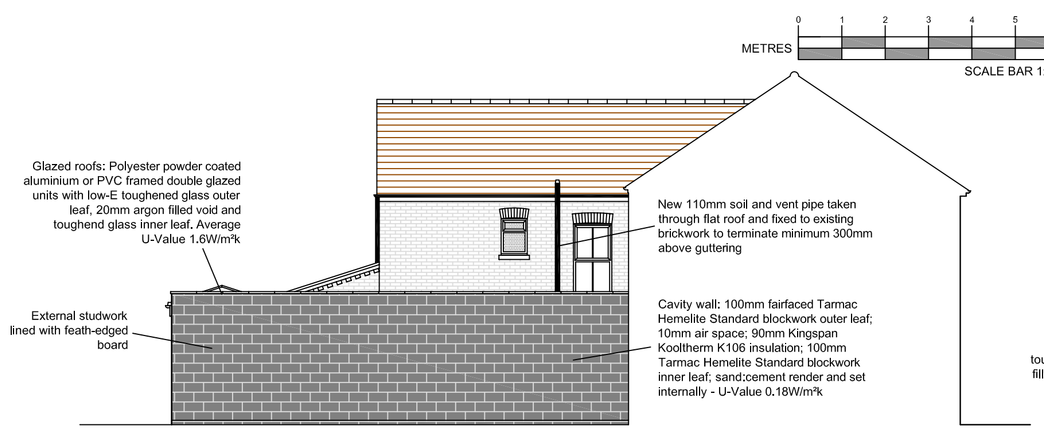
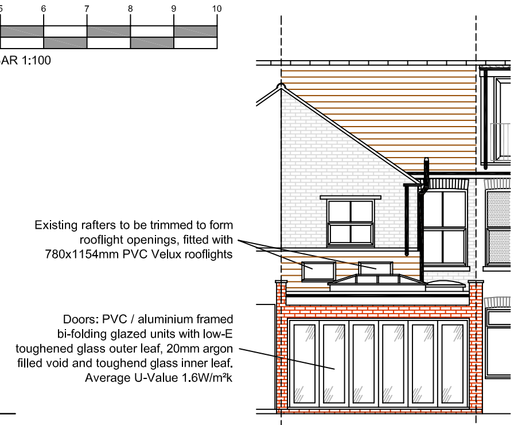
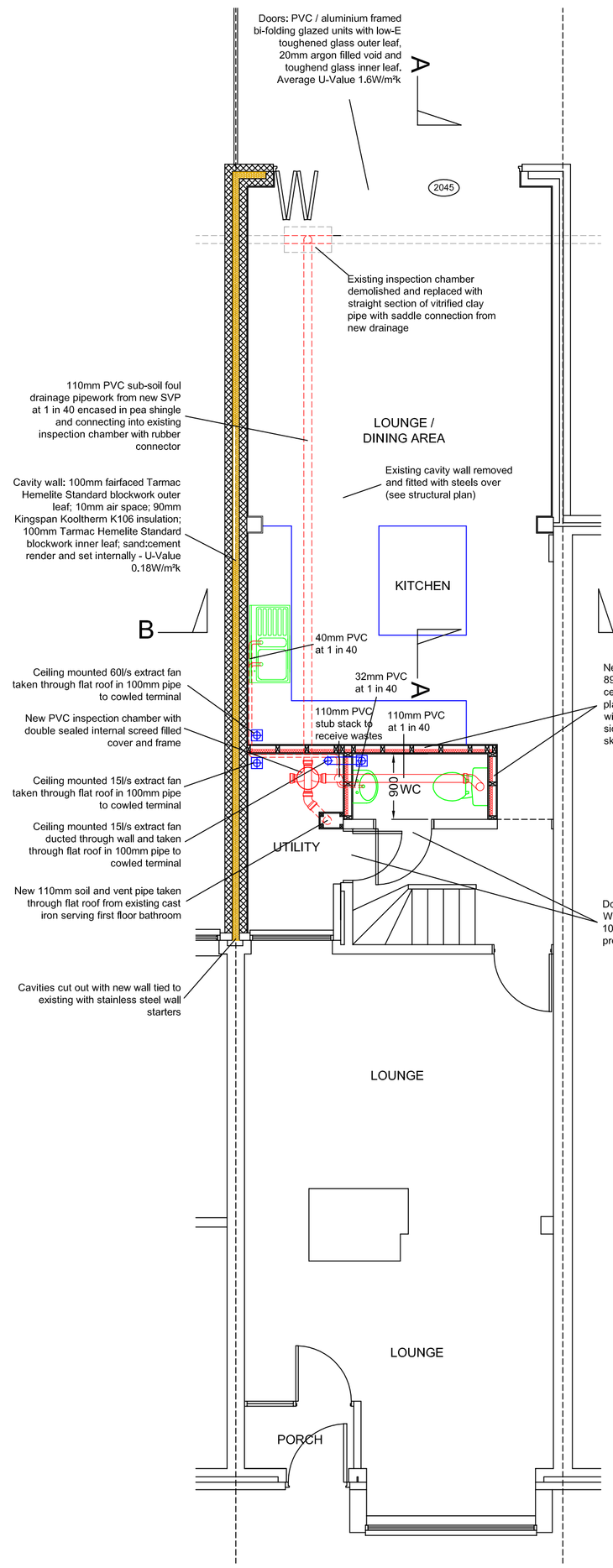


