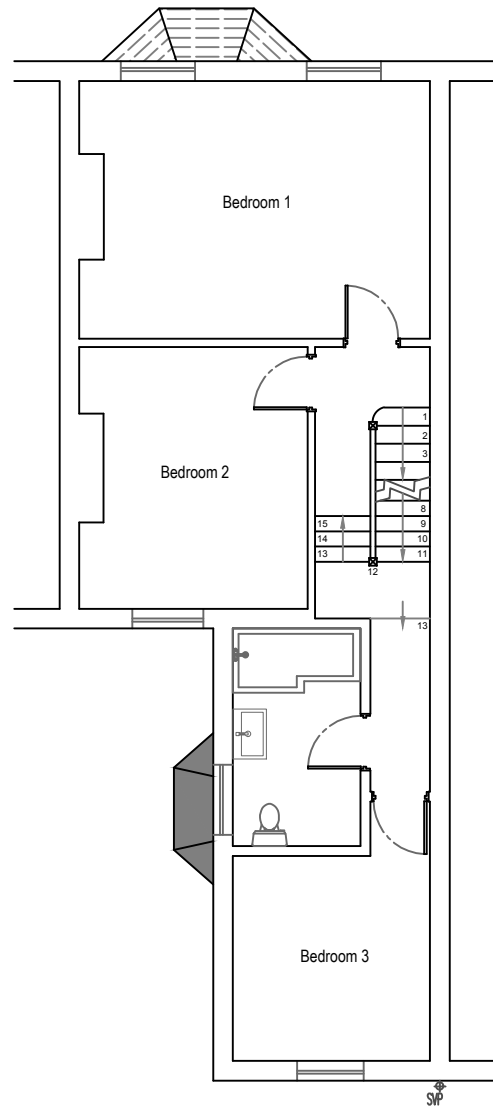
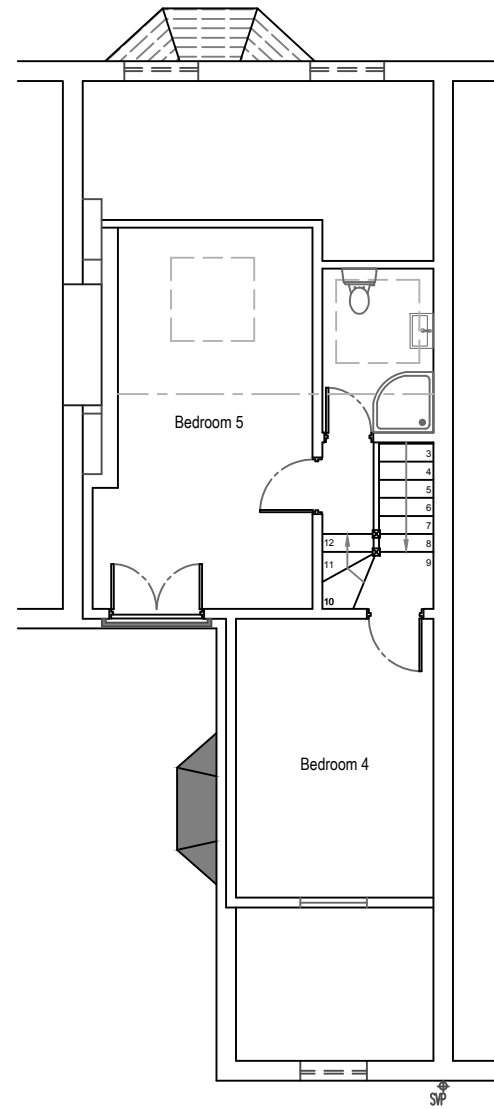


