

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1

BENJAMIN
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GENERAL
ALL WORK TO BE CARRIED OUT TO LOCAL AUTHORITY APPROVAL AND IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.
CONTRACTOR IS RESPONSIBLE FOR SETTING OUT THE WORKS
ALL STYLING WORK TO BE CARRIED OUT IN ACCORDANCE WITH ENGINEER'S DESIGN AND DETAILS
DO NOT SCALE DRAWINGS
DRAWINGS PRODUCED FOR THE PURPOSE OF OBTAINING BUILDING REGULATIONS APPROVALS ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS

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Foundations: concrete strip foundation to be 100mm width/conc. mix 1:2.4. Foundation depth to be 1200mm below lowest ground level or to level of adjacent drains whichever is deeper. All 100mm dia pipe to be 100mm dia w/c to have 50mm dia w/c to have 100mm dia pipe. All traps to be 75mm deep. Provide rodding eye at change of direction, ground floor w/c to have suit stack. Suit stack terminal to be higher than any overflow of sanitary drainage system. Provide 100mm pvc half round guttering with 50mm pvc downpipe discharging to rodding eye. Provide external surface water drains. The position of the surface water drains to be as per detailed commitment of work if not readily ascertainable and final arrangement to be agreed with L.A surveyor.

Drainage: All internal pipes above ground level to be PVC sink to have 50mm dia, up to 4m length, basis to have 25mm dia up to 1.7m length, shower to have 50mm dia w/c to have 100mm dia pipe. All traps to be 75mm deep. Provide rodding eye at change of direction, ground floor w/c to have suit stack. Suit stack terminal to be higher than any overflow of sanitary drainage system. Provide 100mm pvc half round guttering with 50mm pvc downpipe discharging to rodding eye. Provide external surface water drains. The position of the surface water drains to be as per detailed commitment of work if not readily ascertainable and final arrangement to be agreed with L.A surveyor.

Ventilation: Rapid ventilation to all habitable rooms and sanitary accommodation if separate from bathroom to be minimum 1/20th of floor area.

Background ventilation to all habitable rooms to have 8000 sq mm kitchen to have 4000 sq mm sanitary accommodation to have 4000 sq mm.

Mechanical extract ventilation: kitchen to have 30 bres/sec, in adjacent to hob, 60 bres/sec down the chimney and under the extract fan capable of extracting 15 bres/sec with 15 minutes overrun connected to light switch.

Doors and windows: all new external doors and windows to be aluminium double glazed with night ventilation of minimum area 100sq mm.

All new doors & side panels to have safety laminated glazing between finished floor level and 1500mm above that level. Windows and partitions to have laminated glazing between finished floor level and 800mm above that level.

Habitable room must have emergency egress window of opening minimum 450mm wide and 700mm high. All double glazed window units to 28mm with 6.4mm outer laminated glass and 4mm clear glass. 17.8mm air gap, argon filled and a "soft" low-E coating double glazed unit to achieve "U" value of at least 1.6W/m².K. windows to comply with L1:2006.

Flor: 75mm 1:4 cement/sand screed with 10mm crack width, 200kg sand per m², screed to be 100mm Rockwool Cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16. (Aercrete, Celcon solar, Topblock, tipple standard). Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:16 cement mortar.

Wall ties to be single stainless steel evenly spaced at 750mm centres horizontally staggered in alternate courses an 450mm centres vertically. Provide additional ties beneath the lowest row of insulation bats and double at reveals.

Stud partition to 50 x 100 studs at 400c/s with 12.5mm plaster board skin finished. 50x100mm base plate of stud partition supported on floors with 50 x 100 nogging/s@ 400 c/s with partition filled with rockwool rollbatts.

Damp Proof Course: Hessian based felt or similar horizontal and vertical D.P.C. to walls D.P.C. 150mm minimum above all adjoining ground level, D.P.C. under window cill and reveals. All damp proof elements to be lapped and bonded with existing D.P.C.

Flat Roof (Warm): (imposed load max 1.0 kN/m², dead load max 0.75 kN/m²)

12.5mm single reinf. battens to achieve as designated fire rating for surface spread of flame bedded in bitumen on three layer felt to BS 6229-2003 on 22mm external quality (ply optional, see manufacturer's details) over 120mm Celotex Crown-U. Insulation board to VCL standard. Provide 12.5mm plasterboard on 400 c/s with 12.5mm plasterboard on dabs. Ceilings to be 12.5mm plasterboard over vapour barrier with skim plaster finish.

Electrical: Flat roof to be connected to the main earth terminal. Wall connector to be connected to existing wall. Fix fire steel connector or similar. Polyisoprene sealant pointing to external joints.

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Electrical: Electrical cables should be fixed to the structure using appropriate fixings. PVC insulation cables should not be in direct contact with any expanded polystyrene insulation. recessed fittings designed for compact fluorescent or low voltage tungsten halogen lamps should only be used within enclosure, set between the joists, to dissipate heat. If recessed light fittings are used, ensure that the fixture maintains a full hour period of fire resistance.

