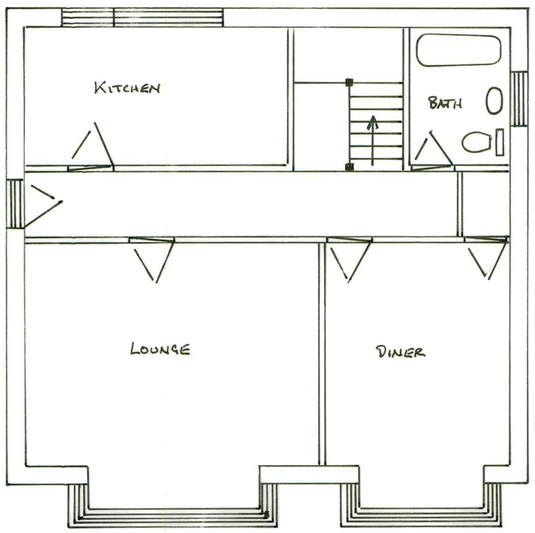
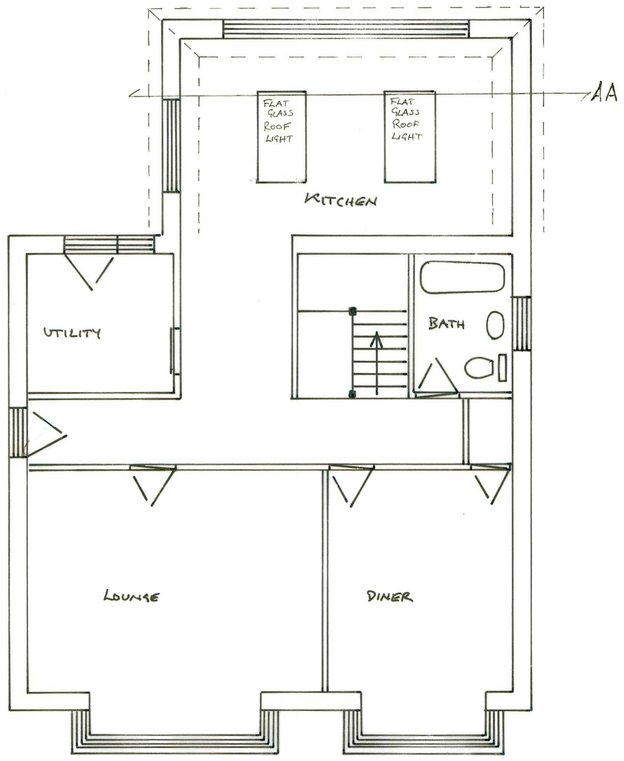


EXISTING ELEVATIONS. SCALE 1:100

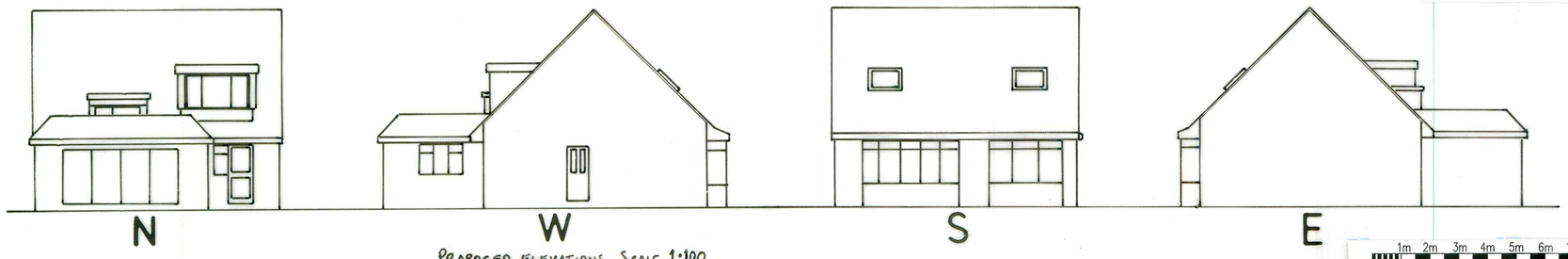


EXISTING GROUND FLOOR PLAN. SCALE 1:50



PROPOSED GROUND FLOOR PLAN. SCALE 1:50





PROPOSED ELEVATIONS. SCALE 1:100

71 Ingleside Crescent

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.

