



SOUTH-EAST ELEVATION - EXISTING



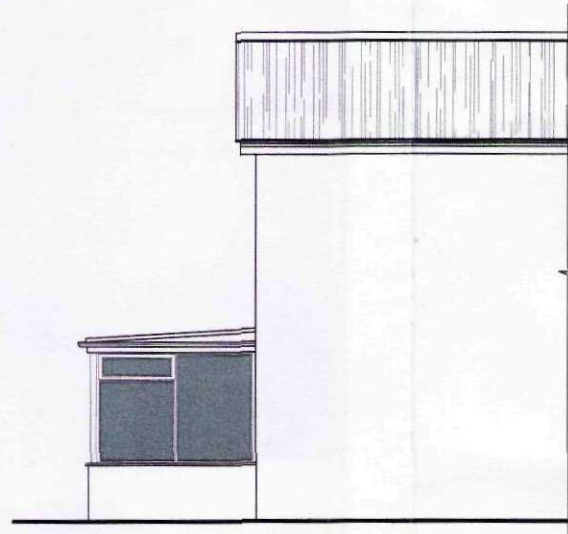
SOUTH-EAST ELEVATION - EXISTING



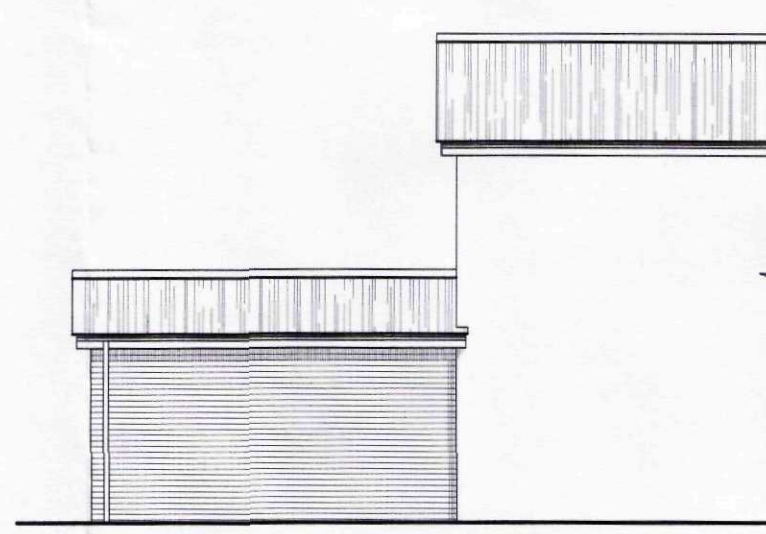
SOUTH-EAST ELEVATION - PROPOSED



SOUTH-EAST ELEVATION - PROPOSED



NORTH-EAST ELEVATION - EXISTING



NORTH-EAST ELEVATION - PROPOSED



LOCATION PLAN 1:1250



LIMITATIONS
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used as a contract document alone. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be taken from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of the work.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS
All materials to be new unless otherwise stated and all components and materials etc. to be used fixed and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA certificate or European Code equivalent.

HEALTH & SAFETY
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Site and Work Places.
The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations an Independent Planning Supervisor will be required.

SCOPE OF THE WORKS
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

PITCHED ROOF CONSTRUCTION

Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 95 softwood treated battens on under felt to B.S. 747 (type P) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S. 5599, Pt 2. Timberplate special at made pre-fabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCULATIONS TO BE SUBMITTED TO / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch to match existing. Approx 22.5 deg. 95 x 100 ridge board under 95 x 100 ceiling joists. All trusses to be strapped to wall plate by 50 x 5 softwood metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bracing beneath straps 50 x 100 wall plate bedded on sand and cement. 25 x 75 fascia boards 6mm ext. grade plywood soffits complete with 100mm dia continuous air gap and full proof screen. All structural timber to be min. 50% grade, stamped DRI or KD to indicate moisture content of 20% or less all in accordance with BS 4978.

Ceilings / INSULATION

Roof Level: Flat ceiling lay 300mm total thickness of Knaf Earthwool Loft Roll 40 glass mineral wool insulation. 100mm between joists & 300mm x 2 layers 150mm over joists to provide 'U' value of 0.10 W/m²K. Ensure 50mm air gap over all insulation. 12.5mm Gipsoc wallboard skim finish. Provide min. 95 x 95 noags to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space opening to be lined with 25 x 25 painted steps. Access panel to be 12mm ply with layer of 12.7mm Fibreboard fixed to face. 100mm. Joints to be taped. Provide all bolts fastenings & draughts seal all round.

