



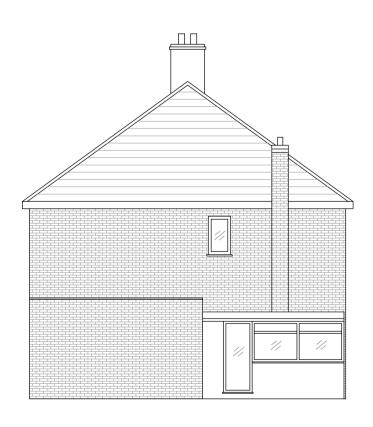
# **Existing Front Elevation**

SCALE 1:100@A1

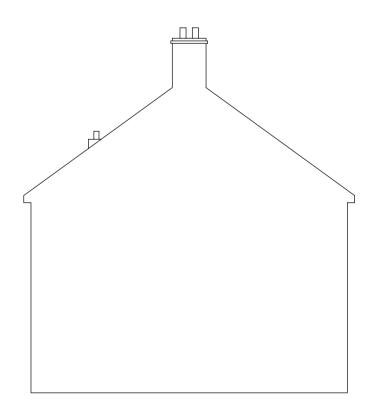


**Existing Rear Elevation** 

SCALE 1:100@A1



Existing Side Elevation
SCALE 1:100@A1

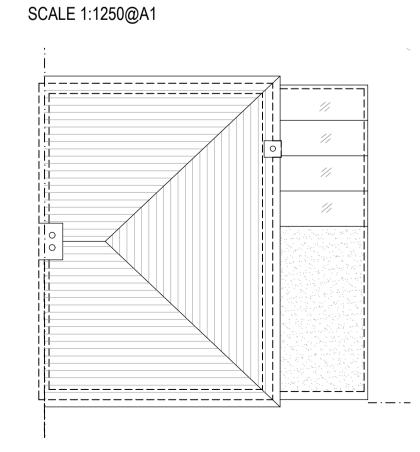


**Existing Side Elevation** 

SCALE 1:100@A1



Site Location Plan



Existing Roof Plan

SCALE 1:100@A1

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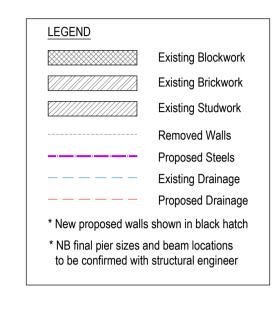
ANY ERRORS OR OMISSIONS ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY ALL PROPOSED ROAD AND JUNCTION ALTERATIONS SUBJECT TO HIGHWAYS

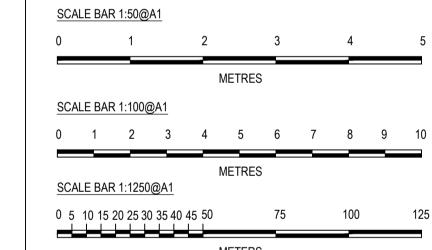
REMOVAL OF ANY EXISTING TREE AND LANDSCAPED AREAS SUBJECT NEGOTIATIONS WITH LOCAL AUTHORITY PLANNING DEPT. AND OTHER STATUTORY CONTROLS

