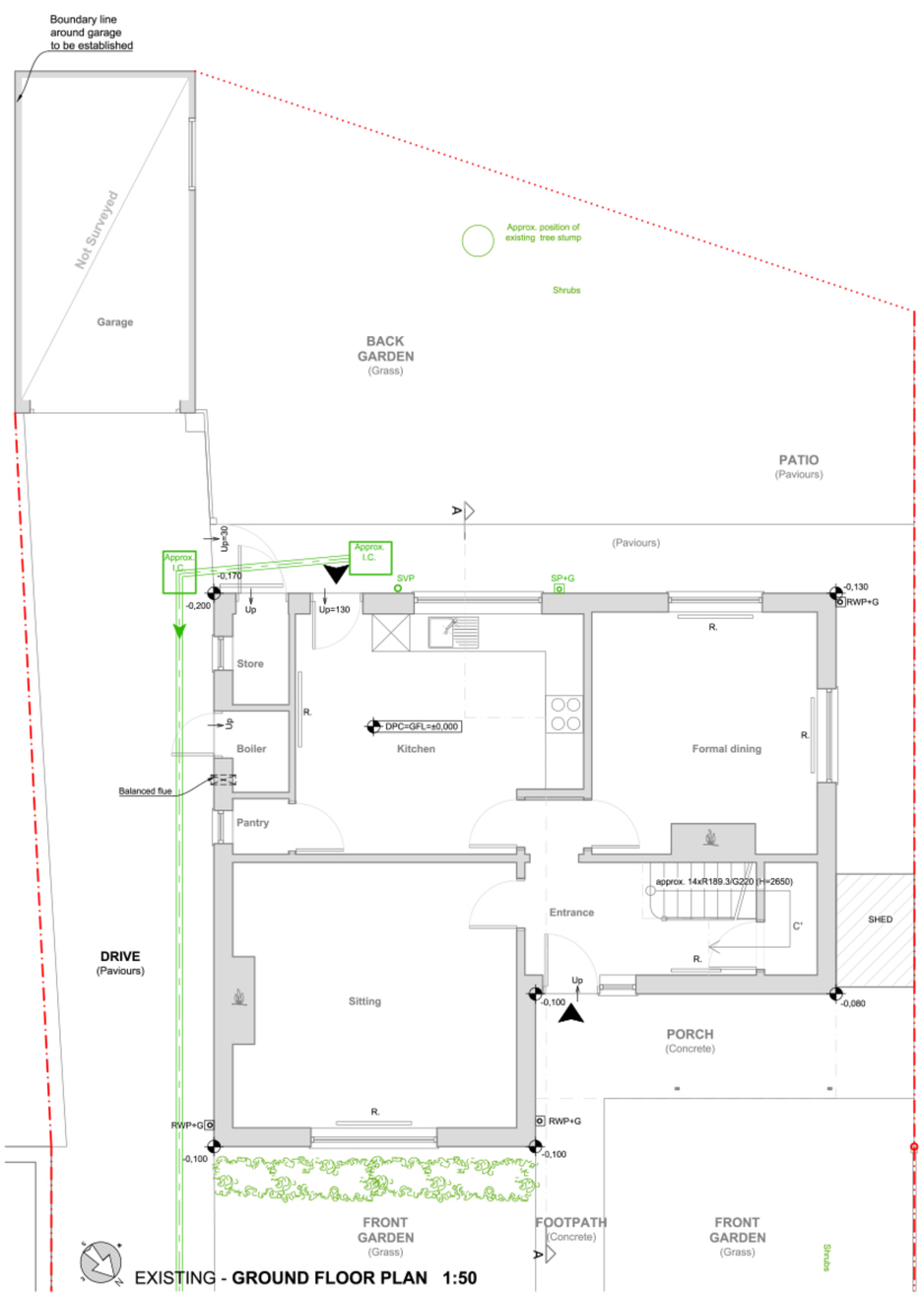
