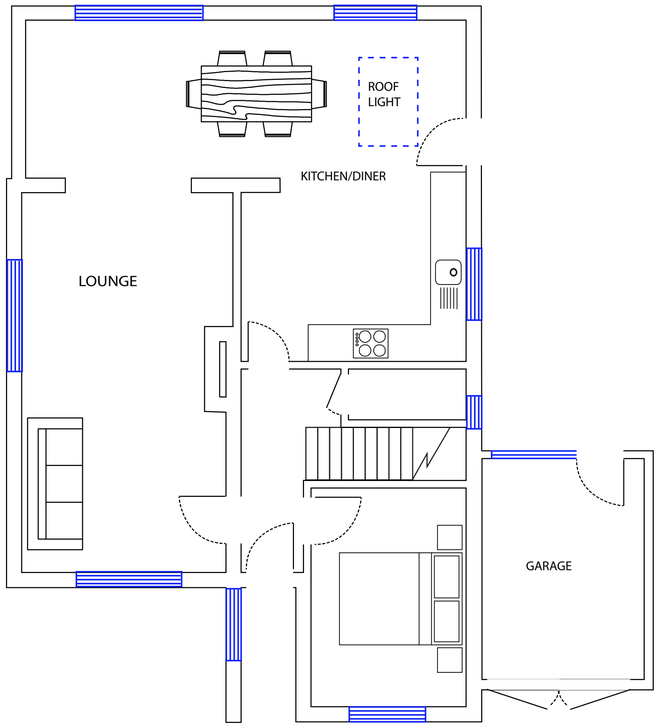


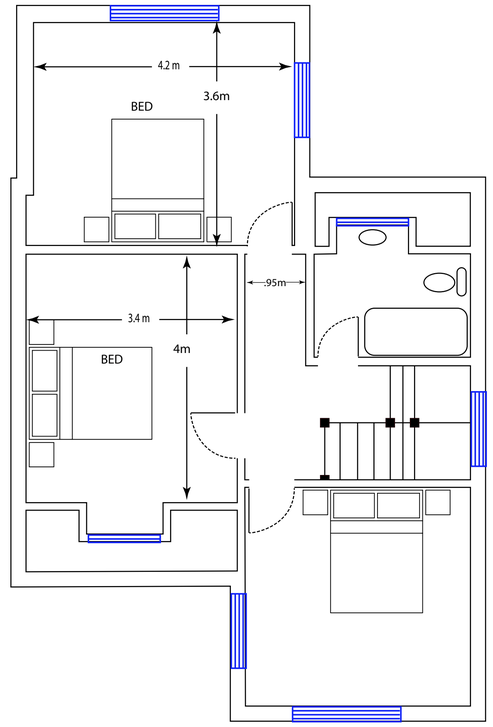
PROPOSED ELEVATIONS. SCALE 1:100

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

N

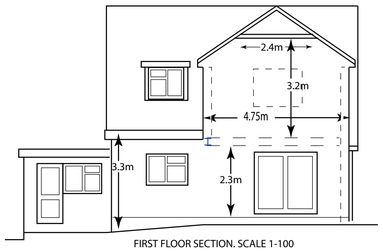


PROPOSED GROUND FLOOR - SCALE 1:50



PROPOSED FIRST FLOOR - SCALE 1:50

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



FIRST FLOOR SECTION. SCALE 1-100

ED63 ELEMENTAL DESIGN

6 Ravensbourne Avenue, Shoreham By Sea

General Building Spec.

Consult structural engineers calcs for beams, and timber sizes, to be double checked on site and approved by Building Control. It is the builders responsibility to ensure this is done.

Extension 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 concrete blocks, rendered to match existing, with 50 cavity alongside 50 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 750 c/c horizontally. Insulated cavity closers at reveals. Holding down straps every 2 metres fixed to wall plate and screwed to wall. Where existing walls are of cavity construction, a cavity tray should be provided where the wall abuts the roof, & ***at the junction of new flat roof with cavity walls.***

Concrete Floor: 7S 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. ***Any existing provisions for sub floor ventilation will be required to be maintained.***

Flat roof: (Warm roof)- Bitumen bedded limestone chippings, (minimum 12.5mm deep), on three layers bitumen roofing felt to BS747 (or alternative suitable flat roofing system) on 18mm OSB decking on 120mm celotex, on 11mm OSB, on firring pieces (at 1:40) on 195 roof joists at 400 centres.

New First Floor: Main beams on load bearing walls supporting new and existing structure. Supporting studwork under rafters to have sole plates bolted to top flange of RSJ via M6 bolts at 600 centres, carrying GMS joist hangers. Lay rockwool insulation between joists as per requirements for sound and fire resistance. Joists to be minimum 50mm from live chimney breasts. Existing ceiling joists strapped up to new floor beams where binders/truss members removed. New flooring to be 22mm moisture resistant caber floor, or equivalent flooring grade chipboard.

Pitched roof: Roof coverings: Lay breathable membrane. Fix 25x38mm softwood tanalised battens with eaves tilt fillet at bottom edge of tiling. Fix new plain concrete roof tiles to match existing, - style and colour to match existing, provide sample to client for approval. All mortar for bedding purposes to be coloured. All materials to be fixed strictly in accordance with manufacturer's instructions.

Ceilings and skeilings: Existing/new rafters to achieve ventilation gap behind 70mm celotex insulation between rafters; 50mm Celotex across rafters, with 12 foil backed plasterboard, and skim finish.

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. **Breather membrane to be installed in accordance with BBA certification requirements. High level roof void ventilation to be provided where ceiling penetrations occur; such as loft hatch, extractor fans, pipes or downlighters.**

Any existing provisions for sub floor ventilation will be required to be maintained. Minimum mechanical extract ventilation required to the kitchen 30 l/s, utility 30l/s, bathroom 15 l/s, W.C. 6l/s .

Drainage: Existing soakaway to be checked as minimum 5m away from new extension, to be checked by Building Control Officer on site. Rainwater New gutters and downpipes to match the existing and connect to the new soakaway. (Or-100mm half-round rainwater gutter and 76mm diameter downpipe in pvc-u to BS4576 connected via reducer, to drainage to soakaway).

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.

Conservation of fuel and power: Glazing to have U value 1.8W/m2 K. Install one energy efficient light fitting per 25 m2 floor area. New radiator(s) to be fitted with TRV's. ***Roof lights to have a minimum U value 1.6w/sq m deg k***

Energy efficient lights need to be provided at a rate of 75%.

Glazing: All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3;BS 6206;1981. Habitable rooms to have a window opening of at least 1/20th of the floor area.

Means of warning and escape: *Mains linked interconnected alarm system required with heat detection to kitchen and smoke detection to all landing levels. Confirm protected escape route with FD20 doors to all habitable rooms and 30 min fire resistant.*

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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07754 093 904

Client: M & K TURNEY

Job Title:
6 RAVENSBOURNE AVENUE SHOREHAM BY SEA PROPOSED FLOOR PLANS AND ELEVATIONS

Drawing Title:
SQUARE OFF EXISTING REAR EXTENSION, AND ADD AN EXTRA STOREY

Scale - 1:50 / 1:100

Date:- 11-10-2022 | **Drawn by - A.Ramus**

Drg no.-**6RA.SSRE**
Minor amendment copy

A1 - 841mm x 594mm