GROUND FLOOR PLAN (EXTG)
SCALE 1:100




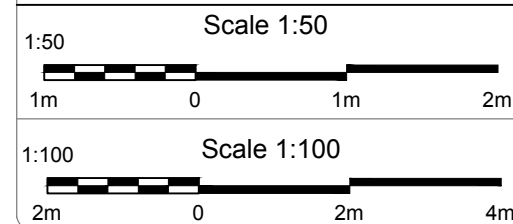
FIRST FLOOR PLAN (EXTG)
SCALE 1:100



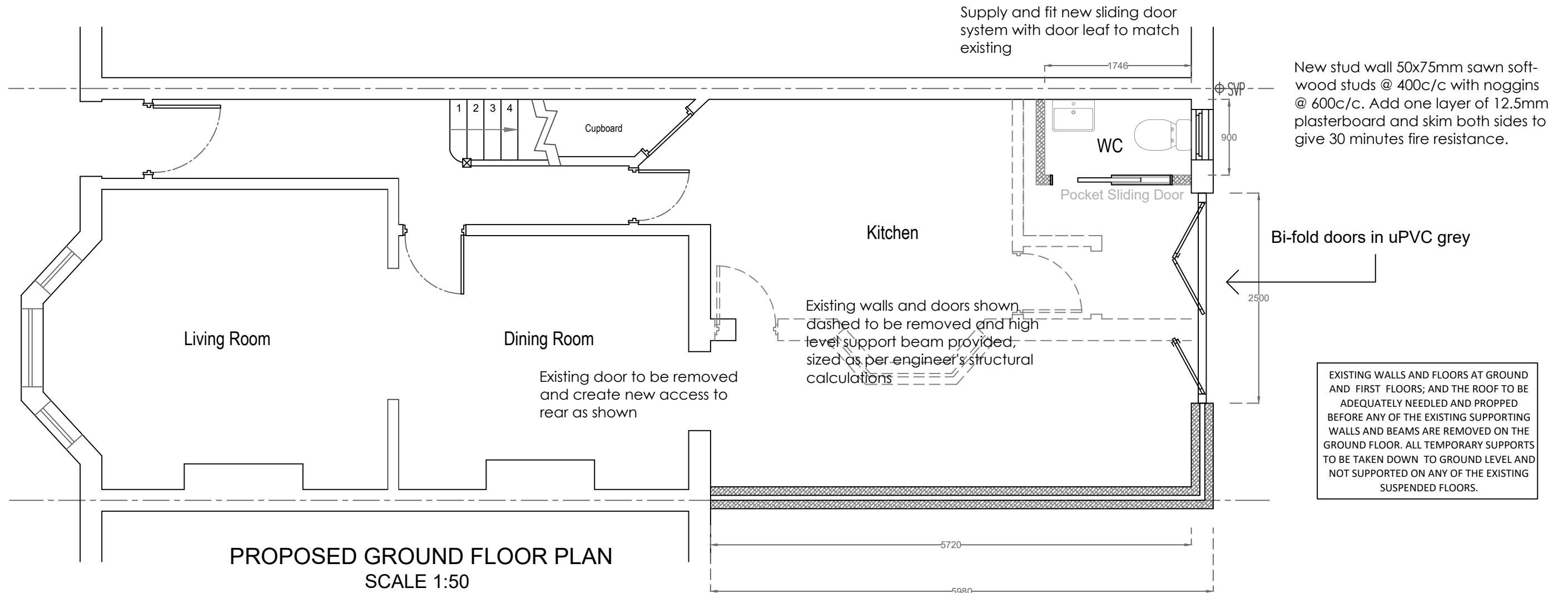
LOFT FLOOR PLAN (EXTG)
SCALE 1:100

- GENERAL NOTES:
1. This drawing is to be read in conjunction with all relevant architect's and structural engineer's drawings.
 2. All works to comply with relevant Codes of Practice and British Standards. Existing foundations and lintels may be exposed where necessary to establish their suitability and underpinned or replaced if found to be unsatisfactory, subject to inspection and approval by the building control officer.
 3. All site particulars, dimensions and levels of existing structure to be checked on site with the drawings by the contractor and any discrepancies reported to the engineer prior to commencement of any work.
 4. New foundation depths shown are provisional and are subject to site investigation, tree survey and depth of existing foundations. The formation level of the foundations is to be the satisfaction of the building inspector, and the minimum permissible ground pressure is to be 100kN/m2 under foundations at formation level.
 5. In made ground, foundations shall be taken down to the natural formation. Minimum foundation depths are to be in accordance with NHBC Technical Standards Part 4: Foundations.
 6. The information shown on the drawings relating to existing structure is based upon assumptions. The contractor is to check and confirm these assumptions before commencement of works.
 7. The Contractor shall be responsible for the and detailing of the temporary works.
 8. All concrete shall be grade C35 with a min. cement content of 325Kg per cubic meter with a max. water cement ratio of 0.55, Sulphate resisting Class 2, unless noted otherwise. Dry pack to 1:2 Cement Sand Mix. Cover to reinforcement shall be 50mm unless noted otherwise.
 9. All steelwork to be grade S275 to BS5950 and shall receive two coats of Hi-build zinc rich primer after fabrication and prior to delivery on site unless noted otherwise.
 10. All bolts to be grade 8.8. Minimum of 2M16 bolts in any connection. All welds to be 6mm min. continuous fillet welds unless noted otherwise.
 11. All Timber shall be grade C24 unless noted otherwise. (See architect's drawings and the specifications for fire protection and preservation treatment).
 12. All proprietary fixings to be installed in accordance with the manufacturer's recommendations.
 13. All claddings, batten, structural timber to BS4072. Construction timber to be treated against infestation by house longhorn beetle (Reg.7). Timber to be of strength C24 unless otherwise noted.
 15. The client should be aware that planning permission may be required in addition to building regulations approval and MSB (DESIGN) cannot be held responsible if work commences on site without the consent of the local authority.

Client	Esme Inegbu	
Project	33 Ulverscroft Road East Dulwich SE22 9HF	
Job Title	Side Extension	
Drawing Title	FLOORS	
Date	May 2021	Drawing No. 2021/067/01/A
Revision:		
Date:		
		
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Electrical Installations (Part P Regs.)
Where electrical installation is to be carried out, compliance is necessary within the Electricity at Work Regulations 1989. Electrical installations should be enclosed and separated by appropriate distances to provide mechanical and thermal protection so that they incorporate measures that afford protection for persons against the risk of electric shock, burn or fire injuries. Electrical installations should be inspected and tested during, and at the end of installation, before they are taken into service to verify that they are reasonably safe; that is to say that they comply with BS7671:2001.