All electrical works required to meet the provision of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to electrical completion the council should be satisfied that the part P has been compiled with the relevant regulations and a Part P certificate to be issued for the work by a person competent to do so.

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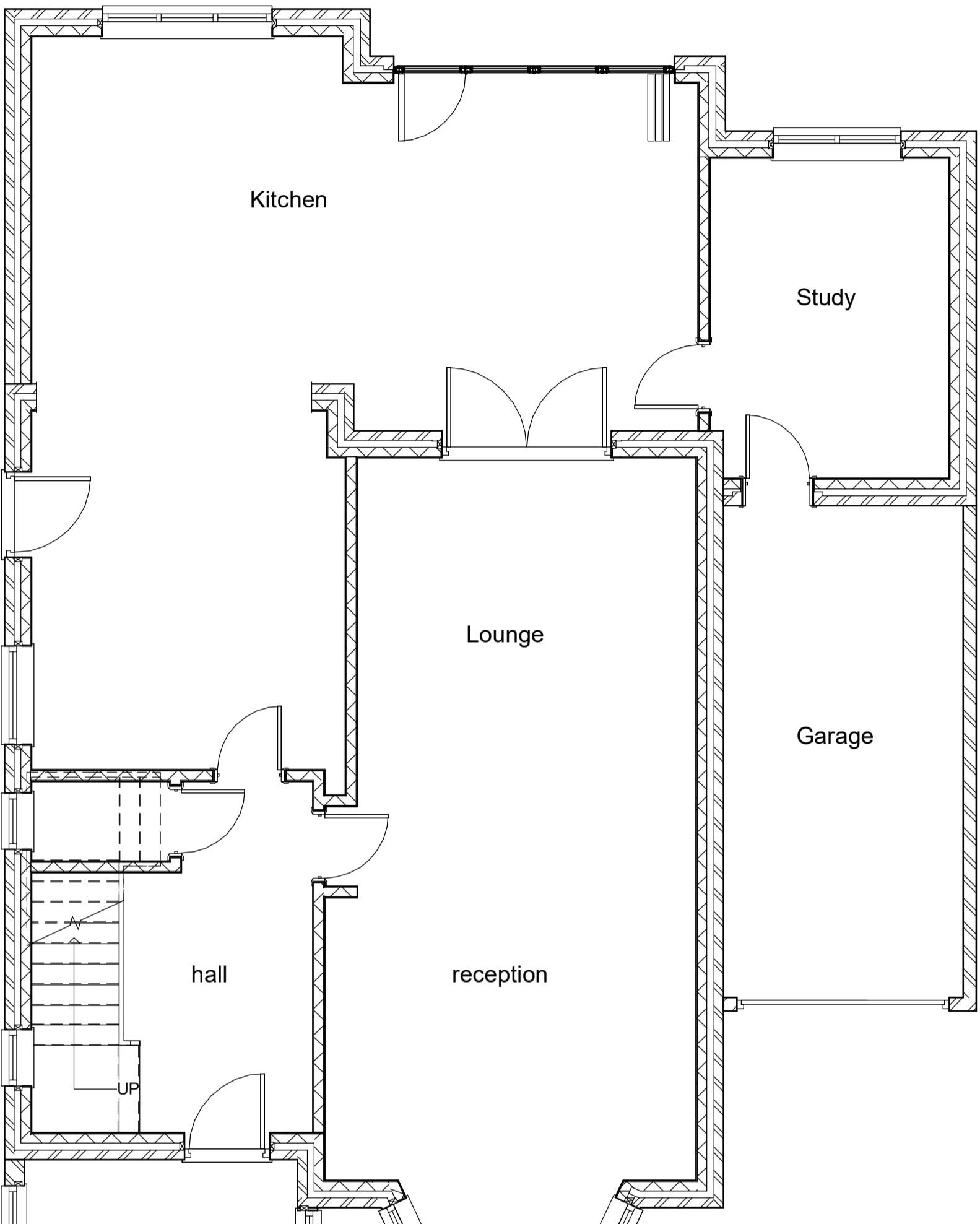
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Existing Ground Floor