WALLING

300 cavity walling to consist of face brickwork to B.S. 592:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 100mm cavity. Build into cavity 100mm Knaf Earthwool Prothem 52 cavity wall batts insulate on boarding in accord. with makers instructions and agreement card No. 24 / 268 & 86 / 1584. 100mm Tarmac Toplite GFI. 2.9 N/m² solid insulation blocks or similar. Cavity walls tied together using stainless steel vertical twist ties set 750 horizontally and 450 vertically, all to B.S. EN 845. Wall ties positioned at 300 vertical centres at all unbonded courses of cavity. Close cavities with 'Thermobatts' performed closer and provide struts Tels DPC to CP 121. All work to be carried out in accordance with BS Code of Practice (2 Pt. 1) 1973. Internal walls of 100mm Tarmac Toplite Standard solid insulation blocks. Movement joints to be installed in blockwork in accordance with B.S. 5623 pt. 3 1989. All to face with 12.5mm Plasterboard on dabs with skin finish. 'U' value 0.25 W/m²K.

GROUND FLOOR CONSTRUCTION

Strip all vegetable soil and lay floor as follows: 50mm sand and cement screed, on 100mm concrete over site. Concrete mix (GEN) in non aggressive soils and PH22 mix in sulphate bearing soils to B.S. 5923: pt 1991 or 900q polythene D.P.M. on 100mm 'Colloid PR 9000' insulation board on 1200q polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 150 polythene and consolidated hardcore. Alternative: Floor construction. 19mm T.G. Flooring grade chipboard on 19mm 'Colloid PR 9000' insulation board on 900q polythene D.P.M. laid on 100mm concrete over site. Concrete mix (GEN) in non aggressive soils and PH22 mix in sulphate bearing soils to B.S. 5923: pt 1991 or 200q polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 150 bonded and consolidated hardcore. Ensure 12mm exposure on top to perimeter of boarding. Use treated chipboard to kitchen and bathroom. 'U' value 0.15 W/m²K.

FOUNDATIONS

Under walls as shown provide 225 x 600 strip concrete foundations all GEN mix to B.S. 5923: pt 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to top of foundations. should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. In all cases foundations are to be designed in accord with NHB C. Foundation Practice Guidance Notes where local soil tests and studies are present.

SUB STRUCTURE WALLING

100mm dense concrete blocks to B.S. 6073 pt 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak mix concrete rill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

LINELS

All linelets to be manufactured by Messrs. G. Gales L/L 5100 and L/L 100 all to be installed in accordance with makers' instructions, and to have min. and bearings of 150mm and at external positions to have cavity trap D.P.C. to CP 121. Provide P-rod and weep holes and stop ends to cavity trap.

FLOOR DRAINAGE

Where existing pipes pass under floors encase in 150mm pea gravel. Provide 65 x 100 pre-stressed concrete lintel bridges where pipes pass through walls, provide compressible filler around pipe, openings masked both sides of wall with a sloped sheet material.

SURFACE WATER DRAINAGE

15mm dia. half round rainwater gutters to 65mm dia. rainwater pipes 110mm dia. underground pipes flex blu, joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 150mm dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

GLAZING

Double glaze property throughout with timber / plastic windows DPC rating in BAND C or better. All windows and doors to have min. 'U' value of 1.8 W/m²K or better. All glazing between F.F.I. and 800mm high and between F.F.I. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION

All windows to have opening lights that open to 50 degrees or more and to provide the equivalent of 1/20th the floor area of each room. Should opening lights be to less than 50 degrees provide the equivalent of 1/10th the floor area of each room. Background ventilation to windows to provide a minimum total of 60,000 mm. sq. permanent free air ventilation per dwelling. Based upon a minimum of 5,000 mm. sq. per habitable room and 2,500 mm. sq. per kitchen, utility room, bathroom, en-suite, wet room and cloak room.

SPACE HEATING

Extend and upgrade existing system to suit. Ensure timer switch Zone and temperature controls to minimum two zones, boiler control interlocks, its thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch. All hot water pipe work to be insulated to B.S. 5422:2001. Heating Engineer to provide L/A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion. All un-vented hot water systems and packages to be fitted with a minimum of two independent safety devices, these shall be in addition to any thermostats provided on the system. The system or package shall be noted by marked with the following details, which shall remain visible after installation. a. The Manufacturers name and contact details. b. The Model reference details. c. The rated storage capacity of the storage water heater. d. The operating pressure of the system and the operating pressure of the expansion valve. e. Relevant operating data on each of the safety devices fitted. f. The maximum primary circuit pressure and flow temperature of indirect hot water storage system units or packages.