Provide energy efficient lighting in all living areas and kitchen in accordance with Part L1 B. Ensure that new fittings to habitable rooms have fittings that accept only lamps with a luminous greater than 40 lamp lumens per circuit-watt. Provide minimum 75% energy efficient lighting in all locations.

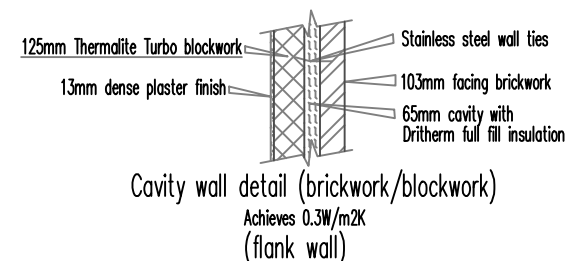
All light switches, plug sockets and electrical switches to be set between 450mm and 1200mm above finished floor level and comply with Part M of the Building Regs. All internal downlights and recessed spotlights are to be enclosed with minimum half hour fire resisting hoods, to comply with Part L of the Building Regs and the Domestic Building Services Compliance Guide.

GLAZING & VENTILATION

Glazing in all doors to be fitted with safety toughened or laminated glass except fire doors. All external windows and doors to have double glazed units with a 16mm air gap and low-E glass on the inner pane. All new windows to achieve a minimum 'U' value of 1.6W/m² and 1.8W/m² k for all new doors with more than 50% glazing.


Habitable rooms to have a minimum opening of $\frac{1}{20}$ of the internal floor area of the room with some part of that being at least 1750mm above finished floor level. Background ventilation is to be provided by trickle ventilators within the window to give a minimum free area of 8000mm².

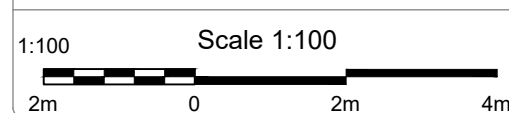
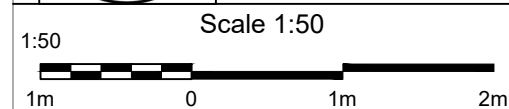
Safety glass to be used when lower than 800mm above the first floor level, all upper floor windows must be designed with means of escape. Shower/bathroom to have background ventilation of 4000mm² and fitted with a mechanical extractor vented to outside air to achieve 15L/S extraction. Existing roof to be provided with proprietary ventilators to achieve the equivalent continuous ventilation of 25mm (eaves) and 5mm ridge.

