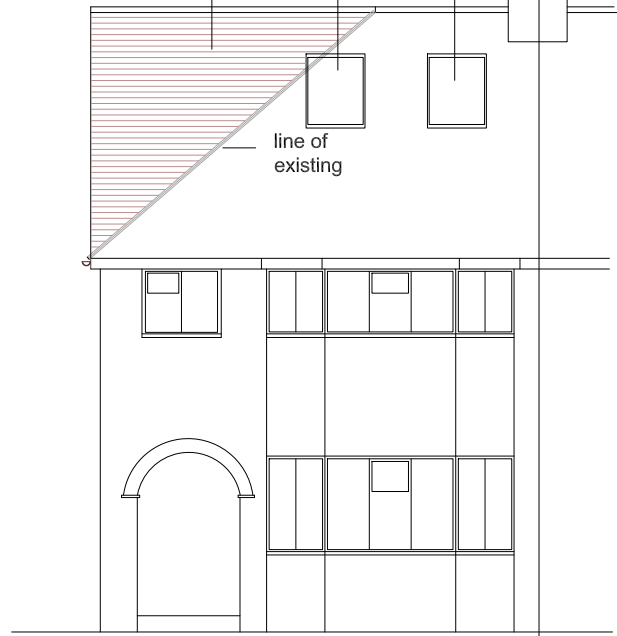


EXISTING STRUCTURE:
Elements of the existing structure such as foundations and lintels are to be inspected by Building Control and are to be upgraded or replaced if found to be necessary.

ALL STRUCTURAL INFORMATION TO BE
IN CONNECTION WITH STRUCTURAL
ENGINEERS CALCULATION AND DRAWINGS

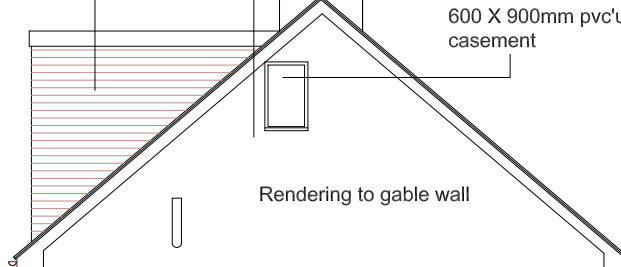
Velux GGL 780mm
wide x 980mm, provide
double rafters and noggins
around structural opening

