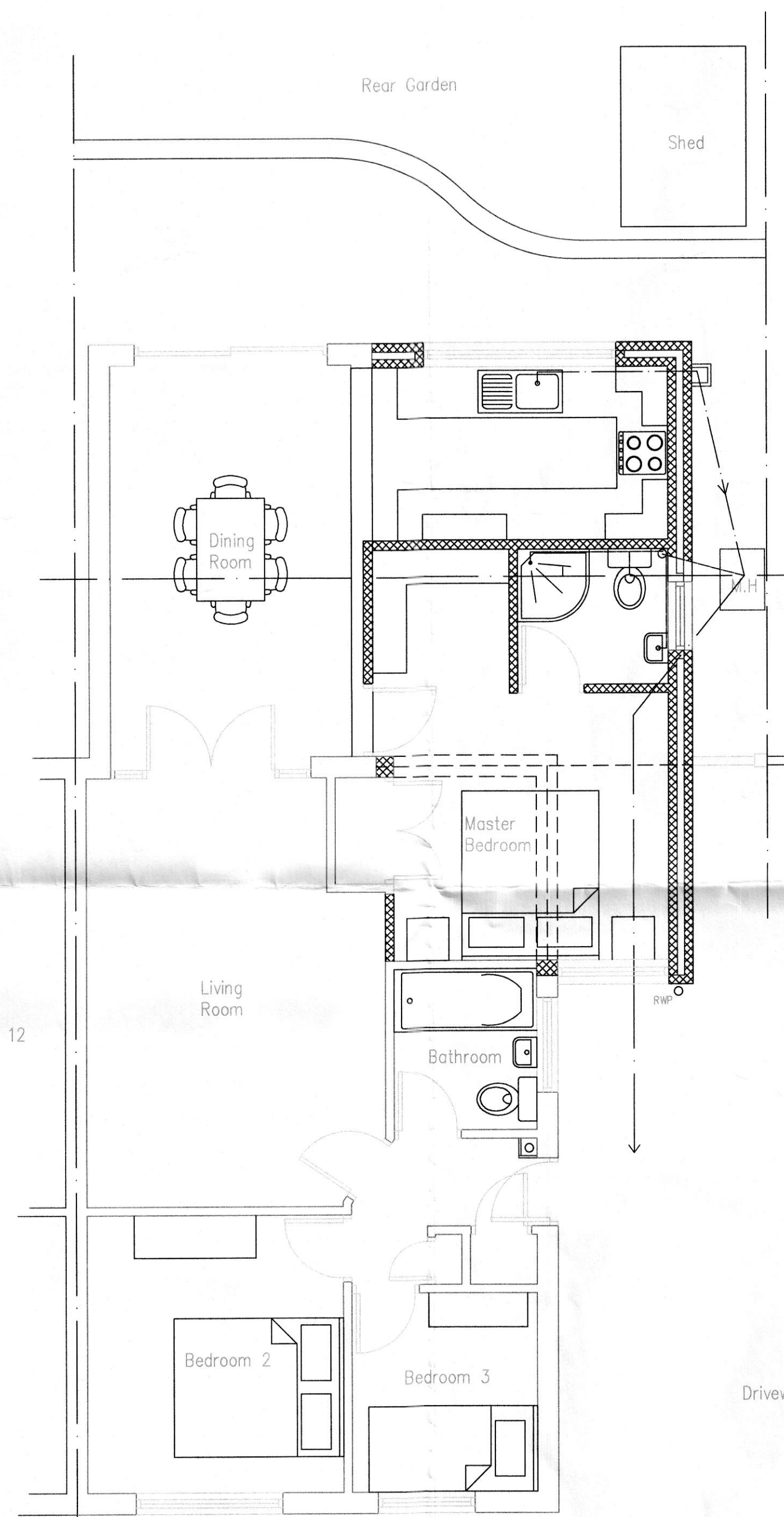


Existing Ground Floor Plan



Proposed Ground Floor Plan

DRAWINGS PREPARED FOR PLANNING AND BUILDING REGULATIONS APPLICATION PURPOSES ONLY

All notes to be read in conjunction with drawings.

Dimensions: All dimensions to be checked on site prior to commencement.