SMOKE DETECTORS

Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5839-6:2004 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

ELECTRICAL INSTALLATIONS

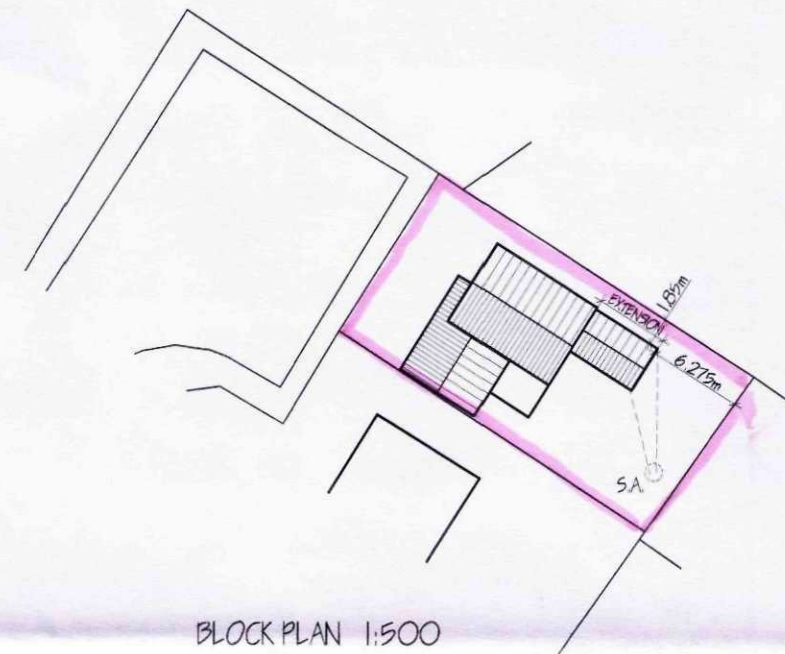
All electrical work to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Local Authority must be satisfied that either: An electrical installation certificate issued under a competent persons scheme has been issued. OR An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

LIGHTING

To all habitable rooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. External lighting is to be fitted with Down-Flush or movement sensors and capable only of taking lamps having a luminous efficacy greater than 45 lumens per circuit. All lighting to be in accordance with the Domestic Building Services Compliance Guide.

GENERAL

All electrical switches, sockets outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.I.