plain tiling to
match existing



PROPOSED FRONT ELEVATION 1:100

plain tile hanging



PROPOSED SIDE ELEVATION 1:100

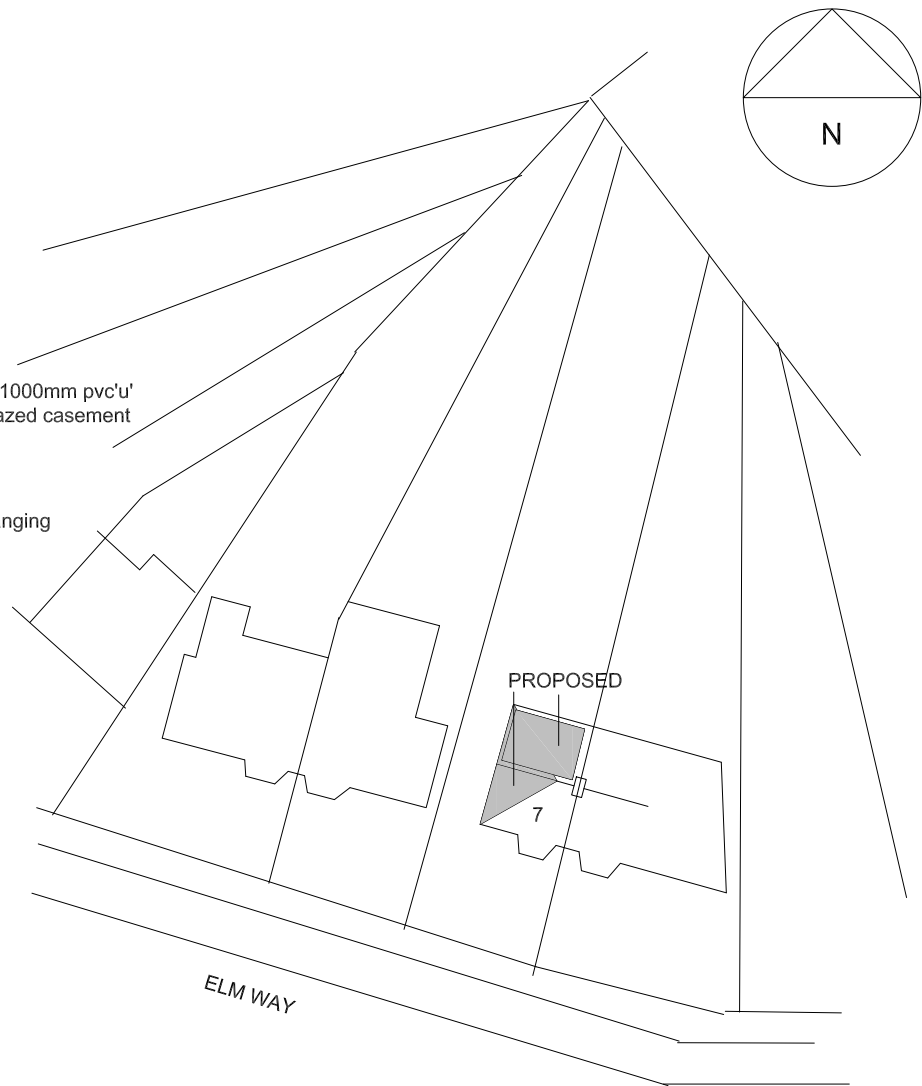
600 X 900mm pvc'u'
casement

1500mm wide x
1800mm high pvc'u'