Existing Foundations: All existing brickwork/lintels/foundations to be exposed as required by B.C.D. prior to commencement of work and replaced as required. Note: Existing building built off raft foundation.

Underpin existing foundations as required by B.C.D.

Foundations: Dimensions as indicated in (1:2.4) mix plain concrete to a min. depth of 1.0m or as agreed on site with B.C.D. as site conditions dictate.

Foundations of walls within 900mm of drains to have foundations taken below invert of drains to avoid exerting additional pressure on drains.

Drains passing through foundations: To be bridged using pre-stressed precast concrete lintels with a min. 100mm void above pipe and infilled with pea shingle or similar. Lintels - Min 150mm deep x width of wall. (Use 2No 150 x 100mm R15A Bournecrete lintels)

Cavity construction external walls: 285mm thick comprising 100mm thick "Thermolite Shield" blocks or similar external skin, 85mm cavity fully filled with "Dritherm Cavity Insulation" or similar approved and inner skin of 100mm thick "Thermolite Shield" blocks or similar to achieve a U-value of 0.26/m²K. 100mm thick halfbrick construction low level as indicated on elevation drawings. Brick match to be established on site.

Stainless steel wall ties at 900mm centres horizontally and 450mm centres vertically.

Lean mix concrete to cavity to within 150mm of DPC

Block work reinforced every third course with E.M.I. and bonded to existing walls with stainless steel profiles.

All work below DPC to be in semi-eng bricks or similar down to foundation level

DPC to be "Hyload" or similar approved - min 150mm above external ground level and continuous with existing DPC's and new DPM. Lap 150mm at joints.

Rendered externally - 1:1.6 mix - 18mm thick in two coats to match existing. Render to contain a waterproof additive. To retaining wall allow to coat inner skin with asphalt finish to prevent water penetration

Movement joints: 10mm Flexcell movement joints at a max 6.0m centres to external walls installed in accordance with manufacturers recommendations.

Internal Wall Surfaces: Living board - as above.

Ceilings: 12.5mm plasterboard, joints taped and set finish.

Solid Floors: Finish as agreed on 75mm cement: sand screed with chicken wire reinforcement on 150mm (1:2.4) mix concrete slab with 1250 gauge polythene DPM with sealed joints under, continuous with new and existing DPC's. With 100mm thick Kingspan Kooltherm K3 Floorboard or similar polystyrene floor insulation under on 25mm sand bedding on 75mm wall concrete hardcore bed-free from all deleterious matter. Floor to achieve U-value not exceeding 0.25w/m²K.

Timber: Stress graded SC3 or S04 as indicated and where exposed or built into walls to be treated with 2No. coats of preservative. All in accordance with Building Regulations.

Lateral Restraint and Anchorage: 30 x 5 x 400mm galv. steel straps every 3rd joint screwed to ends of joints or across first three joints where joints parallel to walls. Straps bent down at ends and twice anchored to walls.

Pitched Roof Construction:

New rear pitched roof to be constructed using pre fabricated trusses constructed to manufacturers recommendations. Design to be confirmed on site. Majority of existing roof carcass to remain to take new keyboards for new addition. Roof complete with bit membrane timber battens and roof tiles to match existing.

All sites in accordance with Approved Document A1/2. Tables A1 to A24.

Grade SC3 unless stated otherwise.

250mm (100 + 150) mineral fibre quilt insulation (150mm laid in-between and 100mm at right angles) to achieve a U-Value of 0.20w/m²K.

Code 4 lead flashings used to form new valleys between new and existing roof configurations including laying up to 150mm under existing and new tiles.

Steel Beams to rear corner of existing building: To be encased with 2 layers of 12.5mm plasterboard fixed to 44 x 44mm timber cradle. All beams to rest on concrete padstones each end. Min. 215mm thick with a minimum 150mm end bearing and 75mm cover on external walls. Joints bolted together at 600mm centres with 10mm diam. bolts and barrel spacers. Steel: To be grade 43 with 2 coats primer. (Refer To structural Engineers Calculations provided under separate cover)

Lintels: To be 'Cotnic' cauger insulated open back heavy duty lintels C0H 50/100 range or similar and approved - length to suit openings installed in accordance with manufacturers instructions

Internal Lintels: To be "Bournecrete" Lightweight Prestressed Concrete Lintels or similar to BS5977. Sizes as per drawing.

