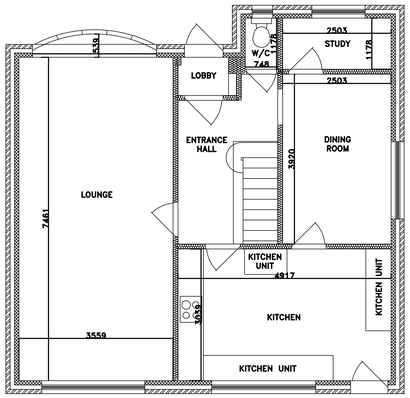
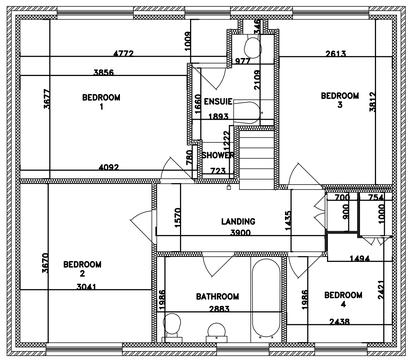
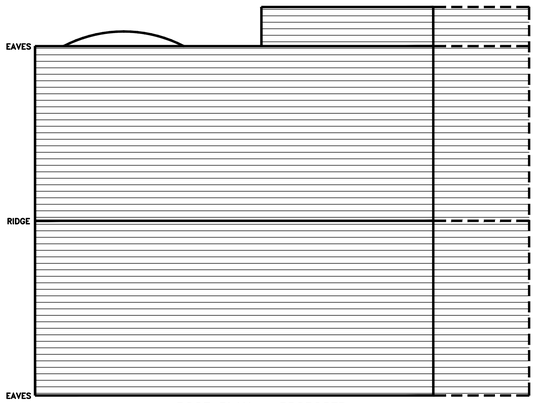


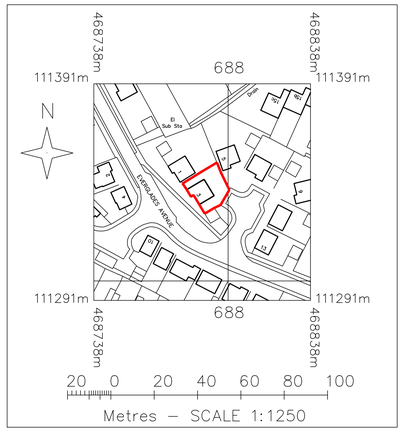
GROUND FLOOR – EXISTING
SCALE 1:50



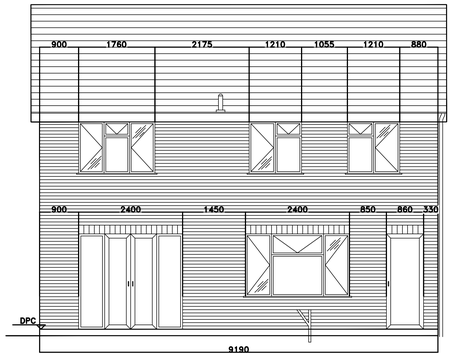
FIRST FLOOR – EXISTING
SCALE 1:50



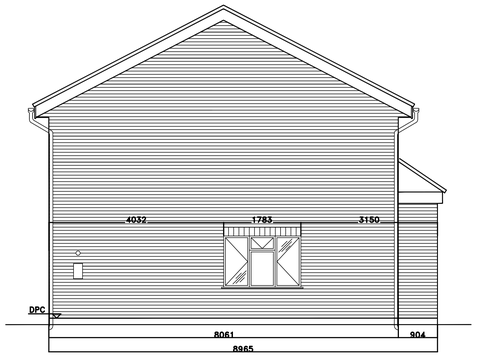
ROOF PLAN – PROPOSED
SCALE 1:50



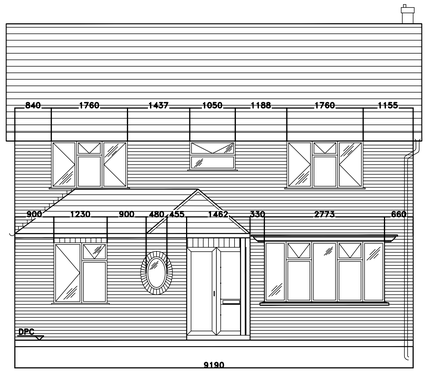
OS SUPPLIER NOTES:
STANFORDS BUSINESS MAPPING
MAP REF# OI676661
PURCHASED: 16/02/2014