inward opening doors
Toughened glass
screen

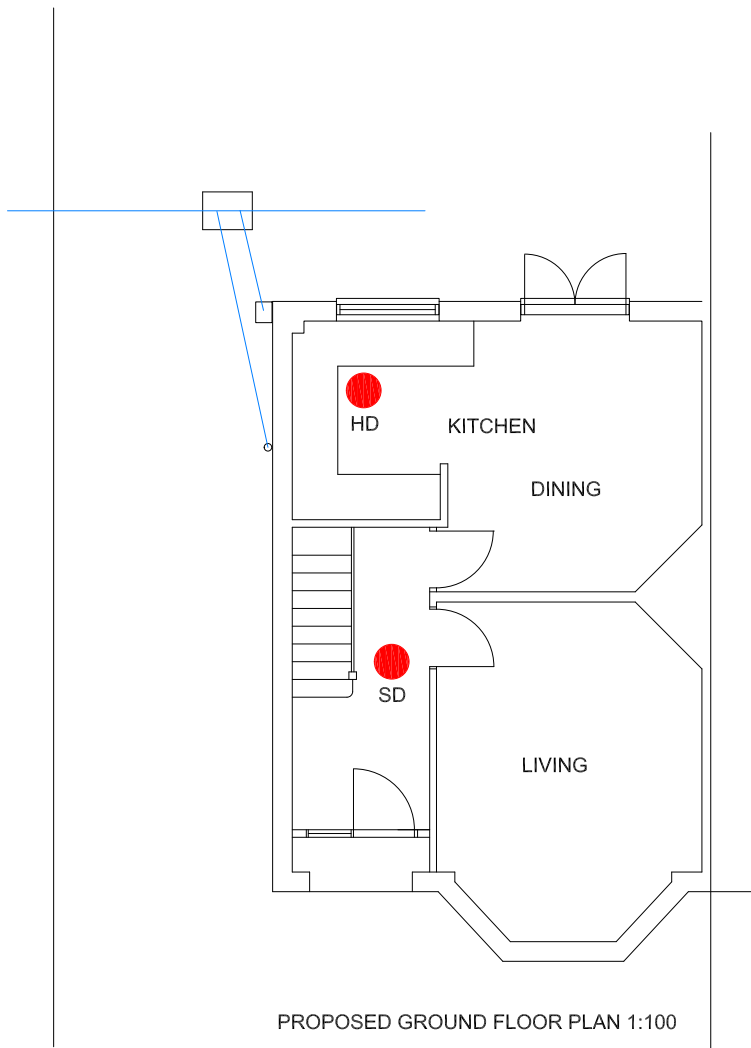


PROPOSED REAR ELEVATION 1:100

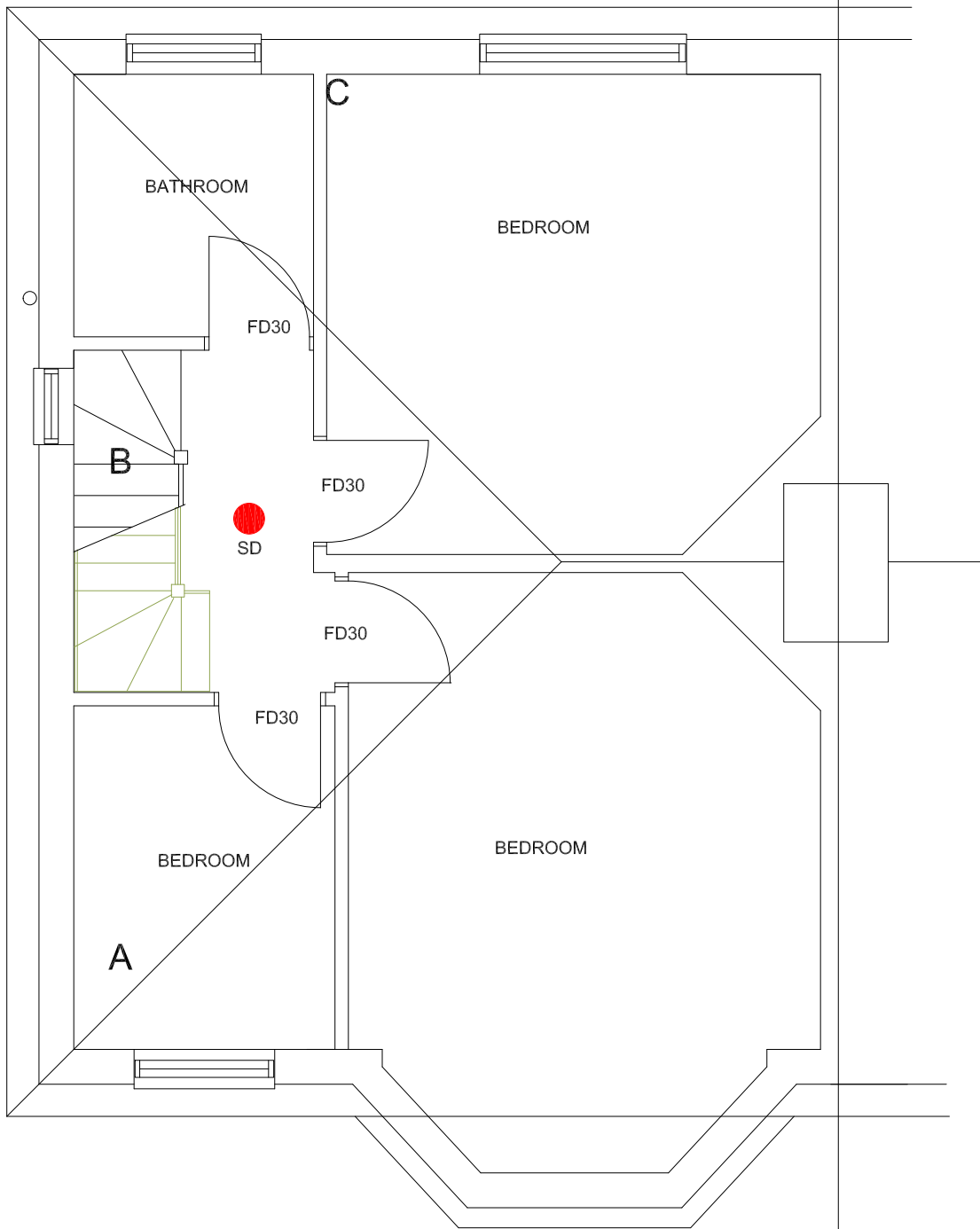
1000mm x 1000mm pvc'u'
obscure glazed casement
rwp
plain tile hanging



