

Notes:
 Building Regulation Approval: The owners of the property are advised that an approval of the calculations and drawings by the Local Authority Building Control should be obtained prior to any ordering of material or fabrication. No liability is accepted for any changes that may be required as a result of work having commenced prior to such an approval having been obtained. - This drawing remains the copyright of Express plans and is not to be copied, altered or changed without permission.
 This drawing to be read in conjunction with architects and project specifications. Any discrepancy between this drawing and all other project drawings should be brought to the attention of Express plans for clarification prior to commencing the works.
 Local Authority's building inspector is to be informed by the contractor in writing at least 48 hours prior to the works starting on site and their agreement obtained that work can commence.
 Structural Steelwork: All steel members grade to be BS EN 10025 S275 J0 (Hollow sections to be S355). Length of the beams and the columns should be provided by the contractor allowing minimum bearing. DO NOT SCALE THE DRAWING.
 Steel Corrosion Protection: Preparation: Shot blast to SA2.5. Shop primer, Zinc phosphate (min 75 micron). Fire Protection to steel beams & columns: Box around all steels with 50 x 50 s.w. framework and 2 layers of 12.5mm Fire line plasterboard with staggered joints and 3.5mm skim finish.
 Pad stones: Pad stones to be grade C30 concrete. Beam bearing on pad stones to be minimum 100mm unless otherwise noted specified on Structural Timber.
 All timber grade C24 unless otherwise stated. Joints may be notched over bearing. Maximum depth of notch 1/3 joist depth. Use steel beam with solid timber packing plates bolted through web of beams M12@500 centres behind joists hangers and for and strap fixing. Temporary Works: The contractor is to accept full responsibility for the stability and safety of the works during the total construction period. No undermining of existing structure is to be carried out prior to consultation of structural engineer.

Protected Fire escape route- Doors
 Contractor to establish the current build-up of doors upon inspection on site (with the presence of Building Control officer). If necessary, upgrade doors and frames to achieve min. FD30 status. New frames to incorporate intumescent seal.

Protected Fire escape route- Floors & Ceilings
 Contractor to establish the build-up of floors & ceilings includes the stairs. with fire rated plasterboards and Flooring grade WBP to achieve a minimum 30-minute fire resisting construction (REI)

Kitchen to have hot and cold potable water supply with 40mm waste discharge pipe installed. Sink to have hot and cold potable water supply with 40mm waste discharge pipe installed.

ventilation:
 kitchen to have mechanical ventilation @ 60 litres per second or @ 30 litres per second if incorporated into cooker hood
 shower to have mechanical ventilation @ 15 litres per second provide 3nos 8000mm² background ventilation to kitchen+living & 4000mm² to bathrooms

NEAR FULL FILL CAVITY WALL (RENDERED FINISH)
 100mm block work outer leaf with rendered finish (spec be be agreed with client)
 10 cavity / air space
 90mm kooltherm k106 - kingspan insulation
 100mm 7.0n lightweight aerated blockwork inner leaf (max density of 730 kg/m³, k-value 0.11 w/mk)
 galvanised (vertical twist) cavity ties @450 cc vert + 900cc horizontal, all spacing reduced to 225cc within 300mm of openings
 12.5 foil-backed plasterboard on dabs + skim coat
 over all u-value calculated = 0.17 w/m²k

install dpc at min 150 above ground level and continued under thresholds
 - pre formed plastic weep holes at 75mm h x 10 w @ 900 c/c with chamfered mortar fill at dpc level