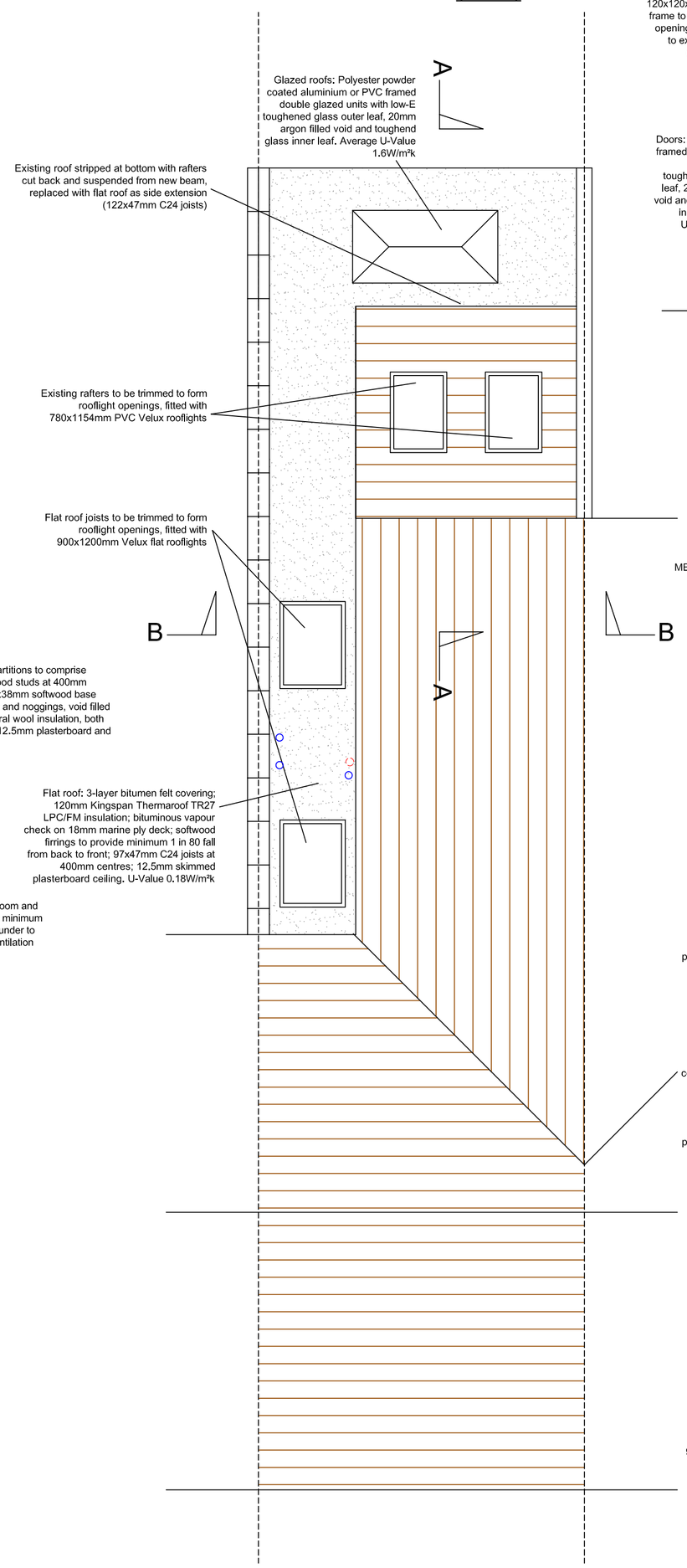
SOUTH ELEVATION (1:100)



