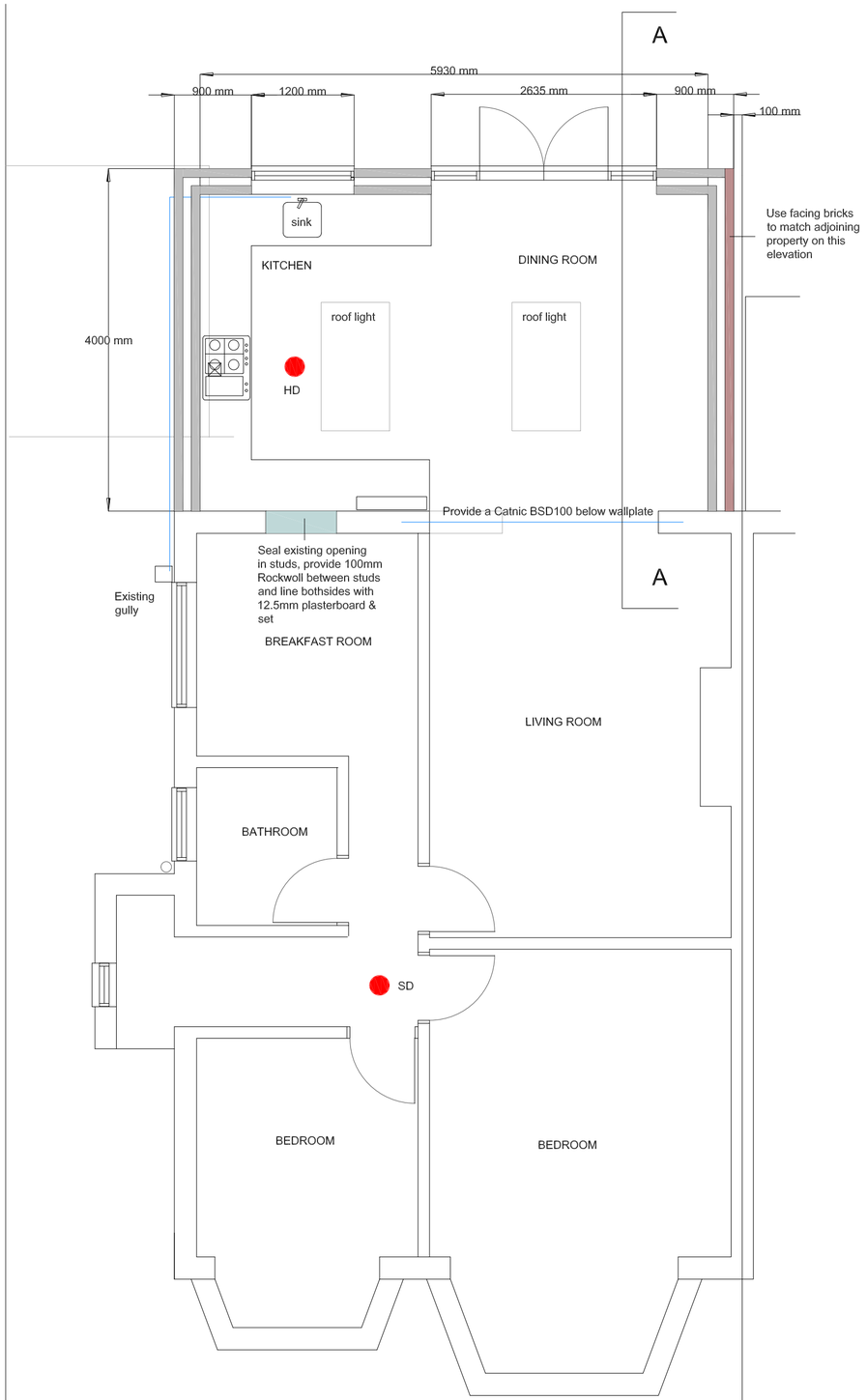

PROPOSED GROUND FLOOR PLAN 1:50

EXISTING STRUCTURE:
Elements of the existing structure such as foundations and lintels are to be inspected by Building Control and are to be upgraded or replaced if found to be necesary.

GENERAL
The design and construction of the buildings and services shall be in accordance with the latest Building Regulations and the recommendations of the Building Regulations, British Standards, Codes of Practice, I.E.E. Regulations and Utility Company Regulations.

FOUNDATIONS
Generally concrete trench fill foundations 600mm wide. A minimum 1000mm below finished ground level to all external walls and internal load bearing walls. Final depth and size may vary to suit site conditions and to be to the Local Authority Building Control .
Refer to Structural Engineers specification and details.

NB. It is the Groundwork Contractors responsibilty to ensure that the minimum depth of dig is carried out at all times.

Foundations in the vicinity of trees which are, or have been removed are to be constructed in accordance with NHBC - Chapter 4.2. 'Precautions to take when building near trees', taking into account species of trees and soil shrinkage potential. Underside of foundations to be taken down 450mm below any viable tree roots and may be stepped in accordance with NHBC and Building Regulations requirements where applicable.

