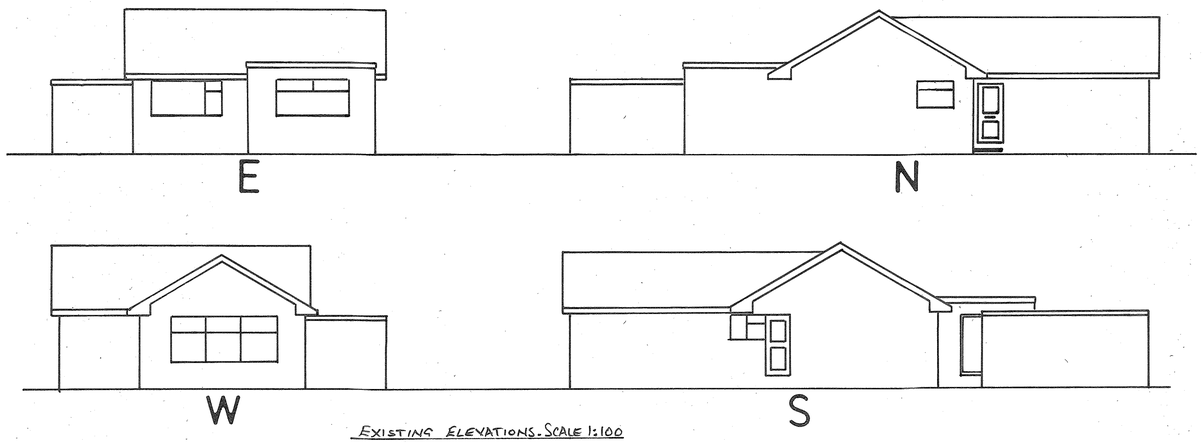
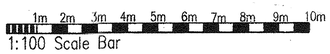
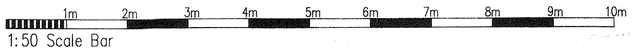
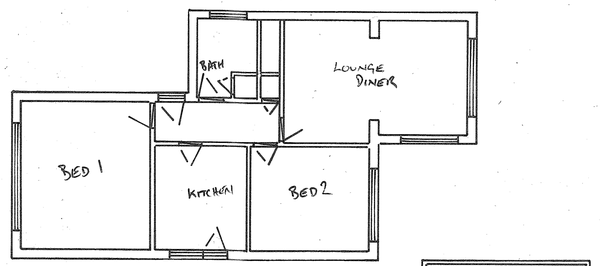


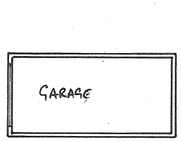
EXISTING ELEVATIONS. SCALE 1:100



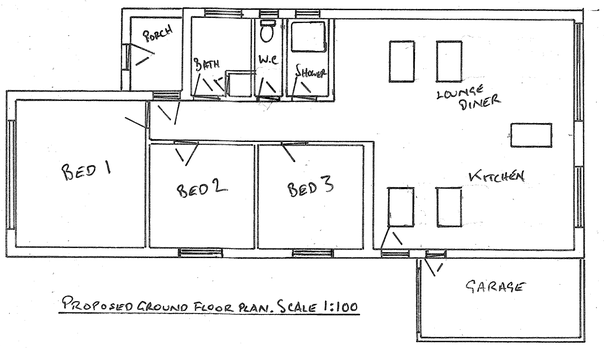




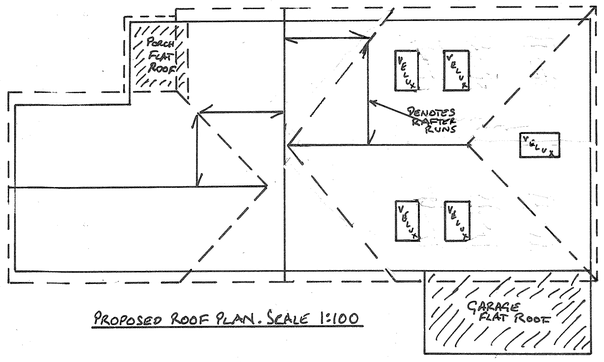
EXISTING GROUND FLOOR PLAN. SCALE 1:100



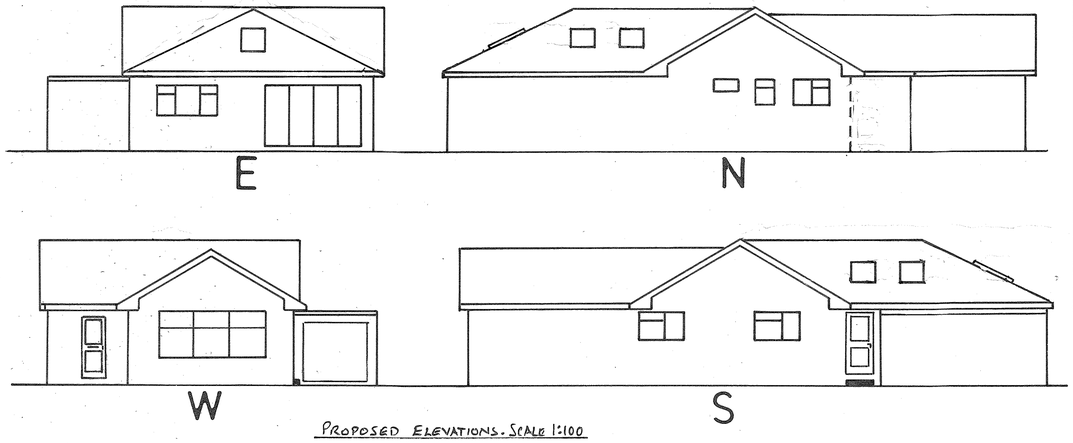




PROPOSED GROUND FLOOR PLAN. SCALE 1:100



PROPOSED ROOF PLAN. SCALE 1:100



PROPOSED ELEVATIONS. SCALE 1:100

2 Tottington Way

General Building Specs

Consult structural engineers calcs for beams, and timber sizes, to be checked and approved by Building Control. It is the builder's responsibility to ensure 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 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.

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.

Timber Floor: Galvanised hangers built in to wall, or fixed to wall plate. 45 by 95 joists, (or as indicated by engineers calcs). 22mm caber floor over. Underside of joists not less than 150mm above ground cover. Sleeper wall plate 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.

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.

Roof coverings: Lay breathable membrane laid strictly in accordance with manufacturers instructions. Fix 25x38mm softwood tanalised battens with eaves tilt fillet at bottom edge of tiling. Fix new plain concrete roof tiles to match existing in strict accordance with manufacturers instructions. - style and colour to match existing, provide sample to client for approval. Fixing to be in accordance with manufacturers recommendations. Fix matching ridge tiles. All mortar for bedding purposes to be coloured.

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

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.

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

Drainage & waste disposal: New toilet and shower to run in to existing drain.

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%.

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.

	Date	Revisions
A		

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Client: N. DURHAM

Job Title: 2 TOTTINGTON WAY, SHOREHAM

Drawing Title: REAR SINGLE STOREY EXTENSION & FRONT PORCH

Scale: 1:100

Date: 19.01.2019 | Drawn by: A.RAMUS

Drg No.: 1-11-18 | Rev.: 1

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