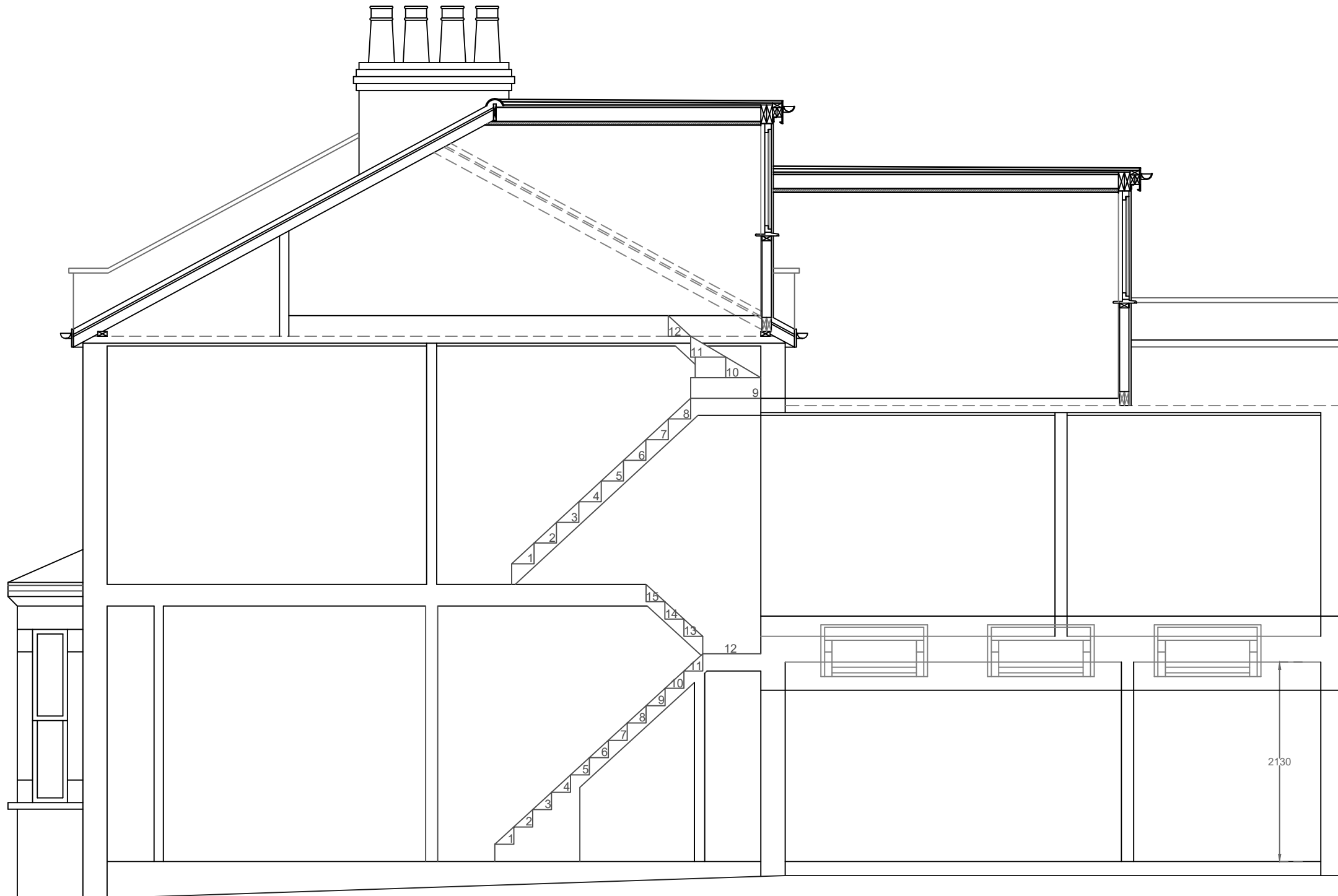


Note:

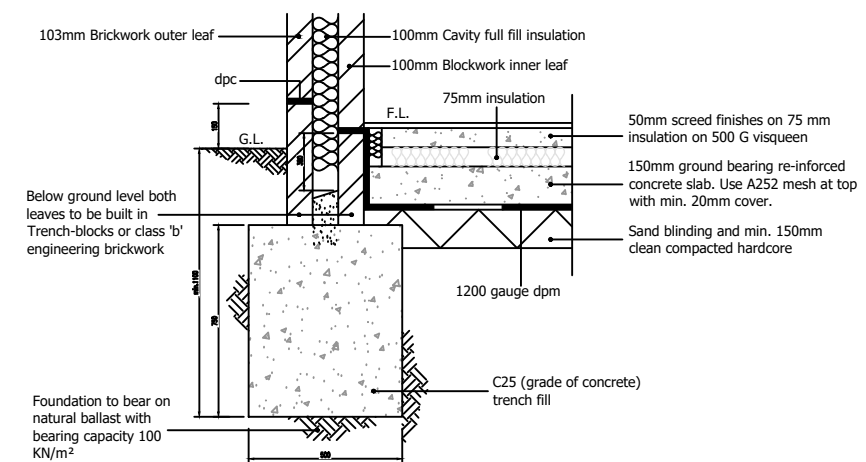
- furniture layout and fittings shown for indicatory purposes
- architrave and skirting boards to match or blend with existing
- gas fired thermostatically controlled radiators extended from existing system

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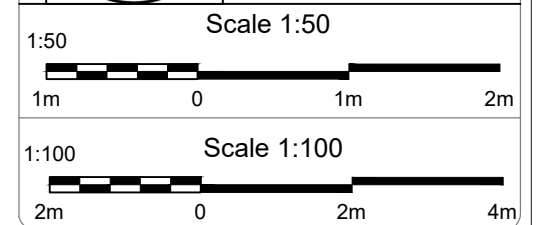


