

Proposed soakaway to be min 5m from any building. Allow for min 1.5m cubed area below invert of drain entry. Soakaway to be constructed of honey comb brickwork. Allow for provision of reinforced concrete cover over. Allow for percolation test to be carried out before commencement to ascertain suitability of sub soil to take surface water disposal. Alternatively explore possibilities of connecting into existing surface water system. Provide gutters and downpipes discharging to gulleys placed as per plan linked to soakaway with 100mm drains laid and bedded in pea shingle.

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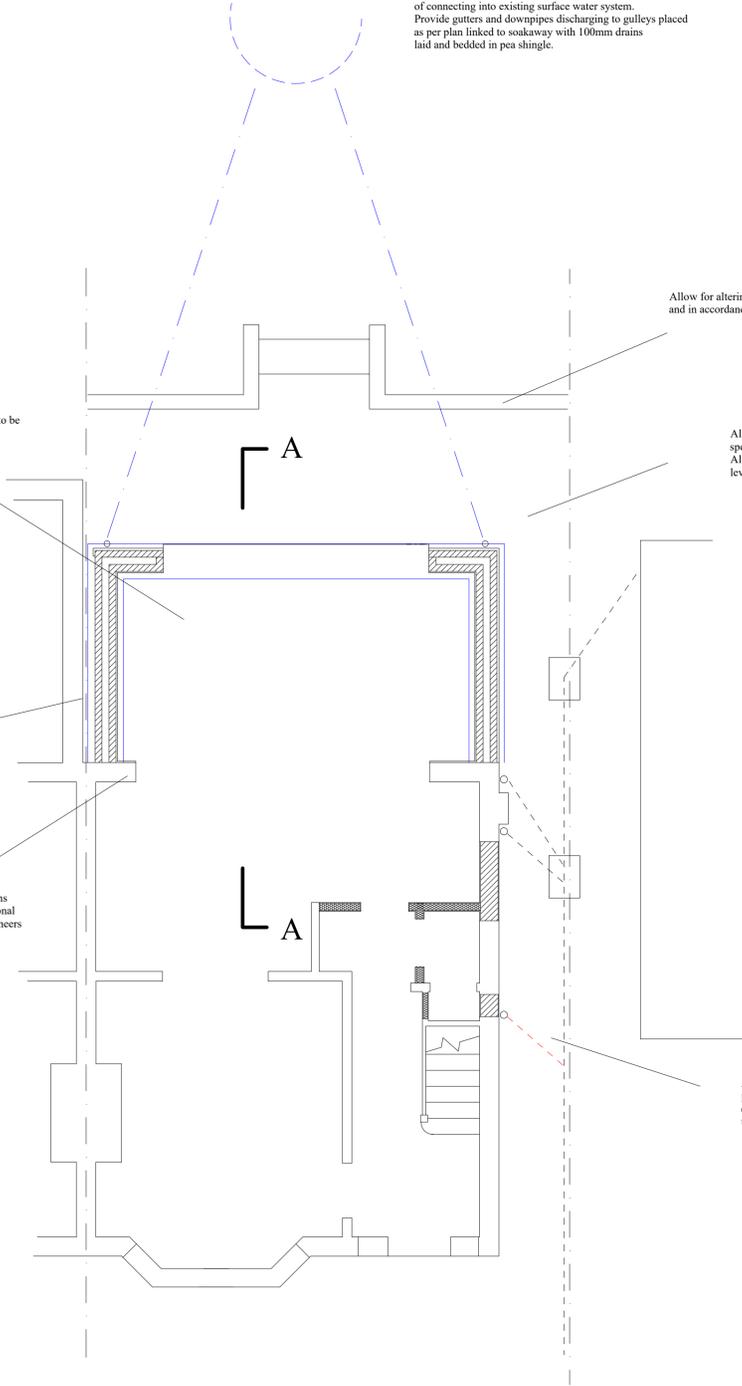
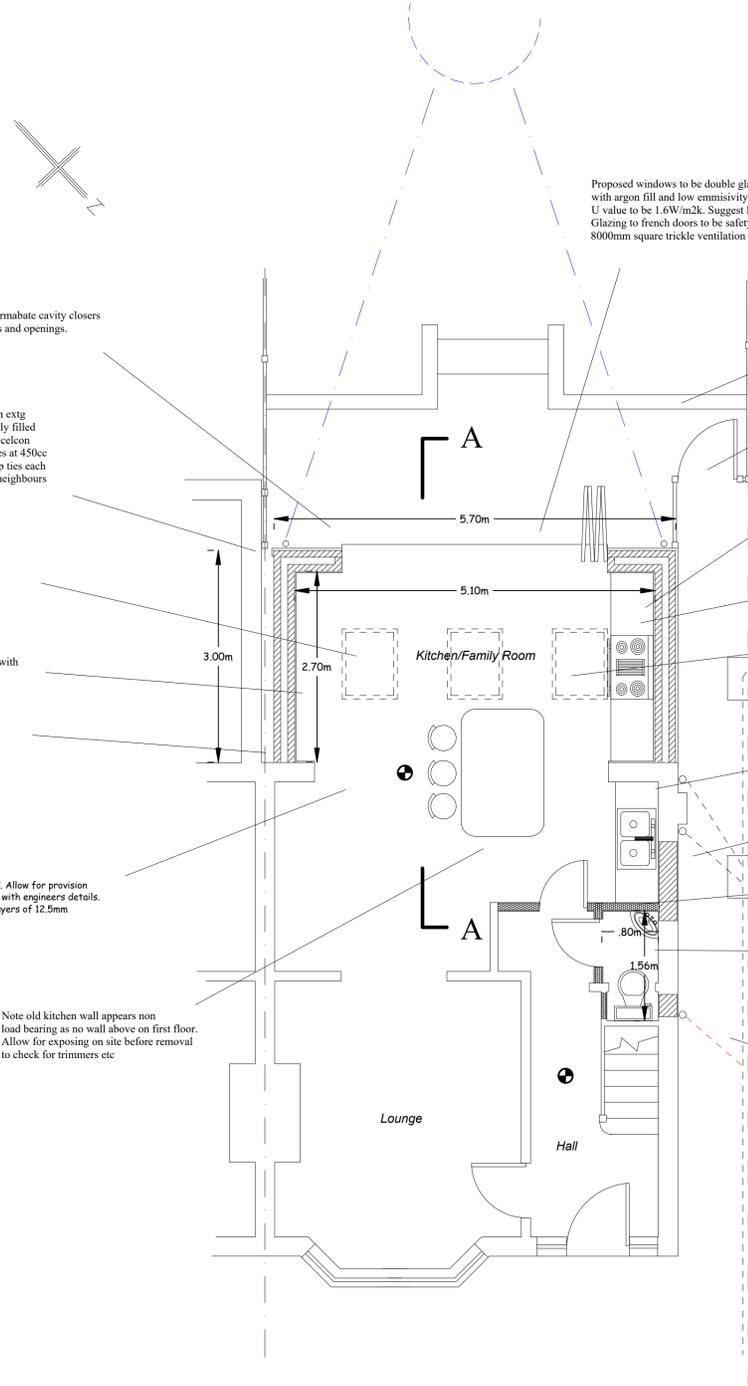
Proposed windows to be double glazed with argon fill and low emmissivity coating. Max U value to be 1.6W/m²k. Suggest Pilkington K glass. Glazing to french doors to be safety glass. Provide 800mm square trickle ventilation to heads.

