

EXISTING ELEVATIONS. SCALE 1:100

1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:100 Scale Bar

Extension Specifications

Foundations: New foundations to be constructed to Local Authority approval and to suit site conditions. Minimum 1000mm deep and 500mm wide. 4:2:1 concrete min 450 thick.

Walls: External cavity walls with face brickwork to match existing, with 25 cavity alongside 40 Celotex insulation, (or as specified by local building authority), then 100 Turbo block inner leaf. Internal 12mm carlite plaster. Secure to existing walls with furfix channels. Stainless steel butterfly wall ties at 450 c/c vertically and 900 c/c horizontally. Insulated cavity closers at reveals. Holding down straps every 2 metres fixed to wall plate and screwed to wall.

Extension roof:- Pitch 4x2 rafters and lay breathable membrane. Fix 25x38mm softwood tanalised battens, fit Felt support trays. Fix new Marley smooth grey flat concrete roof tiles, - provide sample to client for approval. All fixing to be in accordance with manufacturers recommendations. All mortar for bedding purposes to be colour matched.

Concrete Floor: 75 sand and cement screed (4:1) on 100 concrete (4:2:1) on 70 Celotex insulation on 1200 gauge polythene DPM on sand blinding on min 150 clean hardcore well compacted. 100 horizontal Hyload DPC min 150 above ground in outer leaf and at floor level in inner leaf.

Glazing: All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3;BS 6206;1981. New glazing needs to achieve 1.6W/m2 K

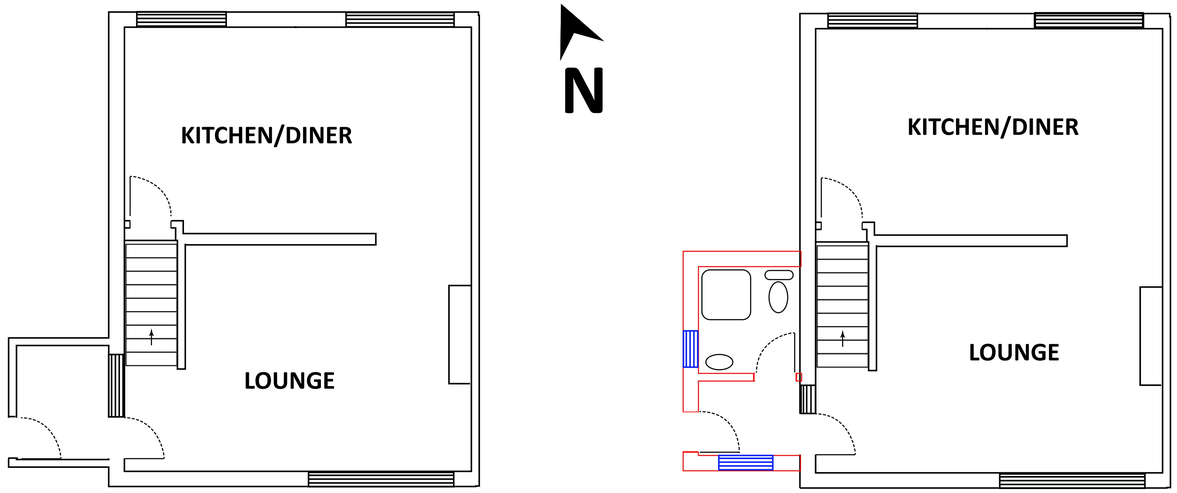
Electrical work: All electrical work required to meet the latest requirements of electrical Safety, must be designed, installed, inspected, and tested by a person competent to do so. Prior to completion, the Council must be satisfied that an appropriate electrical installation certificate has been issued for the work, and it has been signed by a person competent to do so. Energy efficient lights need to be provided at a rate of 75%.

Ventilation: Provide equivalent to 5mm continuous strip at ridge. Ensure/provide 25mm ventilation strip (or equivalent) to existing eaves. Provide trickle ventilator to give 8000mm2 background ventilation to loft room(s). New roofing to be with breathable membrane throughout.

Mechanical fans required to bathroom 15l/s and WC 6l/s.

Sanitation: New bathroom and toilet to be fed from existing mains water supply.

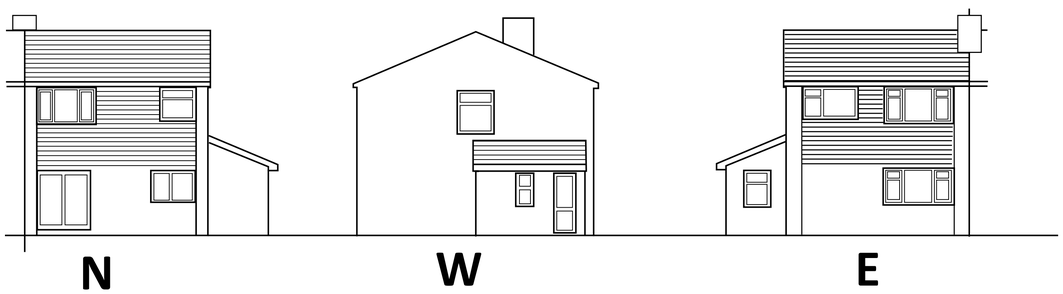
Drainage & waste disposal: New shower and toilet to run in to existing drain, through new SVP. Soil Vent Pipe to terminate 900mm above any opening within 3m.



EXISTING GROUND FLOOR - SCALE 1:50

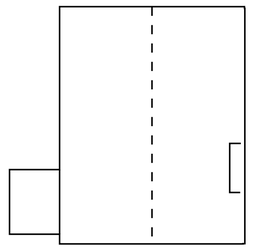
PROPOSED GROUND FLOOR - SCALE 1:50

1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:50 Scale Bar

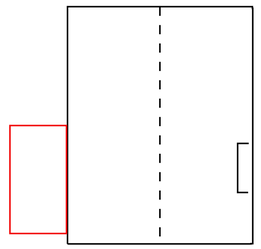


PROPOSED ELEVATIONS. SCALE 1:100

1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:100 Scale Bar



EXISTING ROOF PLAN
SCALE: 1:100



PROPOSED ROOF PLAN
SCALE 1:100

Notes

1. No critical dimensions are to be scaled from this drawing. (except for planning purposes)
2. It is the contractor's responsibility to ensure that all work is carried out in accordance with Local Authority and N.H.B.C requirements and that all plumbing and electrical work complies with the current regulations of the area water board and electricity board.
3. Any works carried out prior to the receipt of the necessary approvals are the responsibility of the client.
4. Whilst every effort has been made to obtain accurate information on the existing structure or site, it is essential that the contractor or client check at every stage and notify the Designer of any discrepancies.

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Client: Mr A. Mowat

Job Title:
18 NORTHBOURNE CLOSE.
Single Storey Side Extension

Drawing Title:
Single Storey Side Extension

Scale - 1:50 / 1:100

Date:09-09-2019 | **Drawn by - A.Ramus**

Drg no.**-18NC.SSSE** | Rev: 1

A1 - 841mm x 594mm