

EXISTING ELEVATIONS. SCALE 1:100

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

13 Edburton Gdn's 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 50mm cavity alongside 50mm 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.

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. Fix 25x38mm softwood tanalised battens. Fix new plain concrete roof tiles, - 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.

Utility and garage flat roofs:- 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, on 120mm Celotex, on 12mm OSB, on firring pieces (at 1:40) on 175 flat roof joists at 400 centres.

Ventilation: Provide equivalent to 5mm continuous strip at ridge. Ensure/provide 25mm ventilation strip (or equivalent) to existing eaves. New roofing to be with breathable membrane throughout

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

B1 Means of warning and escape
Mains linked interconnected alarm system required with heat detection to kitchen and smoke detection to all landing levels. Smoke detector to be fitted in garage conversion.

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.

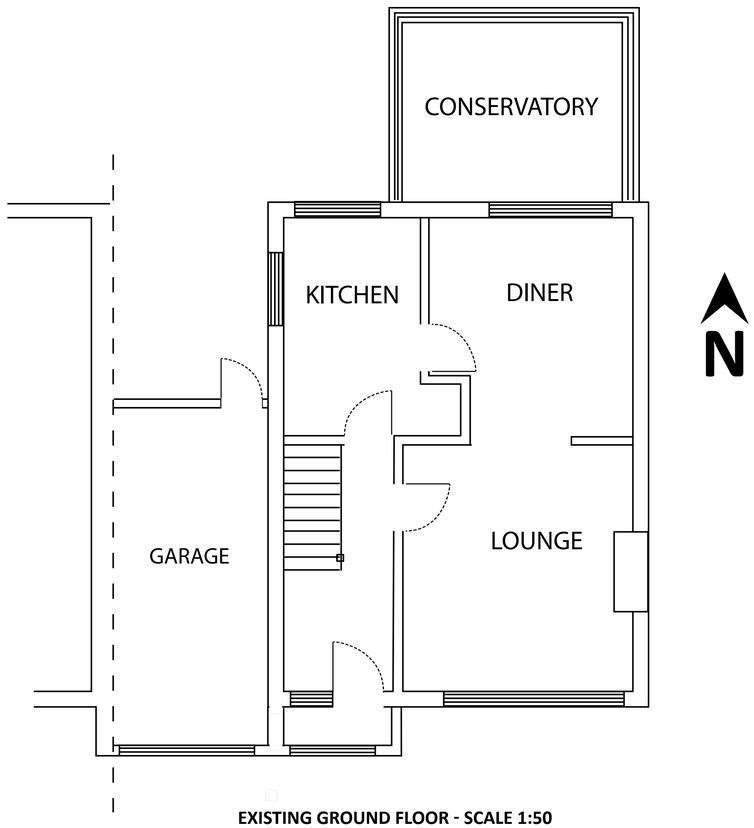
Sanitation: New toilet and shower to be fed from existing mains water supply.

Mechanical ventilation is required to be provided adjacent to the new kitchen hob, and to the new utility room

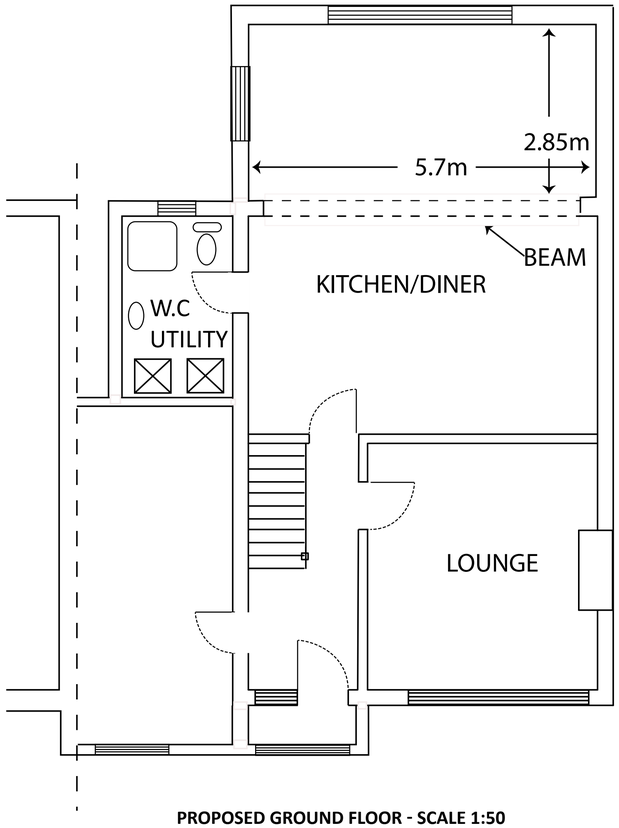
Drainage & waste disposal: New toilet and shower to run in to existing drain. New soakaway to be minimum 5m away from new extension, to be checked by Building Control Officer on site.