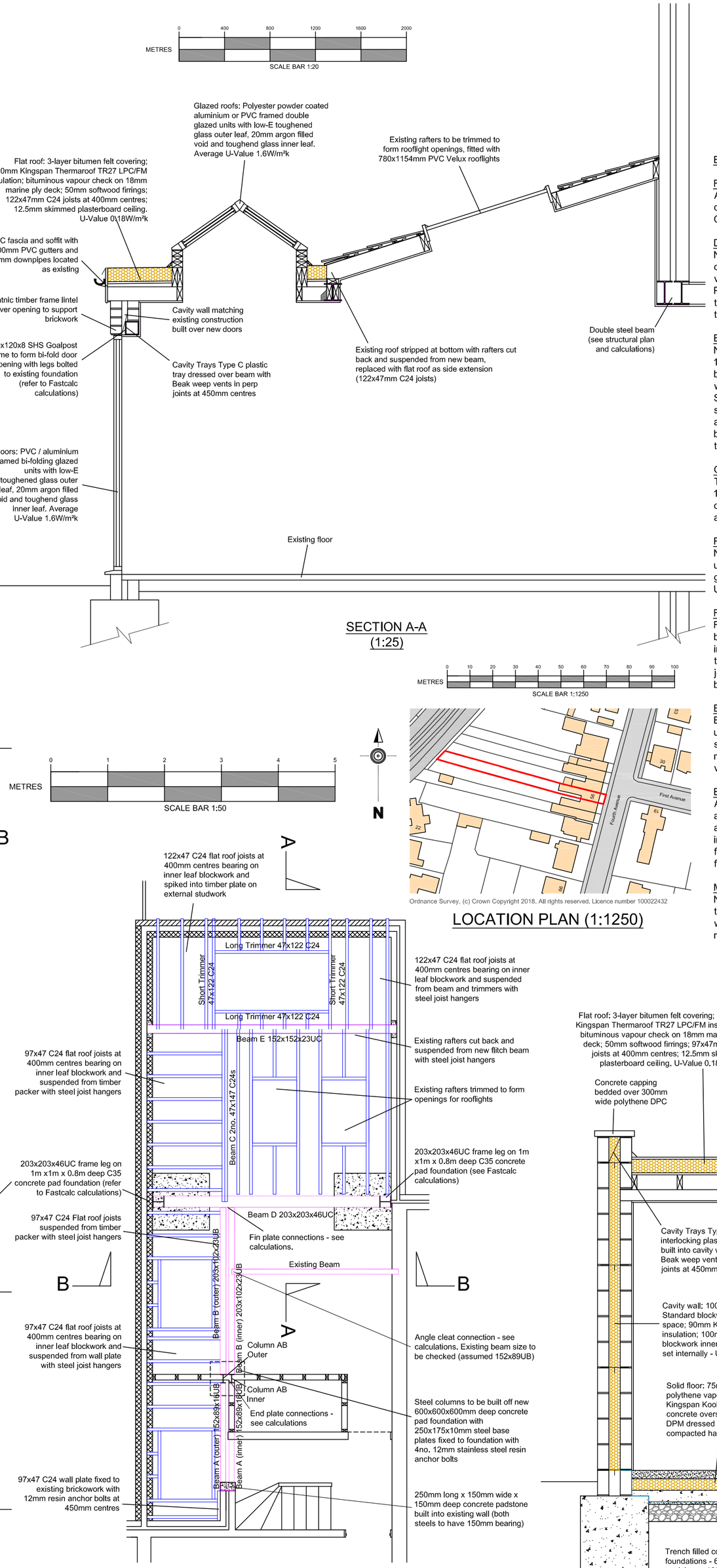
WEST ELEVATION (1:100)



