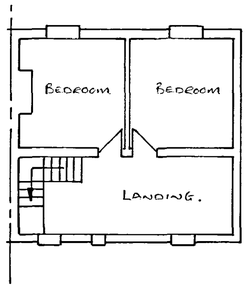
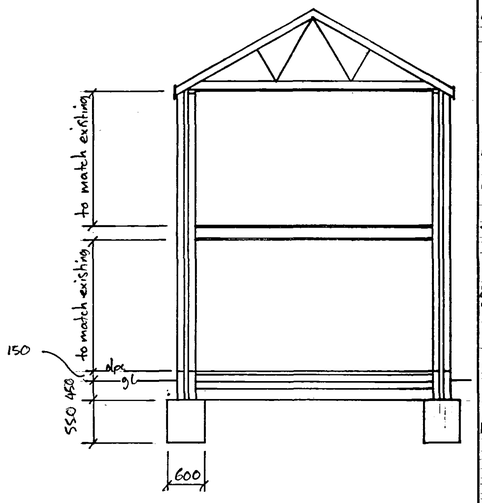


EXISTING GROUND FLOOR PLAN



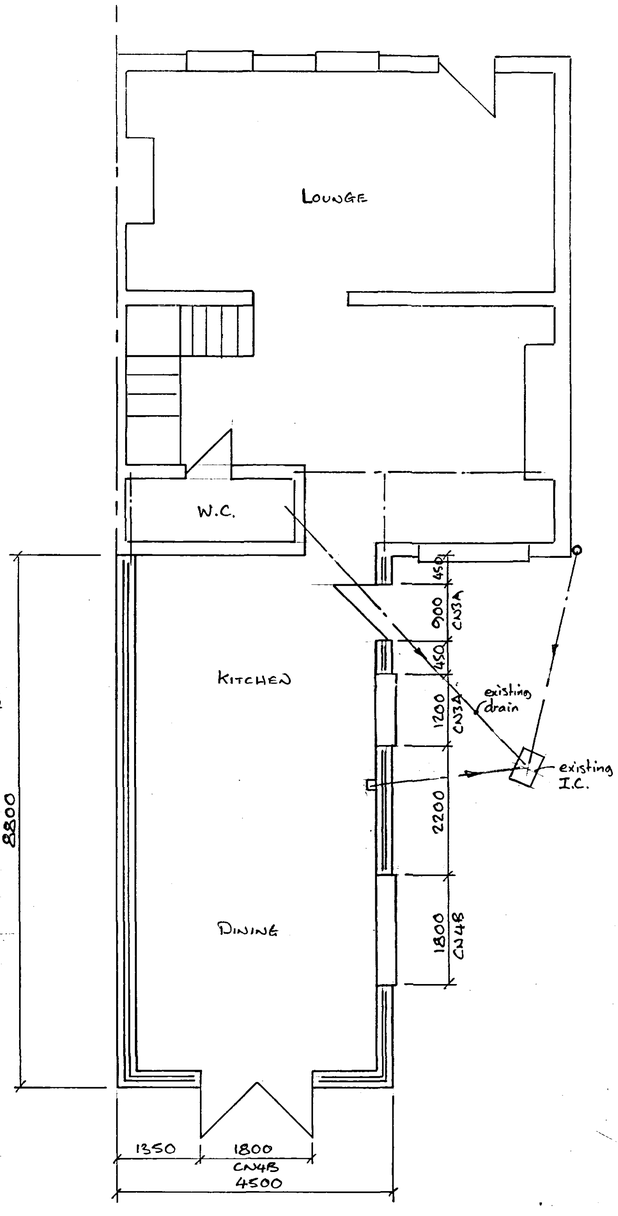
EXISTING FIRST FLOOR PLAN



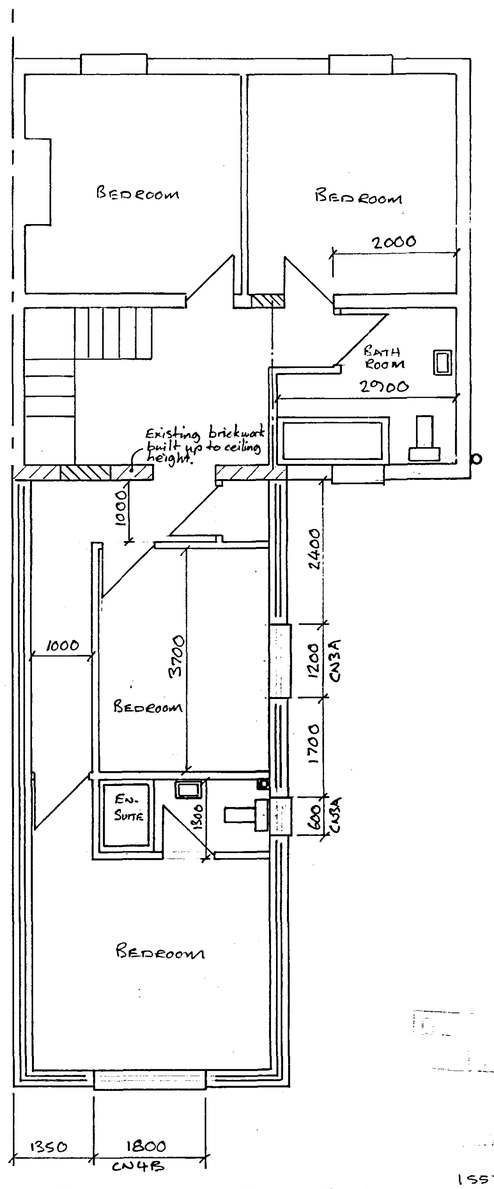
SECTION A-A

Above Ground Drainage.
W.C. - 100mm dia waste.
W.H.B. - 40mm dia waste.
Bath - 40mm dia waste.
Shower - 40mm dia waste.
Shower base to be mounted on a plinth with removable cover for access.
kitchen sink - 40mm dia waste
Washing m/c - 40mm dia waste.
dishwasher - 40mm dia waste.
All wastes to have 75mm seal traps.
All wastes to have rodding access at all direction changes.

General Notes.
1. All structural timber to be C16 grade.
2. All external timber to be treated with preservative
3. All new windows to have ventilation equal to 1/20th of the room floor area.
4. Background ventilation :-
Habitable rooms - trickle vents equal to 8000mm²
Bathroom/En-Suite - trickle vents equal to 4000mm² and mechanical extraction equal to 15 litres/sec.
kitchen - trickle vents equal to 4000mm² and mechanical extraction in or adjacent to hob equal to 30 litres/sec.
5. All glazing to be double glazed units having a "U" value of 1.8w/m²k
