

EXISTING ELEVATIONS. SCALE 1:100

1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:100 Scale Bar

47 Greenways Crescent
Single Storey Extension

General Building Spec.

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 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: 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.

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 OSB decking on 120mm celotex on 12mm OSB, on firring battens, on 8x2 joists.

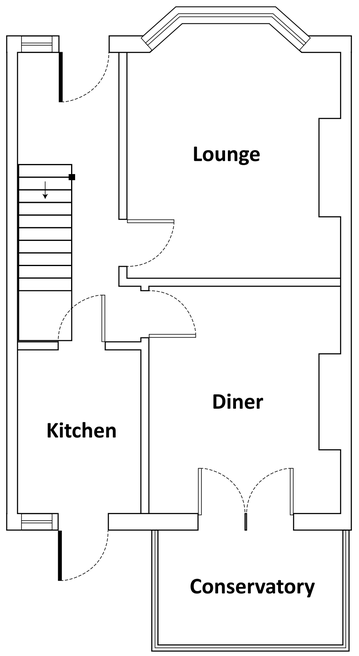
Electrical work: All electrical work required to meet the latest requirements of electrical Safety, must be designed, installed, inspected, and tested by a person competent to do so. Prior to completion, the Council must be satisfied that an appropriate electrical installation certificate has been issued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

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

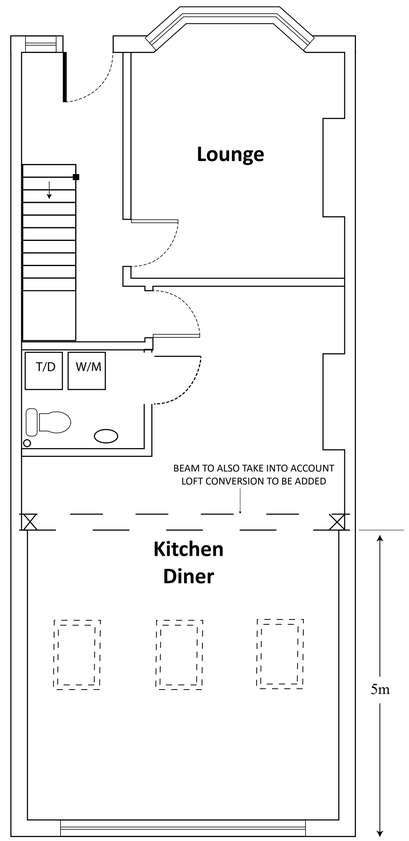
Drainage & waste disposal: New toilet to run in to existing drain, through new SVP. Soil Vent Pipe to terminate 900mm above any opening within 3m.
Mechanical fans required to toilet 15l/s and WC 6l/s.

Conservation of fuel and power: Glazing to have U value 1.8W/m2 K. Install one energy efficient light fitting per 25 m2 floor area. New radiator(s) to be fitted with TRV's. Energy efficient lights need to be provided at a rate of 75%.

Glazing: All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3;BS 6206;1981. Habitable rooms to have a window opening of at least 1/20th of the floor area.

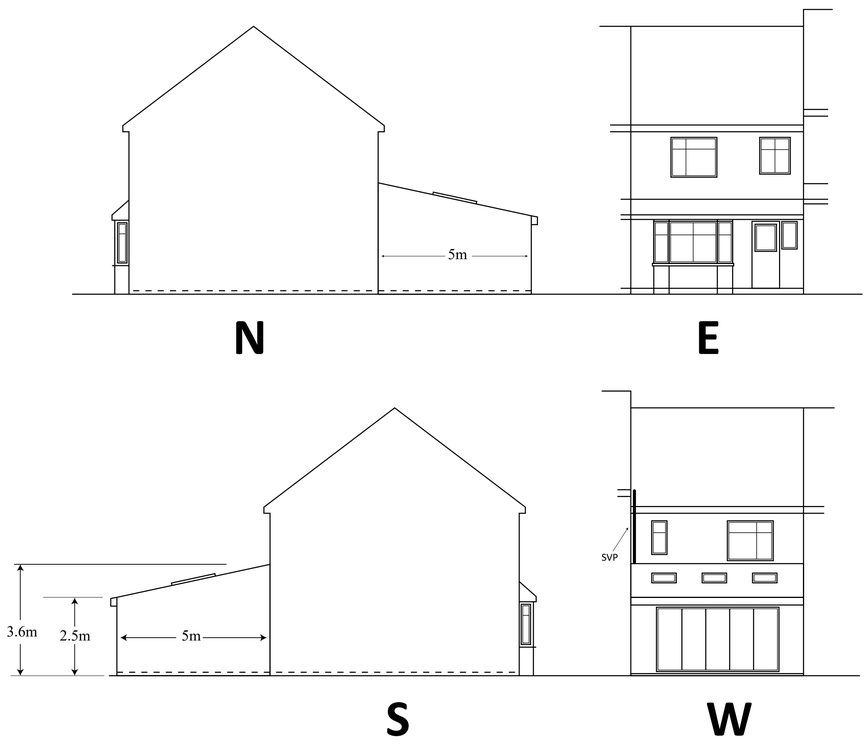


EXISTING GROUND FLOOR - SCALE 1:50



PROPOSED GROUND FLOOR - SCALE 1:50

1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:50 Scale Bar



PROPOSED ELEVATIONS. SCALE 1:100

1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:100 Scale Bar

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.

© copyright

ED63
ELEMENTAL DESIGN
elementaldesign63@gmail.com
07799 402 870
07754 093 904

Client: Mr J. Akien

Job Title:
47 Greenways Crescent
Single Storey Extension

Drawing Title:
Single Storey Extension

Scale - 1:50 / 1:100

Date: 06-03-2019 | **Drawn by - A.Ramus**

Drg no.-**47GC.SE** | Rev:

A1 - 841mm x 594mm