Background Ventilation: All habitable rooms to be provided with secure background ventilation with a min free area of 8000m² with flyscreen vents internally.

Daylight and Ventilation: Glass area not less than 1/10th of floor area and capable of being opened to an extent greater than 1/20th of that floor area. Operable windows to meet means of escape requirements of Building Regulations.

Drainage:

Surface Water: To discharge into new PVCu guttering to connect into new downpipes and into new soakaways where indicated or existing as determined on site. IBC

Soakaways: Formed in half brick thick honeycomb walls. Set on 150mm concrete base with mesh reinforcement top. Size and depth to B.C.D. requirements to suit ground conditions. Min. 1.0m square and to a depth of 1.0m below incoming pipe. Positioned a min 5.0m from building.

Foul Water: 100mm diam PVCu pipe at a minimum 1 in 40 fall. Drainage pipe to be bedded and surrounded in 100mm pea shingle and bridged over with paving slabs where cover is less than 600mm. Waste pipe from new WC waste to be connected to new SVP to side elevation. Waste from wash hand basin also to connect into new SVP. Existing manhole to be infilled including half pipe to exposed waste pipe. New brick formed manhole to be constructed adjacent new extension with new waste pipe connection into existing.

Soil & Vent pipe to be 110mm UPVC - min 900mm above gutter level complete with coving.

Sink/Wash hand basin Waste: 38mm diam PVCu - 50mm diam common wastes with rodding access. Provide air admittance valve to each waste. 75mm deep soil traps.

Fascias & Soffits: Supply and fit new treated timber fascia and soffit incorporating patent soffit ventilation system to ventilate roof void - 25mm continuous of soffit with anti-vermin screen.

All timbers to be pressure impregnated with preservative and all ends are to be treated.

Guttering: 115mm diameter half round - block PVCu with 68mm circular downpipes to match existing.

Windows/Doors / Glazing: No new windows to be double glazed PVCu framed thermally broken windows with hermetically sealed units. Maximum allowable U-Value for combined PVCu frame and glazing to be 2.0w/m²K.

Glazing units to be 4mm Pilkington K low emissivity glass outer and inner panes with 16mm air gap.

All in accordance with approved Document L - 2002

Windows to provide min 1/20th of floor area as open able and should include permanent trickle ventilation of min 800sqmm.

Safety glazing in all critical locations all in accordance with Approved Document N-Diag 1.

New Internal Stud Partitions: To consist of 100 x 50mm softwood studs including head and sole plates and nogging at 900mm centres staggered vertical centres. Insulate with Rockwool.

Line both sides of partitions to ensuite with 12.5mm moisture resistant plasterboard with 3mm skin coat.

Electrical Works: All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 17th edition wiring guidance and Building regulation Part P (electrical safety).

Prior to covering all wiring / cables the applicant is to ensure that the installation is inspected by a competent person.

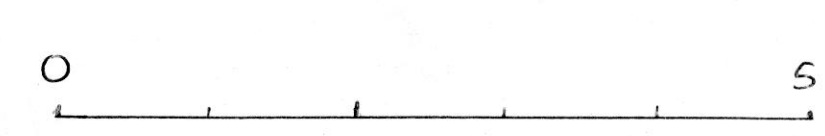
On completion of the works a copy of the installer's electrical installation test certificate and schedule of inspections compliant with BS 7671 is to be provided to the client and the Local Authority.

Smoke Detectors: to be provided and connected to the mains electrical supply with battery back-up.

Lighting: All fixed lighting to have lamps with a luminous efficacy greater than 40 lumens per circuit / watt.

Heating: Storage heaters to be connected as per existing building units.

Exact Electrical, Heating and Internal Finishing requirements to be agreed between Builder and Owner. January 2013.



Scale 1:50

Client		
Project Title 6 Fairfield Close, Kemsing Sevenoaks, TN15 6QZ Proposed Single Storey Extension		
Drawing Title Existing & Proposed Ground Floor Plan		
Drawn by: J.D	Scale: 1:50	Date: 09/01/2013
Designed by: J.D	Checked by: CLIENT	Approved by: CLIENT
File Ref.:		
Drawing No. Fairfield/01	Rev. A	