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# Building Regs

REVISION DATE VARIATION



### WWW.ASPIRE-AS.CO.UK

UNIT 3, FOXHILLS FARM BUSINESS CENTRE
LONGCROSS ROAD
CHERTSEY
KT16 0DN

TEL: 01932 988520

Title
EXISTING PLANS AND ELEVATIONS
Drawn By
Checked

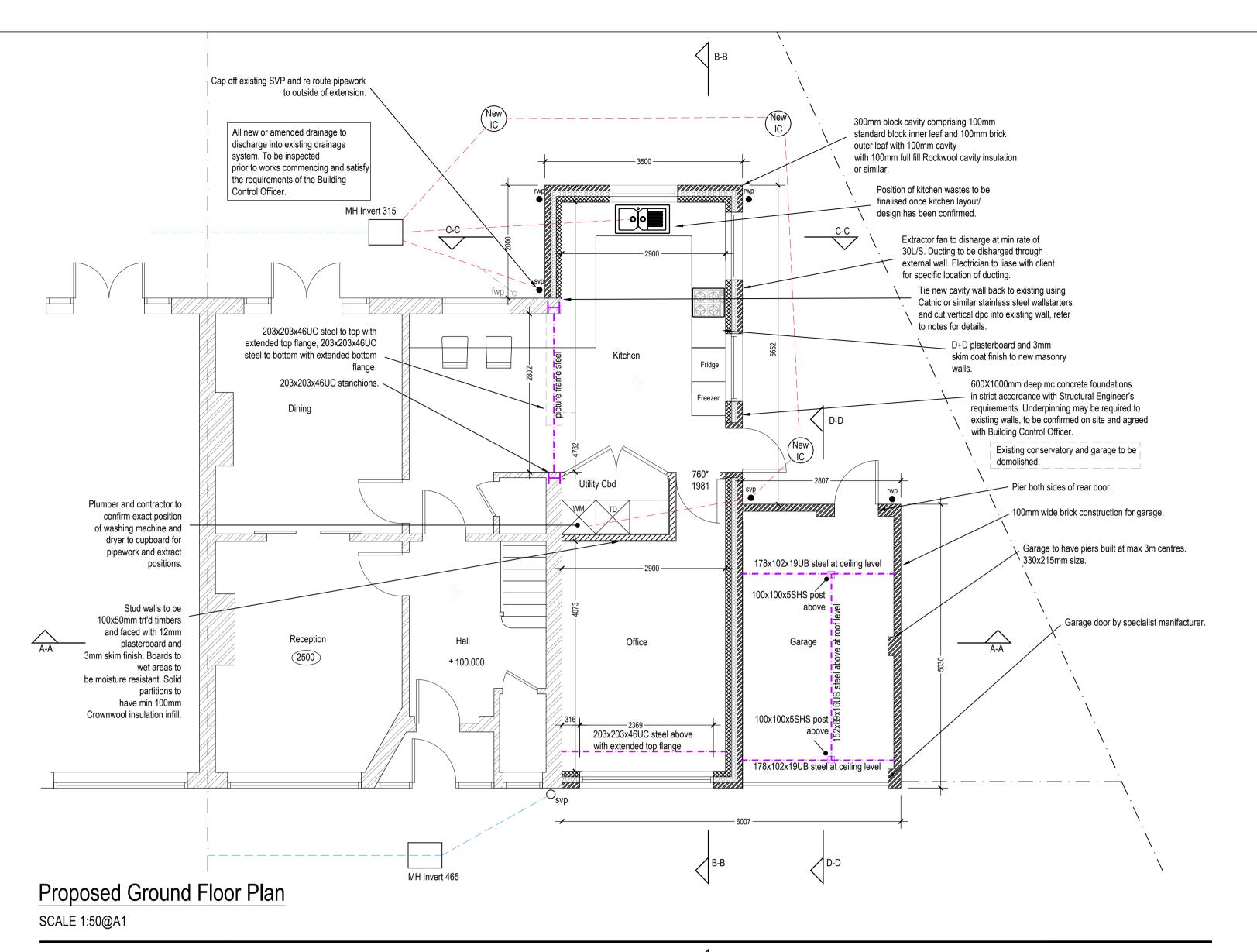
Project

Client

DH ASPIRE SEPT 17

Drawing Number Revision Scale

843-501 - VARIES@A1



All structural work is shown in purple and is general requirements. For full steel above information please review and follow in strict accordance Structural Engineer's design and calculations. Bedroom Smoke alarm system not inspected. Smoke alarms to be fitted at each level in the circulation areas. To be interlinked and wired into the lighting circuit to satisfy requirements of the Building Control Officer. Bedroom New opening to existing with concrete lintols with min (2508) 150mm bearing each side of opening to SE's spec. Make 760\* good to the surroundings. 1981 Block up existing opening with standard block. Refer 760\* to main notes for details. 1981 En suite drainage to tap into new SVP to be located on site. En suite to have mains 152x152x23UC √ 340x100x170dp operated extractor with battery backup, steel above to extract 15lt per second and operate intermittently. To be disharged through external wall grilles. ➤ Any visible pipework to Ensuite to be boxed out with minimum 50x50mm timbers and 12mm plyboard. Extent of boxing A-A and finish to be specified by the client Bedroom and contractor on site. Sanitaryware layouts shown are indicative. Sanitaryware positions to be confirmed and agreed on site between client, plumber and contractor. New window openings to have IG or similar approved lintol above with cavity tray and MIMILIA weepholes over. Refer to Structural Engineer's report and calcs for details.

