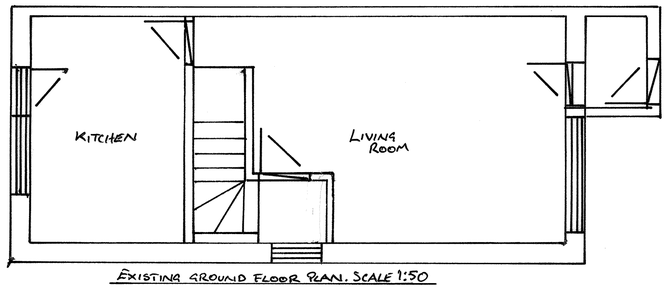
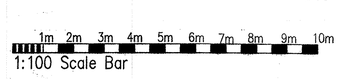
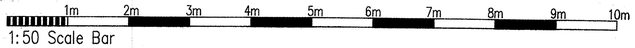


EXISTING ELEVATIONS. SCALE 1:100

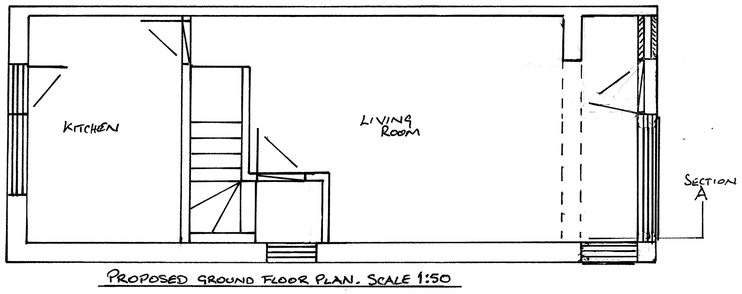


EXISTING GROUND FLOOR PLAN. SCALE 1:50

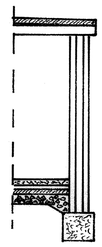




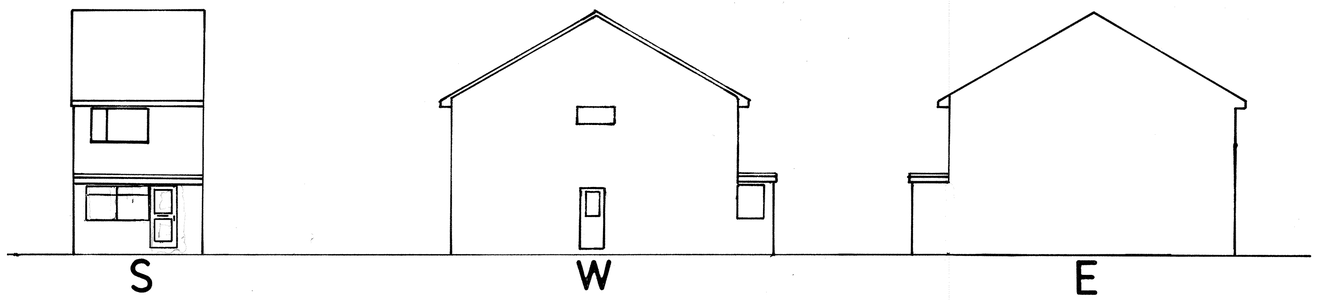
N



PROPOSED GROUND FLOOR PLAN. SCALE 1:50



SECTION 'A'. SCALE 1:50



PROPOSED ELEVATIONS. SCALE 1:100

1 Wessex Walk, Shoreham by sea

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.

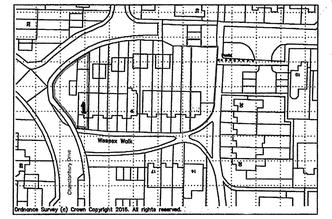
Foundations: New foundations to be constructed to Local Authority approval and to suit site conditions. Minimum 1000mm deep and 500mm wide. 4:2:1 concrete min 450 thick.

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.

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.

Flat 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 (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 firrings (at 1:40), over the top of joists, with 12mm OSB over, 120mm celotex, and 18mm OSB on top.

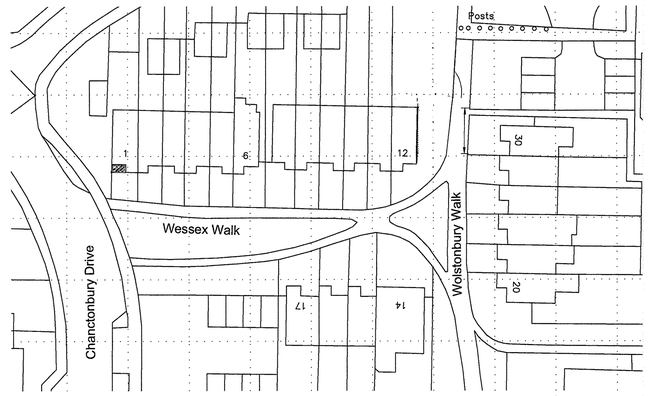
Glazing: All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3;BS 6206;1981. Means of Escape windows to conform to regulation sizes, and subject to check from Building Control Officer during construction. New glazing needs to achieve 1.6W/m2 K. Habitable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



1 WESSEX WALK
LOCATION PLAN

A Scale 1:1250

0 10m 30 50 70 90
5m 20 40 60 80 100



1 WESSEX WALK BLOCK PLAN

0m 5m 10m 15m 20 25 30 35 40 45 50

SCALE 1:500

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		

© copyright

ED63
Elemental Design 63
Building Design Consultants
elementaldesign63@gmail.com

Client
MR IAN WALLER

Job Title
1 WESSEX WALK
SHOREHAM-BY-SEA

Drawing Title
SINGLE STOREY EXTENSION

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

Date 24/11/2018 | Drawn by A.RAMUS

Drg No. 20/1/17 | Rev. 2

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