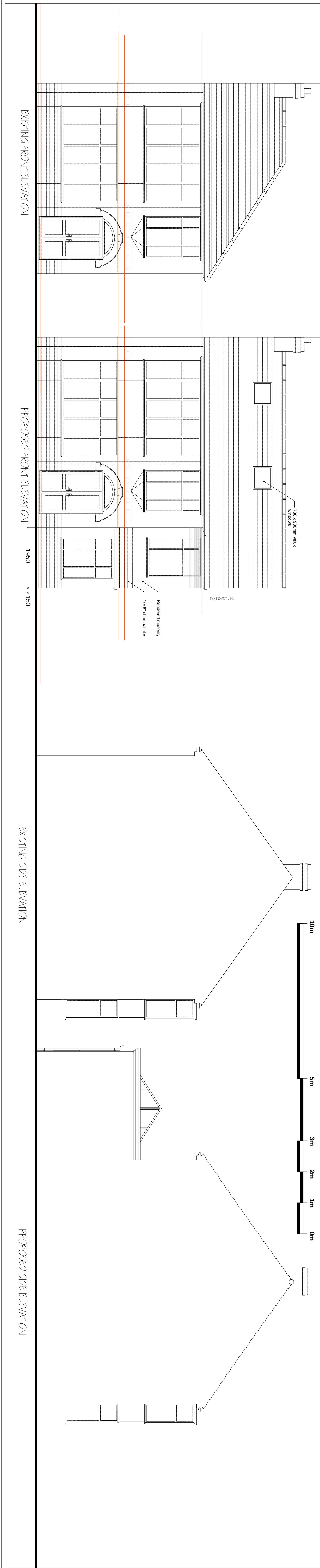
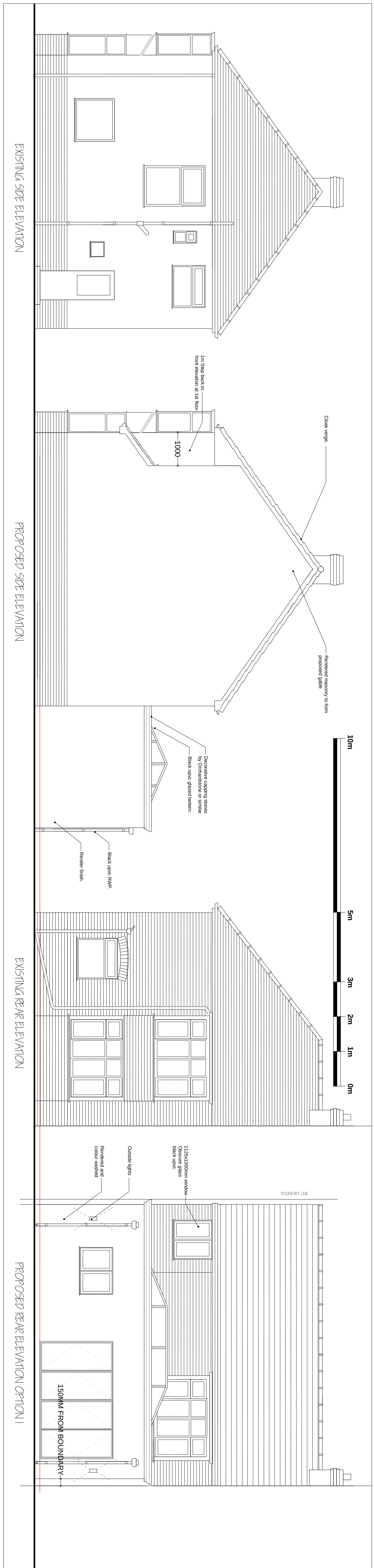
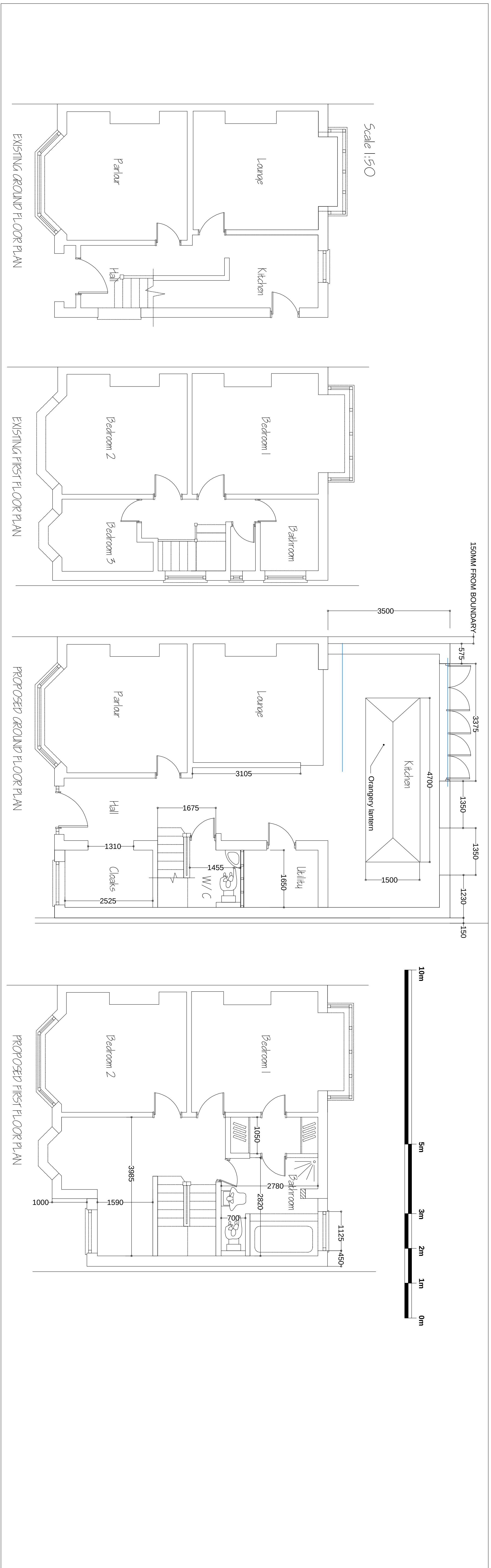
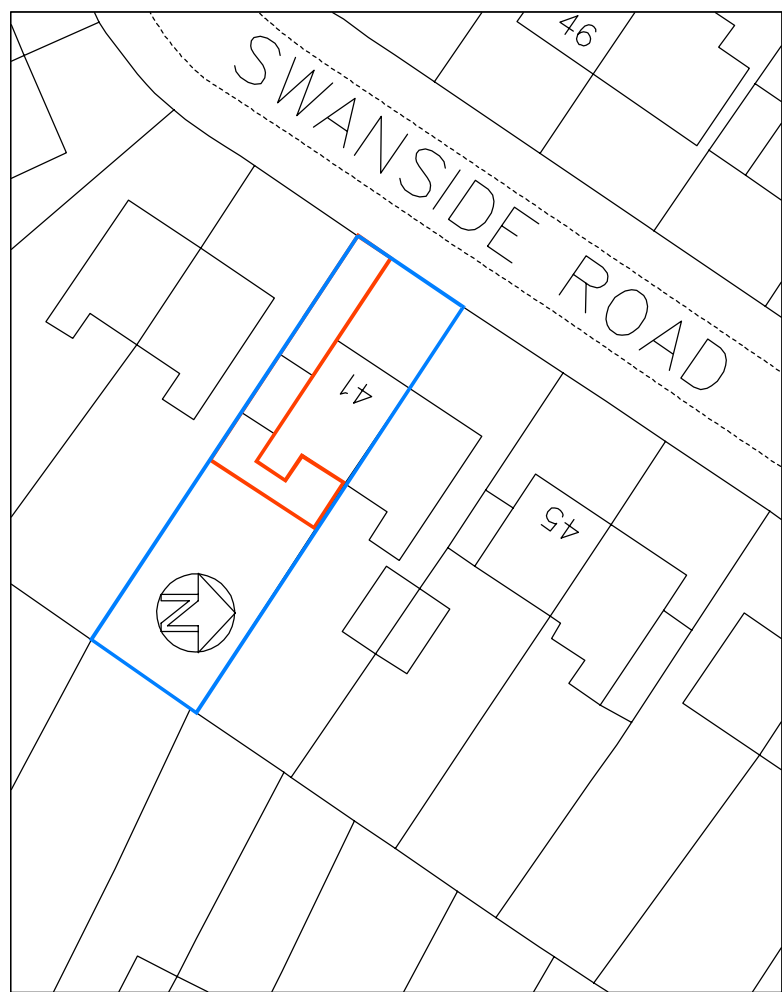
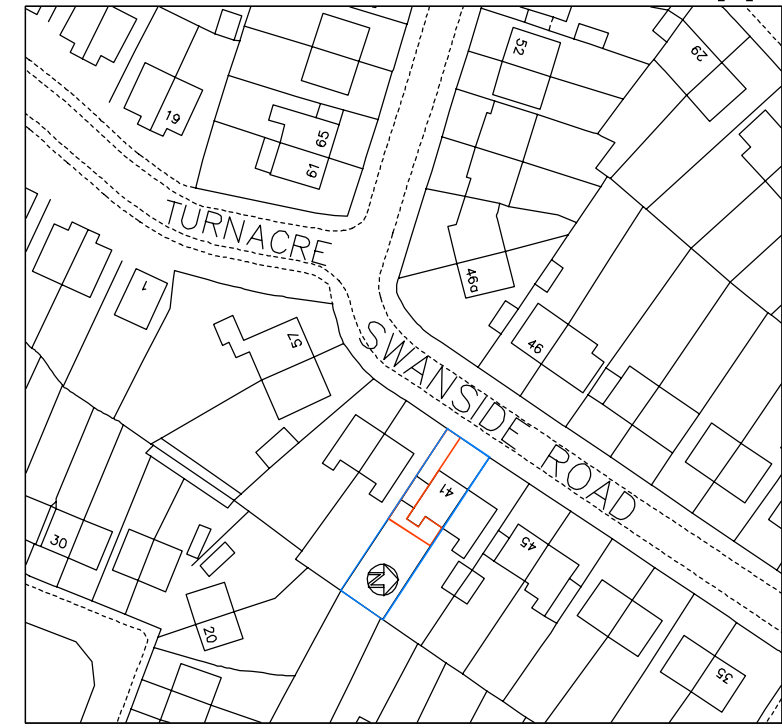




SITE PLAN
SCALE: 1:500



LOCATION PLAN :
SCALE: 1:1250



PROJECT			ADDRESS			TITLE		
PROPOSED TWO STOREY EXTENSION TO SIDE AND TO REAR.			41 SWANSIDE ROAD			PLANS & ELEVATIONS		
REV	DATE	DESCRIPTION	CLIENT			SCALE	DATE	REV
A	Jun 22	Step back at 1st floor increased to 1m	AARON SHIELDS			1:50 @ A0	March 2022	E
B	Jul 22	Missing window added & paper size added						
C	Jul 22	Offset from boundary line increased to 150mm						
D	Sept 22	Left side amended to create offset 1m from rear elevation						
E	Sept 22	Dormer removed from design						
JOB NUMBER			DATE			DRAWING NUMBER		
ASSR			01					

- Notes**
- All work to comply with the Town and Country Planning Act 1990, the Building Regs 2000, and all relevant codes of practice, British and European Standards. The Party Wall Act 1996, neighbouring consent to be sort for work on, at or within 3m of a party wall or fence, 2 months notice required.
 - Electrical work to be carried out t NMC EIC regulations with the position of and number of sockets and light fittings to be agreed with the local authority. Provide low energy light fittings, and work to comply with Parts P and M of the building regulations with work carried out by a competent person, with certification provided.
 - Central heating system is to be extended into proposed extension and to be installed in accordance with the relevant contracts. The position of radiators and suitability of the existing boiler is to be discussed and assessed before work commences on site and price agreed. Insulate all new pipes and ducting in Part L1. Radiators to be fitted with Thermostatic valves and hot water to be fitted with device to restrict temperature to not exceed 48 deg cen. Prior to consumption, a wholesome water calculation to be provided to the local authority.
