to be provided at bends/changes of direction

foundation depths, if deeper than 1.5m, use suspended floor, subject to L.A. inspection
all first floor habitable rooms to have egress window, max cill height 1.1m above fl. Unobstructed aperture min 0.33 sq.mtrs with width/height min 450mm

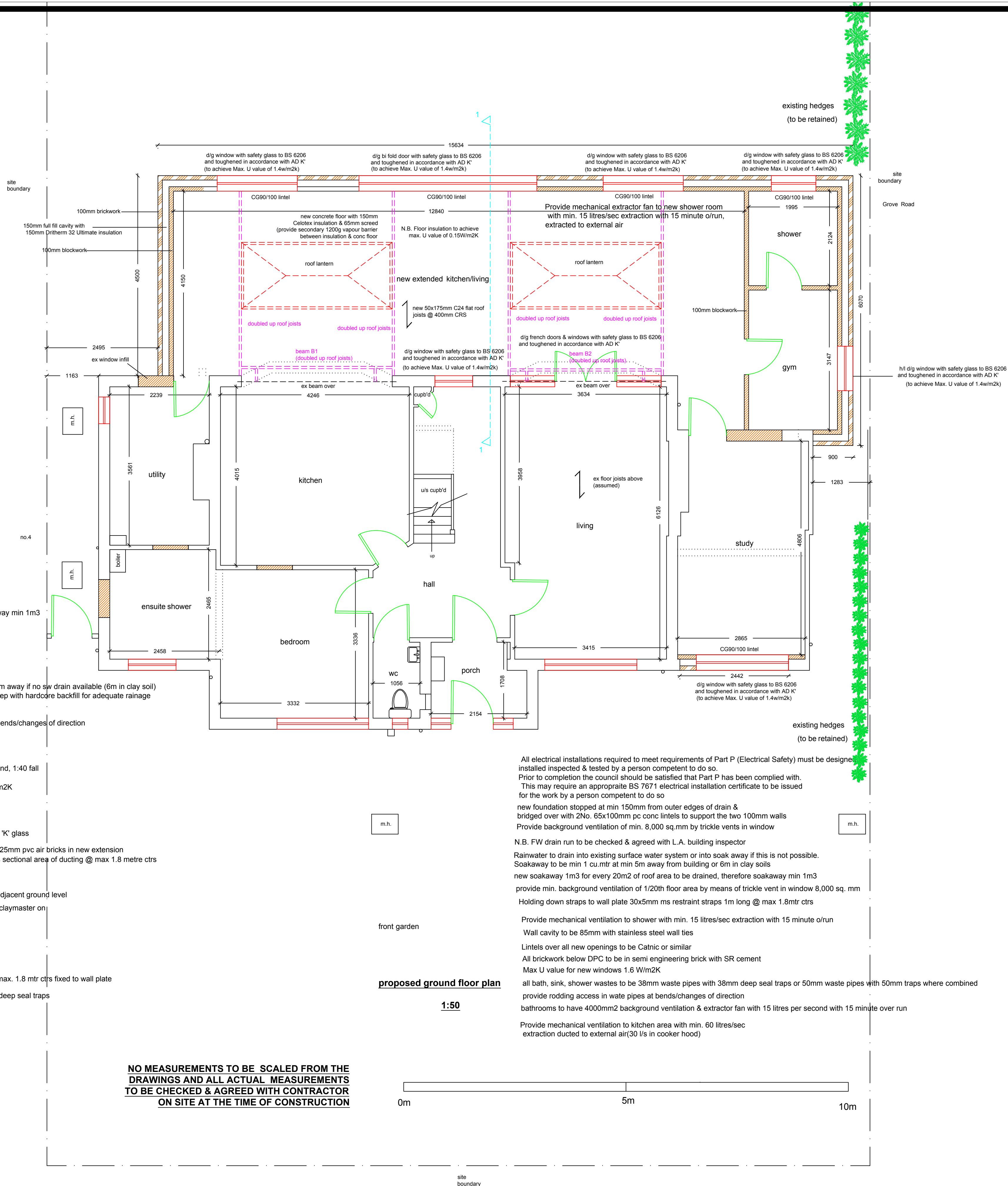
provide smoke detectors in circulation spaces (g.f. hallway & first floor landing);
to be mains powered on a separate circuit and interconnected such that activation of one device results in the alarm sounding in all devices
& provide mains fed interlinked heat detector in kitchen

roof covering to be 3 layer torch on felt with code 4 lead flashing at abutment with ex house, min 1500mm upstand

gas safe engineer to be used for all gas works & certificate to be provided on completion

new windows/doors to have safety glass in accordance with A.D. 'K'
new U - values as indicated on plan

cavity wall insulation to continue up to underside of roof insulation



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

0m 5m 10m

site boundary

General Notes

	Drg. No.ASM/2306/A	
	Planning A	19/08/23
No.	Revision/Issue	Date

Firm Name and Address
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Project Name and Address
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Project	single storey rear extension & garage	Sheet
Date	13-07-23	03A
Scale	1:50	