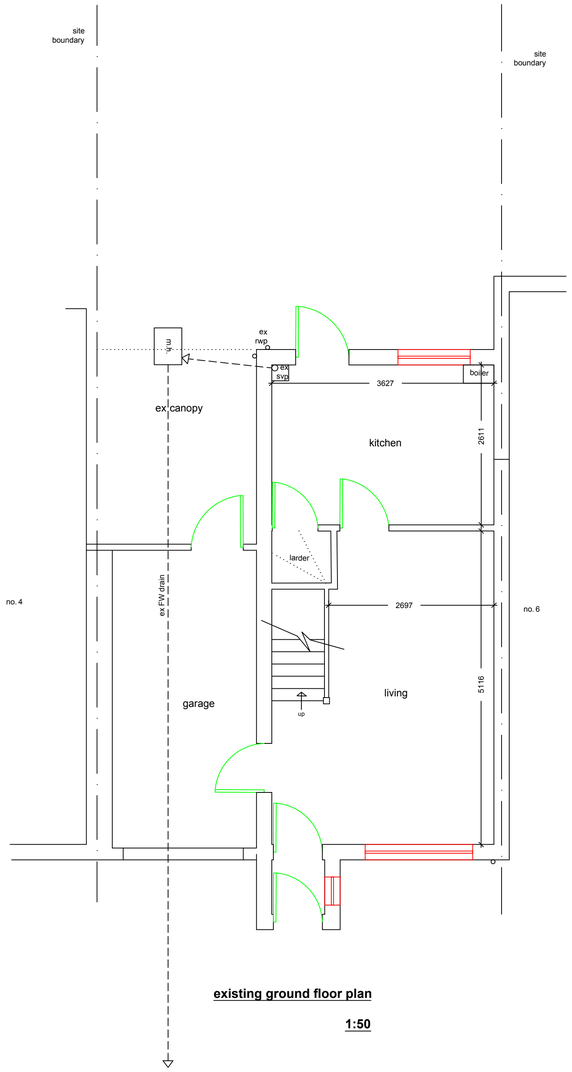
N.B. FW drain run to be checked & agreed with L.A. building inspector

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

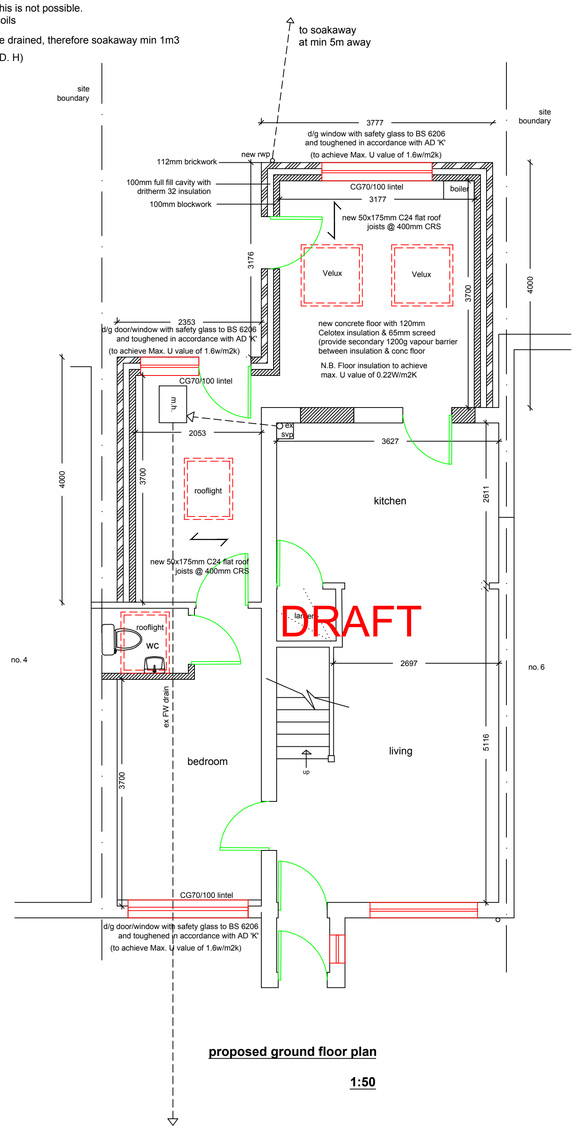
new soakaway 1m3 for every 20m2 of roof area to be drained, therefore soakaway min 1m3

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



existing ground floor plan

1:50



proposed ground floor plan

1:50

DRAFT

0m 5m 10m

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 continuos Glidevale□ strip vents in soffit for ventilation of new pitched roof.

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 GRP roof covering

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

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 appropraite 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 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

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

1. 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)

2. Sink waste 40mm w/pipe with 75mm deep seal trap with rodding eye at bends/changes of direction

3. D/glazed windows to achieve min U value of 1.6 W/m2K for timber or plastic frame

4. Energy efficient lighting to be provided in acc. with AD 'L'

5. All new drainage in 100mm upvc bedded in 150mm pea shingle all around, 1:40 fall

6. Cavities to be closed with an insulated cavity closer (i.e. Thermabate)

7. Use 120mm Celotex floor insulation to achieve max. U value of 0.25W/m2K

8. All new glazing to comply with app. doc. 'L' with argon filled glazed units, 'K' glass

9. 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

10. SR cement to be used for all work below ground level & below DPC

11. DPC to be lapped into existing DPC of house & kept at 150mm above adjacent ground level

12. Foundation depths in accordance with current Zurich guide with 50mm claymaster on inner face of foundation where depth in excess of 1.5m

13. Foundation concrete to be min 1:2:4 mix with S.R. cement

14. DPM to be lapped into DPC's

15. New cavity wall to be connected to existing with Furfix wall connector

16. New roof to connect to cavity wall with 30x5mm m.s. restraint straps @ max. 1.8 mtr ctrs fixed to wall plate

17. Waste connections to kitchen appliances 40mm waste pipes with 75mm deep seal traps & rodding access to be provided at bends/changes of direction

General Notes

No.	Revision/Issue	Date
	Drg. No.GUR/1308	

Firm Name and Address

Middlesex & Herts

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Northwood
Middlesex
HA6 2YR

01923 826280

Project Name and Address

Mr Singh
5 Frankswood AVenue
West Drayton
Middlesex
UB7 8QR

Project	s/s rear extension & garage conversion
Date	23-08-21
Scale	1:50
Sheet	01