1 : 50



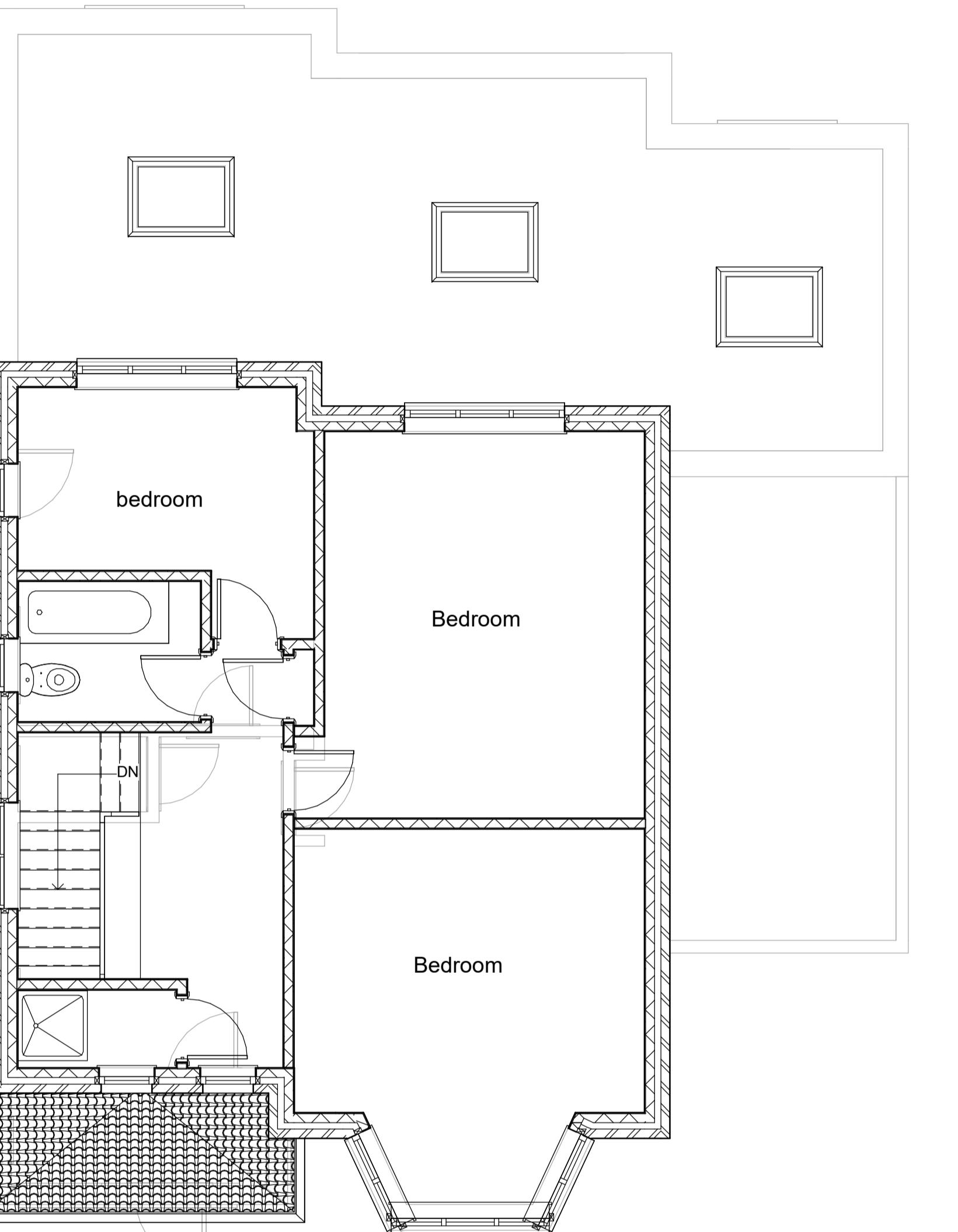
Existing Front elevation

1 : 100



Existing Side Elevation

1 : 100



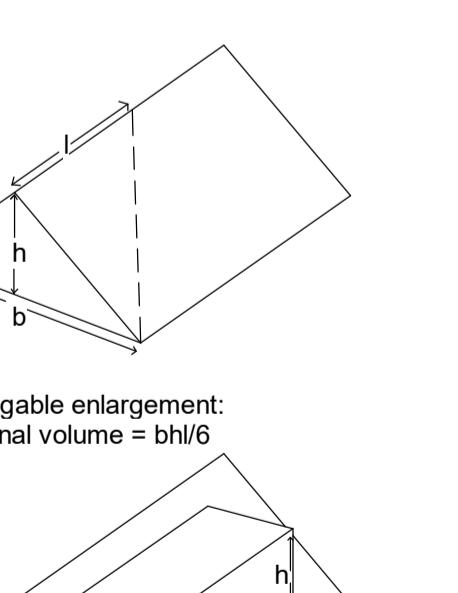
Existing First Floor

1 : 50

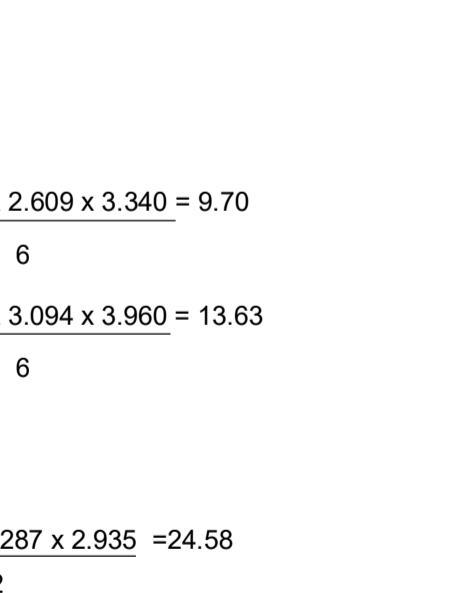


Existing Rear Elevation

1 : 100



Box dormer enlargement:
additional volume = bh/2



Total cubic volume = 47.91

Volume Calculation

1 : 50