BLOCK PLAN 1:500



revision	date	init.	revision details

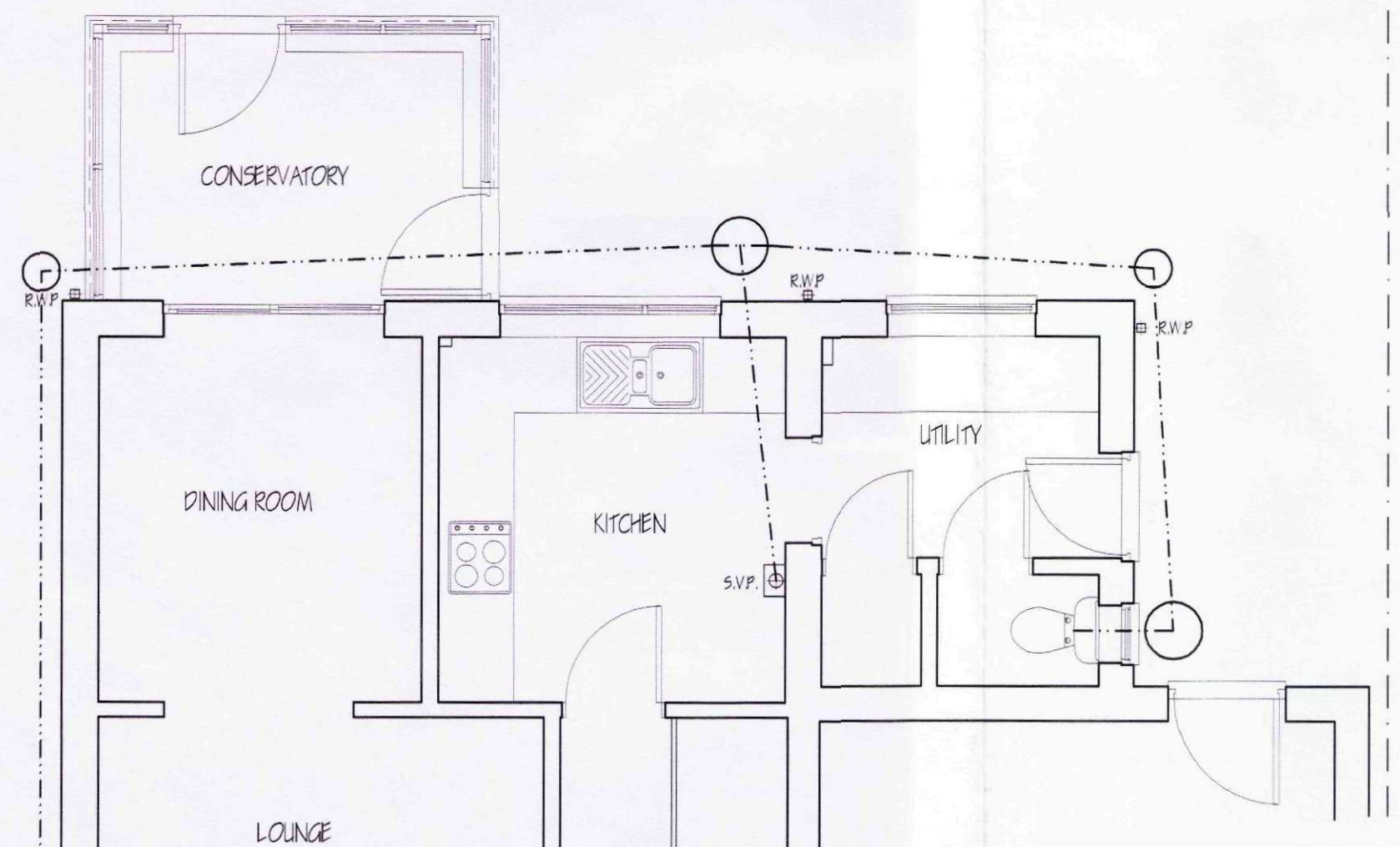


Client,
MR & MRS A. HARTOPP

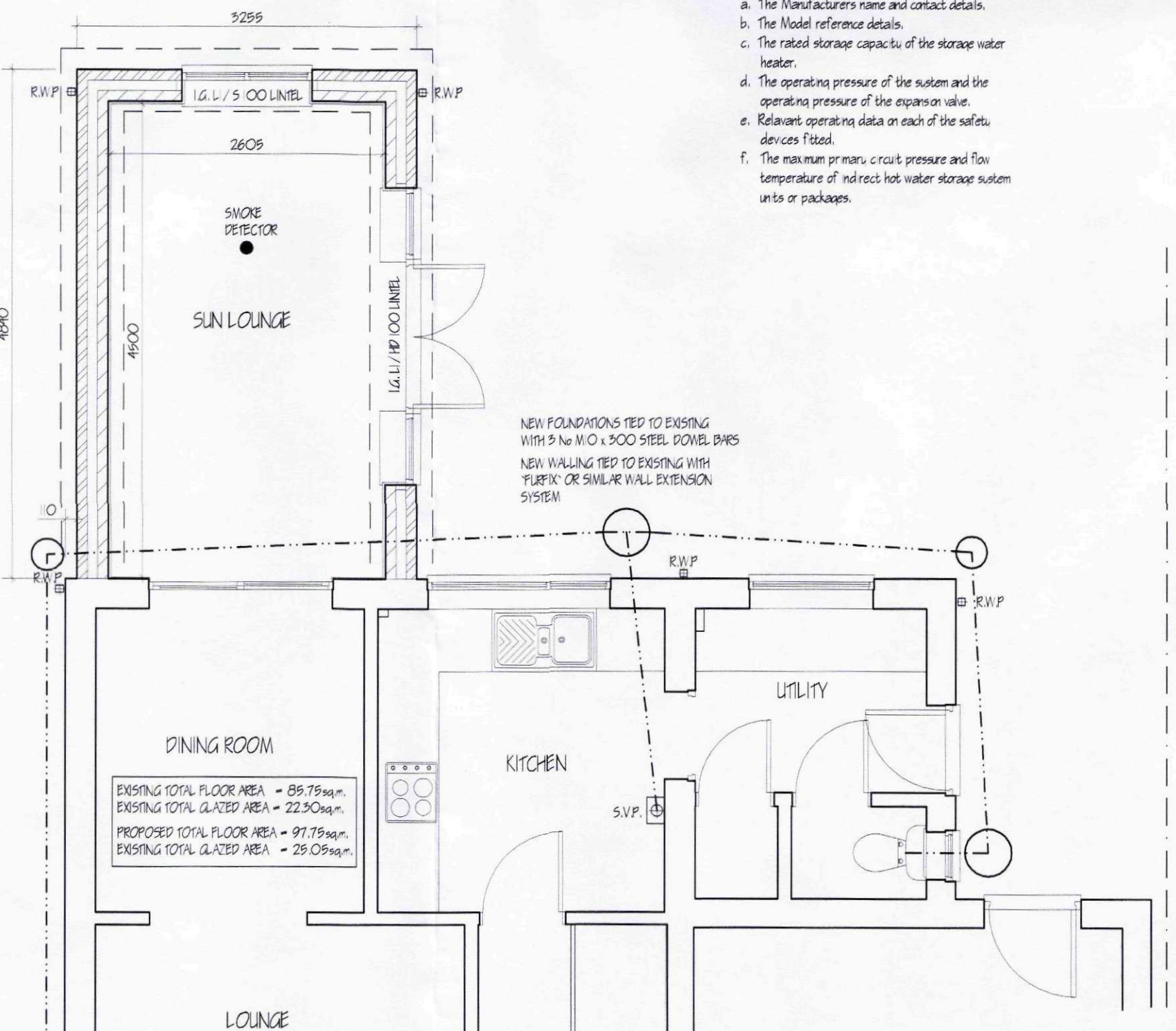
Project,
**PROPOSED EXTENSION TO DWELLING
6 HIGH GROVE
LONG SUTTON
Lincs
PE12 9ER**