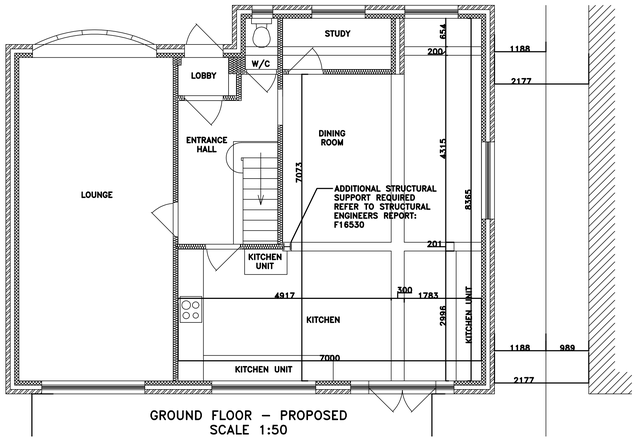
REAR ELEVATION
SCALE 1:50



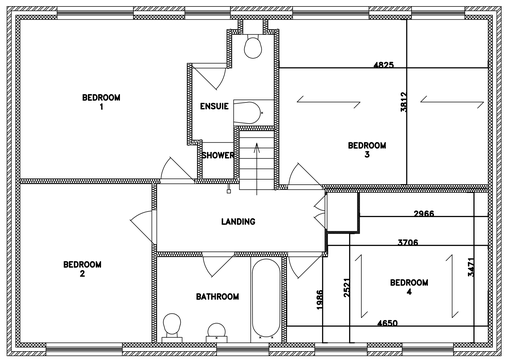
SIDE ELEVATION
SCALE 1:50



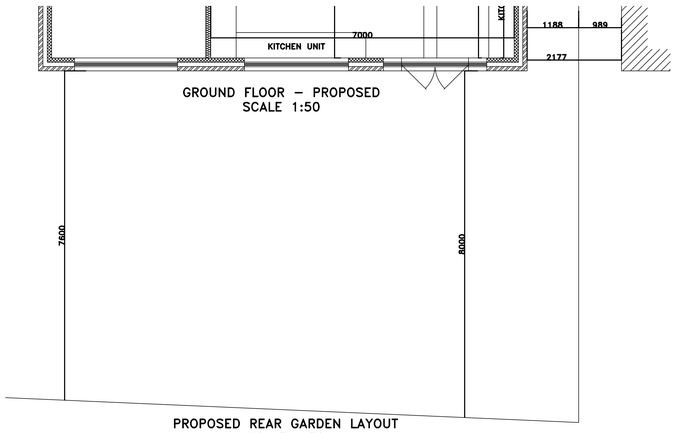
FRONT ELEVATION
SCALE 1:50



GROUND FLOOR – PROPOSED
SCALE 1:50

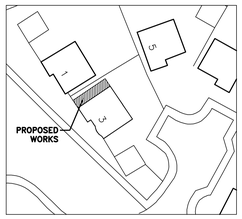


FIRST FLOOR – PROPOSED
SCALE 1:50

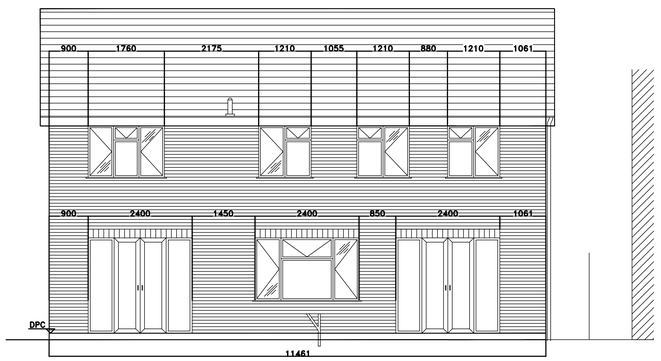


GROUND FLOOR – PROPOSED
SCALE 1:50

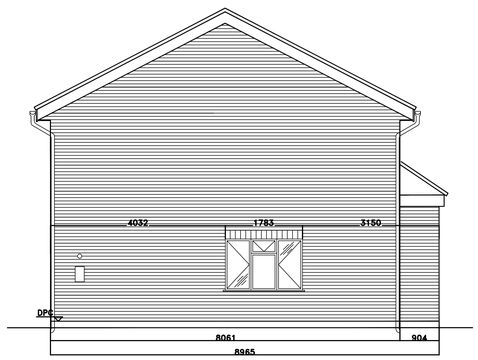
PROPOSED REAR GARDEN LAYOUT
SCALE 1:50



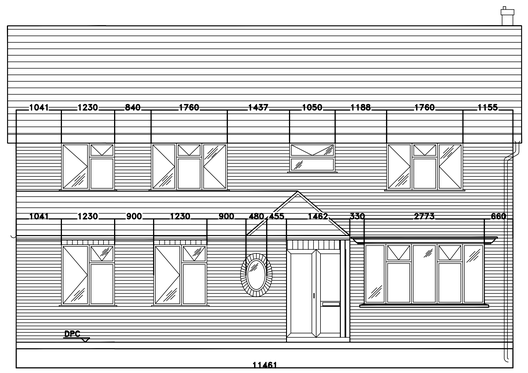
BLOCK PLAN DETAILING SITE BOUNDARIES
SCALE 1:500



PROPOSED REAR ELEVATION
SCALE 1:50



PROPOSED SIDE ELEVATION
SCALE 1:50



PROPOSED FRONT ELEVATION
SCALE 1:50

1000 2000 3000 4000 5000

DOCUMENT A - STRUCTURES
The building shall be constructed so that the combined dead, imposed and wind loads are sustained and transmitted by it to the ground, safely and without cause such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building.