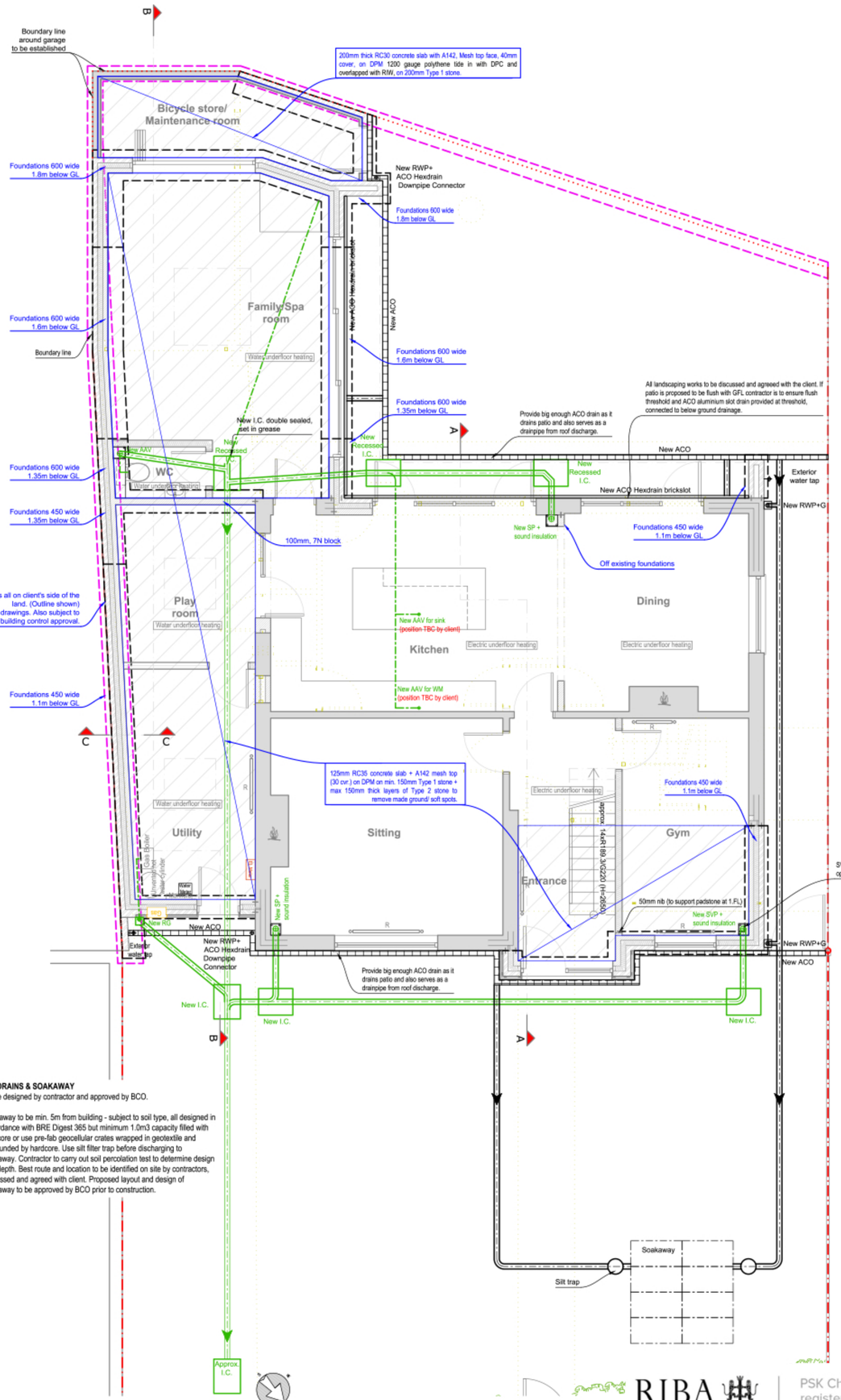