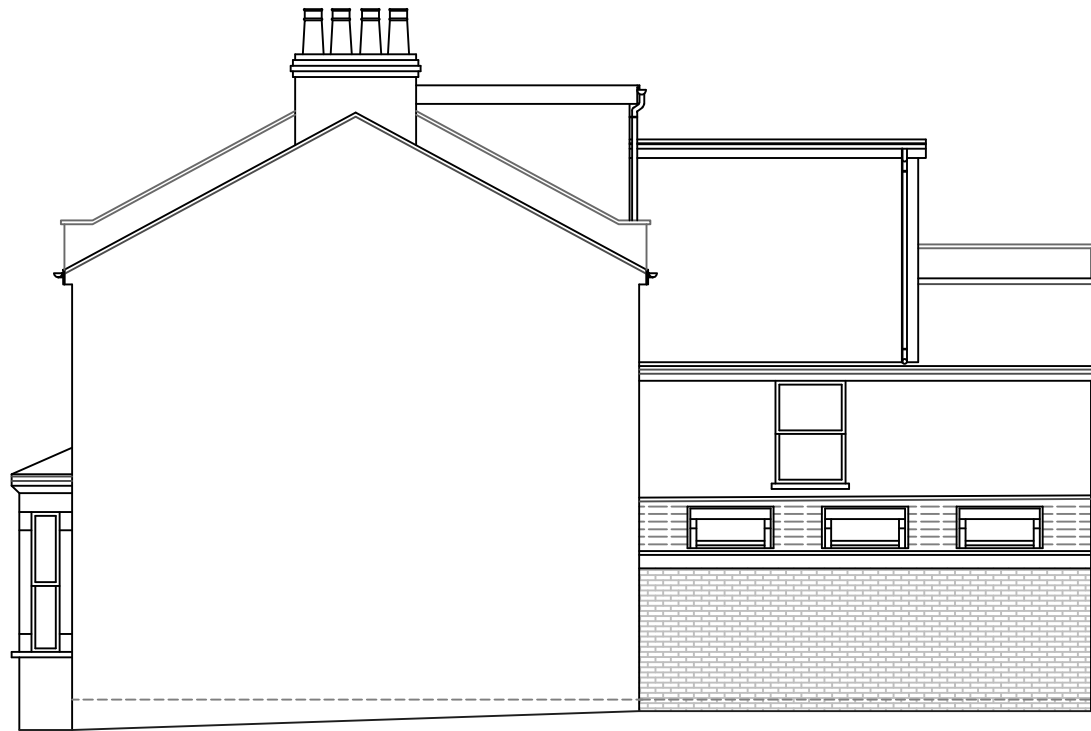
PROPOSED CROSS SECTION: AA
SCALE 1:50



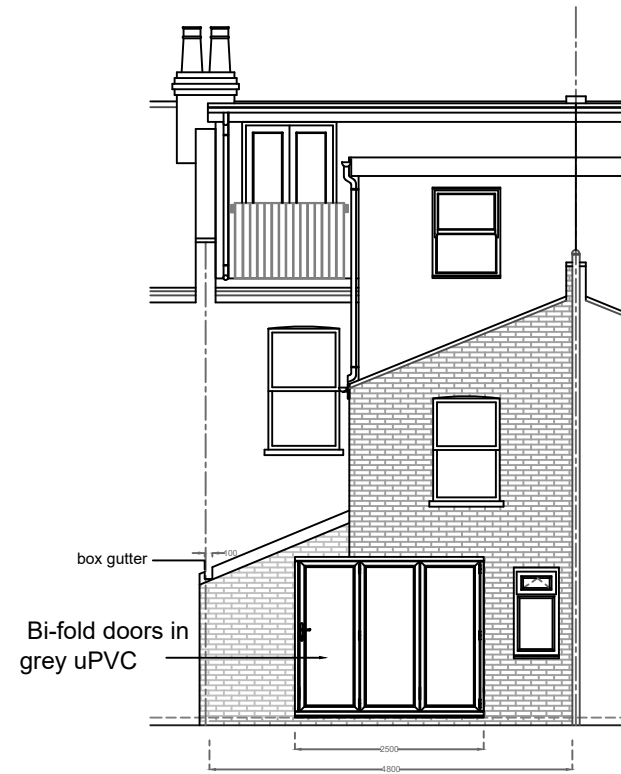
FOUNDATION DETAIL (REAR) (NTS)

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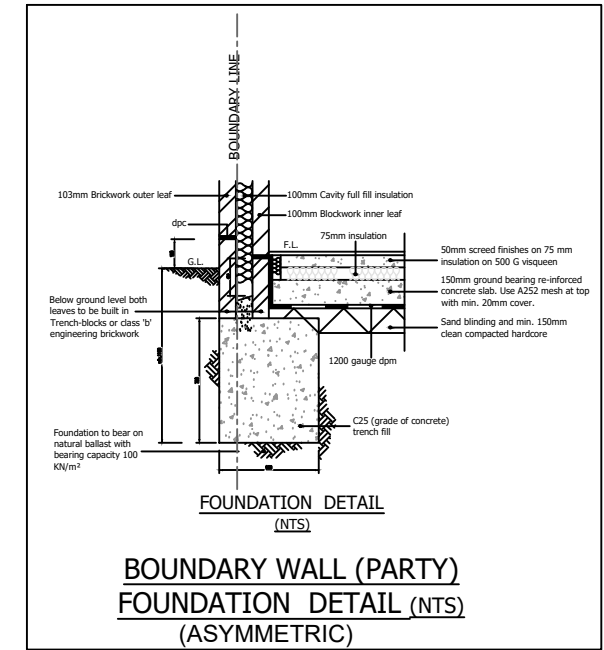




