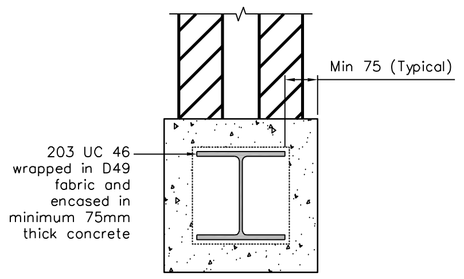
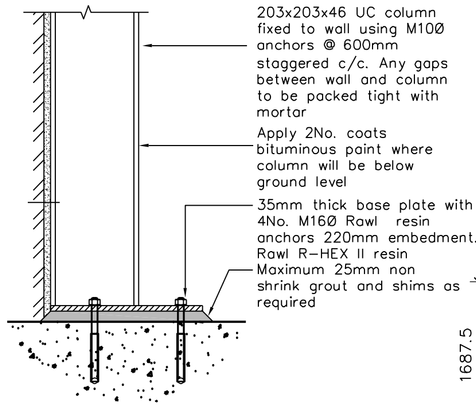
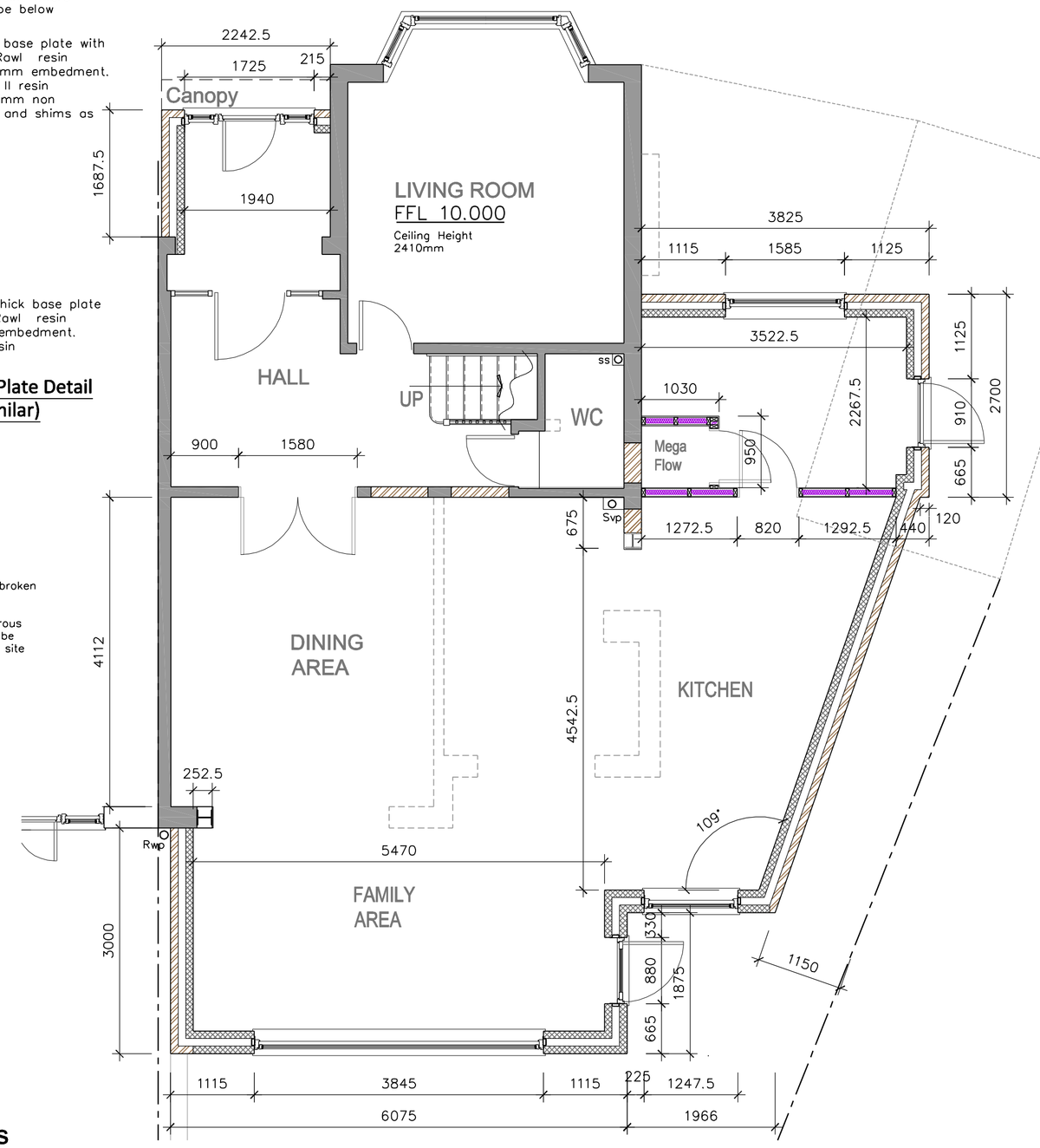