Proposed First Floor Plan

SCALE 1:50@A1

PRE-START INVESTIGATIONS

It is strongly advised that prior to commencement on site the principle contractor (or the client if principle contractor not yet

• trial pit or borehole to investigate the ground conditions, to confirm that the ground is indeed suitable for the proposed

• trial pit or cctv survey to investigate the presense, location, depth and type of existing drainage that may be beneath or application will need to be made to the water authority (eg. thames or anglia water) for permission to build over or near

It is strongly advised that the above investigations are carried out prior to commencement in order to avoid unforeseen issues halting work on site, such as unacceptable ground conditions or the presence of drains/public drains.

GENERAL DESCRIPTION OF WORKS

THESE BUILDING REGULATION NOTES TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND ANY STRUCTURAL ENGINEER INFORMATION

The work consists of a Double Storey Side Extension and single storey garage extension Contractor to visit site to check that all dimensions, details, levels, drain runs, prior to commencement and to notify any

inaccuracies or omissions immediately and likewise when work is in progress Contractor to read specification fully and ensure all work complies with current building regulations, local authority requirements,

BS, CP's whether or not stated here and additionally any applicable NHBC, HSE & Environmental Agency & Manufacturers

Contractor to comply with all current health and safety procedures on site. All steelwork to be mechanically lifted Contractor to ensure all fixtures, fittings and finishing requirements are clarified with client prior to pricing and commencement of

Do not scale drawings, use written dimensions only and take site dimensions as well. All drawings should not be used as working drawings

Identify exact boundary locations with clients prior to starting works, ensuring that all foundations and easement overhang issues are within the client's boundary and not on neighbouring land. **CDM REGULATIONS** 

The owner, should they need to do so, must abide by the Construction Design and Management Regulations 2015 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM Regulations.

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

Insertion of DPC through wall

Raising a wall or cutting off projection

Support of beam

Demolition and rebuilding

Insertion of lead flashing

Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to

MATERIALS AND WORKMANSHIP

minimise unwanted air leakage through the new building fabric.

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of

Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

**EXISTING STRUCTURE** Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked

for adequacy prior to commencement of work and as required by the Building Control Officer. SERVICES Contractor to contact all relevant service providers to identify and locate all incoming services in the vicinity of the existing

property prior to commencement of demolition works. Contractor to arrange for temporary disconnection of all services as required, without affecting neighbouring properties, and re-routing of incoming cables and pipes to suit new layout. Contractor to liase with service providers to ensure existing incoming service provisions are suitable for new building and carry out upgrading **DEMOLITION WORKS** 

Upon disconnection of all services in the vicinity of the existing property, contractor to arrange for any demolition required and removal from site of all materials and debris associated. All demolition works to be carried out by approved demolition contractor and in strict accordance with Health & Safety Guidelines

TRUCTURAL WORKS

Contractor to install temporary propping as required prior to removal of structural elements and propping to remain in place until permanent support works are complete. All new structural timbers are to be vacuum preservative tanalised treated and be FSC or PEFC Certified in compliance with EUTR. All structural works to be carried out in strict accordance with Structural Engineer's details with any discrepancies reported to the structural engineer immediately. Installation of new steel beams, including associated concrete padstones to be in strict accordance with Structural Engineer's recommendations. New steelwork to have nullifier paint protection or be encased with 2 layers of 12.5mm Fireline board on metal framework to provide one hour fir

All fire protection to be installed as detailed by specialist manufacture

LINTELS

Lintel widths are to be equal to wall thickness. Lintels to have a minimum bearing of 150mm on each end. Any pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.