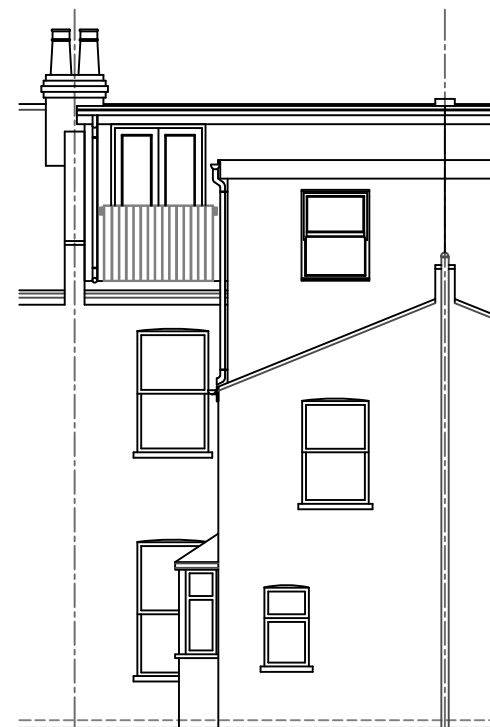
SIDE ELEVATION (PROPOSED)
SCALE 1:100



REAR ELEVATION (PROPOSED)
SCALE 1:100

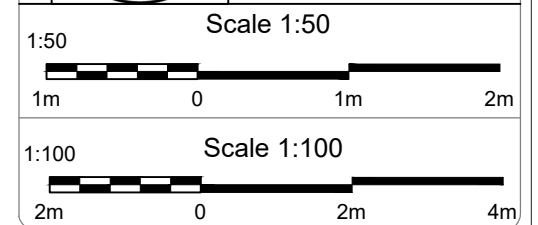


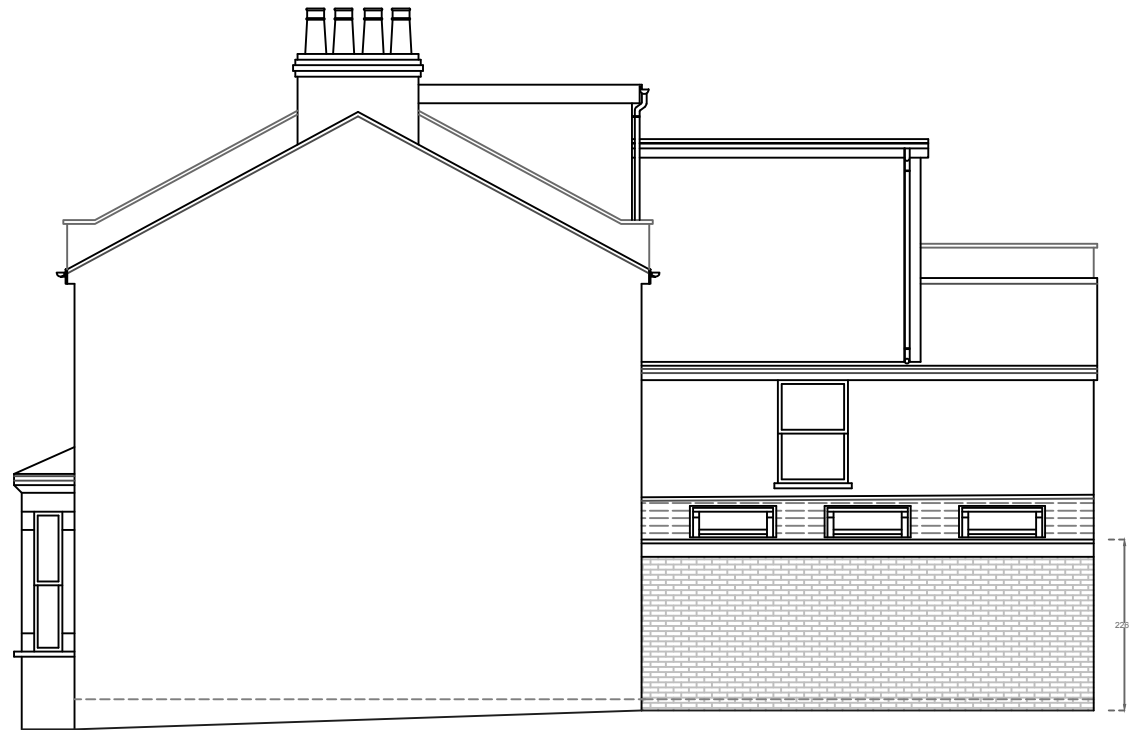
SIDE ELEVATION (EXISTING)
SCALE 1:100



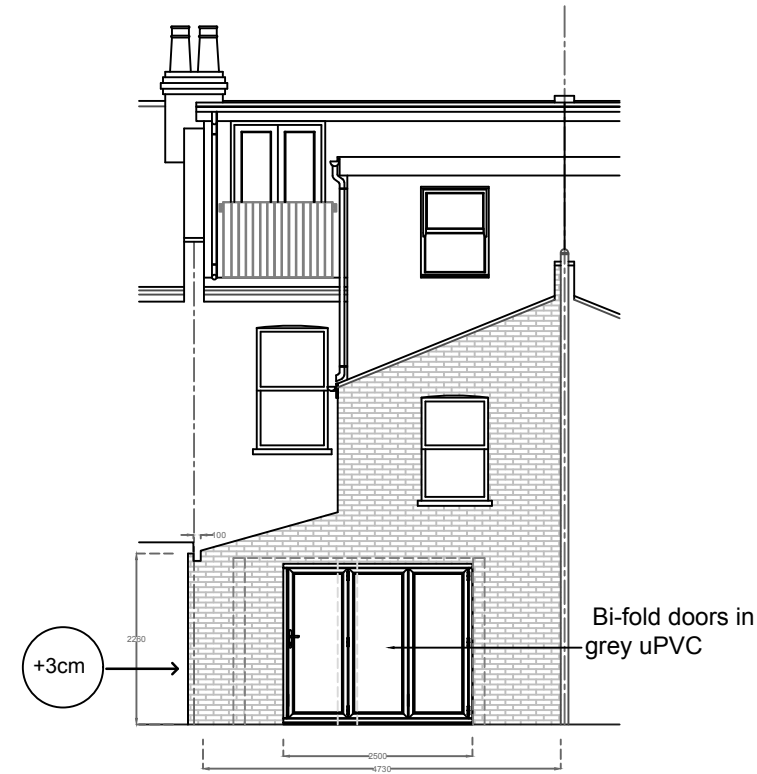
REAR ELEVATION (EXISTING)
SCALE 1:100

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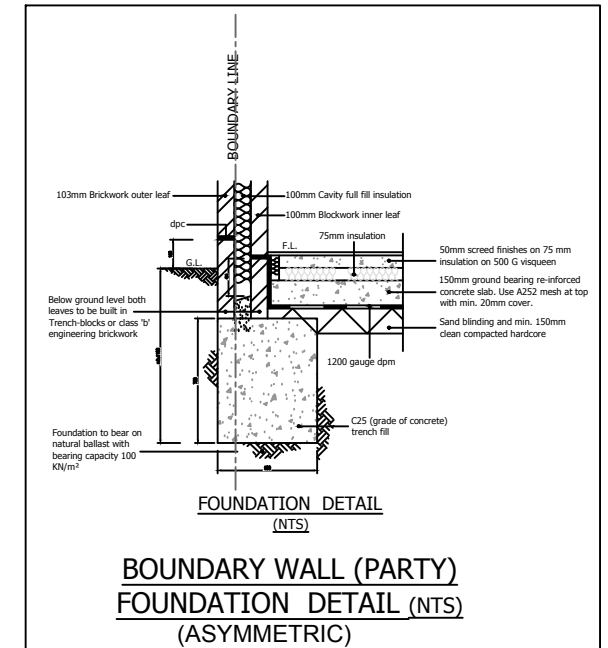