proposed drainage to be connected to the existing system

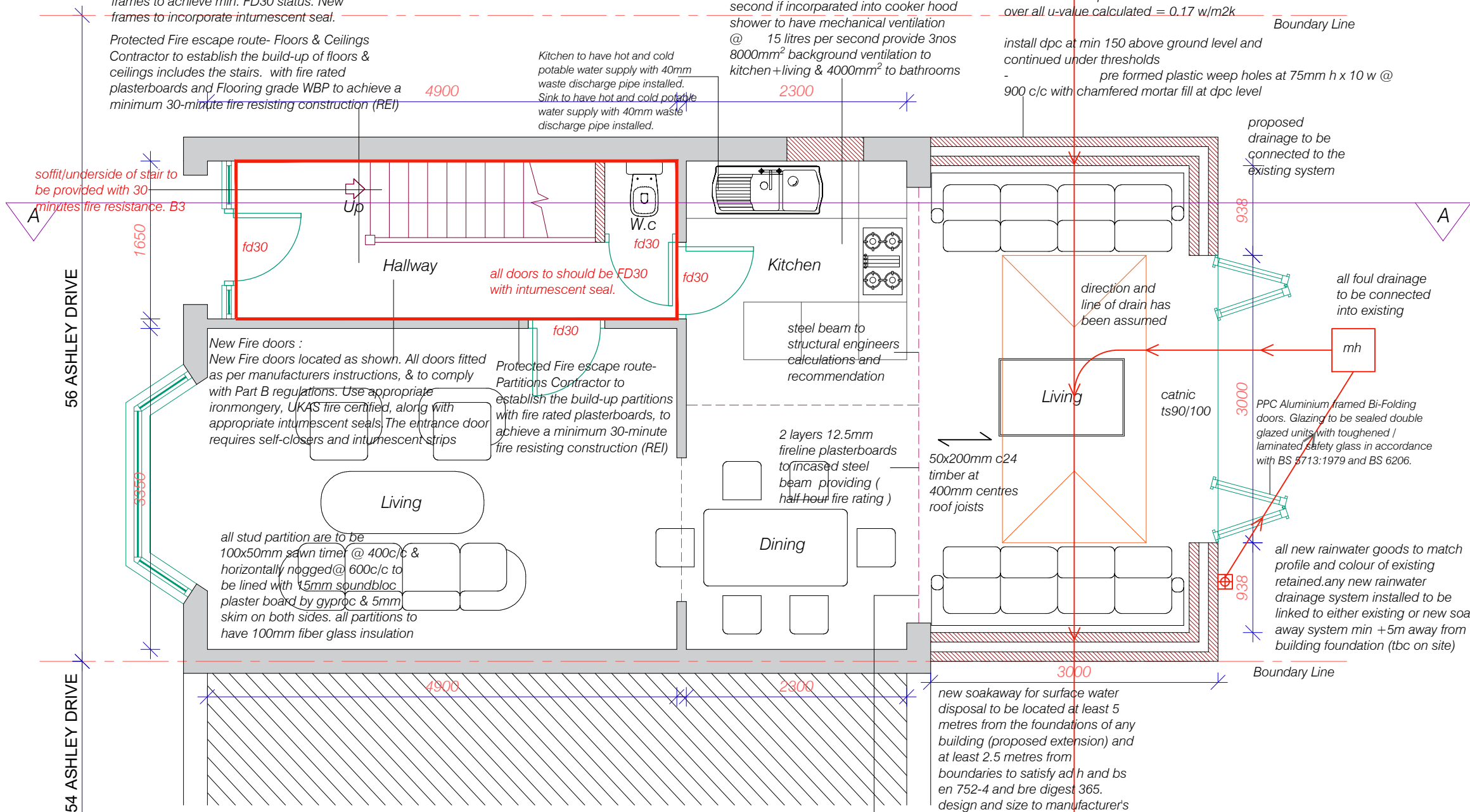
all foul drainage to be connected into existing

catnic ts90/100

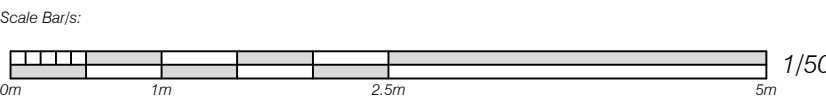
all new rainwater goods to match profile and colour of existing retained. any new rainwater drainage system installed to be linked to either existing or new soak away system min +5m away from building foundation (tbc on site)

new soakaway for surface water disposal to be located at least 5 metres from the foundations of any building (proposed extension) and at least 2.5 metres from boundaries to satisfy ad h and bs en 752-4 and bre digest 365. design and size to manufacturer's recommendations.

new structural support / steelwork shown indicative only, refer to s.e details. all steelwork to be fire protected to minimum 30 minutes
 all new structural support / steelwork shown indicative only, and is subject to structural engineer's design and to building control approval.



PROPOSED GROUND FLOOR PLAN



Issue	Notes	Drawn	Date
Express Plans			
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Client J&N. Properties Ltd 56 Ashley Drive Twickenham TW2 6HW			
Drawing Title PROPOSED GROUND FLOOR PLAN			
Scale 1:50	Date 29/06/24	Checked AZ	Drawn By AZ
Drawing Number D03			Revision