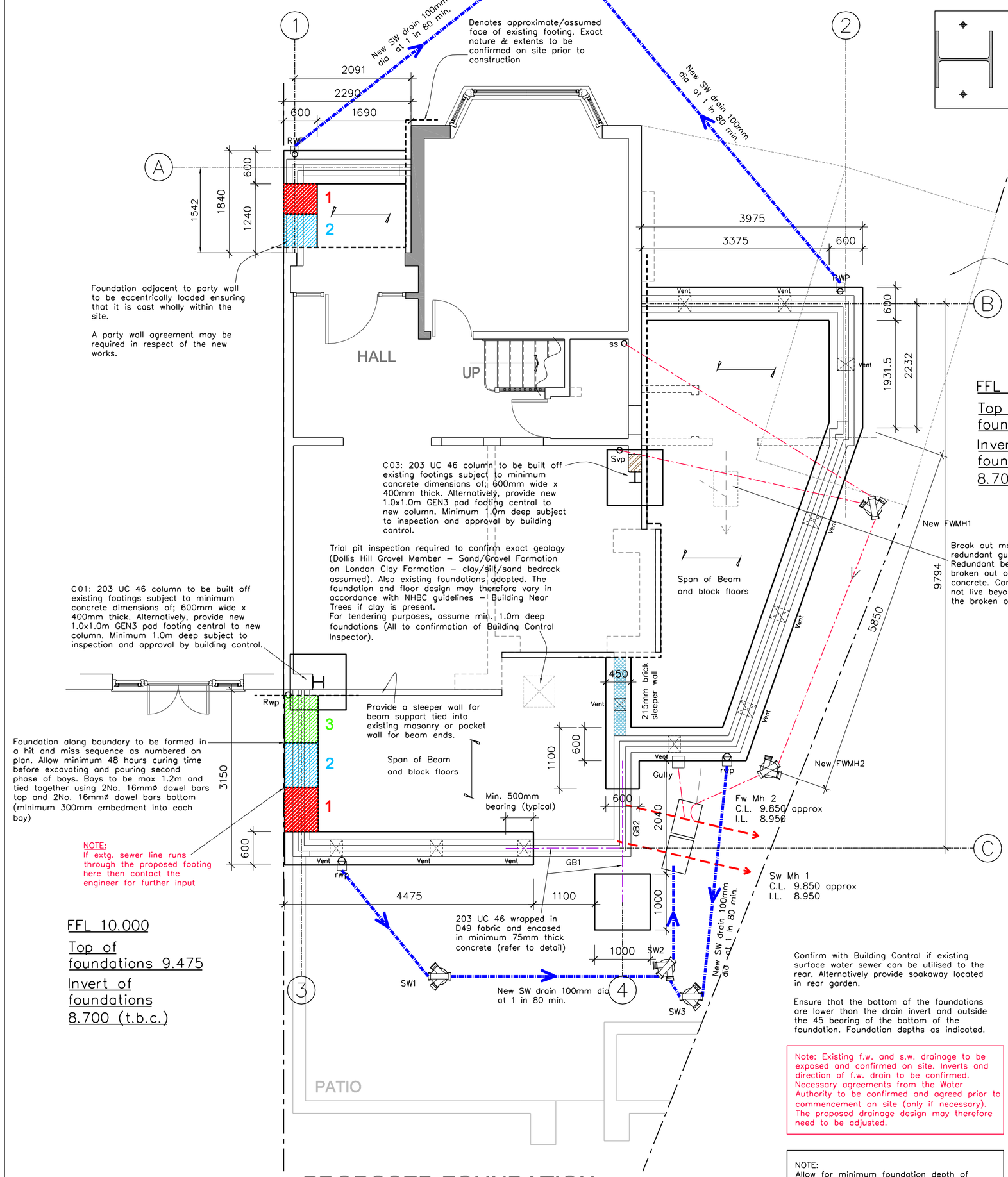
Concrete Encased Beam Detail
(Scale 1:10)



