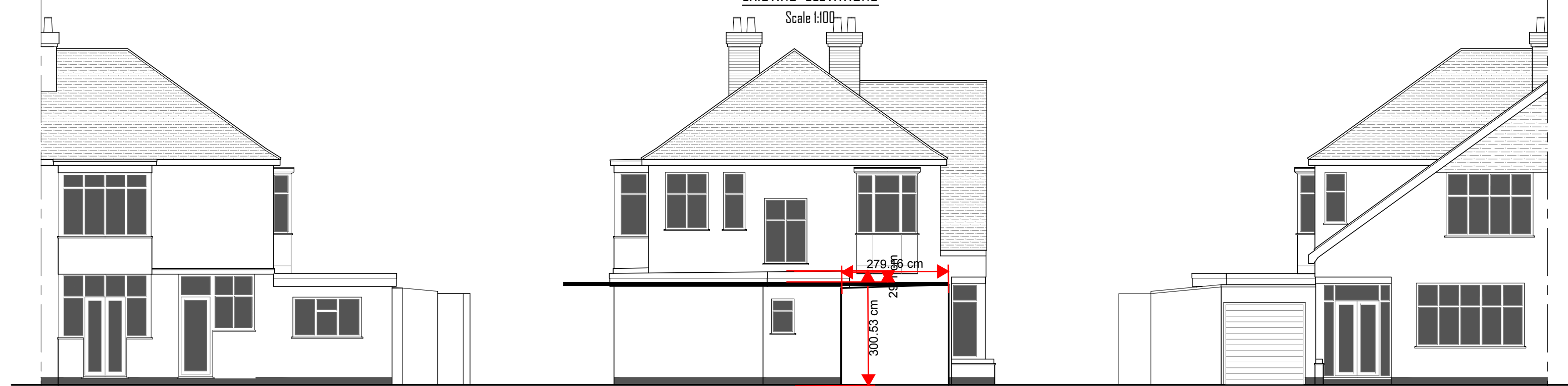




EAST ELEVATION

NORTH ELEVATION EXISTING ELEVATIONS

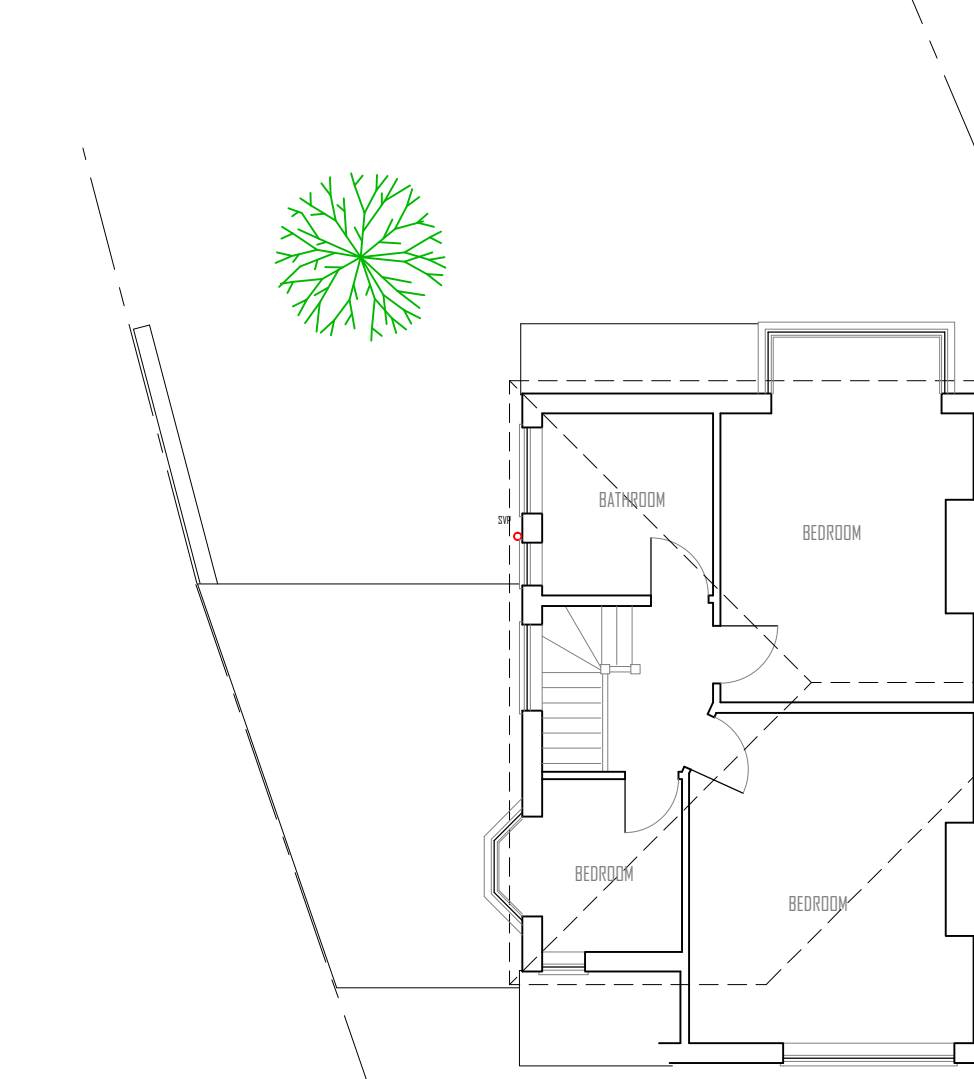
WEST ELEVATION



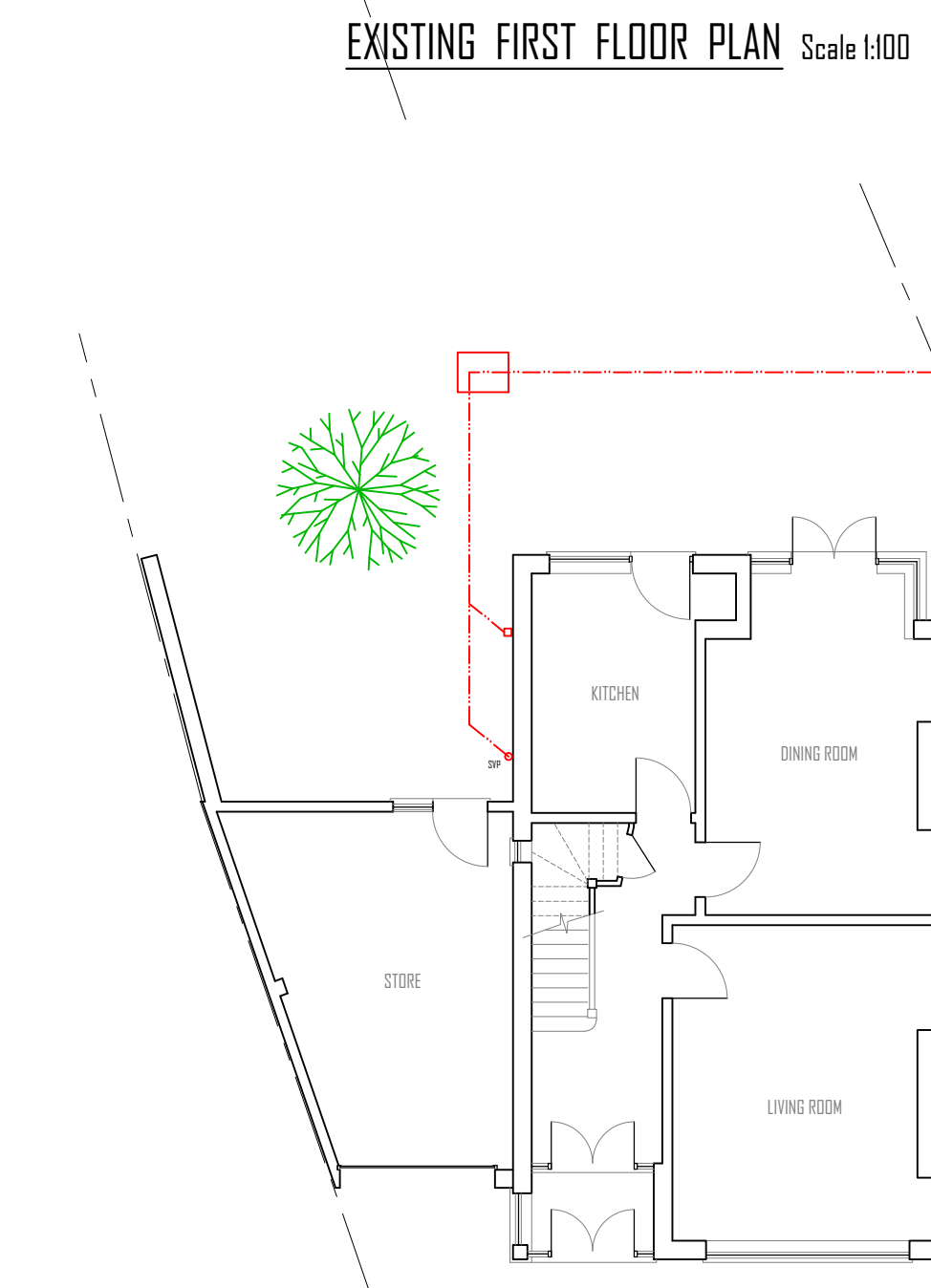
EAST ELEVATION

NORTH ELEVATION PROPOSED ELEVATIONS

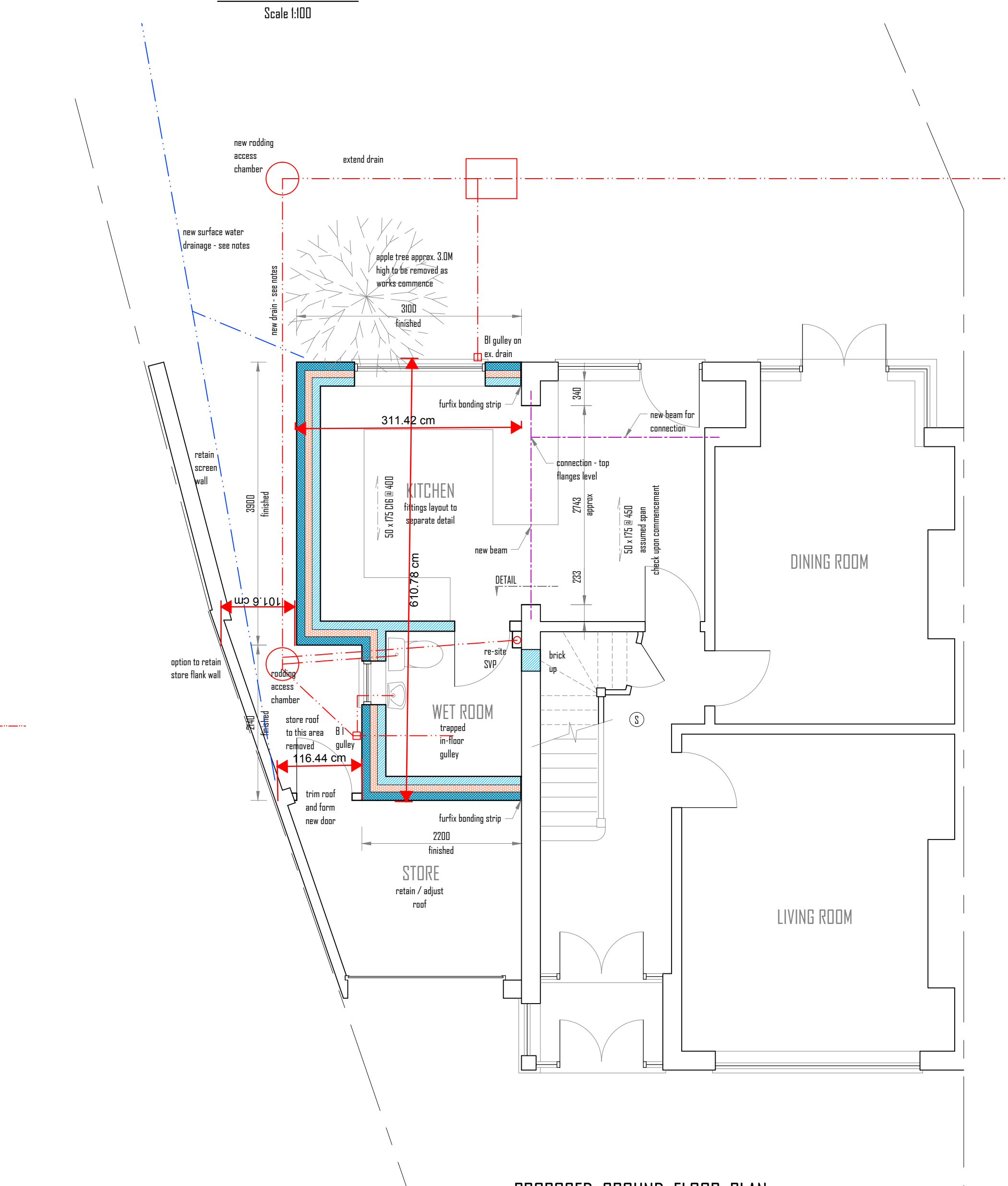
WEST ELEVATION



EXISTING FIRST FLOOR PLAN Scale 1:100

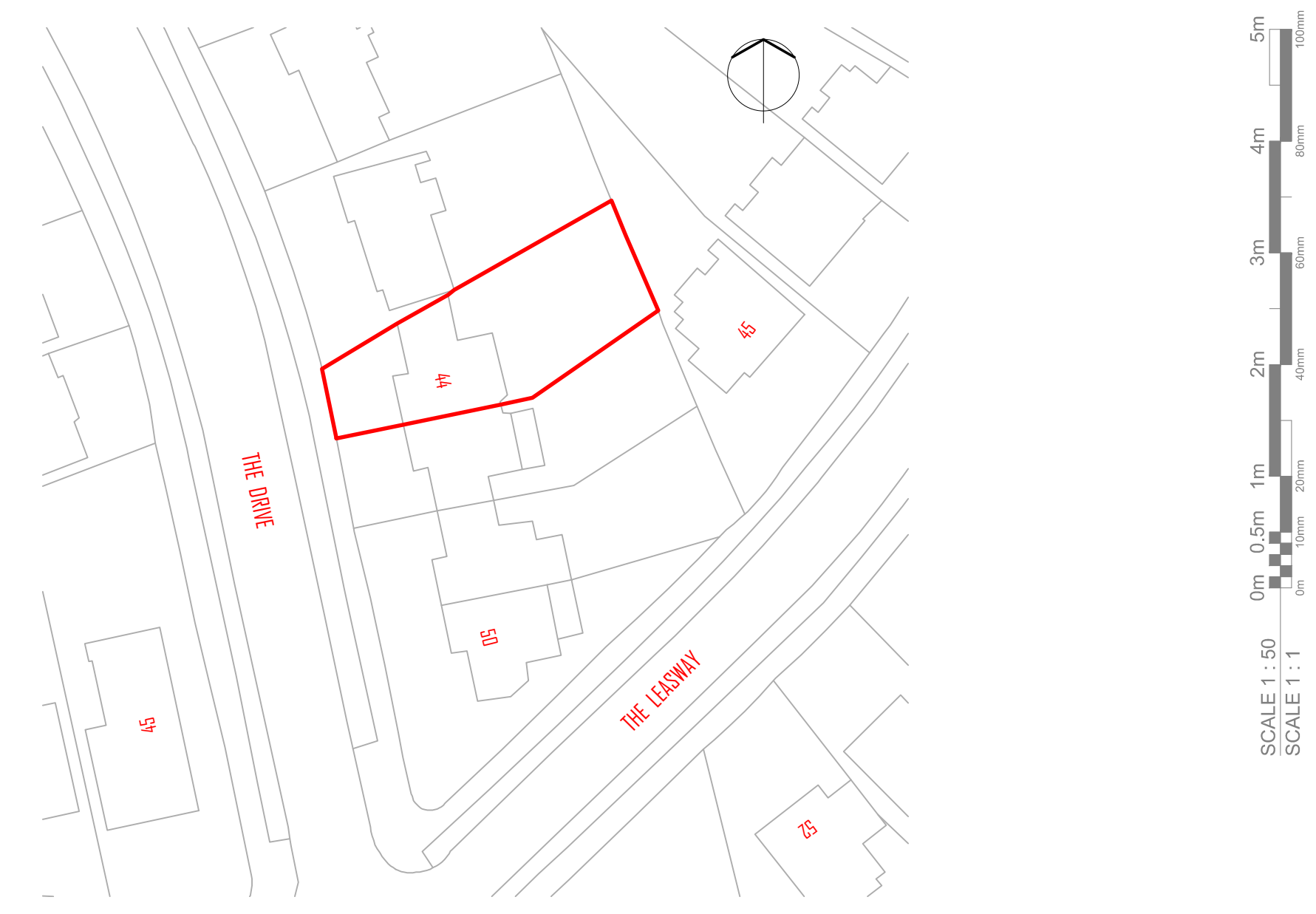


EXISTING GROUND FLOOR PLAN Scale 1:100

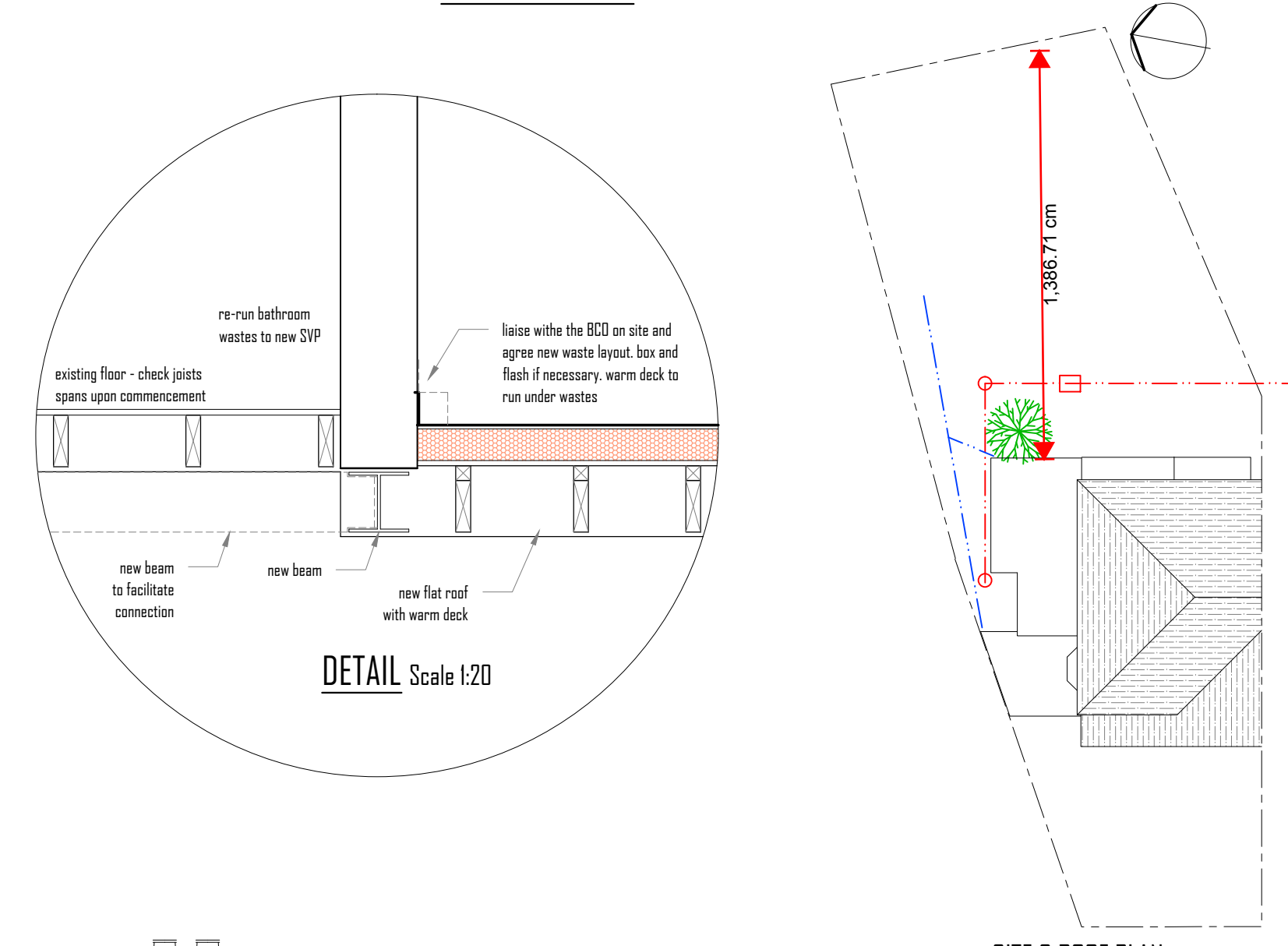


PROPOSED GROUND FLOOR PLAN Scale 1:50

Party Wall Etc. Act 1996 This scheme falls within the scope of the above Act. Please note that notice must be served at least two months prior to the commencement of works. Such notice must be given in writing, in the proper manner as laid down in the Act. The Client is advised to seek advice.
 It is the employer's responsibility to ensure compliance with the **Construction (Design & Management) Regulations 2015**. A Design Stage Risk Assessment has been prepared and must be passed to the main contractor.