EXISTING - **GROUND FLOOR PLAN 1:50**



PROPOSED - **GROUND FLOOR PLAN 1:50**

BUILDING CONTROL
Building Control Officer (BCO) is to advise/ inform architect (PSK architect ltd) during Building regulations, if the proposed development is near a public sewer, in a contaminated or radon area, in a flood zone, in extremly windy area or if any other special design is required for the proposed development that is characteristic/ necessary to the local area.

GENERAL NOTES
The contractors are responsible for checking all information before any orders are placed or commencement of construction work.

Contractors and tradesmen are responsible for site safety and Health&Safety and should be able to provide COSHH certificates where required.

CONSTRUCTION (Design & Management) REGULATIONS 2015:
'Principle Contractor' deemed to be responsible for H&S on site, undertaking all duties on behalf of the 'Client'.
Contractor to organise F10 form and submit prior to commencing work on site; H&S File to be available at all times with all necessary Risk Assessments in place, and for appointed sub-contractors.

QUALITY OF WORK
All materials and workmanship shall be in accordance with the Building Regulations approved documents and the latest British Standards. The works must be carried out in accordance with all relevant planning conditions.
All proprietary products and materials are to be installed, fitted and used full in accordance with manufacturer's instructions, recommendations and advice, and the designer advised of any conflict identified before work proceeds.

DEMOLITION WORKS
Locate and make safe all services. Disconnect, seal and remove all redundant pipes, cables, conduits, etc. Provide protection to all remaining services throughout contract. Remove all walls, fixtures and fittings as shown, providing temporary support and bracing as required.
NOTE: Contractor to check all setting out dimensions before work commences. Dimensions if mentioned to be read not scaled.

FOUNDATIONS
- All as per Structural Engineer's details, design and specifications. S/E to confirm that the structure has been designed to take into cosideration ground conditions and surrounding trees.)
- Any trees within 20m of the new foundations to be identified and the impact on the depth and type of foundations should be considered prior to commencing of any work. Arboricultural Impact Assessment to be provided where requested by BCO. Designed to suit soil conditions and to conform to NHBC practice, Note 4.2 'Building Near Trees'. Foundations min. 500mm below lowest root and to BCO approval.
- All subject to BCO approval and site inspections.
- Also foundations to be taken below invert level of drain pipes.

GROUND FLOOR
Concrete Screed:
80mm sand/cement fibre reinforced concrete screed (with incorporated underfloor heating type shown on plans) on 500 Gauge polythene separation membrane and 25mm perimeter insulation on 150mm Celotex GA4000 insulation boards tightly butt jointed on1200 gauge polythene DPM, tide in to DPC and lapped with existing DPM on 125mm RC35 concrete slab + A142 mesh top (30 cvr.) on DPM min. 150mm Type 1 stone + max 150mm thick layers of Type 2 stone to remove made ground/ soft spots.
- Allow for floor finishes. New and existing floor levels to align.
- Minimum 225mm cavity clearance below DPC.

FW DRAINS
- Trace existing drainage and remove/grub-up or seal as required redundant drainage.
- Contractor to fully design new drainage system including connections into existing system. All new drainage elements (below and above ground) locations and routes to be discussed, confirmed and approved on site between contractor, client and BCO. At commencement of works the invert of the existing I.C.s is to be established and invert of new I.C.s is to be determined. The contractor is to check and agree drainage inverts with the BCO before starting drainage work.
- Position of all new sanitaryware, sinks, kitchen and utility appliances which require water supply and waste connection to be discussed, agreeed and confirmed on site between contractors and client prior to drainage 1st fix.
- All below ground pipes to be min. 100mm dia, underground plastidrains, have access points for rodding and laid to min.1:40 fall (or 1:80 where serves one or more WC) surrounded with 150 mm suitable granular material and with concrete cover over where under building and hard surfaces.

New 450mm dia Inspection Chambers as shown on plans. Proprietary cover.
Provide concrete lintels over drains where passing through walls in accordance with Diagram 7 of Approved Document H.
Drainage installations and alterations shall be made in accordance with Approved Document H guidance.
The head of the drain to be taken to outside air min. 900mm above any opening within 3m, through SVP preferably to ridge vent/ ridge tile.

RW DRAINS & SOAKAWAY
To be designed by contractor and approved by BCO.