GROUND FLOOR PLAN (1:50)



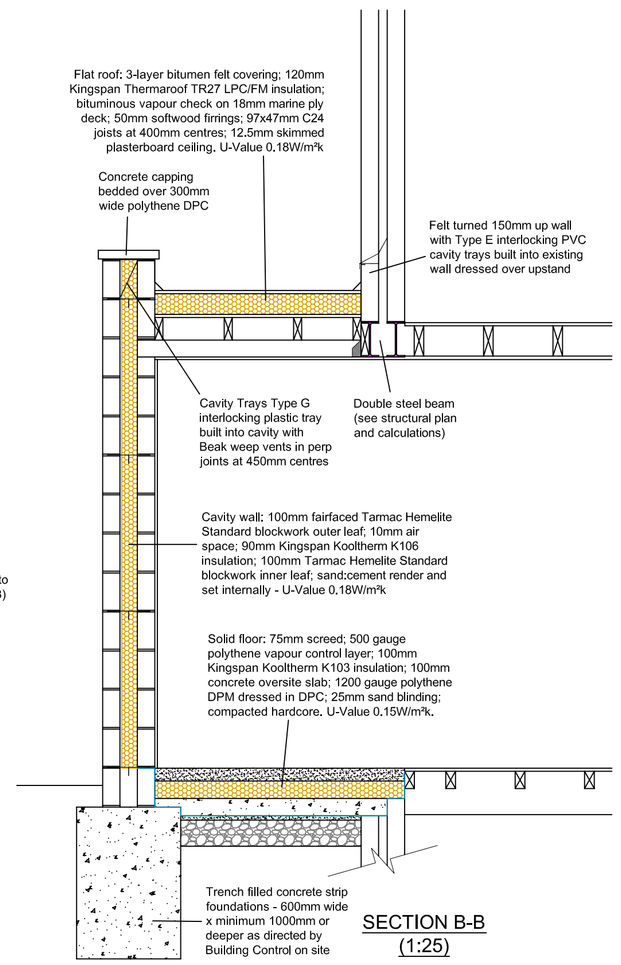
ROOF PLAN (1:50)



SECTION A-A (1:25)

STRUCTURAL PLAN (1:50)

LOCATION PLAN (1:1250)



SECTION B-B (1:25)

NOTES:
All dimensions to be checked on site and any discrepancy notified to The Martin Ralph Group. Written dimensions are to be used in preference to scaled dimensions.

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It is essential that prior to commencement and during construction works, the contractor reviews the drawings and specification and discusses with the practice any inconsistencies, anomalies, non-industry standard features or other concerns.

For both pricing and construction purposes Structural, Mechanical and Electrical Engineers designs, calculations and sizes etc are to take preference over the layout drawings. Any discrepancies are to be brought to the immediate attention of The Martin Ralph Group.

BUILDING REGULATIONS NOTES

Foundations
All new foundations to be minimum 1000mm deep x 600mm wide trench filled concrete strips. Foundations could potentially require additional depth subject to ground conditions - to be directed on site by Building Control.

Drainage
New foul drainage to be run from new SVP in location as shown, connecting into new internal inspection chamber and run to existing drain to rear. Existing inspection chamber to rear to be demolished with new vitrified clay section to infill and saddle connection from new drainage. New drainage to comprise 110mm PVC sub-soil pipework encased in 10mm pea shingle laid at maximum 1 in 40 fall and backfilled with soil to match existing, incorporating long radius bend as shown. New downpipe from new guttering to terminate into existing rainwater drainage socket.

External Walls
New external cavity walls to comprise 100mm fairfaced Tarmac Hemelite Standard blockwork outer leaf; 10mm air space; 90mm Kingspan Kooltherm K106 insulation; 100mm Tarmac Hemelite Standard blockwork inner leaf; sand:cement render and set internally, all to achieve U-Value of 0.18W/m²k. New walls to be connected to existing with Furfix stainless steel wall connectors with existing cavities cut out. Stainless steel wall ties to be installed at 750mm centres horizontally, 450mm centres vertically and staggered, with 225mm centres at all window and door openings. Horizontal DPC to be 100mm polythene at minimum 150mm above external ground level. Door and window reveals and cills to be returned in blockwork with 150mm insulated polythene VDPC. Existing cavity to be fitted with Type E interlocking PVC trays dressed over felt upstand with weepholes at 900mm centres.

