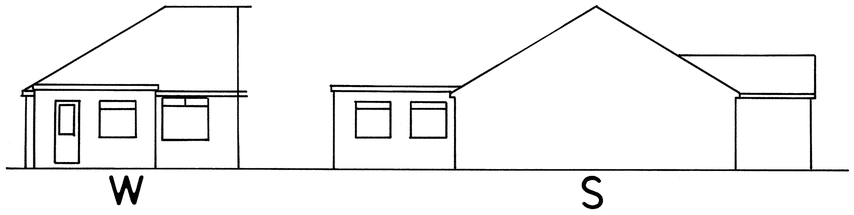
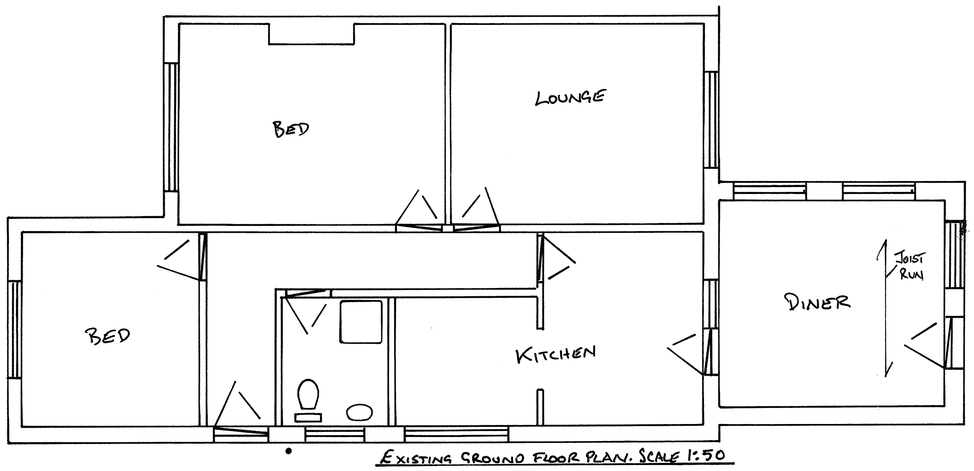


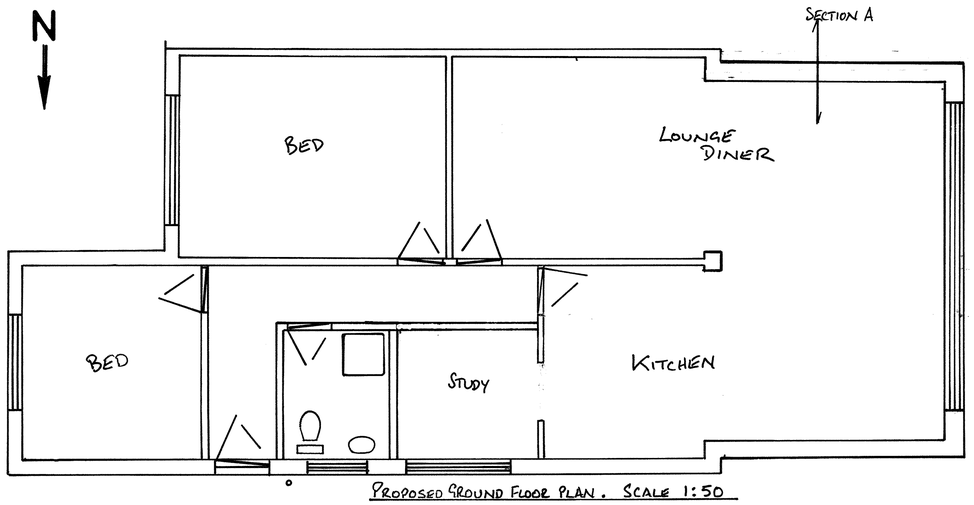
EXISTING ELEVATIONS. SCALE 1:100







EXISTING GROUND FLOOR PLAN. SCALE 1:50



PROPOSED GROUND FLOOR PLAN. SCALE 1:50

13 Abbey road, Sompting

Building Specifications for Single Storey Extension

All work to be checked by a Building Control Officer throughout construction. It is the contractor's duty to see this is done.

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 rendered block work to match existing finish of main house, 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. Existing extension brickwork to be rendered to match existing house finish.

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

Flat roof extension: Cold roof construction to match existing. 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 50x50 cross battens at 400mm centres, on firring pieces (at 1:40) on 195mm flat roof joists at 400mm centres, infill joists with 120mm celotex, and 12mm under. The builder should check the run of existing flat roof joists before removing the existing south elevation wall.

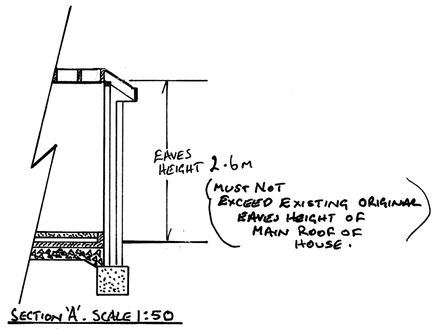
Bi Fold doors: Bi fold doors to be fitted strictly according to manufacturer's instructions. See Structural Engineer's calculations for beam over door span.

Structural: All steel and timber sizes to be in accordance with structural engineer's report, timbers doubled or trebled as advised, and checked by Building Control Officer.

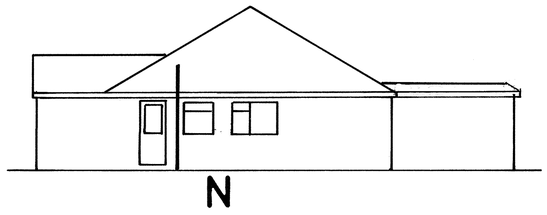
Glazing: All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3;BS 6206;1981. New glazing needs to achieve 1.6W/m2 K

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%.

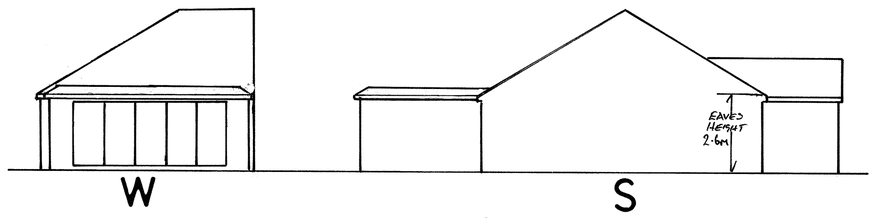
Structural: Refer to Structural Engineers report for steel sizes. All steels to achieve a minimum of 30 minutes fire resistance using intumescent paint.

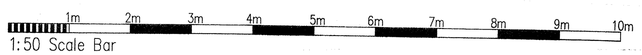


SECTION 'A'. SCALE 1:50



PROPOSED ELEVATIONS. SCALE 1:100





Notes

1. No critical dimensions are to be scaled from this drawing. (except for planning purposes)
2. It is the contractors 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.

A		
	Date	Revisions

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Client
MR & MRS RICHARDS

Job Title
13 ABBEY ROAD,
SOMPTING.
GROUND FLOOR EXTENSION

Drawing Title
SINGLE STOREY EXTENSION

Scale
1:50, 1:100

Date
12.10.2018

Drawn by
A.RAMUS

Drg No.
2/10/18

Rev.
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