Foundations to be in mass concrete to 1:3:6 mix with ordinary portland cement. 500mm wide. Foundation 1500mm deep or to the bearing soil or 550 mm below evidence of root growth, whichever is the greater and to the satisfaction of the Building Control Officer. Depth MAY need to be increased subject to ground conditions and tree roots discovered all in accordance with the NHBC Tables. Foundation depth to be agreed with the Building Control Officer and changes in depth to be no more than 300mm increments.
Drain runs positions, direction and invert are assumed and must be exposed and examined by the Building Control Officer for confirmation of drainage layout plans.
New FW drain to be in 100mm Hepstave or Dama Pipes to BS 4680 laid to falls of 1:40 and surrounded in 150mm pea-shingle. New rodding access chambers / manholes to be precast concrete or plastic backed with and on 150mm DPC.
New SW drain to be in 100mm Hepstave or Dama Pipes to BS 4680 laid to falls of 1:40 and surrounded in 150mm pea-shingle and to run to new soakaway to be sited no less than 4500mm from any structure. Liaise with the BCO and agree gutter falls and discharge to ensure approximately 30.00 sq. m. catchment to discharge to the soakaway with the remainder discharging as existing. The capacity of the proposed soakaway to be 1.0 cu. m. Sides and base of soakaway pit to be lined with geotextile material.
New floor: minimum 70mm sand/cement screed with light mesh reinforcement on 1000gpm polythene with welded joints as vapour barrier or 85mm Celotex FF4000 insulation on thin layer of sand blinding to take out irregularities of the tamped slab on 1200gpm polythene DPM with welded joints and lapped up to the horizontal DPC throughout. Celotex laid in accordance with the manufacturer's instructions and to incorporate edging strips. NOTE: should under-floor heating be selected, care must be taken to follow the installation instructions by messrs Celotex. 100mm opc slab on no less than 100mm well-consolidated hardcore.
