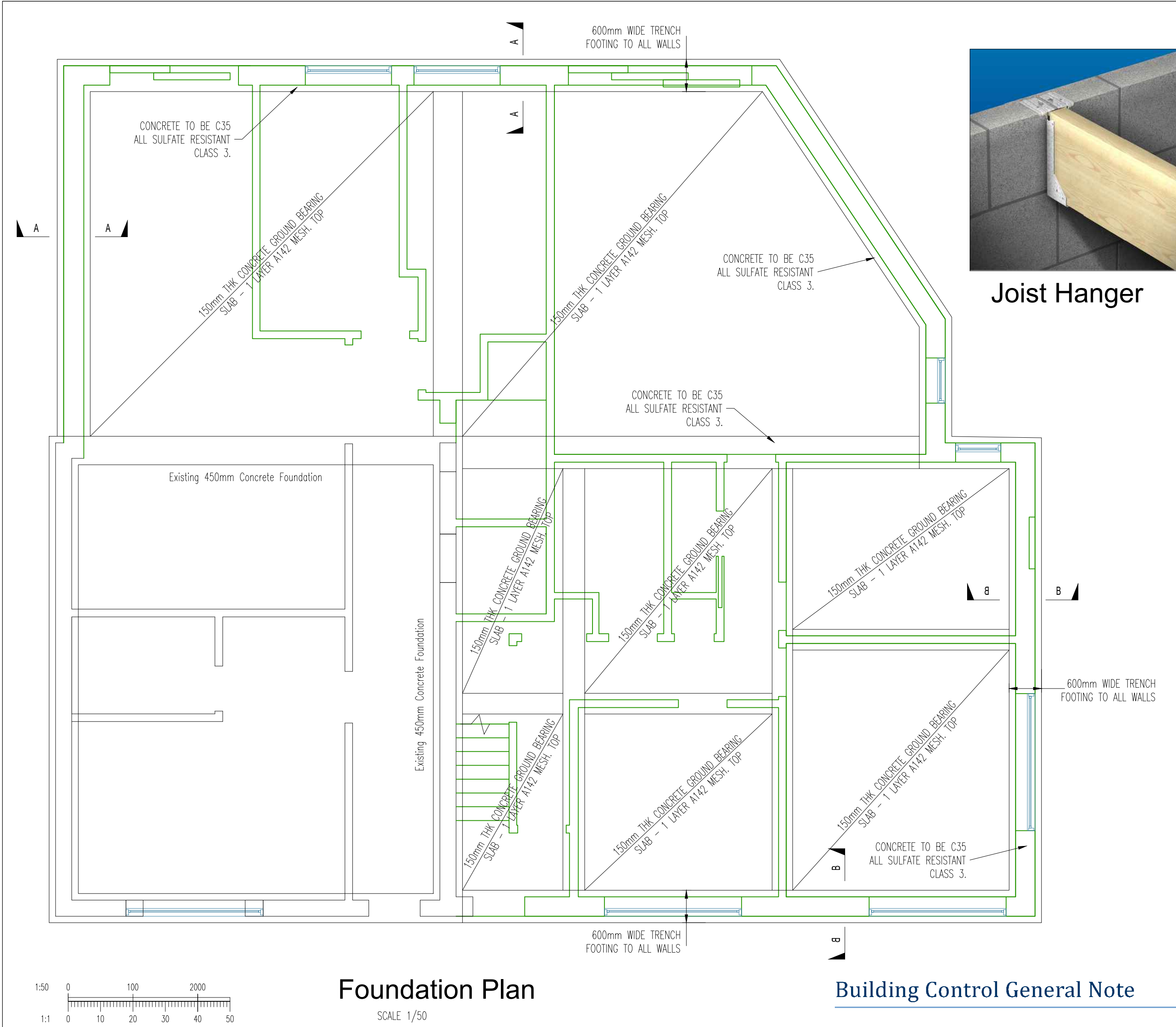