C01: 203 UC 46 Cap Plate Detail
(C02 & C03 Similar)
(Scale 1:10)

PROPOSED GROUND FLOOR CARCASSING PLAN.





PROPOSED FOUNDATION & DRAINAGE PLAN.

General Notes

Locate existing foul & surface water drains and confirm all details prior to work commencement. Clarify soakaway will be suitable for surface water drainage through percolation testing to frontage and that existing surface water sewer can be utilised to rear.

Exact drainage arrangements to be confirmed on site and approved by Building Control Inspector.

Soakaway to be min. 5m from any building or structure, constructed with broken brick hardcore and bedded and surrounded with 100mm pea shingle and capped with polythene membrane as BRE digest 365.

New 68mmø down pipes to new s.w. drains bedded & surrounded in pea shingle min. gradient 1:80 to discharge into soakaway.

New rainwater downpipes to discharge into plastic access gullies with hinged metal grids such as Hepworth SG3/1 & 1H1. See construction manual for specifications.

First floor rwps' discharging on to lower roofs to be provided with shoe.

New 100mmø upvc flexi jointed f.w. drains min. gradient 1:60 to new/existing manholes. Prestressed lintel over drains passing through wall.

Relocate existing svp internally for first and second floor wastes and re-connect drain to new FWMH1 outside of extension.

Drains with less than 600mm cover below ground level and within building surrounded with lean mix concrete. Concrete stopped short of joints & flexcell board fitted.

Make good external works and existing drainage as required and to the clients details.

Where new foundation is to be constructed against existing, underpin locally where necessary. Break outexisting garage foundations as necessary to engineers advice.

Minimum depth of foundations to be 1000mm, final depth to be confirmed after trial pit inspection and subsequently by Building Control and the structural engineer if clay soil is identified relative to nearby trees to NHBC standards, adopting Claymaster to internal face to within 500mm from foundation bearing if required.

Confirm with Building Control if existing surface water sewer can be utilised to the rear. Alternatively provide soakaway located in rear garden.

Ensure that the bottom of the foundations are lower than the drain invert and outside the 45 bearing of the bottom of the foundation. Foundation depths as indicated.

Note: Existing f.w. and s.w. drainage to be exposed and confirmed on site. Inverts and direction of f.w. drain to be confirmed. Necessary agreements from the Water Authority to be confirmed and agreed prior to commencement on site (only if necessary). The proposed drainage design may therefore need to be adjusted.

NOTE:
Allow for minimum foundation depth of 1.0m at this stage, final depths to be confirmed following confirmation of extg. tree species & location

Ground Floor Construction

75mm sand and cement screed with a D49 mesh reinforcement or for small areas galvanised chicken mesh placed at mid depth, laid over a seperating layer of building paper or polythene sheet. 100mm thick Celotex XR4000 rigid insulation board laid with close butt joints laid over a minimum 1200 gauge damp proof membrane such as Visqueen gas barrier with all joints lapped and taped. All over a grouted suspended proprietary concrete beam and block floor structure designed by specialist designer/manufacturer.

Minimum 150mm void beneath floor and formation treated with weed killer.
Sand binding on 150mm Type1 sub base.
Subfloor ventilation via cranked ventilator units. Cavity trays provided over units, Space at a maximum of 2 metre centres and 450mm from corners. Free airflow of at least 1500mm²/metre run of wall.

New foundation to be at least equal to the depth of existing and lower than any adjacent drainage invert levels.

Subject to inspection and confirmation from Building Control, the foundation/floor slab design may vary.