External walling in cavity walling with external face finished in two-coat sand/cement render with waterproof additive all in accordance with BS 5262 including finished with bell drip at the DPC all on 100mm Tarmac Hemlite 3.5N blocks with beds and perps raked 12mm. 100mm cavity filled with 97mm Celotex CF5000 interlocking sheets and incorporating RT2 ties @ 450mm vertically and 750mm horizontal centres, and inner skin of 100mm 3.5N Durox Supablock. Cavity closures either Termabate 100 or block return and vertical DCP dependent upon fixings required for chosen door profile. Wall ties to the cavity are to be @ max. 300mm vertical centres @ cavity close. DPC to BS743 to be 150mm above finished ground level. Bricks or Class A Blocks below DPC. "Firtex" stainless steel bonding strip, fibre board and mastic at juncture of new to existing walling. Wall plate restrained by 30x5mm mild steel strips bonded to blockwork and at 1200mm centres. Incorporate 225 x 75 air bricks and telescopic @ 1500mm centres for sub-floor ventilation.
New roof to incorporate beams/members and fixings as detailed. Roof finished in single layer AA rated GRP laid and finished to manufacturer's instructions on 126mm Celotex Tempcheck Deck TA4000 on vapour control layer (VCL) to BS 6229. VCL on minimum 19mm ply on firing pieces on flat roof joints as specified. Ceilings lined 12.5mm plasterboard and set on 1200gpm polythene.
Exposed steel beams to be encased two layers of 12.5mm plasterboard with staggered joints.
New windows / doors to be in powder coated aluminium frames to achieve 1.5 W/sq.m.K and to incorporate Low-E glass (e.g. Ener-Glass). Part L1 B 2010 Compliant. Glazing to window and doors to be in safety glass to BS 6206.
 Provide a 150mm diameter **extract fan** to the kitchen area. Fan to have a capacity of 60 L / sec. and to vent to the external air. A cooker hood over the hob, of 30 L / sec and venting to the external air will be an acceptable alternative.
 Provide a 100mm diameter **extract fan** to the cloakroom. Fan to have a capacity of 30 L / sec. and to vent to the external air.
Plumbing Sink and appliance wastes 38mm., all with rodding eyes at bends. Wastes in uPVC and fitted to BS 5572. All wastes greater than 1500mm in length to be 38mm dia., all combined wastes to be 50mm dia., all fittings to incorporate 75mm anti-siphonic traps. No connection to SVP within 200mm below WC connection. New SVP with long radius bend at base and cage at head no less than 1.0M above nearby window.
 Extend the existing gas fired **heating system** in accordance with specialists details. New areas to be individually zoned and thermostatically controlled.
 All new **electrical work** is to be undertaken by a suitably qualified competent person. Upon completion, a test Certificate is to be issued by that person proving compliance with all relevant codes and regulations including Part P of the Building Regulations. Note: Provide 1 in every 4 fixed lighting points is to have a fitting that can only take lamps having a luminous efficacy greater than 40 lumens per circuit-Watt.
Smoke detector to be located in the hallway no more than 3.0M from any bedroom door mains operated to BS 5446 Part 1 1990.