For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufactures standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels. TRENCH FOUNDATION

Provide pile foundations as per Engineer's design, concrete mix to conform to BS EN 206-1 and BS 8500-2, Exact foundation's depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions or difference in soil type be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the

advice of the structural engineer should be sought. SOLID FLOOR INSULATION OVER SLAB

To meet min U value required of 0.22 W/m²K

Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200mm gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 75mm Kingspan Kooltherm K3.

25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcemen

Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. Underfloor heating to be incorporated into screed layer and be as per manufacturer instructions and agreed

Note: If existing floor is suspended timber floor, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes. Timloc telescopic system or similar to be used so pipe terminates in new external cavity wall. To be installed as per

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes. All levels to be inspected and finalised on site prior to any works commencing.

PARTIAL FILL CAVITY WALL

To achieve minimum U Value of 0.28W/m²K

Provide 100mm brick outer leaf, 50mm clear residual cavity, 50mm Kingspan Thermawall TW50 insulation fixed to 100mm standard block K value 0.15 (Celcon standard, Thermalite shield, Toplite standard.) Internal finish 12.5mm lightweight plaster or plasterboard on dabs. Walls to be built with 1:1:6 cement mortar

Any movement and bed reinforcement joints to extension to be in strict accordance with chosen manufacturer and structural engineers instructions. DPC Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external

ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all re WALL PLATE RESTRAINT Generally 100m x 75mm C16 grade timber wall plates to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps at maximum 2.0m centres fixed to internal wall faces. Plate size will be dependent on size of steel.veals where

cavity is closed. WALL TIES

All walls constructed using stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm ctrs at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 5628-6.1: 1996 and BS EN 845-1: 2003 CAVITIES

Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

#### EXISTING TO NEW WALL

Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

PITCHED ROOF To achieve U value 0.18 W/m²K

270mm quilted loft insulation in two layers - 100mm between ceiling joists and 170mm above. 50mm air gap to be kept to pitched

Pitched roof to be 50x150mm C24 timber rafters @ 400mm centres as Structural Engineer's details and calculations Rafters to be covered Tyvek or similar breathable membrane, Timber battens fixed horizontally across at required spacing for roof covering outlined in planning approv

C24 150x50mm timber ceiling joists to be in strict accordance with Engineer's specification. Underside of joists to have 12.5mm Provide restraint to roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to

100 x 75mm wall plates and anchored to wall. Rafters to be fixed to timber ridge beam with clips and 40mm twist nails. Refer to Structural Engineer's information for full structural specification which should be adhered to at all times. FIRST FLOOR JOISTS

To be in strict accordance with Structural Engineers instructions. New 200x50mm C24 timber joists to be installed and sit in web of new steel support beams and/or internal masonry walls. Infill with 100mm rockwool flexi insulation and cover with 22mm T&G chipboard flooring (moisture resistant to wet areas) and faced under with 12.5mm plasterboard and 3mm skim finish

#### INTERNAL STUD PARTITIONS

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate norizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish to habitable rooms or 12mm cement particle board / moisture resistant plasterboard to high humidity areas. Taped and jointed complete with beads and stops.

#### Construct load bearing internal masonry partitions using dense concrete blocks built off concrete trench fill foundations, refer to

INTERNAL MASONRY PARTITIONS

Structural Engineer's drawings for details and tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs (cement particle board or moisture resistant plasterboard as above) with skim plaster finish or 13mm lightweight plaster.

#### LEAD WORK AND FLASHINGS

All lead flashings to be Code 5 lead and laid according to Lead Development Association. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion. INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance

SMOKE DETECTION Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3

standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the

irculation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be

300mm from the walls and light fittings. **ROOF LIGHTS** 

Min U-value of 1.6 W/m2K. Roof-lights to be triple glazed with16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with flat roof joists doubled up to sides and suitable flashings

#### **NEW AND REPLACEMENT DOORS**

New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of

Purge ventilation - New Windows to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°

Internal doors should be provided with a 10mm gap below the door to aid air circulation Ventilation provision in accordance with the Domestic Ventilation Compliance Guide.

**EXTRACT TO KITCHEN** 

Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide, Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be

commissioned and a commissioning notice given to the Building Control Body.