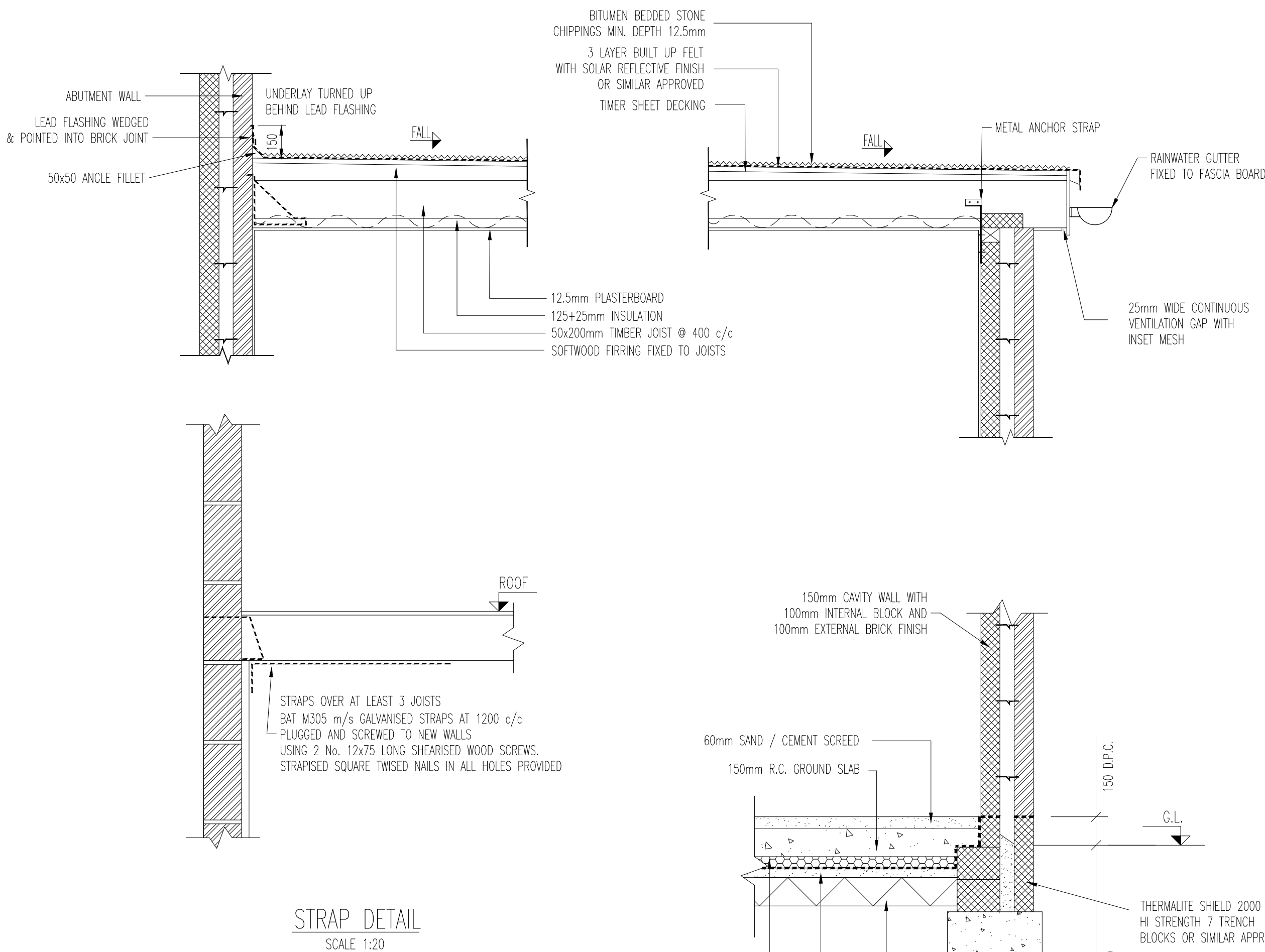




