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.

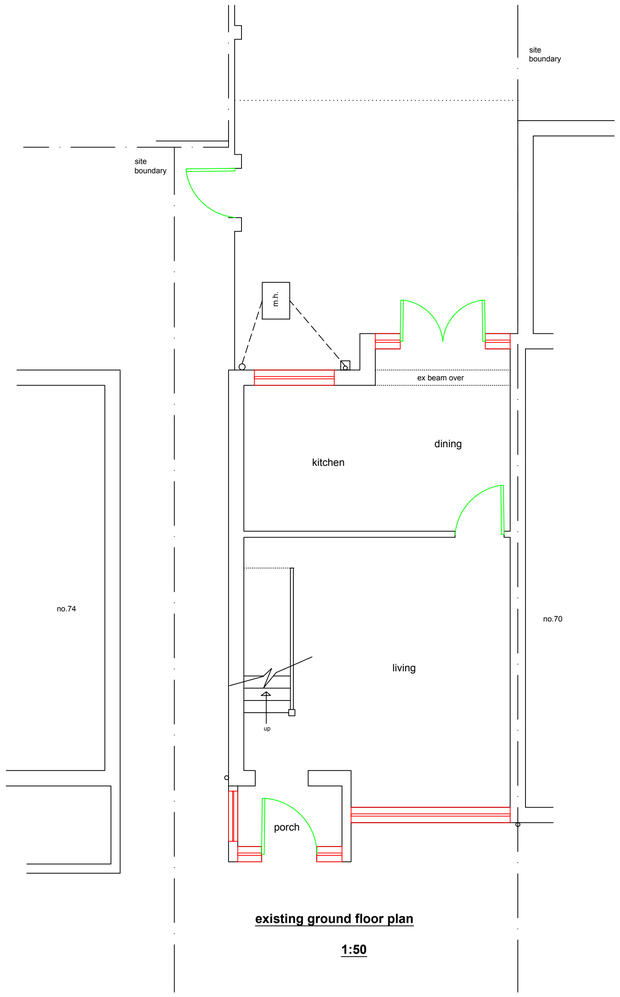
EXTERNAL WALLS; 112mm brick external skin, 150mm Dritherm cavity batts and inner skin of 100mm thermalite turbo blocks (1:1:6 mortar). Insert galv. wall ties @ 450mm CRS vertically and 900mm CRS horizontally and at every block at reveals to all openings and at floor level @ min. of 150mm above g.l. and lapped into existing DPC.

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

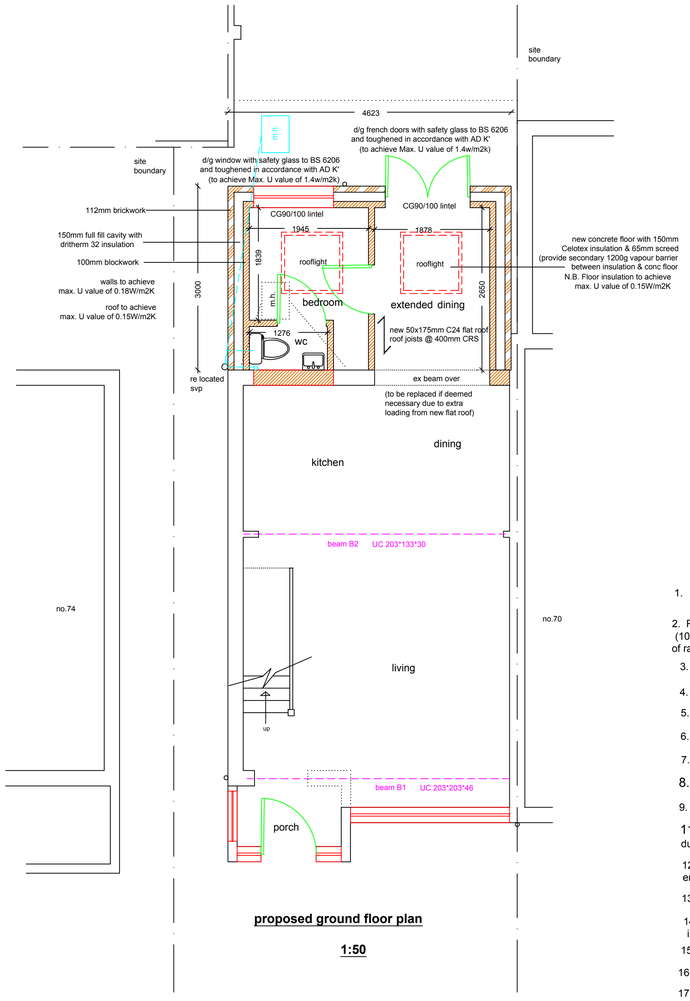
FLOOR; Min. 150mm consolidated hardcore with 50mm sand blinding with 1200 gauge DPM over and min. 100mm concrete floor, 1:2:4 mix. Finish floor with a 65mm screed with chicken wire mesh at mid depth on 150mm Celotex insulation on 500 gauge polythene. (Void below floor to be made up with hardcore backfill)

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 or GRP



existing ground floor plan

1:50



proposed ground floor plan

1:50

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 extractor fan to new shower room with min. 15 litres/sec extraction with 15 minute o/run, extracted to external air

Wall cavity to be 150mm 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

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)

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

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

1. Proposed foundations min depth 1.0m & 500mm wide or 600mm wide for eccentrically loaded foundations

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. Wall cavity to be 150mm with stainless steel wall ties

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

8. Use 150mm Celotex floor insulation to achieve max. U value of 0.15W/m2K

9. Lintels over all new openings to be Catnic or similar

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 with semi engineering brick 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 NHBC 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

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

SEDBUK 2009 seasonal efficiency rating of any proposed boiler to be greater than 88%

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

General Notes

No.	Revision/Issue	Date
	Drg. No.CHN/3001	

Firm Name and Address

Middlesex & Herts

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Project Name and Address

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Project	Sheet
single storey rear extension	01
Date: 19-02-24	
Scale: 1:50	