New rainwater goods to be new PVC from pitched roofs and connected into 68mm dia PVC downpipes. Rainwater to tap into Depth of soakaway to be determined on site with due regard for ground conditions and prevailing water table. The bottom and sides of the soakaway are to be lined with approved goetextile membrane and granular fill should consist of clean broken bricks,

naterial. Position of soakaway to be marked by the inclusion of a vertical 100mm dia pipe extending from ground level to base of NOTE: If considered unsuitable once works commence on site, rainwater can be connected into existing system following

crushed rock or gravel, size ranging from 150-50mm taken to within 300 of ground level to allow for backfilling with as dug

#### confirmation with BCO. UNDERGROUND FOUL DRAINAGE

ABOVE GROUND DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

INSPECTION CHAMBERS Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe

W/c - 6m for 100mm pipe for single WC All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting

Waste pipes not to connect on to SVP within 200mm of the WC connection.

Supply hot and cold water to all fittings as appropriate PIPEWORK THROUGH WALLS

**EMERGENCY EGRESS WINDOWS** 

Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round

pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin. FIXED EXTERNAL LIGHTING

External light fittings to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance

a. lamp capacity not greater than 100 lamp-watts per light fitting and provided with automatic movement detecting devices (PIR) and automatic daylight sensors ensuring lights shut off automatically when not required.

b. lamp efficacy greater than 45 lumens per circuit-watt; fitted with manual controls and automatic day light cut-off sensors so that lights switch off when daylight is sufficient.

All inner rooms and first floor habitable rooms should be provided with an escape sized window with a minimum clear opening of 0.33m2 together with a minimum height and width of 450mm, these shall be located between 800mm and 1100mm from floor level. Approved Document B vol1 cl 2.8 DECORATION

Contractor to agree with client exact level of decoration to be carried out prior to commencement of works. Items to be agreed include electric provision & style, architrave & skirting profiles, tiling and painting

Upon completion of the works contractor to allow for making good all surfaces/areas disturbed during the extension works. Contractor to arrange for final inspection to be carried out by Building Control Officer to enable Completion Certificate to be

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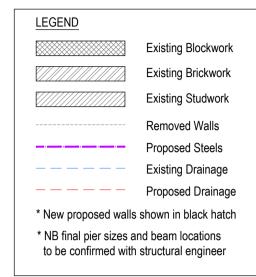
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All plumbing work to be carried out by a gas safe or oftec registered tradesman.

Contractors electrician to confirm with client the location of new sockets, spot lights etc.electrician to make sure all electrics are safe and protected prior to works commencing.

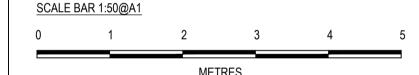
Steel connections as per steel manufacturers design. connection details to be forwarded to building control for approval once finalised by manufacturer.

Please refer to eng's drawings and report for full details on roof and floor structures.

If services need relocating then providers to be contacted and arranged. Note: all finishes to be specified by client and agreed

with contractor. Note: all lead work to be undertaken with reference to

'the lead sheet association' details and information.



Building Regs

REVISION DATE VARIATION



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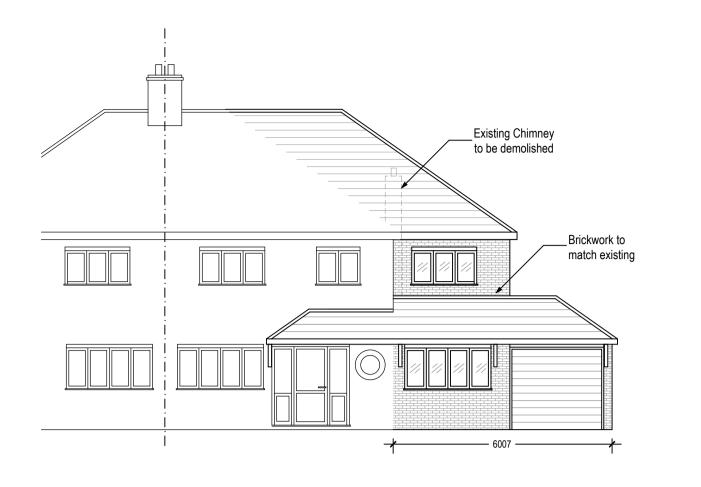
TEL: 01932 988520