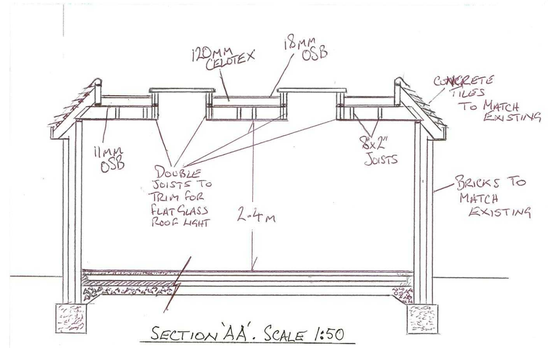
Walls: External cavity walls with face brickwork to match existing, with 25 cavity alongside 40 Celotex insulation, (or as specified by local building authority), then 100 Turbo block inner leaf. Internal 12mm carlite plaster. Secure to existing walls with furfix channels. Stainless steel butterfly wall 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.

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.

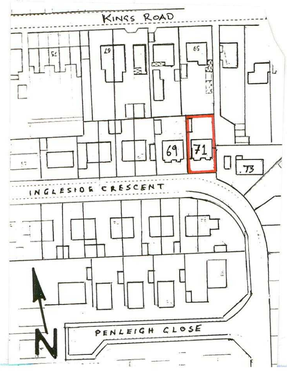
Extension roof- Mono pitch/Flat **Flat**: (Cold roof)-Bitumen bedded limestone chippings, (minimum 12.5mm deep), on three layers bitumen roofing felt to BS747 (or alternative suitable flat roofing system) on 18mm exterior plywood decking on 50x50 cross battens at 400 centres, on firring pieces (at 1:40) on 195 flat roof joists at 400 centres. Infill joists with 150 celotex, and 12mm under. **For warm roof** construction, lay 12mm OSB over firrings, 120mm celotex over the 12mm OSB, with 18mm OSB on top. **Mono-pitched roof:** Concrete tiles on treated battens, on breathable paper, on 95mm by 50mm C16 grade treated softwood rafters at 400mm cts. Birds mouthed and spiked over wall plates. Provide 25mm ventilation around perimeter of pitched roof, 112 gutter, to match existing, to perimeter of new roof.

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

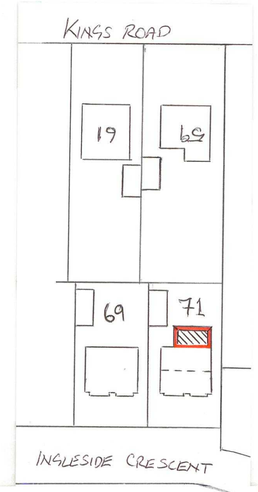
Electrical work: All electrical work required to meet the latest requirements of electrical Safety, must be designed, installed, inspected, and tested by a person competent to do so. Prior to completion, the Council must be satisfied that an appropriate electrical installation certificate has been issued 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%.

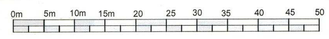


SECTION 'AA'. SCALE 1:50



LOCATION PLAN
A Scale 1:1250
0 10m 30 50 70 90
5m 20 40 60 80 100





BLOCK PLAN
Scale 1:500



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.

	Date	Revisions
A		

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MR & MRS GREY

Job Title
71 INGLESIDE CRESCENT, LANCING, BN15 8EW

Drawing Title
SINGLE STOREY REAR EXTENSION.

Scale 1:50 / 1:100 / 1:500 / 1:1250

Date 12-03-2018 Drawn by A.RAMUS

Drg No. 03/02/18 Rev.

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

594 x 841mm A1