Ground Floor
The new ground floor shall comprise 75mm grit/cement screed, 500 gauge polythene vapour control layer, 100mm Kingspan Kooltherm K103 insulation with 25mm upturn at external edges, 100mm concrete oversite slab, 1200 gauge DPM dressed up wall and tucked into DPC course, 25mm sand blinding and approx. 150mm compacted hardcore, all to achieve a U-value of 0.18W/m²k.

Roof Lantern
New glazed roof to comprise aluminium or PVCu framed double glazed lantern at 35° pitch, built off timber upstand ensuring minimum 150mm above finished roof level. Glazing to roof to comprise toughened safety glass double glazed units incorporating Low-E outer leaf, Argon filled 20mm void, achieving an average U-value of 1.6W/m²K.

Flat Roof
Flat roof to be warm roof construction, comprising built-up bitumen felt covering dressed up parapet beneath capping and up timber upstand to glazed roof, on 120mm Kingspan Thermaroof TR27 LPC/FM insulation, bituminous vapour check layer, 18mm marine grade ply on 50mm softwood firrings laid to falls towards outlets, all providing 0.18W/m²k U-Value. Flat roof structure to be 122x47mm C24 / 97x47mm C24 joists as shown, at 400mm centres suspended from trimmers and built into walls as shown. All connections between joists to be via galvanised steel joist hangers.

Bi-Fold Doors
External bi-fold doors to be PVCu double glazed, incorporating Argon filled, low emissivity double glazed units, achieving an average U-value of 1.6W/m²K. All glazing to doors and windows shall be toughened safety glass to BS 6206: 1981. Doors and all windows shall incorporate openable areas which are a minimum of 5% of the floor area of the room, and shall each incorporate minimum 8000mm² trickle ventilation.

Electrical Services
All electrical services to be installed in accordance with current IEE Regulations. All wall mounted switches and sockets shall be fixed at minimum 450mm and maximum 1200mm high. All electrical work shall be in accordance with requirements of Approved Document P (Electrical Safety) and shall be designed, installed, inspected and tested by an NIC/EIC Qualified Electrician. Electrical certification to be provided for all new electrical installation. At least 75% of the new lighting must be energy efficient fittings suitable for lamps providing minimum 45 lumens per circuit watt.

Mechanical Services
New 15l/s extract fans to be fitted to WC and Utility Room and 60l/s to the kitchen, all ceiling mounted, run through flat roof in 100mm plastic pipes to cowled terminals. All plumbing shall be installed in accordance with BS EN 12056: 2000. Waste from sink and basin to comprise plastic trap and plastic waste pipework run into new stub stack (40mm from kitchen sink, 32mm from WC basin).

AMENDMENTS		DATE
E	EXTENSION SQUARED OFF; DRAINAGE AMENDED	12.10.2018
D	DRAINAGE AMENDED	09.10.2018
C	BUTTRESS FRAMES ADDED (SEE CLOUDS)	09.10.2018
B	BUILDING REGULATIONS AMENDMENTS (SEE CLOUDS)	08.07.2018

CLIENT
MR. & MRS WILSON
56 FOURTH AVENUE
HAVANT
HAMPSHIRE
PO9 2QX

PROJECT
EXTENSION & INTERNAL ALTERATIONS
56 FOURTH AVENUE
HAVANT
HAMPSHIRE
PO9 2QX

DRAWING TITLE
PROPOSED PLANS, ELEVATIONS AND SECTION

DATE
01.04.2018

SCALE
1:25; 1:50; 1:100; 1:1250 @ A1

DRAWING No.
18/042/02

REVISION
E

THE MARTIN RALPH GROUP
CHARTERED SURVEYORS
ARCHITECTS & ENGINEERS

11 Dragoon House
Hussar Court
Bramble Business Park
Portsmouth
Hampshire
PO7 7SF

www.martinralph.co.uk
info@martinralph.co.uk

T. 023 9225 7711
F. 023 9225 7712