The building shall be constructed so that no ground movement caused by swelling, shrinking or freezing of the subsoil or landslip or subsidence.

NEW FONDATIONS
Walls to be built off strip or trench fill foundations to be constructed of GEN3 C35 concrete. Installed in line with BS8004 1986 code of practice for foundations. Concrete at 600mm wide, minimum concrete depth for strip foundations to be no less than 450mm as a guide, subject to building control inspection and ground conditions. Depth to be in line with BS 5328 part 2 at minimum 1000mm below reduced ground levels to approval of local BCO.

Insitu concrete is to be thickened to include pad foundation to receive supporting pier for steelwork, design by structural engineer and to their approval.

Footings to be varied on site to suit proximity of any sewer in accordance with Southern Water, guidance to be obtained for their standard construction detail.
Opening for any drainage runs through the foundations to be protected by 50mm gap with ridged board each side to prevent vermin ingress with concrete lintels over if passing through walls.

SUB STRUCTURE
7n/m2 dense concrete block cavity walls from foundation to DPC.
Areas with brick facing shall revert to facing brickwork 3 number courses below ground level. Lean mix cavity-fill to within 150mm of finished ground level.

GROUND FLOOR
100mm sand/cement screed: incorporating 75mm thick Celotex Tuff-R GA3075 insulation with 25mm thick perimeter up stand on 150mm reinforced concrete slab with 1 layer of A193 mesh on 1200 gauge polythene DPM, on sand blinding, on 150mm consolidated hardcore. To achieve 0.22w/m2k or better.

CAVITY WALLS
102.5mm thick facing brickwork to match the existing. 100mm cavity comprising of either full fill insulation or 50mm air gap and 50mm thick Celotex partial fill insulation fixed to 140mm thick insulating inner dot blockwork finished with a 2 coat plaster finish. Cavity to be maintained and cleared of mortar droppings. Cavity closers at eaves level. Cavity closers at openings, design and workmanship. Code of practice for masonry walls for housing. BS EN 1996-2:2006 Eurocodes 6: Design of masonry structures - Part 2: Design considerations, selection of materials and execution of masonry; with UK National Annex to BS EN 1996-2:2006. Cavity walls to be capped off at eaves level.

WALL TIES
Installation of cavity walls to be tied with Stainless steel twinned wall ties to BS 1243:1978 with drips in clear cavity. Incorporating insulation retention clips. Wall ties at 750c horizontally and 450mm cc vertically staggered, doubled at jambs i.e. 300mm vertically and 225mm horizontally, centered on junctions. Cavity closures at window and door reveals by proprietary insulated closer. Cavities kept clear of construction materials.

BRICKWORK
Bricks to be selected to match as close as possible to existing in colour and if at all possible brick size. Brick gauge & bonding is to match existing as close as possible. All new brick junctions from existing to new structure are to be "toothed in" with fully filled joints. Brickwork pointing to match existing. During demolition of existing structure a 20 sample bricks to be cleaned back to see if brick quality can be maintained and quantities can be achieved to construct the front elevation brickwork ensuring best match. Builder and Client to discuss if viable.

DAMP COURSES
Hyloid DPC to be provided to new walls in accordance with BS743:1970 with minimum 150mm lap joints. DPC's in external leaf of external walls shall be a min 150mm above finished ground level. Vertical DPC's shall be provided to all existing reveals in external walls.

LINTELS
Opening in cavity walls to be provided with LG galvanised Lintels. Insulated steel lintels with 150mm end bearing packed with insulation incorporating a cavity tray over. Structural steelwork to be support roof structure to be designed by structural engineer and in line with BS 5950-2:2001 structural use of steelwork in buildings. Specification for materials, fabrication and erection, of hot rolled section.

STEELWORK
All too structural Engineers design and detail. 30 minute fire protection to steel to be provided by means of 2 layers 12.5mm plasterboard clad around steel. All steelwork to be suitably primed to avoid corrosion. All beams to bear on suitable concrete pad stones as Structural engineer's details.

