

Client: Mrs Suzan Ataseven

Site Address:
2 Martins Close
Higham, Rochester, Kent
ME3 7HE

Project:
Erection of a single storey side extension
and a single storey rear extension.

Title: 02

Company: Architecture Way Ahead Limited

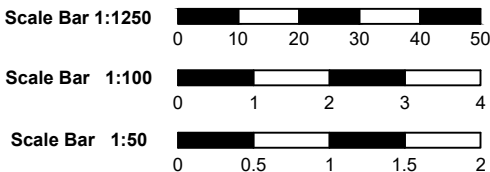
Drawing No.: AWA/1074/02

Scale: 1:50; 1:20; 1:10 & A1

Date: 17 December 2021

General Notes:

1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to any necessary local authority approvals are entirely at the risk of the owner & builder.
3. Structural details are subject to exposure of existing construction and verification by L.A. Surveyor and any necessary revised details are to be agreed with the L.A. Surveyor prior to carrying out the affected works.
4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
5. All works are to be carried out in accordance with Local Authority requirements.
6. The intended works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.
7. Thames Water Authority permission to be obtained if building over or adjacent to sewers within 3 metres. (Tel: 08459 200 800)
8. No part of the extension to project into adjoining boundary lines.



PROPOSED FRONT ELEVATION

(scale 1:50)

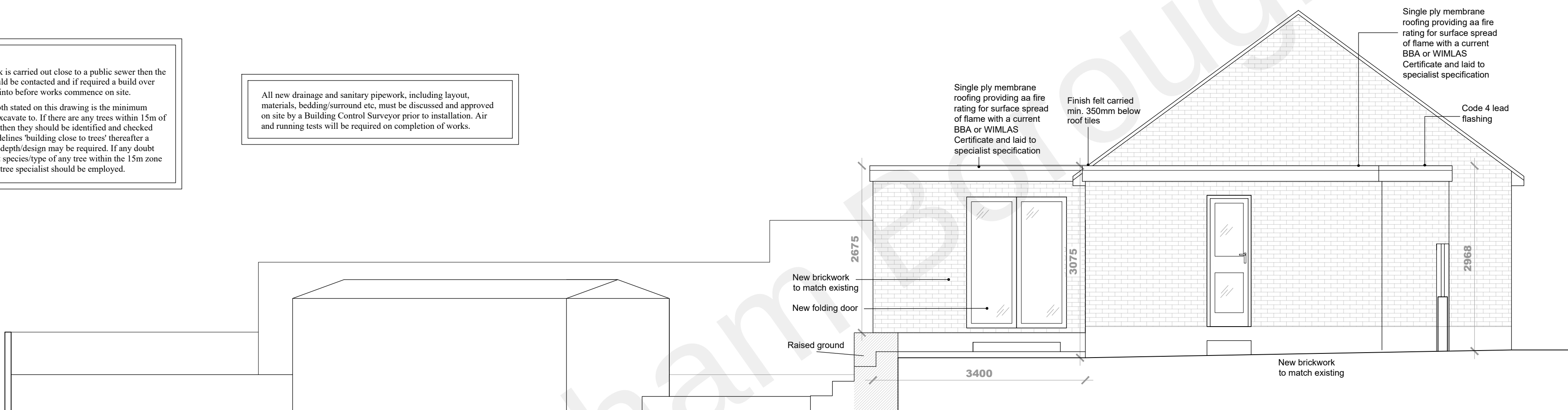


PROPOSED REAR ELEVATION

(scale 1:50)

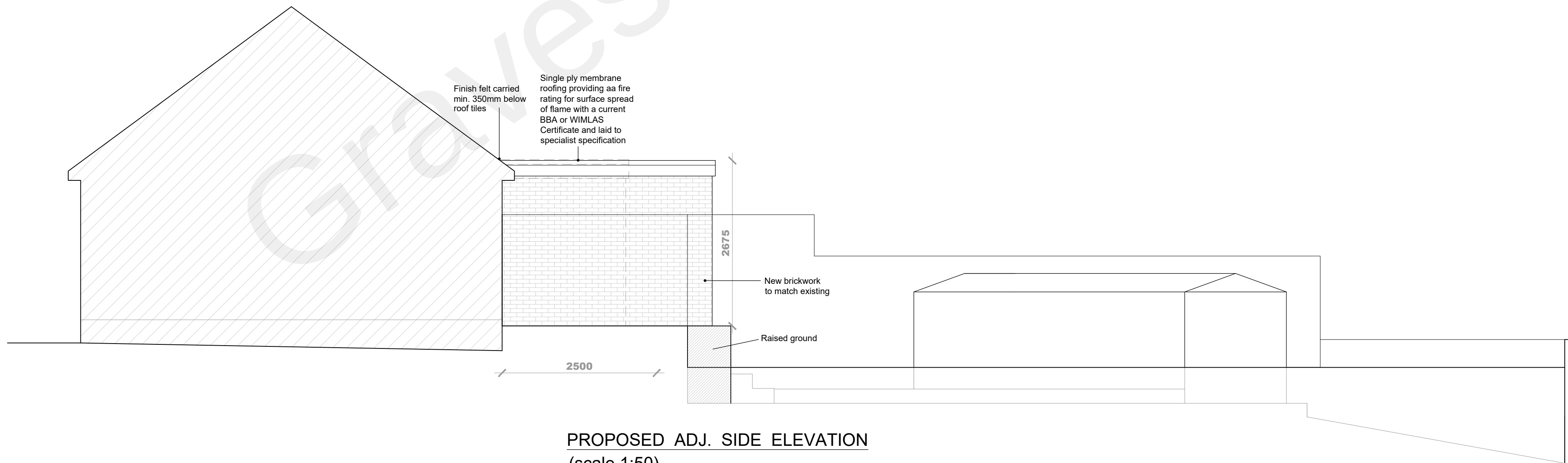
General:
If the building work is carried out close to a public sewer then the sewage owner should be contacted and if required a build over agreement entered into before works commence on site.
The foundation depth stated on this drawing is the minimum depth you should excavate to. If there are any trees within 15m of the excavation site then they should be identified and checked against NHBC guidelines building close to trees thereafter a revised foundation depth/design may be required. If any doubt surrounds the exact species/type of any tree within the 15m zone of influence then a tree specialist should be employed.