PROPOSED PLANS AND NOTES

Drawn By Checked OCT 17 Drawing Number Revision VARIES@A1 843-511

Client

Project



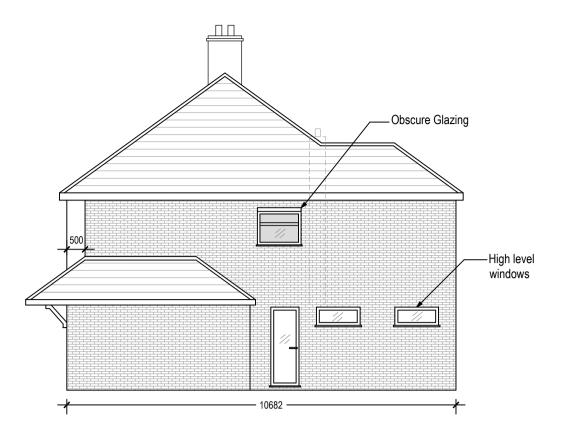
Proposed Front Elevation
SCALE 1:100@A1

Proposed Roof Plan

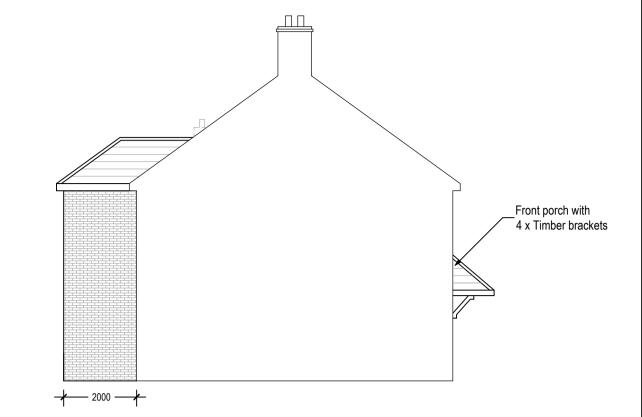
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Proposed Rear Elevation
SCALE 1:100@A1



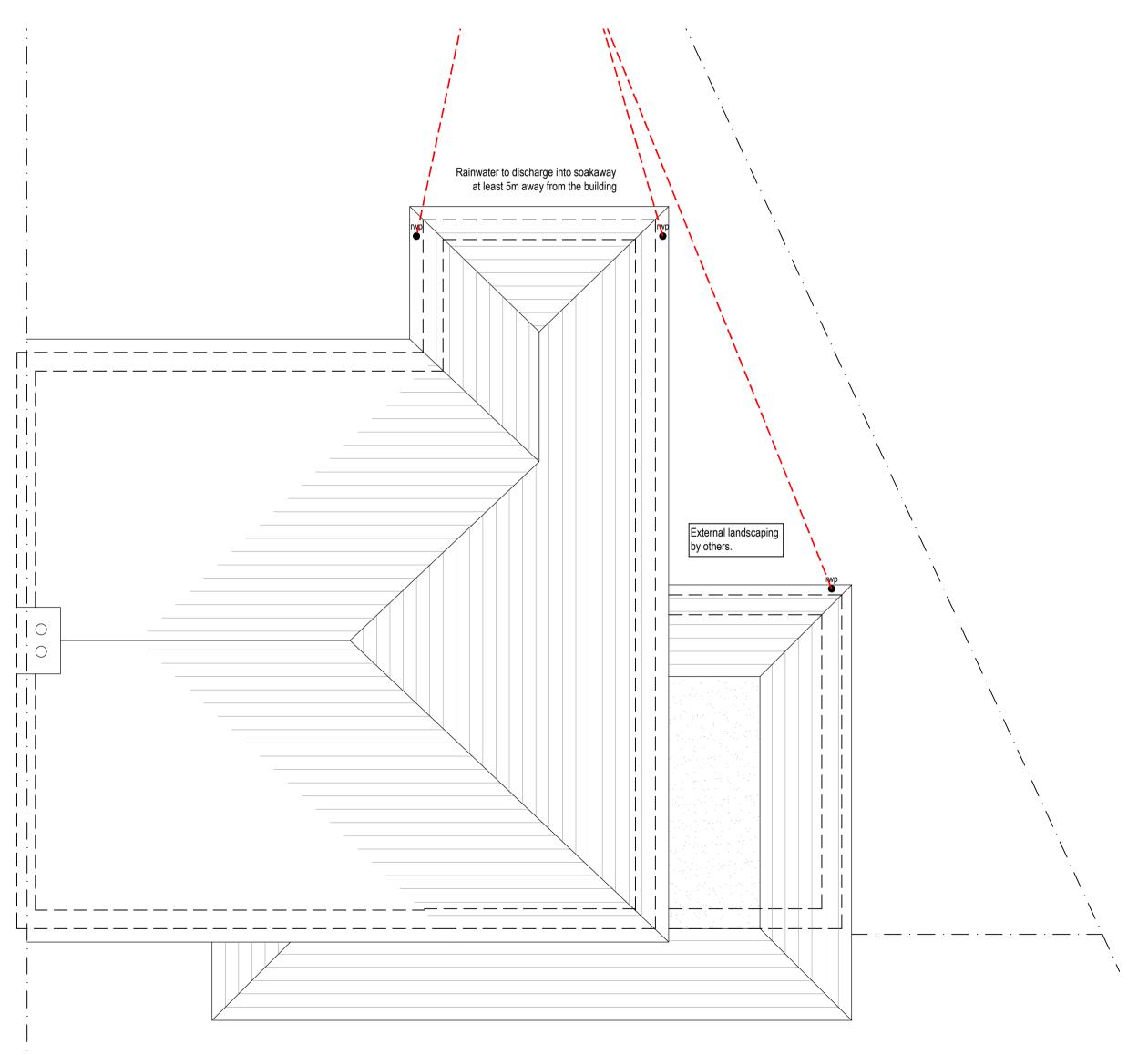
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SCALE 1:100@A1