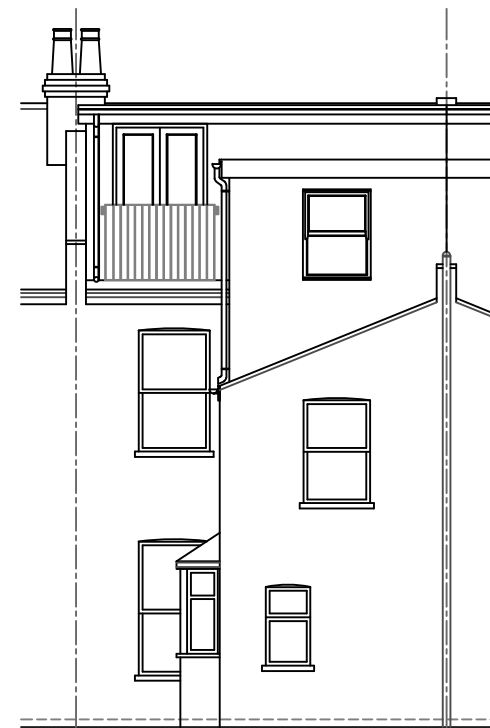
SIDE ELEVATION (PROPOSED)
SCALE 1:100



REAR ELEVATION (PROPOSED)
SCALE 1:100

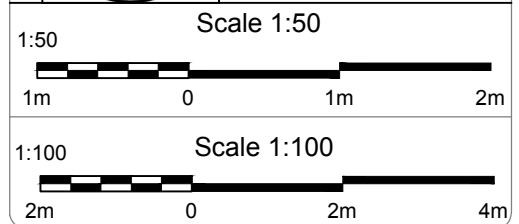


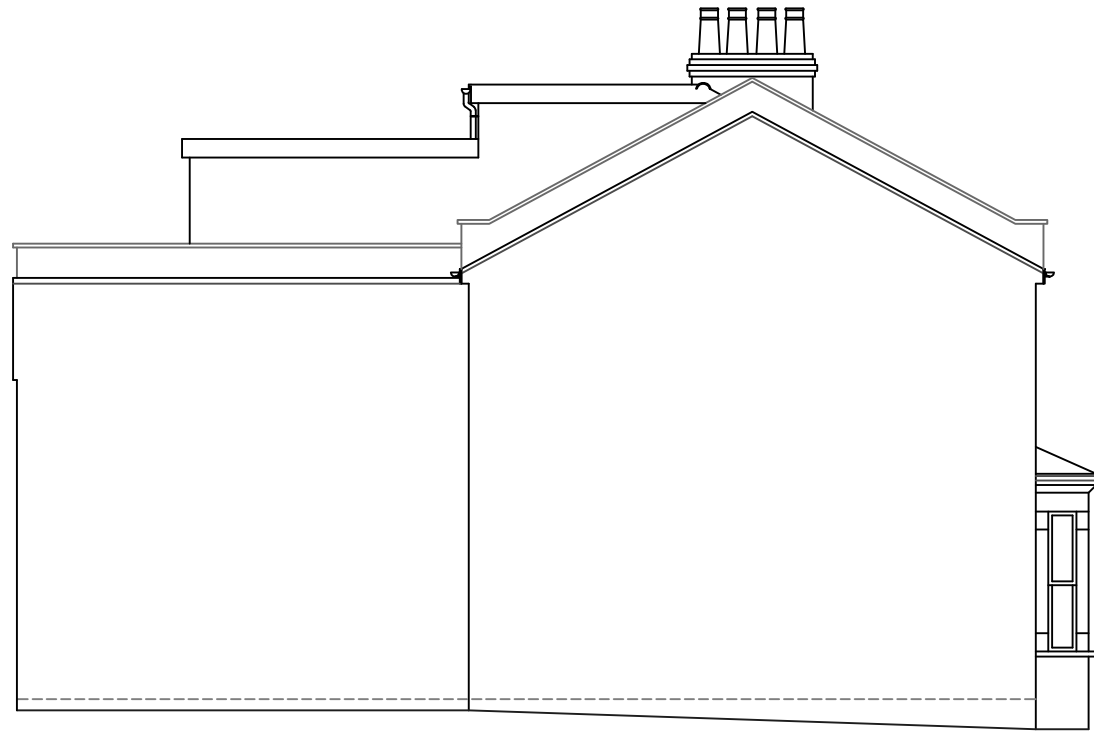
SIDE ELEVATION (EXISTING)
SCALE 1:100



REAR ELEVATION (EXISTING)
SCALE 1:100

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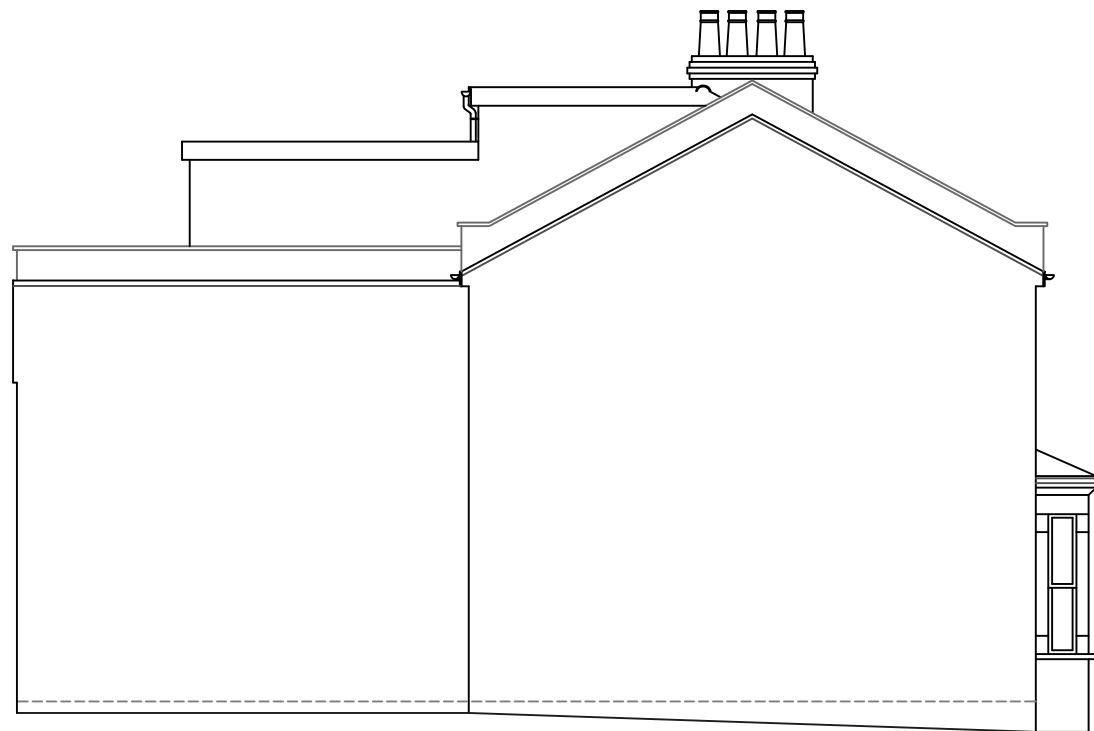