 - All dimensions are to be checked on site prior to work commencing and any discrepancies reported to designer. Drawings should not to be scaled.
 - Foundations to be a minimum 1000mm deep, 600mm wide and 225mm thickness of concrete, all to building control officer's approval. Brick cavity construction up to DPC to be 110mm cavity. Lean mix concrete fill to cavity to within 225mm of ground level and DPC. IN 150mm above ground level and to lap with DPM. Existing foundations to be exposed by rail hole to BCO approval. The conditions of the Part Wall Act 1996 shall be considered for excavation on 225mm of a boundary, neighbours to be notified in writing and any necessary consent for the root progression of any adjoining trees and any variation in ground levels and drain inverts all to BCO approval on site.
 - Floor slab to be minimum 125mm concrete with latex leveller 75mm sand cement screed, 150mm celotex FR4000 insulation below slab and 25mm perimeter insulation around slab edges on 1200 gauge polythene membrane on 25mm compacted sand on 150mm clean and well compacted hardcore. All vegetable matter are to be removed from below slab areas. Allow for protecting any existing air bricks through slab to new air bricks.
 - External walls to be 100mm rendered block or brick to match the existing, 100mm dr them insulation, 100mm concrete block inner leaf with inner face dot and dab 9.5 plaster board skimmed. Cavity lies to be stainless steel and be spaced at max 750x450 c/c's. Allow for cavity trays to roof abutments etc, insulated VDPIC to all window / door reveals ie, thermabate green or similar product.
 - Pitched roof tiled with tiles to match existing and be suitable for pitch, on 38x25mm battens on breathable Vylek felt to BS/47 on Z25x50 SGC3 rafters @ 400c/c's. Wall plate to be 100x75mm with 30x5x1.5m resistant strags at max 1800mm c/c's. Hips to be 225x75mm. Allow 150mm gap at 425mm above eaves and to be skinned to the thickness of the rafters. Rafters to be spaced to suit to beard and feet wall plates / ridge for restraint. Allow for insulation as noted below, and provide cross ventilation to roof voids via Gablevale eaves vent strips equal to 25mm continuous strip. Provide vent tiles at high level.
 - Linets to be taken from the Caine range and to have a minimum 150mm and bearing and insulated to meet Part L1/L2.
 - Doors to be powder coated aluminum and double glazed, trickle vents to be provided to window heads equivalent to 8000mm squared. Laminated or toughened glass to be provided within 600mm of floor level for windows and 1500mm of floor level for doors and door double glazed units equal to min 1.4k W/M2 U Value.
 - Paintwork goods to be 100mm square gutting (including doors and windows).
 - Drains to be traced and new drains to UPVC and be laid to 1 in 40 on 150mm pea gravel with minimum 150mm cover. Any drains passing under proposed to be inlined over and encased in 150mm concrete with joints left flexible.
 - All skirting and arcs to match existing.
 - Internal solid walls to be 75x50mm unless otherwise stated with 12.5mm plasterboard and skim finish and supported on concrete padstones minimum 2 courses, deepwith steel fixed together with diaphragm connectors 600sc allow for the building of reveals in semi engineering brick min 10N. Cleat and weld all beam to beam connections.
 - All steelwork to be encased in 2 layers of 12.5mm plasterboard and skim, and supported on concrete padstones minimum 2 courses deep with steels fixed together with diaphragm connectors 600sc, allow for the rebulding of reveals in semi engineering brick min 10N, cleat and weld all beam to beam connectors.
 - Mechanical extract fan to kitchen to be equal to 60 ltrs per second.
 - Flashings and valleys to be in Code 4 lead with minimum 150mm upstand.
 - Insulation to sloping sections to be 175mm celotex XR4000 rigid insulation, allowing for cross ventilation to all voids with minimum 50mm clear passage. This will involve cross battening to allow for vent void between rafters.
 - Condition of existing internal walls to be checked to ensure they are fully loadbearing and any existing structural member to be assessed to BCO approval on site.
 - Flat roof to be built up either by fibreglass or rubberoid or similar proprietary system, Z25x50mm joists @400c/c's cross battened with 175mm celotex insulation 12.5mm plasterboard and skim.