6. All glazing in critical areas/locations to conform to the relevent class of BS6206: 1981 and be marked as such.
7. First floor bedroom windows to have an unobstructed opening area of at least 0.33m² with a minimum dimension of 450mm. Height to bottom of opening to be between 800-1100mm
8. All veg soil to be removed from over site.
9. All dimensions in "mm" to be checked on site.
10. Catnic lintels to be installed in accordance with manufacturers instructions with min end bearing of 150mm.
11. The extension to be fitted with 3 lighting outlets only capable of taking a bulb with a luminous efficacy of 40 lumens per circuit watt
12. New radiators to be thermostatic valves.
13. All new electrical work to be to Part P of the B.Regs. ie must be designed, installed, inspected and tested by a competent person. Prior to completion an electrical installation certificate to BS7671 to be provided to the L.A.
14. Studwork.
Studs to be 100x50 studs at 600 crs on 100x50mm sole plates. 12.5mm plasterboard and insulate with 100mm fibre glass quilt.



PROPOSED GROUND FLOOR PLAN

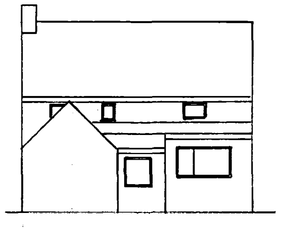


PROPOSED FIRST FLOOR PLAN.