Foundation Plan
SCALE 1/50

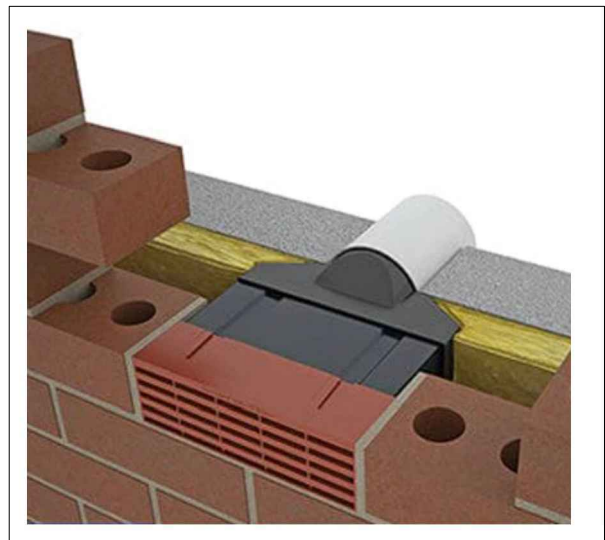


Joist Hanger

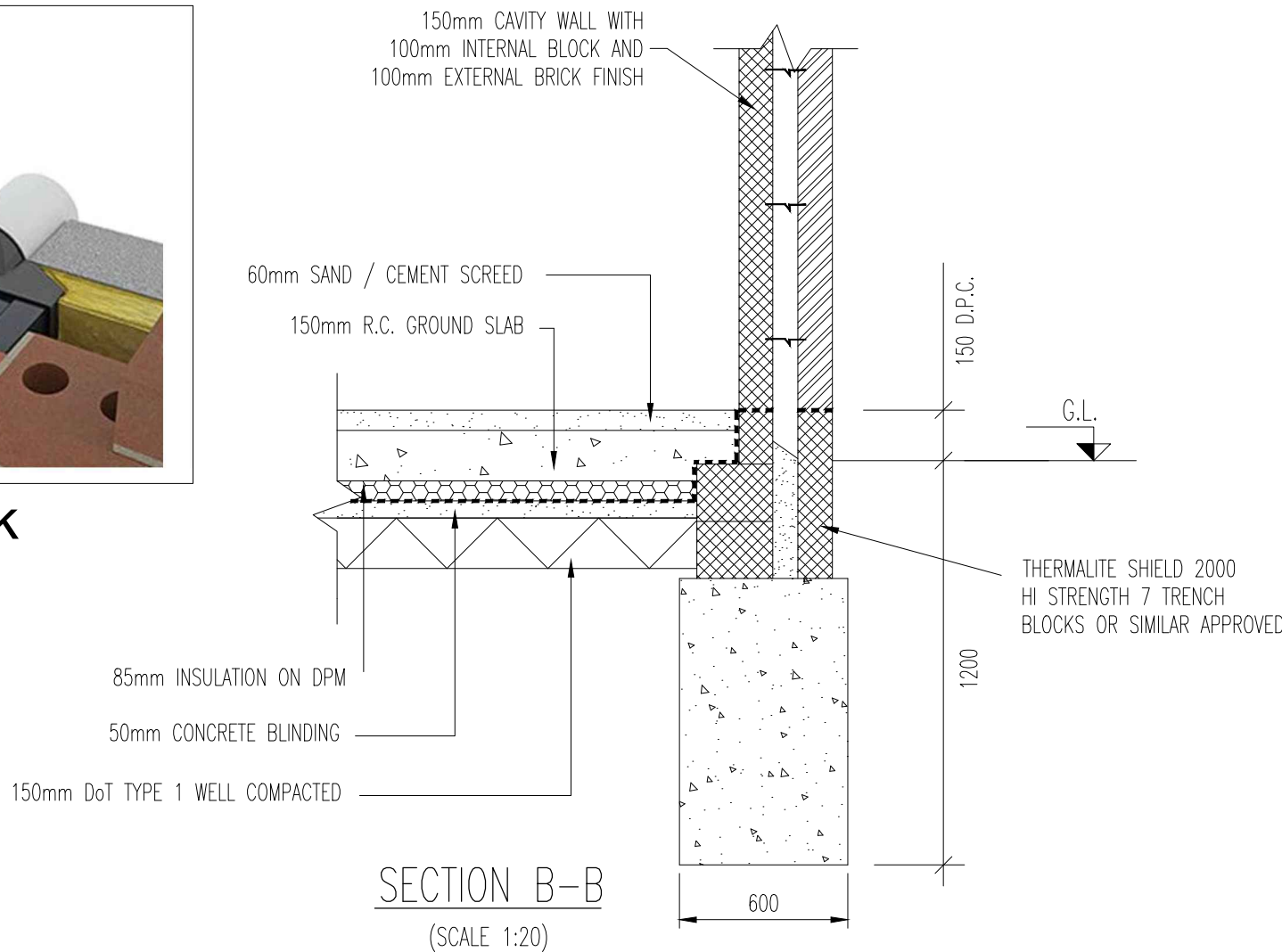


STRAP DETAIL
SCALE 1:20

SECTION A-A
(SCALE 1:20)



Air Brick



SECTION B-B
(SCALE 1:20)

Building Control General Note

Foundations
Mass concrete strip footings 600mm wide trench filled using C35 sulphate resistant cement. Minimum cement content 300 kg/m3 (Class 2) BRE Digest 363. The trench for the footings is to be excavated to minimum of 1m deep in accordance with building regulations A1/2 and BS: 8004. Foundation depth may increase if established trees are present, the depth will be subject to building control approval and NHBC standard table guidelines.