Exact location of public sewers to be established relative to new works and a build over agreement to be entered into. New connection on to a public sewer to be done to the Sewer authority approval and to their technical standards.

All existing buried drainage to be site checked and replaced under building if necessary (to client confirmation). Provide new drainage to connect to existing system with all agreements in place from the water authority and affected neighbours etc. if required.

Inspect, make good and clean any defects with existing drains and clean prior to works.

Incoming service locations to be confirmed with utility companies.

External works to be agreed with the client. Allow for a minimum making good to current surfaces.

Ensure existing sub floor ventilation is maintained.

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ALL DIMENSIONS AND LEVELS ARE SUBJECT TO A THOROUGH AND ACCURATE ON SITE CHECK BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORKS.

ALL SIZES OF STRUCTURAL COMPONENTS ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER.

ELECTRICAL INSTALLATION OR MODIFICATIONS, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE LATEST EDITIONS OF THE RELEVANT BRITISH STANDARDS AND C OF P'S AND ARE TO BE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND SUITABLE FOR PURPOSES OF THE WORKS. IN ADDITION THEY MUST COMPLY WITH THE 17TH EDITION OF THE IEE REGULATIONS INCLUDING AMENDMENTS 1 & 2, THE LOCAL ELECTRICITY SUPPLY AUTHORITY, BRITISH TELECOM, THE BUILDING REGULATIONS LATEST AMENDMENTS.

PLEASE NOTE ELECTRICAL CONTRACTORS MUST BE MEMBERS OF THE NATIONAL INSPECTION COUNCIL FOR ELECTRICAL INSTALLATION & CONTRACTING (NICIEC) & THE ELECTRICAL CONTRACTORS ASSOCIATION.

MECHANICAL INSTALLATION OR MODIFICATION, INCLUDING HEATING & HOT AND COLD WATER AND VENTILATION SERVICES TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CIBSE GUIDE AS PRODUCED BY THE CHARTERED INSTITUTE OF BUILDING SERVICES ENGINEERS & TO CURRENT BS SPECIFICATION, I ADDITION THEY MUST COMPLY WITH THE LOCAL WATER COMPANY BYELAWS, THE CIBSE GUIDE AND C OF PS. THE LATEST EDITION OF THE BUILDING REGULATION APPROVED DOCUMENTS AND ALL NATIONAL AND LOCAL REGULATIONS.

ALL WORKS ARE TO COMPLY WITH THE LATEST REVISION OF THE BRITISH STANDARDS.

THE CLIENT OR APPOINTING AGENT SHOULD ADVISE OF ANY KNOWN BURRIED SERVICES AND DRAINAGE LOCATION OR RESTRICTIVE COVENANTS.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL PLAN DRAWINGS & DOCUMENTS RELATING TO THE WORKS. DO NOT SCALE FROM THIS DRAWING, EXCEPT FOR PLANNING PURPOSES.

CDM Regulations 2015 : Designers' Notes on Significant Residual Risks

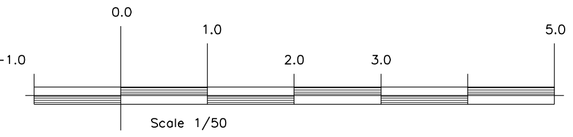
1.

These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual, or unlikely to be obvious to a competent contractor or other designer will be highlighted. This information may be subject to revision as the design develops.

Refer also to Drawings

VERIFICATION STATUS	Verified by	Date
INFO/DESIGN		
PLANNING		
BUILDING CONTROL		
CONSTRUCTION		

No	Revision	Date	Drn	Chkd



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Drg. No. L-15 Rev D

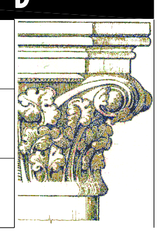
Scale @ A1 1/50

Date: Feb 21
Drawnby: Paul
Checked: PAH
File:

Client: Mr & Mrs Patel
Proposed Side, Rear & Loft Extensions

Project Title: 80 Sheringham Avenue Oakwood North London N14 4UG

Drawing Title: Proposed Ground floor Carcassing And Foundation & Drainage Plans



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