Proposed Side Elevation
SCALE 1:100@A1

## Hip rafters ot be 47x175mm C24 timbers as per Engineer's instructions. PLEASE REFER TO ENG'S DRAWINGS 1No. C24 100x100mm timber posts AND REPORT FOR FULL DETAILS ON ROOF AND STRUCTURES. C-C 152x152x23UC steel beam with min 100mm bearing To ceiling level to support post, hips and ridge. Hip rafters ot be 47x175mm C24 timbers as per Engineer's instructions. Ridge - 2No. 47x175mm C24 timbers bolted together with M12 bolts. 1No. C24 100x100mm timber posts to support hip rafter, valley and ridge Corbel chimney breast 152x152x23UC steel beam with min 100mm bearing To ceiling level to support post, hips and ridge. 2No. 47x200mm C24 tomber hip rafters bolted together with M12 bolts @ 400mm staggered 1No. C24 100x100mm timber post. 203x203x46UC steel ridge 1No. 100x100x5 SHS Post 1No. 100x100x5 SHS Post 1No. C24 100x100mm timber post. 2No. 47x200mm C24 tomber hip rafters bolted together with M12 bolts @ 400mm staggered





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ALL PROPOSED ROAD AND JUNCTION ALTERATIONS SUBJECT TO HIGHWAYS ENGINEERS DETAILED DESIGN.

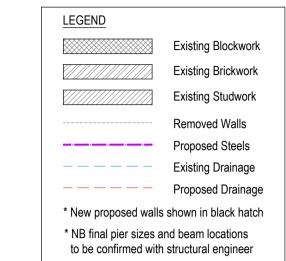
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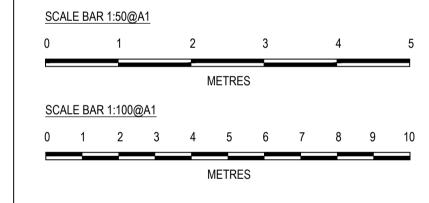
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RELEVANT INFORMATION



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KT16 0DN

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Project

Title PROPOSED ELEVATIONS AND ROOF PLAN				
Drawn By	Checked	d	Date	
DH	A	SPIRE		OCT 17
Drawing Number		Revision	Scale	
843-515				VARIES@A1

Client