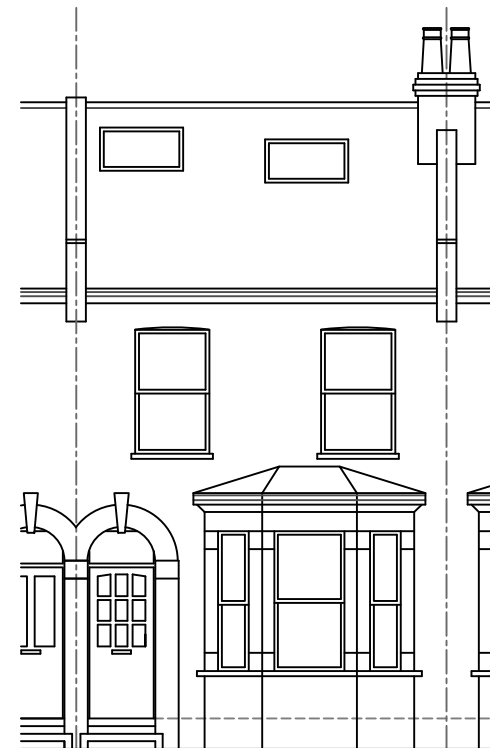
SIDE ELEVATION (NO CHANGE)
SCALE 1:100





FRONT ELEVATION (NO CHANGE)
SCALE 1:100



SIDE ELEVATION (EXISTING)
SCALE 1:100



FRONT ELEVATION (EXISTING)
SCALE 1:100

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	Scale 1:50 	
Scale 1:100 