



Foundation Schedule: (Grade 355)

B1: 203 46 UC on 225x225x20 MS Plates
B2: 203 46 UC with 300mm wide x12mm plate welded on top connecting to C1 and 300x225x20MS plate at other end
C1: 152 30 UC on 1m3 pad foundations
Extra Heavy Duty Lintels over new window openings
All steel to be in accordance to BS 449.
All steel to be painted with 2 coats of Zinc rich primer before erection. All structural wood to be of specified grade.
Notches and holes in structural timber to be in accordance with BS 5468

Foundation:
Min 1.5m stepping to 1m deep but deeper if clay subsoil found with trees located and below invert level of any underground drains in firm virgin soil, taken through made up ground. Foundations to be designed in accordance with NHBC Chapter 4.2 "Building Near Trees in Clay Subsoils"

Min 800mm width where eccentrically loaded and 600mm in all other places
Do not concrete prior to LA Building Control Approval.

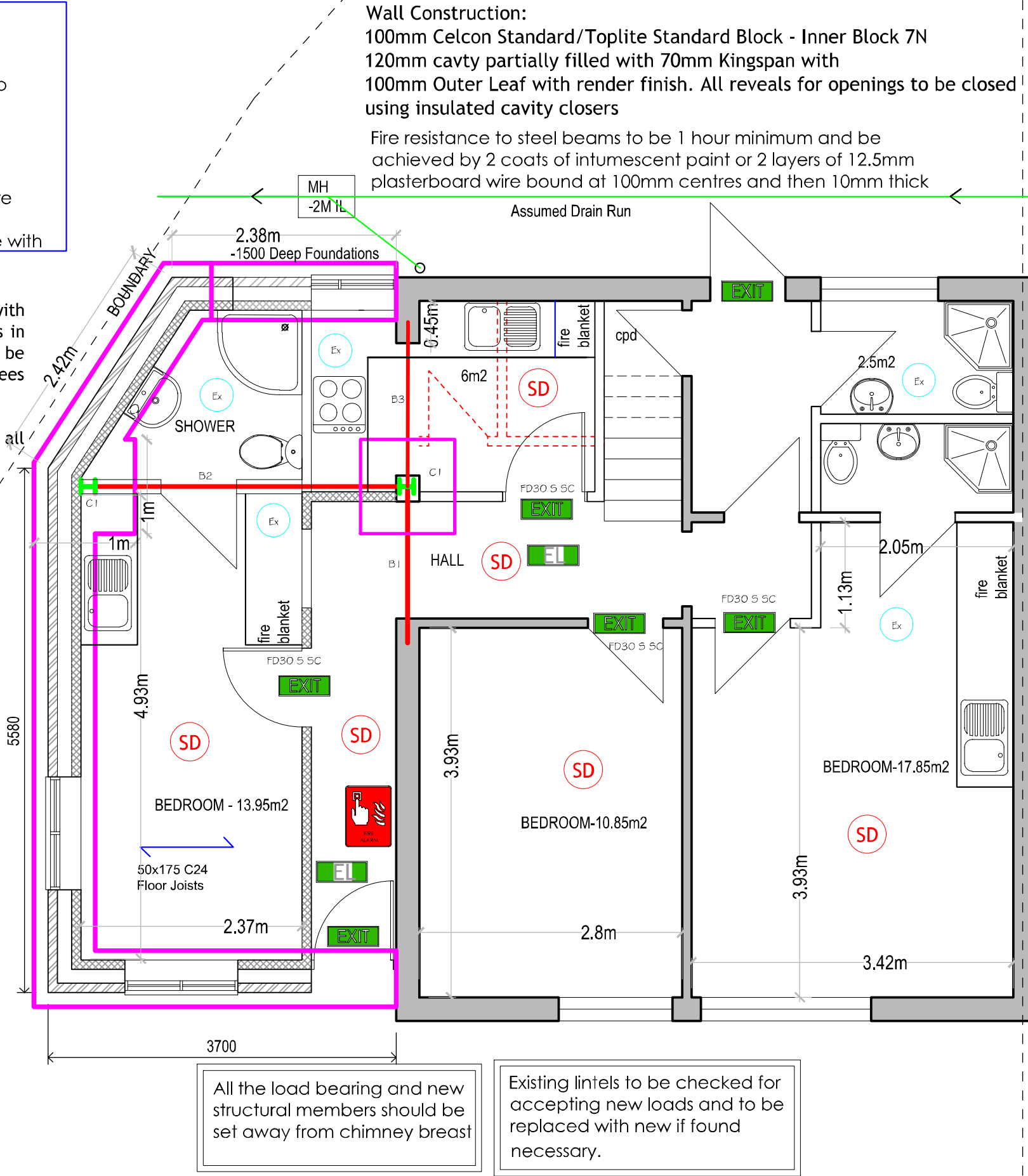
If any drainage lines found within footprint of new extension, notify surveyor prior to concreting. Any drainage lines to be bridged using 2no. Pre Cast Concrete Lintels 215x100mm or as per manufacturer's guidelines.

Any sewer shallower than 1.1m, foundations can be minimum 100mm from the side of the sewer/edge of outside of manhole.

If drains deeper, than to be contacted accordingly. Min 150mm clearance from new foundations and public sewer, as well as edge of external manhole and proposed new foundations

Rainwater Drainage - 75mm Downpipe to be taken down from new extension gutter into gully and taken into 1.5m3 soakaway (if good ground conditions following percolation test) via 100mm underground drainage pipe subject to inspector approval. Soakaway to be minimum 5m away from any building. Alternatively contractor to investigate any existing rainwater sewer during excavation stage and advise surveyor if found for instruction. Contractor to leave indication of soakaway location

Main House's Rainwater to connect into existing RW system



Wall Construction:
100mm Celcon Standard/Toplite Standard Block - Inner Block 7N
120mm cavy partially filled with 70mm Kingspan with
100mm Outer Leaf with render finish. All reveals for openings to be closed using insulated cavity closers

Fire resistance to steel beams to be 1 hour minimum and be achieved by 2 coats of intumescent paint or 2 layers of 12.5mm plasterboard wire bound at 100mm centres and then 10mm thick

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR - PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

- FD30** All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges. Middle Hinge to be installed at least 2/3 of way up door frame
 - Ex** Extractor fan for shower room - 15l/s and Kitchen 30l/s to be taken through to run and expel externally
 - Directional Emergency Egress Signage**
 - EL** ILLUMINATED EMERGENCY LIGHTING
 - Fire alarm** FIRE ALARM PANEL
 - SD** MAINS POWERED SMOKE DETECTOR
 - EXIT** ILLUMINATED FINAL EXIT SIGNAGE
- All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Surveyor prior to ordering any steel work. No responsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

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CLIENT	PROJECT	DRAWING	STAGE	CHECKED	APPROVED
48 JELLCOE AVENUE DA12	PART TWO STOREY PART Single Storey extension, and Internal Alterations	Proposed GF PLAN	Building Regs	SCALE 1:50 @A3	DATE
DRAWING No.				REV	
4 8 J E L L I C O E - 5				A	