Ground Floor Slab
150mm thick of Department of Environment Type 1 fill well compacted 60mm concrete blinding. Damp proof membrane (1200mm gauge polythene) raised up 150mm from ground level into perimeter walls and set in bed joints. 100mm Celotex floor insulations on 150mm thick structural concrete slab with 1 layer of A142 mesh in top with 25mm cover.

Perimeter Cavity Walls: - To achieve a U value of 0.18w/m2k use 105 brick / 150 cavity / 100 block minimum compressive strength 3.5 N/mm2. Mortar designation (iii) in accordance with BS 5628. Insulation within the cavity wall is to be fixed to the inner face of block work and is to be 125mm thick by 'Kingspan' or similar approved. The outer brick or block face is to be rendered to comply with the recommendations of BS 5262 'External Rendered Finishes'. A minimum of 2 coats is required (approximately 10mm thick each coat) to match the existing surface texture of the property. The mix is to be selected from Table 1 and 2 of BS 5262 to suit the block work and exposure conditions. Mortar joints to be recessed to form appropriate 'key' for render. Ties are to be stainless steel by Ancon type SVS vertical twist at 450mm vertical crs and 900 horizontal crs. Butterfly ties are not to be used.

Internal load bearing wall: - To be 140mm thick medium density block 1400 kg/m3 and a minimum compressive strength of 3.5 N/mm3.

Partition Walls: - Partitioning walls on timber floor are to be lightweight timber stud or proprietary steel and plasterboard. Floor joints doubled up to support new partition where partition runs in same direction of floor joints.

Lintels
For openings up to 1,000m wide use Catnic Type CG150/100 standard duty. For openings larger than this refers to structural details for lintel designation. 150mm minimum end bearing to all lintels onto solid block.

Ceiling
12.5mm thick plasterboard sheets with staggered joints and skim coat.

Sound Proofing
Sound proofing between flats to NHBS standards and by others.

New Timber Floor
Insulation to be 100 thick fibreglass quilts laid between new floor joist if required for additional thermal and acoustic properties. All new timber floors are to be 50 x 200 C24 timber joists at 400 crs. Timber to be suitably treated for prevention of any fungal or insect attack. Air bricks to be provided to give continuous air flow with the existing property.

Steel Beams
All steel work is to be grade S355 in accordance with requirements of BS 5950. Where the ends of beam are built into the cavity wall, the end of the beam is to be painted to the requirements of British Steel Recommendations System B16. One coat of solvent free epoxy paint 450 micrometers dry film thickness. Temabond by Kemira or similar approved. A 5mm steel plate is to be fillet welded to the top flange full length and width under all cavity walls. All steel beam lengths to be measured on site prior to ordering.

Please check all assumed joist directions, dimensions, including internal wall thicknesses as soon as possible and prior to commencement of any demolition. Please promptly report in writing any discrepancies or other areas of concern revealed by such checking to BAYA.

GENERAL NOTES			
Dimensions are not to be scaled from this drawing. Use only written dimensions. Contractors must verify all dimensions before starting work and any discrepancies are to be reported to A. Lundie. All survey information has been provided by Architect.			
1. This drawing is to be read in conjunction with all relevant planning application documents.			
10 May 2024 -- Record Copy -- 02:57			
A01	07.05.24	ISSUED FOR BUILDING CONTROL	AKL
REV:	DATE	DESCRIPTION	BY
AMENDMENTS			
PROJECT:- LOFT, REAR & SIDE EXTENSION			
TITLE:- 3 NEW CLOSE LONDON SW19 2SX Details			
CLIENT:- Baya Architect			
Drew Design 29 Lloyds Way, Beckenham BR3 3QT Telephone: 07985-408155			
Drawing Status:- BUILDING CONTROL			
Designed by:-	A. LUNDIE	Checked by:-	Baya Project No:-
Drawn by:-	A. LUNDIE	Date:-	May 2024 AKL/03/DETAILS
Scale:-	A1 @ AS SHOWN	Computer File No:-	03
web to report drawings only			Revision
NEW 03/2024			A01