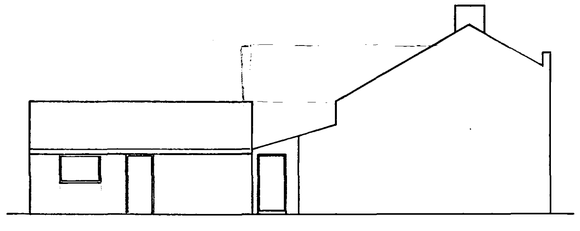
Notes.
Foundations.
Where existing walls will carry additional loads their foundations are to be exposed to determine their suitability.
Foundation depth to L.A. approval, min depth 1m if in clay, 600mm wide.
Base to be 65mm sand/cement screed on 150mm jabfloor 70 insulation on 100mm concrete on 1200g dpm lapped to dpc on 50mm sand blinding on 150mm clean compact hardcore.
Wall Construction.
Walls up to dpc level to be class "A" concrete blocks. Walls to have 85mm min cavity. Cavity to be infilled with weak mix to within 225mm of the dpc level. Cavity to be fitted with 85mm dritherm insulation in accordance with manufacturers instructions 100mm wide dpc to be fitted a min of 150mm above finish ground level. External walls to be 100mm facing bricks to match existing inner skin to be 100mm fibolite blocks with 12.5mm plaster skim finish to provide a max "U" value of 0.3 w/m²k. Cavity to be fitted with St.St. wall ties spaced 450mm vertically and 750mm horizontally to be doubled at all reveals, Cavities to be closed with thermabate insulated cavity closers
First Floor Construction.
22mm t/g. chipboard floor decking on 63 x 200mm joists at 400mm centres. Joists to be supported off joist hangers. Fit herringbone strutting at mid span. Underside of joists to be fitted with 12.5mm plasterboard and plaster skim finish. Void to be infilled with 100mm mineral wool (10kg/m³). Lateral restraint to be provided by 30x5mm straps at 1.2m max centres over 3 off joists. Where straps are at right angles to structural members 100x50 noggins to be fitted between them.
Roof Construction.
Exist roof to be taken down and replaced Exist. rear wall to be taken up to new wall plate height (as described above). Roof tiles to match existing colour of old tiles. Roof pitch to be 30°. Tiles to be fitted in accordance with manufacturers instructions and relevent codes of practice Manufactured roof trusses at 600mm max centres. Manufacturers design certificate, calc's and layout to be approved by L.A. prior to commencement of work with trusses. Truss rafters to be designed, braced and fixed in accordance with BS5268: Part 3: 1985. Tiles on 38x 25mm treated battens on layer of felt to BS747. Roof space to be insulated with 100mm mineral wool between trusses and 150mm mineral wool laid overs trusses at right angles to them to provide a max "U" value of 0.16 w/m²k. Under Side of trusses to be fitted with 12.5mm plasterboard and plaster skim finish. Lateral restraint to be provided by 30x5mm straps at both ceiling and rafter level (straps over 3 off trusses) Where straps are at right angles to trusses 100x50 nogging to be fitted between them. Ventilation to roof space to be provided by proprietary eaves vents equal to a continuous 25mm gap. Valleys to be formed with trough valley tiles with adjacent tiling cut and bedded leaving a clear channel of approx 125mm wide.
Stormwater.
Rainwater to be conveyed from roof to 110mm half round upvc guttering to 63mm dia upvc downpipes to Soakaway at the rear to be a min of 5m away from any building (Soakaway to be 1m³ clean compact hardcore).

Below Ground Drainage.
To be 100mm dia osma or similar drain (flex jointed) laid on and surrounded with 150mm pea gravel bed. Where drains pass through footings or under slabs they are to be protected to the satisfaction of the L.A. Lintel over with 50mm gap all around drain with openings masked with rigid sheeting and void filled with compressible Sealant, concrete over. All dissused drains to be Sealed to the satisfaction of the L.A.

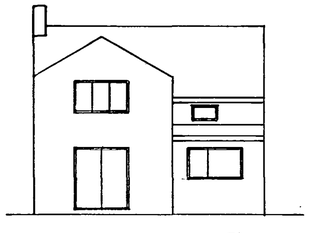
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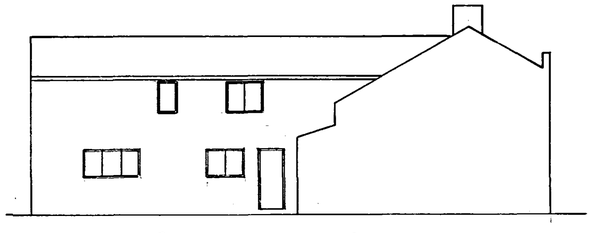
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION.

A-LINE DESIGN CONSULTANTS LTD

PROPOSED REAR EXTENSION AT
Nº 67 NORTH STREET, CROWLAND
DRAWN - M. Stimpson TEL 01733 326467
SCALE - 1:100, 1:50, O.U.S.
DATE - OCT 2006
DRG Nº 2178

10 PRINTS.