

1. Padstones to new beam 600x250x150mm 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 soakaway min. 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/m2K for 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 Jabolite 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, 100mm 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.

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 & 125mm Kingspan roof decking on vapour barrier with 3 layer torch on felt

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

Circulation spaces (hallway) to be provided with mains operated smoke alarms to BS 5446. Smoke alarms to have have standby power supply & connected to an independent circuit or regularly used lighting circuit. Commissioning certificate to be issued on completion

All new doors/windows to be upvc double glazed & fixed into brickwork with frame fixings

Background ventilation 1/20th floor area by means of trickle vents in windows/doors equivalent to 8000 sq.mm

- Thames Water build over agreement to be obtained if drain is a public sewer
- Any boiler work to be carried out by a Gas Safe engineer & commissioning certificate to be issued to LA on completion

Any glazing in critical locations to be toughened in accordance with A.D. N

Min 75% of all lighting to be energy efficient , i.e. lighting to be LED light fittings, bulbs, reflectors, diffusers, housing, etc to control light output to have a luminous efficacy greater than 40 lumens per circuit watt

Rainwater to drain from new flat roof into 63.5mm upvc rainwater pipe/112mm upvc guttering and into 100mm upvc below ground drain running to soakway @ min 5m away from building or 6m in clay soils (soakaway min 1 cu.mtr for every 20 sq.mtrs of roof area, therefore min 1 cu.mtr soakaway required).

electrical installations required to meet requirements of Part P (Electrical Safety) must be designed, led inspected & tested by a person competent to do so.
to completion the council should be satisfied that Part P has been complied with.

may require an appropriate BS 7671 electrical installation certificate to be issued
the work by a person competent to do so

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

de min. background ventilation of 1/20th floor area by means of trickle vent in window 8,000 sq.m
ng down straps to wall plate 30x5mm ms restraint straps 1m long @ max 1.8mtr ctrs

cavity to be 85mm with stainless steel wall ties

Brickwork below DPC to be in semi engineering brick with SR cement
U value for new windows 1.6 W/m²K

Framework to be encased in 2 layers 12.5mm pl.b'd & 6mm skin for half hour fire

rodding access in waste pipes at bends/changes of direction
ms to have 4000mm² background ventilation & extractor fan with 15 litres per second with 15 minute over run

General Notes

	Drg. No. JOC/2209/A	
	Planning Rev A	18/01/21
No.	Revision /Issue	Date

Firm Name and Address

Middlesex & Herts

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Project Name and Address

Project	Sheet
s/s rear & side extension	
Date	01
08-10-20	
Scale	
1:50	