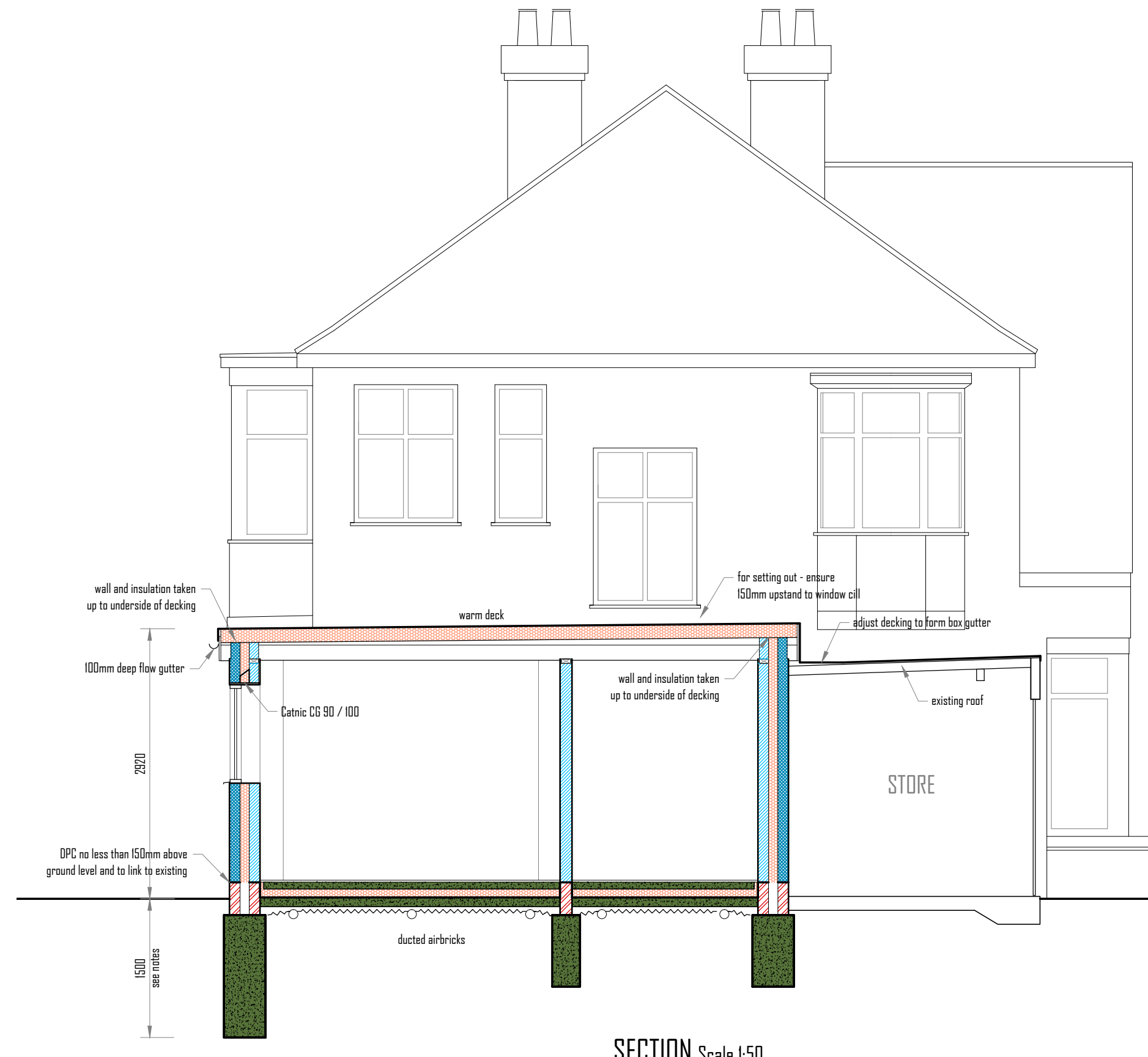


LOCATION PLAN Scale 1:250

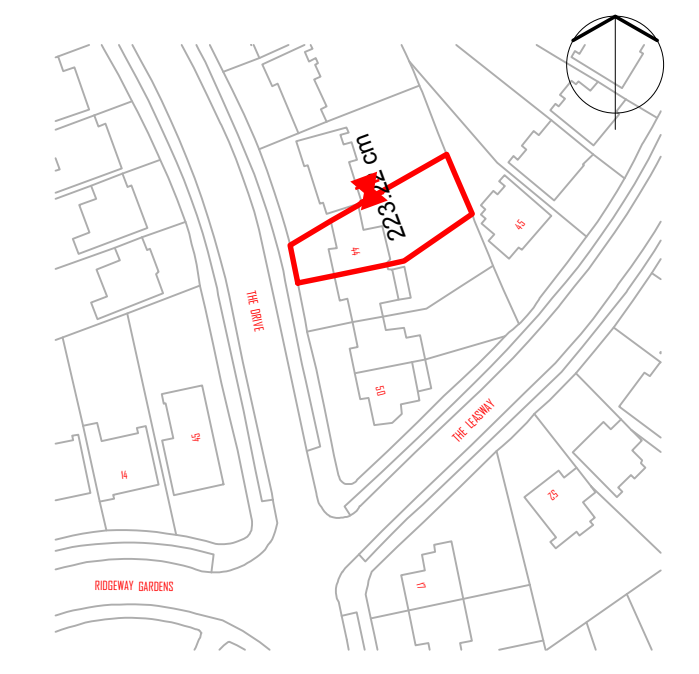


DETAIL Scale 1:20

SITE & ROOF PLAN Scale 1:200



SECTION Scale 1:50



LOCATION PLAN Scale 1:250

This drawing is not yet approved and is therefore subject to variation

GENERAL ARRANGEMENT
 for presentation under the Building Regulations and the Town Planning Act

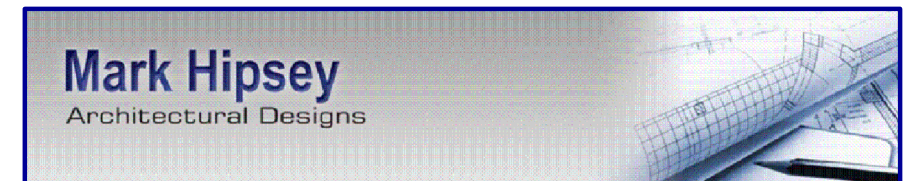
Proposed single storey extension
 44 The Drive
 Chalkwell SSD 8PN

2862 06
 February 2017
 Scales as shown when fit



MARK HIPSEY
 92 London Road
 Southend on Sea
 SSI 1PG
 Office: 0702 300 101
 Mobile: 07550 930 945
 E-mail: mark@markhipsey.co.uk
 Website: markhipsey.com

All dimensions must be checked prior to commencement of fabrication. All lines of conduit are assumed and are to be checked prior to commencement. Foundation design is based on assumed soil conditions and subject to assessment upon excavation. This drawing is to be read in conjunction with any specialists' drawings. This drawing serves only the purpose for which it is produced.



44 The Drive