INTERNAL WALLS
New ground floor walls to be built in masonry blockwork equal to existing so not to introduce dissimilar materials. Wall junctions to be toothed in or fixed with a stainless steel connector similar as "Simpson Strong-tie". Wall finishes to match existing, generally 2 coat plasterwork, and towelled smooth.

Load bearing walls receiving steel supports and lintels are to be agreed with the appointed structural engineer. Pad stones as per structural engineers design.

1st floor Internal walls to be constructed of stud wall partitioning, constructed of metal stud system or CLS timber at 400mm centers, intermediate bracing and in filled with mineral wall insulation for sound deadening. Areas that require radiators or other wall hung fixtures, install ply in fills for additional support. Both sides of wall to be clad with 12.5 tapered edge plasterboard and plaster skimmed smooth.

WINDOWS
All windows and doors to be glazed into openings UPVC Fensa approved frames and glazing.

All windows to achieve 1.8w/m2k, low emissity glass with 16mm gap between panes. Double door set to have background trickle vent to door head. All doors will be fitted with draught seals to perimeter edges. All doors & glazing is to be fully sealed with suitable colour match sealant to prevent air leakage.

GLAZING
Glazing shall be carried out strictly in accordance with approved documentation N1 and BS6206.

Glazing to all doors and windows within 800mm of floor level to be tempered safety glass. Class A material to BS 6206.

NEW ROOF CONSTRUCTION
Lap and continue roof plate as per existing material and set to "as built" level.
Roof super structure is constructed of pre formed roof trusses to match existing.
Trusses to be braced as per truss drawings provided by truss manufacturer.
Weathering to trusses will be by Tyvek roofing felt / membrane fixed and lapped with softwood batten to match the existing tiles.
New or reclaimed tiles to match existing.
Eaves to be finished in grey under cloak board to underside, cement mortar to match existing.
Soffit board and fascia to match existing in white UPVC.
Ceiling to be finished with 12.5mm plasterboard, set and skimmed with 3mm multi finish plaster, taped at all perimeter edges and joints.

HEATING
Existing wet pipe heating system to be extended into new build subject to professional assessment by gas safe contractor for overall system review. Wet pipe system to be piped to new flat steel panel radiator sized for room volume.

UNDERGROUND DRAINAGE
Existing drainage to be modified where possible. Further investigation to expose drainage pipes to check the soak away is of adequate capacity. All underground pipe work to be 110mm ODAA drain system. Pipes to be back filled with 100mm granular filling to BS882 table 4 or BS8301 appendix 11. Side infill to be of similar material 150mm wide, cover with 100mm granular fill or selected fill and back as dug material carefully compacted. Drains passing beneath buildings to be surrounded with 100m granular or flexible fill. Drains passing through walls to be provided with pre stressed concrete lintels over pipe sleeves and two couplers on either side of wall. UPVC shallow access chambers and inspection chambers to be bedded on 100mm granular fill surrounded and backfilled as for drain line.

150mm concrete provided for cover frame bed. All drainage to be carried out in accordance with BS8301. Drainage system laid to min gradient or 1:40 for foul drains and 1:60 for surface water drains. Foul drains to discharge into existing public sewer. Surface water drains to discharge into soak away. Soak away to be 5m away from the building. Existing soakaways are to be disconnected and repositioned 5m away.

RAINWATER PIPEWORK
White UPVC half round guttering with circular downpipes.

ELECTRICAL INSTALLATION
All internal switches and sockets to be sited not lower than 450mm and not higher than 1200mm above finished floor level. All electrical works required to meet the requirements of part P of the building regulations and must be designed, installed, inspected and tested by a competent person. A certificate of compliance is to be forwarded to the Local authority, prior to occupation of the building energy efficient lighting to be provided to 25% of light fittings.

FIRE DETECTION
Install automatic smoke detection and alarm system to BS5839 Part L L3 standard mains operated self contained smoke alarms to BS 5446 Part 1, installed in accordance with the building regulations. Existing smoke detectors in ground floor hall and first floor landing system, overall assessment of fire protection is to be reviewed to maintain compliance of regulations.

INTERNAL DECORATION
All timber surfaces to be knotted and primed, undercoated for gloss coat finish. Walls and ceiling to receive one mist coat and two full coats of emulsion paint.

REDsky project management ltd

Rev	Revision	Date
D	REVISIONS FOR APPLICATION	06.09.14
C	REVISIONS FOR APPLICATION	15.08.14
B	ISSUE. FOR APPLICATION	21.02.14
A	FIRST ISSUE. - DRAFT	19.12.13

Client
MR & MRS MIKE GREY
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....

Project
3 Everglade Ave
2 Story Extension

Drawn By:	A.J.M.
Checked By:	G.G.
Date:	19.12.13
Scale:	1:50 @ A0
Drawing No. AJM/GG/01-001	Rev C