All new drainage and sanitary pipework, including layout, materials, bedding/surround etc, must be discussed and approved on site by a Building Control Surveyor prior to installation. Air and running tests will be required on completion of works.



PROPOSED SIDE ELEVATION

(scale 1:50)



PROPOSED ADJ. SIDE ELEVATION

(scale 1:50)

Minimum foundation depth in clay soil to be 900mm. Foundations shall be extended below pipe or ductwork penetrating walling. Oversite concrete will be level with or above the finished ground level. Foundation design must be approved by the BC officer subject to site investigation. Unsuitable load bearing strata will necessitate separate structural design. Should it be found that an Oak or Poplar tree is located within 18m of the intended foundations or should any other species of tree lie within a radius of 8m then the depth of the foundations must be increased to a provisional depth of 1.5m (subject to L.A building inspectors approval). If, during excavating to the recommended foundation depths, vegetation/fibrous roots are still being encountered, then the foundation depth shall be increased to 500mm below the level of the existing roots. If any nearby trees are to be removed as part of the ongoing works then the need for heave precautions to the new foundations should also be considered.

(a) Concrete trench fill founds to all load bearing cavity walls to be min. 600 x 1000mm deep.

8. DAMP PROOF COURSES :- Horizontal and vertical DPC's will comply with BS743(pitch polymer) and be incorporated :-
(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.
(b) Vertically built into jamps of all external openings.
(c) Horizontally stepped to all external openings.

9. DRAINAGE :- The existing drainage system is a single line combi system. UPVC fittings to BS 4514, BS 5255. Baths, sink units, showers - 42mm dia. wastes via 75mm traps. WC pans - 100mm dia. with 100mm traps. Where WHB waste exceeds 1.75m length or Bath/Shower exceeds 2.3m, anti-siphon traps to be fitted. Below ground drainage to comprise Marley UPVC pipes to BS 4660 & BS5481 or similar. Laid on granular bed material to BS 882 table 4. The selected fill should be free from stones larger than 40mm clay exceeding 100mm, timber, vegetable matter or frozen material. Where rigid pipes of less than 150mm dia. have less than 300mm cover, or rigid pipes of 150mm or more have less than 600mm of cover the pipes should be encased in 150mm concrete. Where flexible pipes are not under a road or have less than 600mm cover they should be encased in 150mm concrete. Where drainage runs within 1metre of any foundation and the level of the drain is below the level of the foundation then the drain trench should be backfilled to the found level with concrete. Any pipe penetrating through a structure below ground level should have a lintel above opening (or use of rocker pipes) and a settlement gap of 50mm corkpack or similar flexible material should be inserted to provide protection to the drain. Pipe to be either rocker type or hole around fitted with compressible material. All gravity drainage should have a min. fall requirement of 1:40 to provide self cleansing velocities. All gullies will be back inlet trapped gullies with rodding facility unless otherwise stated. Inspection chambers of up to 900mm depth may be of a UPVC or GRP material or constructed of 150mm concrete base slab with benching formed in 1.2 cement mortar to 1.12 gradient trowelled smooth with all channels, branches and connecting bends. The walls are to be 225mm, class 'B' engineering brick to BS 3921 to the required invert depth. 150mm concrete cover slab with haunching forming the cover level complete with frame and lid. Where foul and surface water are available on site connections must be proved. Priority order for surface water is 1. Soakaway which must be designed to comply with BRE 365. 2. A watercourse or 3. A sewer. Rainwater connections to foul sewers may only be made where soakaway and watercourse cannot be used. On completion the system is to be water pressure tested and cleansed.

10. SOLID FLOOR SLAB:- 75mm concrete screed, on vapour barrier, on 75mm Kingspan insulation with a 25mm upstand of insulation provided to perimeter edges of floors, on 150mm re-inforced concrete slab on 1200mm gauge DPM lapped to wall DPC. Sand blinding and minimum 150mm clean compacted hardcore. A lesser standard of insulation may be acceptable should problems be encountered with matching existing floor levels. Confirm with BCB.

11. TIMBER PARTITIONS:- 100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Iso wool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

12. INTERNAL MASONRY PARTITIONS:- Construct non load bearing internal masonry partitions using dense concrete blocks built off thickened floor slab and tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

13. LINTEL:- Unless otherwise stated lintels to be Catnic combined steel to BS977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided(sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. Where steel U.B's are used they are to be braced together 300mm from each bearing point and at mid span & set to concrete padstones each end. Half hour fire protection to steelwork as above.

14. LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bat or Catnic metal anchors (30 x 5 mild steel). Straps to be secured to timber and walls min.1000mm long at max.1.2mm c/c (1.8m c/c in single storey construction.)

15. FLAT ROOF CONSTRUCTION :- To achieve U value 0.18 W/m²K. Flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification.