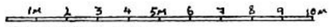


EXISTING ELEVATIONS. SCALE 1:100



SCALE BAR 1:100

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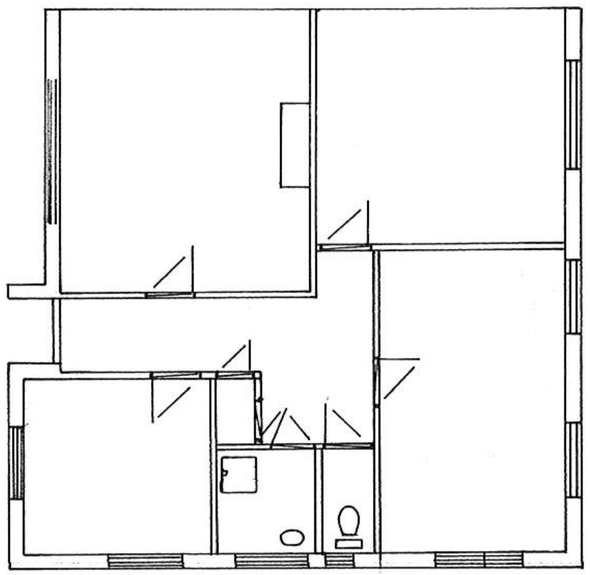
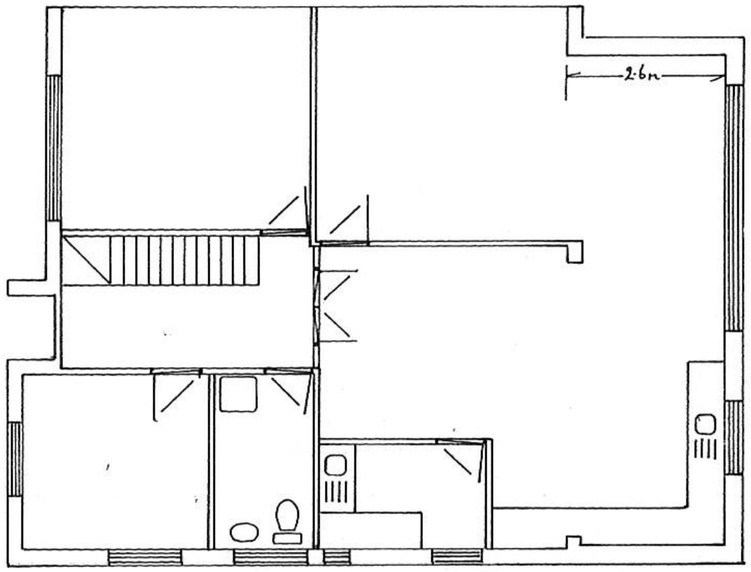
NOTES

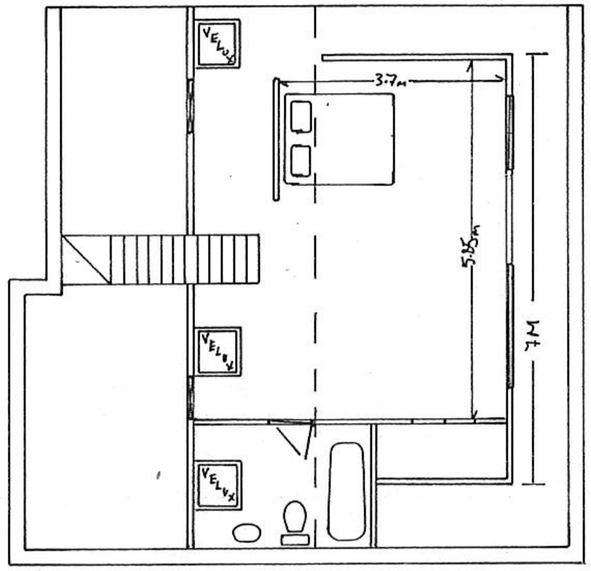
1. No critical dimensions are to be scaled from this drawing (except for planning purposes)
2. It is the contractors responsibility to ensure that all work is carried out in accordance with Local Authority and NHBC requirements and that all plumbing and electrical work complies with the current regulations 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.



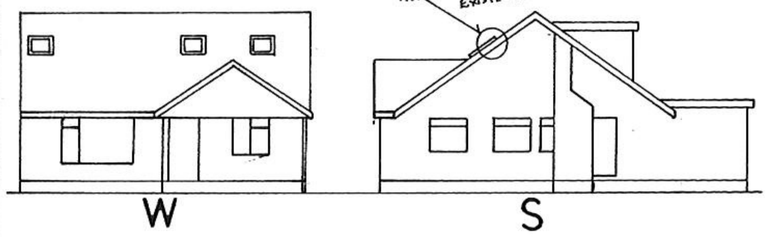
EXISTING GROUND FLOOR PLAN. SCALE 1:50



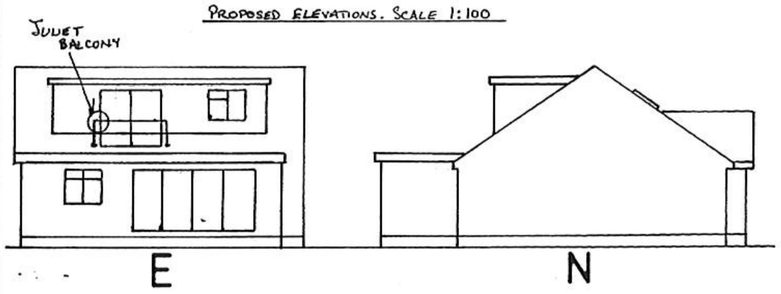
PROPOSED GROUND FLOOR PLAN, SCALE 1:50

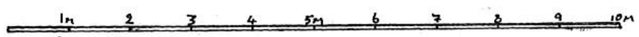


PROPOSED FIRST FLOOR PLAN. SCALE 1:50

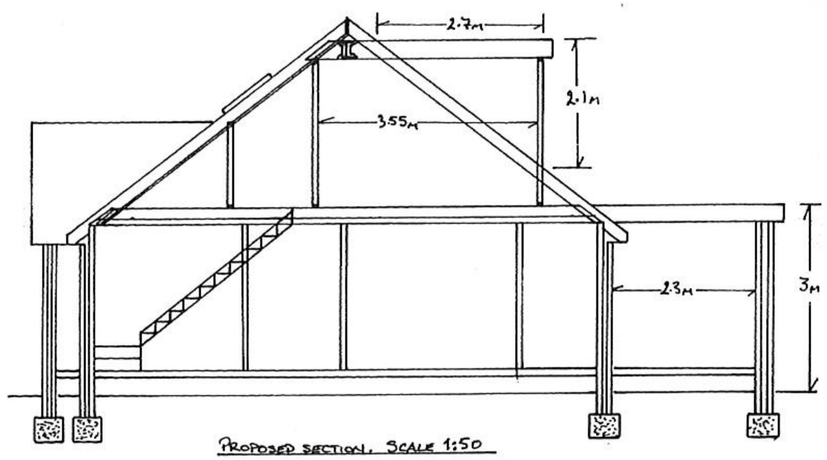


PROPOSED ELEVATIONS. SCALE 1:100





SCALE BAR 1:50



PROPOSED SECTION. SCALE 1:50

General Building Specs

Consult structural engineers calcs for beams, and timber sizes, to be checked 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 visit site conditions. Minimum 1000mm deep and 500mm wide. 4:2:1 concrete mix 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. Secors to existing walls with forfix 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.

Floor: Galvanised hangers built in to wall, or fixed to wall plate. 45 by 95 joists (or as indicated by engineers calcs). 22mm treated caber floor over. Underside of joists not less than 150mm above ground cover. Underside of sleeper wall plate not less than 75mm above ground cover. Sleeper wall plata on DPC on brick sleeper wall. Concrete ground cover min. 100mm or min 50mm on a 1200 gauge damp proof membrane. 150mm sand blinded hardcore. Ventilation openings having an open area of 1500mm2 per metre run of perimeter wall or 500mm2 per square metre of floor area, whichever gives the greater opening area.

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.

Structural: Double rafters to trim all round velux window apertures. Note: existing structure bearing additional load to be exposed and checked for adequacy. Chimney stacks to be removed, (check structural calcs), to be checked by the Building Control Officer during construction.

Glazing. Conservation of fuel and power: Glazing to have U value 1.6W/m2 K. Install one energy efficient light fitting per 25 m2 floor area. New radiator(s) to be fitted with TRV's.

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%.

Staircase: Rise=205 Going=228 Number of equal risers=13 Overall width= 900 Maximum pitch=42 degrees. Headroom above the pitch line of the stair should be a minimum of 2m. Floor/pitch line to top of handrail= 900. Spindles at 100 centres. Tapered treads to have min 50 going, and same as straight treads at mid point.

Ceilings and shellings: 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.

Walls: 100 x 50 studwork at 400 centres, with 100 x 100 at piers and window jambs. Internal walls to have rockwool infil as sound insulation, 12mm plasterboard, and skim finish.

Roof lights: Velux windows should be fitted according to manufacturers instructions, and should not project more than 150mm above existing roof plane.

Dormer/Extension roof- Flat: Bitumen bedded limestone chippings, (minimum 12.5mm deep), on three layers bitumen roofing felt to BS747 (or alternative suitable flat roofing system) on 18mm exterior plywood decking on (for cold roof) 50x50 cross battens at 400 centres, on firring pieces (at 1:40) on 195 flat roof joists at 400 centres. For cold roof construction, infill joists with 150 celotex, and 12mm under.

For warm roof construction, lay 1 current celotex over the top of joists, with 18mm OSB on top.

Dormer Walls & cheeks: Vertical tile hanging on treated battens, on breathable paper, on 12mm ply, on 100x50 stud framing at 400 centres, infilled with 90mm celotex insulation, with 12mm celotex insulation over, 12mm plasterboard, and skim finish internally. Cheeks within 1000mm of boundary to have half hour fire resistant board. Cheeks built on existing masonry to have GMS straps at 900mm centres. Dormer fully weathered in code 4 lead flashing. Cheeks built off rafters to be on triple 6 x 2 rafters, running from ridge to plate, or to pick up purlin point.

New 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.

Glazing: All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3 BS 6206:1981. Means of Escape windows to conform to regulation sizes, and subject to check from Building Control Officer during construction. New glazing needs to achieve 1.6W/m2 K. Habitable rooms to have a window opening of at least 1/20th of the floor area.

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	Date	Revisions

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Client: MR & MRS PRICE

Job Title: SINGLE STOREY EXTENSION & LOFT CONVERSION

Drawing Title: 6 RAVENSBOURNE CLOSE SHOREHAM

Scale: 1:50 / 1:100

Date: 27.02.2017

Drawn by: A.RAMUS

Drg No.: 16

Rev.: 1

A PRODUCT OF THE UNO RANGE-ARCHITECT CAT. No 7311

594 x 841mm A1