SUB STRUCTURE
Brickwork to be B.S. 5628 Category FL or 7N/mmsq dense concrete blockwork to BS 6073 1981 Class 2 from foundations to DPC level. Areas with brickwork facings shall revert to facing brickwork 3 courses below finished ground floor level. Cavity walls to be filled with lean mix concrete struck towards outer leaf, 225mm below ground level. Provide min 65mm precast lintels over all services/drainage pipes passing through walls. Max opening in walls to be 250mm. Maintain 50mm gap around service pipe s and mask with rigid sheet material to prevent ingress of vermin.

External walls above DPC are to be of cavity construction
2 Coat rendering,100 mm Thermalite Shield blockwork, 100mm cavity with 100mm full fill Rockwool cavity insulation. Inner skin to be 100mm Thermalite Turbo blockwork finished wih 13mm lt wt plaster, or other finish where described.

Cavity walls to be tied together with s/s butterfly ties to BS 1243: 1978 in accordance with BS 5628: Parts 1: 1992 and 3 1985. Spacing of wall ties to be 450mm vertically and 750mm horizontally: and 225mm centrs at openings and abutments and not more than 150mm from openings and abutments. Requirements applies to all areas of cavity wall, i.e below and above dpc.

'U' value of external walls not to exceed 0.27W/msqK

Bond proposed to existing using s/s profiles

GROUND FLOOR: (Extension)
65mm sand cement fibremesh screed to BS 6204 Part 1: 1987 reinforced with galvanished chicken wire on 1200 gauge polythene vapour barrier on 100mm Celeotex insulation laid in strict accordance with manufacturers recommendations on 2000 gauge polythene dpm with lapped and tapped joints on 150mm oversite concrete on min 150mm crushed stone.

LINTELS
Insulated lintels in cavity brickwork walls to be proprietary galvanished pressed steel type, fixed in accordance with manufacturer's recommendations, above all openings in masonry construction. Cavity trays with stopped ends to be provided over, together with weep holes formed with proprietary plastic inserts at 450mm centres, a minimum 2No weep holes over each opening. All lintels to have minimum end bearing 150mm. Cavity trays and lintel upstands are to be dresssed behind breathable sarking membrane located on the outside face of the timber frame sheathing.

Steel beams to engineers details and design where required within floor zone are to be encased with 2 layers of 12.5mm Gyproc Fireline board (or similar approved) with staggered joints to provide 1/2hour fire resistance.

DAMP PROOF COURSES.
Continuous DPC's to BS 743 with minimum 150mm lapped joints shall be provided to all external and internal walls passing through damp proof membranes. DPC's to outer skin of external walls shall be a minimum of 150mm above finished ground level. Vertical DPC's to be provided as required to all reveals in external walls. Cavity trays with sop ends and flashings to be incorporated above roofs where abutting walls and positions where bridging of cavity occurs. Cavity trays over cavity battens/ barriers are to be a minimum of 150mm deep. Cavity trays to be fitted with stop ends and weep holes where necessary/

The Gas and Electrical installations are to be registered with the installers 'Competent Persons Scheme' within 30 days of the date of the final test/commissioning certificates. Works are to be registered before a completion certificate is issued in accordance with ADL1B and Building regulations 16A

CDM Regulations 2007. Party Wall Act 1996, Clients and contractors are reminded that the project is within the scope of these regulations JBL Ltd engaged as designers will not accept any liabilty for failer of these parties to carryout their duties as required by these statutes.

The contractor is responsible for all temporary works and the stability of the new and existing building whilst the works are proceeding.
The contractor must ensure that adequate and safty meassures have been taken.

Drawings to be read in conjunction with Structural Engineers drawings and calculations

RAINWATER INSTALLATION
Rainwater to be collected from eaves by means of 100mm half round eaves guttering system with68mm dia RWPs jointed to 100mm dia PVCu rest bend on 150mm concrete (1:2:4 mix) bed and surround.

SURFACE WATER DRAINAGE
RWPs jointed to 100mm dia PVCu rest bends on 150mm concrete bed and surround jointed to 100mm PVCu drains with a minimum fall of 1 in 60. Refer to drainage layout.

PRIOR TO THE COMMENCEMENT OF ANY WORKS THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

REV	DATE	DETAILS	DRAWN

0 1 2 3 4 5 6 7 8 9 10

SCALE

Provide interconnecting automatic mains operated fire detection system

To be mains operated and interlinked with battery back up to Grade D Category LD3 standard, in accordance with BS 5839-6 (2004). An Installation and Commisioning certificate must be deposited with Building Control in accordance with Approved Doc, B Volume 1, Section 1.23

James. B.Langley Limited

LABC
Building Surveying & Project Management

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Mobile: 07976 712607
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Project:
22 Ewell Court Avenue
Ewell, Surrey, KT19 0DZ

Title:
Proposed Ground Floor Plan

Scale: 1:50 @ A2

Date: MAY 2021

Drawing No ECA/002