Drawing,

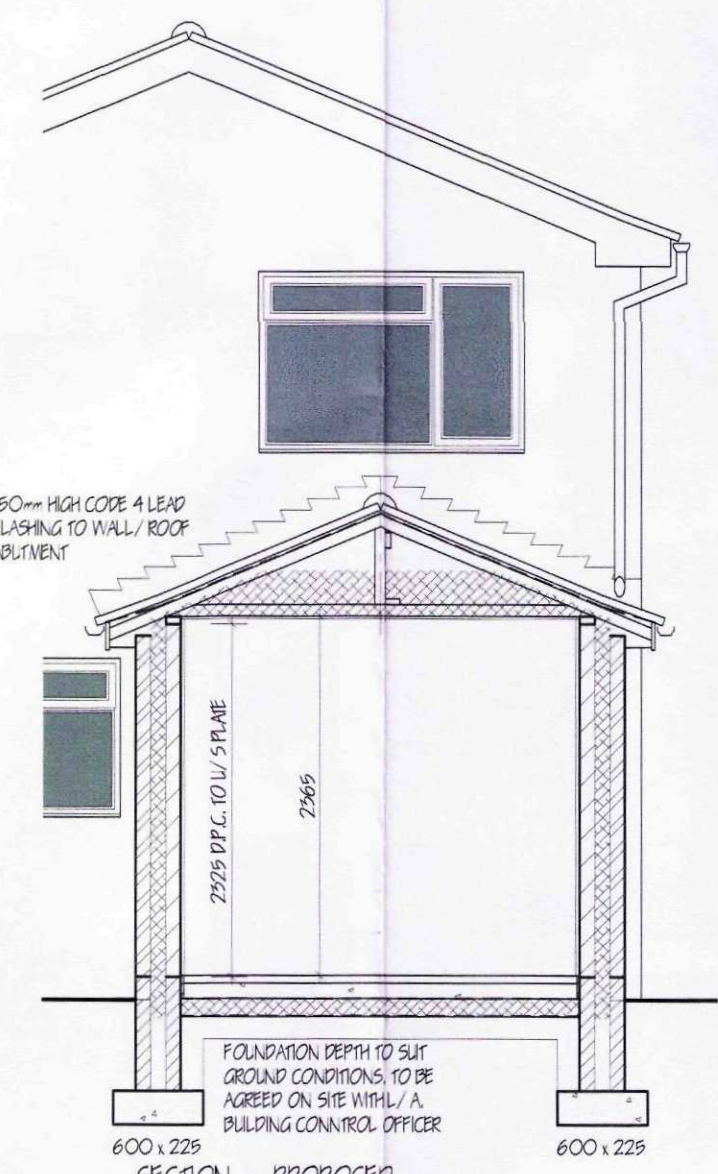
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Date, NOV. 11	Drawn, J.C.



GROUND FLOOR - EXISTING



GROUND FLOOR - PROPOSED



SECTION - PROPOSED