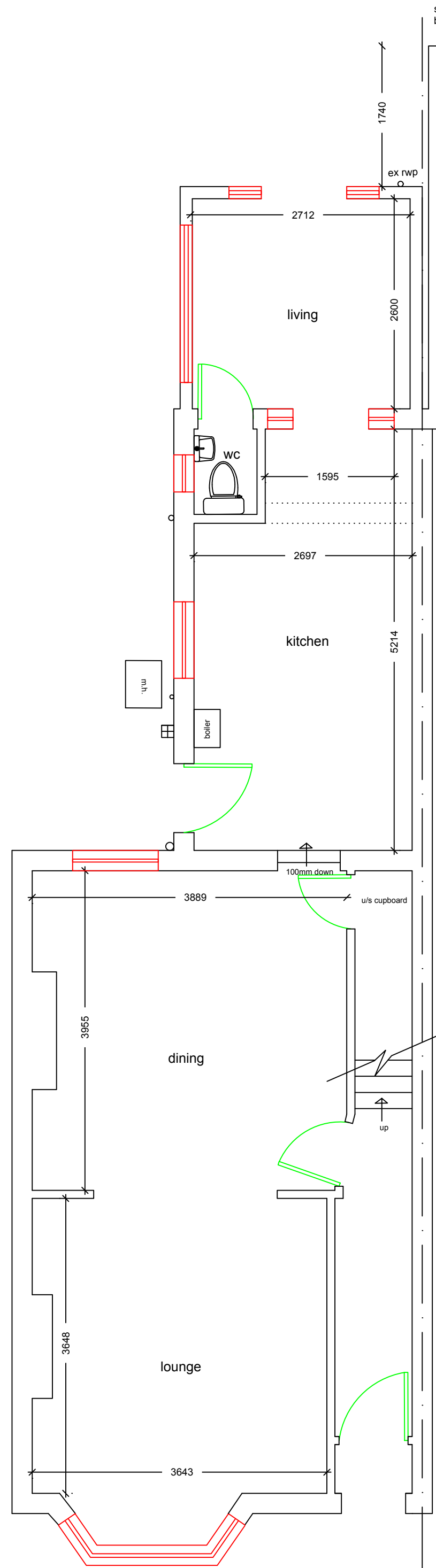
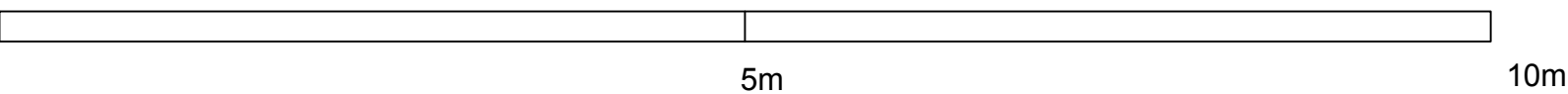




existing ground floor plan

1:50

Heating controls to any extension of existing heating system to be in accordance with A.D. part L, i.e. all new radiators to have TRV's. boiler to be operated by a full programmer to enable heating & hot water operations to be timed independently
Energy efficient 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

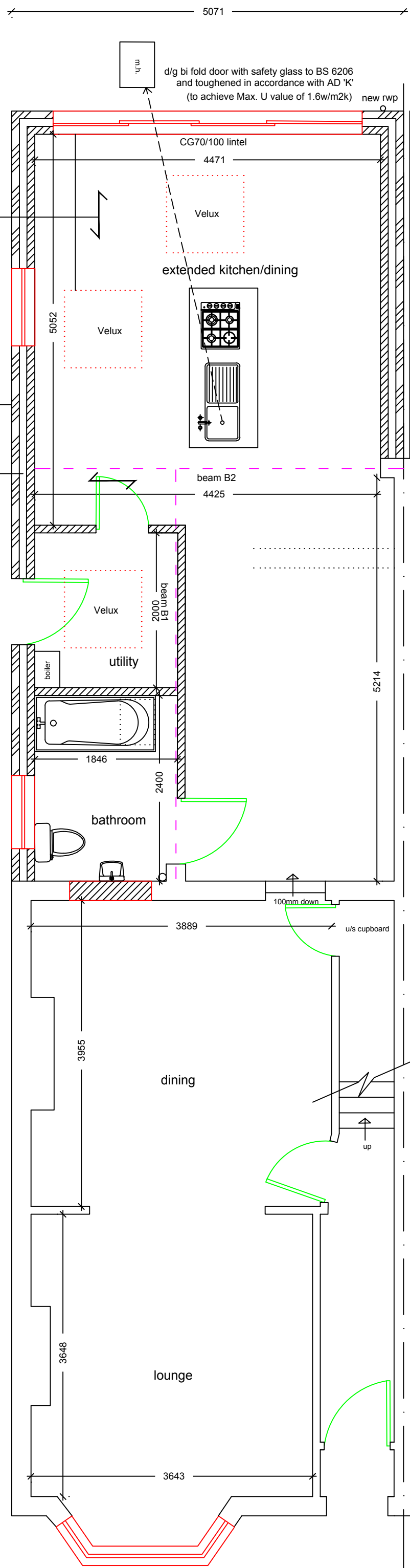


PITCHED ROOF; 50 x 150mm rafters @ 400mm CRS and 50 x 150mm ridge with 19 x 38mm tanalised roofing battens on roofing felt. Ceiling joists to be 50 x 150mm C24 timbers @ 400mm CRS with 12.5mm f/b plasterboard & skim. Provide 250mm glass fibre insulation between ceiling joists and provide continuous ☐Glidevale[®]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

Provide mechanical ventilation to kitchen area with min. 60 litres/sec extraction ducted to external air (30 l/s in cooker hood)

new suspended timber floor with 50x200mm C24 floor joists @ 400mm ctrs on honeycombed sleeper wall & 18mm flooring (provide min 150mm air void between top of oversite & u/side of floor joists) N.B. Floor insulation to achieve max. U value of 0.22W/m2K

112mm brickwork (reclaimed London stock to match ex house)
85mm full fill cavity with dritherm 32 insulation 100mm blockwork



proposed ground floor plan

1:50

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 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 Jabolite floor insulation to achieve max. U value of 0.25W/m2K
9. Existing rear openings to be checked for adequacy under new loading conditions: If inadequate, replace with 2 No. 203x102x23 Kg UB's
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
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

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 steelwork to be encased in 2 layers 12.5mm pl.b'd & 6mm skin for half hour fire protection (or intumescent paint)

all bath, sink, shower wastes to be 38mm waste pipes with 38mm deep seal traps or 50mm waste pipes with 50mm traps where co provide rodding access in wate pipes at bends/changes of direction

bathrooms to have 4000mm2 background ventilation & extractor fan with 15 litres per second with 15 minute over run

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 soaraway in acc with A.D. H)

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.

FLOOR; Min. 150mm consolidated hardcore with 50mm sand blinding and 100mm concrete oversite with 50x200mm C24 floor joists @ 400mm ctrs on honeycombed sleeper wall. Provide min 150mm Celotex insulation between floor joists

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 or intumescent paint to give equivalent protection

General Notes

Drg. No. AMY/1805

No. Revision/Issue Date

Firm Name and Address

Middlesex & Herts

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Project Name and Address

Ms Amy King
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West Drayton
Middlesex
UB7 8HN

Project

s/s extension

Date

09-06-20

Scale

1:50

01