75mm nominally reinforced screed on vapour barrier 80mm Celotex insulation 100mm concrete oversite on 1200 gauge dpm on sand blinding on 150 hardcore. Allow for any extg air bricks venting extg sub floor void to be ducted through floor construction to new air bricks to rear wall.

Foundations min 450mm wide and approximately 1m deep. NOTE: Foundation depths to be to local authority satisfaction, taking into account any trees in accordance with the NHBC tree guide. Sulphate Resistant Cement to be used in all works below ground level. Note foundations to flank to be excavated in 1m sections on a hit and miss basis so as not to undermine neighbours foundations.

Each section of foundations to flank to be joined by provision of two 16mm re bar set into each section top and bottom

Allow for exposing existing foundations to ascertain suitability in taking additional loads placed upon them. Also see engineers details.



Ground Floor Plan

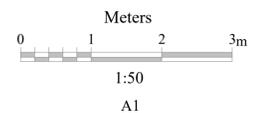
Foundation Layout

Note- Provide extension with 3 out of 4 light fittings fitted with energy efficient light bulbs.

Note- All new electrical works to be carried out by a competent and qualified person. The installer should provide certification of the extended system in accordance with Part P of the building regulations and BS7671

Mains wired interlinked smoke alarms
Heat detector in Kitchen

Internal/external measurements to faces of brickwork and blockwork.



Client	Mr and Mrs Antonopoulos	Drawing Title	Proposed Ground Floor/Foundation Layout	
Job Title	Extension At- 21 Shawford Road West Ewell. KT19 9SW	Scale	1:50	Date
		Drawing No	20/46-02	Drawn By
				KRS Designs