S E N W

EXISTING ELEVATIONS. SCALE 1:100

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

General Building Specs
8 Manor Close

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.

Screed 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 125 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.

Sanitation: New Kitchen sink to be provided in food preparation area, with hot and cold water.

Drainage & waste disposal: New kitchen sink 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.

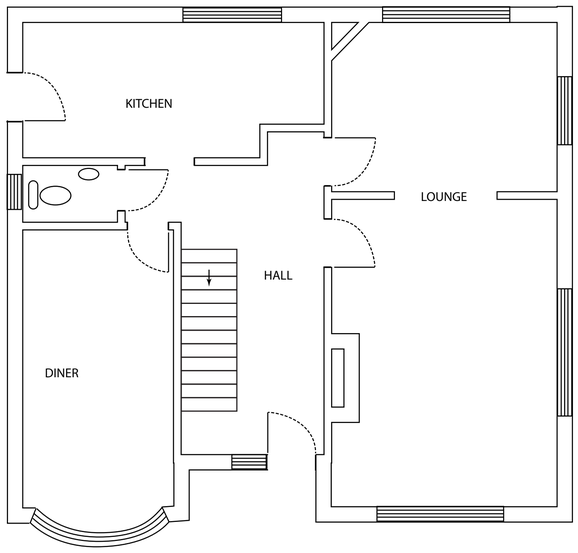
Energy efficient lights need to be provided at a rate of 75%.

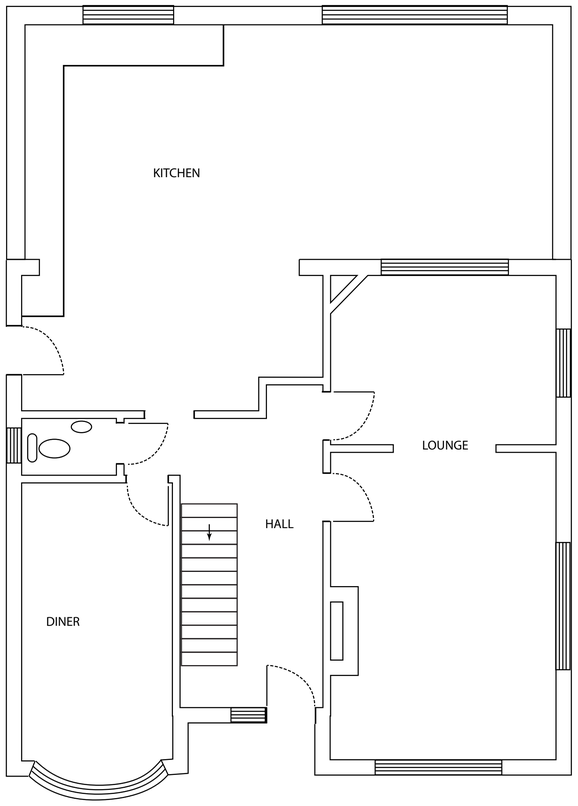
Ventilation: Provide equivalent to 5mm continuous strip at ridge. Ensure/provide 25mm ventilation strip (or equivalent) to existing eaves. Provide trickle ventilator to give 8000mm2 background ventilation to loft room(s). New roofing to be with breathable membrane throughout.

Ground floor extension mono pitch/ 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 OSB, on 120mm Celotex, on 12mm OSB, on firring pieces (at 1:40) on 175 flat roof joists at 400 centres. **Mono pitch roof surround**- Roof coverings: Lay breathable membrane. Fix 25x38mm softwood tanalised battens with eaves tilt fillet at bottom edge of tiling. Fix new plain concrete roof tiles to match existing. - style and colour to match existing, provide sample to client for approval. Fix matching ridge tiles. All mortar for bedding purposes to be coloured. Running outlets to be formed at 3m intervals. All materials to be fixed strictly in accordance with manufacturers instructions.

Glazing: All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3;BS 6206;1981.

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.





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

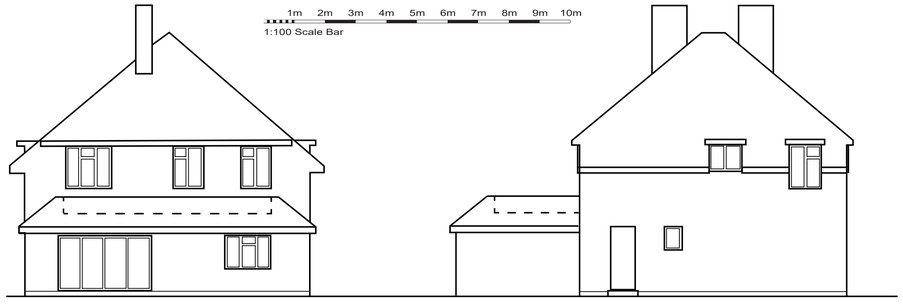
EXISTING GROUND FLOOR - SCALE 1:50

PROPOSED GROUND FLOOR - SCALE 1:50

E

PROPOSED ELEVATIONS. SCALE 1:100

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



N W

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 Whittington

Job Title:
8 Manor Close,
Felpham

Drawing Title:
Single Storey Extension

Scale - 1:50 / 1:100

Date: 19-09-2019 | **Drawn by - A.Ramus**

Drg no.-**8MC.SSE** | Rev:

A1 - 841mm x 594mm