Soakaway to be min. 5m from building - subject to soil type, all designed in accordance with BRE Digest 365 but minimum 1.0m3 capacity filled with hardcore or use pre-fab geocellular crates wrapped in geotextile and surrounded by hardcore. Use silt filter trap before discharging to soakaway. Contractor to carry out soil percolation test to determine design and depth. Best route and location to be identified on site by contractors, discussed and agreed with client. Proposed layout and design of soakaway to be approved by BCO prior to construction.

NOTES:
- Contractors to investigate existing below and above ground drainage at a very early stage, prior to work commencment to check existing drainage arrangement. Any discrepency or irregularity to be reported to architect (PSK) and to structural engineer (also referred to as S/E) immediately.
- Contractor to check feasibility of the proposed drainage system at a very early stage, prior to commencment of work.
- Proposed above and below ground drainage system to be discussed and agreed with the client.
- Proposed drainage system to be agreed, checked and approved by Building Control officer on site.
- Contractors to fully design new above and below ground proposed drainage system and connections with existing drainage system following the latest Building regulations (Part H) along with Structural engineer's drawings and local water board conditions.
- Refer to Structural engineer design, details, specifications and calculations.
- Contractors to verify all levels and setting out and to determine all dimensions and relationships on site before fabrication commences.
- Contractor to be responsible for the design and supply of all temporary works (i.e. bracing, propping, shoring, tying, etc.) and the security, stability and safety of the building during works.
- All foundations to S/E design and details. Foundation details are subject to site findings.
- All concrete work to S/E design and details.
- All steelwork to S/E design and details. Steelwork sub-contractor to be responsible for taking all necessary site measurements prior to fabrication to ensure the correct fit of the new works on site. All structural steelwork to be dry fire cased to comply with the latest building regulations (refer to specification sheet). Where concrete encasement is required the steelwork is not to be painted.
- All timbers to S/E design and details.
- All loadbearing masonry to S/E design and details.
- All structural elements are shown indicatively, refer to S/E details for setting out.
- Contractor to form openings for all works existing and proposed rooflights, windows and doors. Contractor to make good all impacted areas, following completion of the works.

0m 1 2 3m
1:50 @ A1

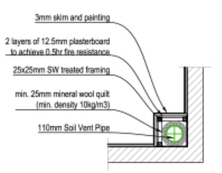
General Keys:
- Existing structures
- Demolished structures
- New structures
- New Foundations - for all foundations refer to S/E drawings and details
- Boundary line
- Boundary line - to be established
- Area in abeyance subject to Party Wall or other consent
- Structural engineers (S/E) notes

Drainage Keys:
- I.C. - Inspection chamber
- M.H. - Manhole
- RG - Roddable gully
- AAV - Durgo air admittance vent
- SVP - Soil vent pipe
- Flow direction
- Proposed FW drains
- RWP+G - Rainwater downpipe + Roddable Gully
- ACO - ACO drain
- Flow direction
- Proposed SW drains

CAVEAT NOTE:
- All levels, dimensions and existing drainage including its invert levels to be checked by contractor prior to commencment of works.
- All structural elements here are shown for illustration purposes and are subject to structural engineer's design and instructions. Structural engineer's drawings superceed these illustrations.
- These drawings are to be read in conjunction with the structural engineers drawings.

Rev.	Date	Revisions

SVP Service detail (illustrative)



- Boxing to be provided with a fire rated intumescent air grill where an AAV (Air admittance valve) is used
- Ensure all gaps and voids are sealed
- Soil Vent Pipes to be provided with rodding access
- Any penetrations through a fire separating element to be provided with a proprietary and tested fire-stop system.
- SVP must be accessible for inspection and testing.

PRELIMINARY DRAWING
01/09/2021

PSK architect
Your Home Extension Specialists
PSK Cheltenham Ltd,
Unit B4, Staverton Connection,
Gloucester Road, Cheltenham,
GL51 0TF.
Tel. 01452 714596

DESCRIPTION
Proposed alterations and extension

BUILDING REGULATIONS
Drainage and Foundations

As **EXISTING & PROPOSED**

DATE	SCALE
JUL 2021	1:50/100 @ A1
DRAWN	CHECKED
VH	---

A348P/236 - BR01