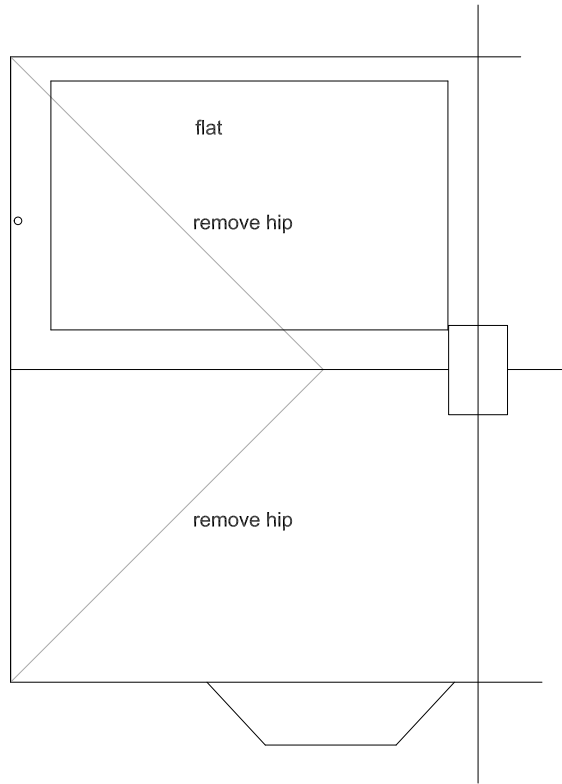
PROPOSED BLOCK PLAN 1:500



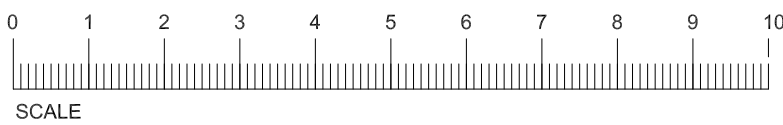
PROPOSED GROUND FLOOR PLAN 1:100



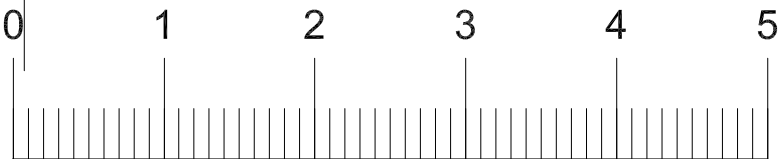
PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED ROOF PLAN 1:100



SCALE



SCALE BAR



Building Surveying
& Project Management

Tel: 020 8786 5753
Mobile: 07976 712607
e'mail: langley_jb@yahoo.com

Scale:
1:50
@ A2

Date:
NOV 2020

Drawing No
EW/002

PRIOR TO THE COMMENCEMENT OF ANY WORKS THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

REV	DATE	DETAILS	DRAWN

Internal partition
100mm x 50mm sw studs at 400mm crs with 100mm glass wool between with 15mm wallboard eachside. Use moisture resistant plasterboard in En-suite

Corner posts to be 150mm x 75mm sw, studs around openings to be doubled up
Dormer side wall with Party Wall to be 1 hour fire resisting, masterboard clad with 12.5mm foilbacked plasterboard internally, taped sealed and skimed,
Secure stud walls at roof and floor level with 30mm x 6mm galv ms straps at 1200mm crs.
Code 4 lead apron flashing to be used where dormer wall meets existing pitched roof.

Existing pitched roof to be insulated using 100mm Celotex GA4000 between rafters and 57.5mm Celotex PL4000 underlined with 9.5mm plasterboard and set, achieves 'u' value of 0.18 W/m2k. Provide ventilation at high level equal to 10mm and 20mm continuous respectively and 25mm soffit vents complete with insect mesh at low level.

Party Wall to be sound insulated with 50mm Rockwool behind 12.5mm plasterboard on sw studs.

Alternatively use 21mm thick chipboard (15kg/m2) screwed to joists to prevent squeaking.
The existing lath and plaster ceiling is to be inspected jointly with the Building Control Officer to verify its condition and if cracked or unsound and showing signs of failure is to be replaced. The ceiling is to be overlined with 15mm wallboard (10kg/m2).

An absorbent layer of 100mm mineral wool (10kg/m2) to be laid in floor cavity in wire tray in accordance with BRE digest 208, to be aged with the Building Control Officer on site. An additional layer of 150mm Mineral wool to be provided around perimeter boudary woll gutter.

The 100mm mineral wool insulation and 15kg/m2 floor boarding to be extended over the whole floor area into the eaves

Steelwork
Steel to be weldable structural steel in accordance with BS 4360

Steelwork
For fire resistance the steelwork is to be painted with Nulifire System S
Steel to be free from rust before painting
Bearing plates or padstones to be provided at all seatings, max 100mm into Party Wall, other bearings to be 150mm. Ensure load is transferred by dry packing as required.

Building Regulations Note.

All external doors and windows to comply with Part Q of the building Regulations with respect to security. All doors and windows to be to PAS 24 Standard.

CDM Regulations 2007. Party Wall Act 1996, Clients and contractors are reminded that the project is within the scope of these regulations
JBL Ltd engaged as designers will not accept any liability for failer of these parties to carryout their duties as required by these statutes.

The contractor is responsible for all temporary works and the stability of the new and existing building whilst the works are proceeding.
The contractor must ensure that adequate and safty meassures have been taken.

The Gas and Electrical installations are to be registered with the installers 'Competent Persons Scheme' within 30 days of the date of the final test/commissioning certificates. Works are to be registered before a completion certificate is issued in accordance with ADL1B and Building regulations 16A

James. B.Langley Limited

Project:

7 Elm Way
Ewell, Surrey
KT19 0HB

Title:

Proposed Ground
Floor plan