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%.

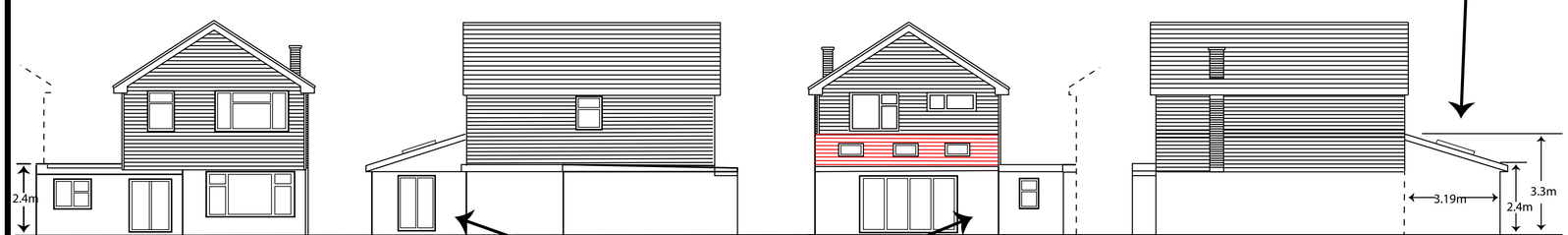


EXISTING GROUND FLOOR - SCALE 1:50



PROPOSED GROUND FLOOR - SCALE 1:50

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



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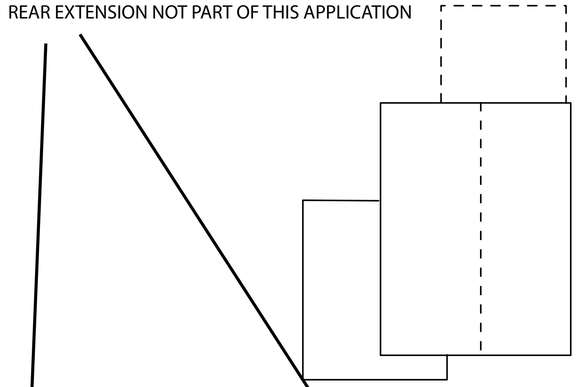
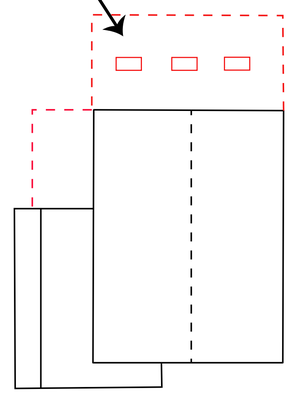


EXISTING ROOF PLAN. SCALE 1:100



PROPOSED ROOF PLAN. SCALE 1:100

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.

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Client: Mr &Mrs Beadell

Job Title:
13 Edburton Gardens.
Single Storey Side Extension & Garage Conversion

Drawing Title:
Single Storey Side Extension, & Garage conversion.
Minor Amendment Application

Scale - 1:50 / 1:100

Date: 10-12-2019 | **Drawn by - A.Ramus**

Drg no.-**13EG.MA1** | Rev: 1

A1 - 841mm x 594mm