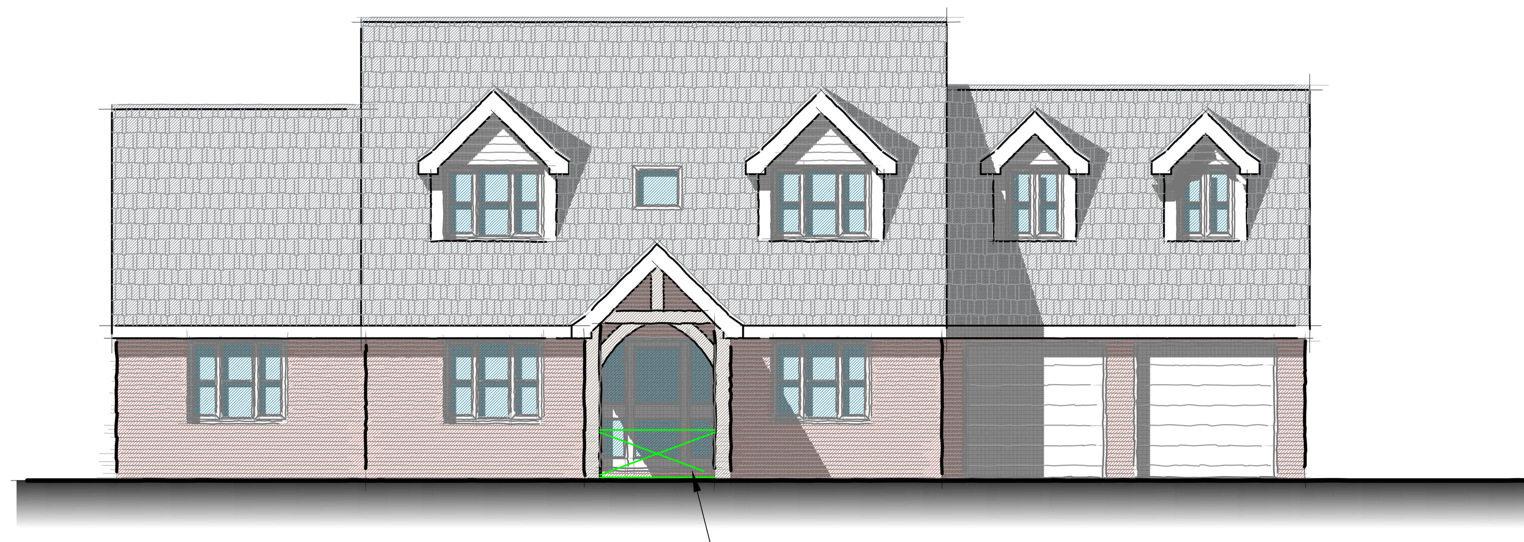
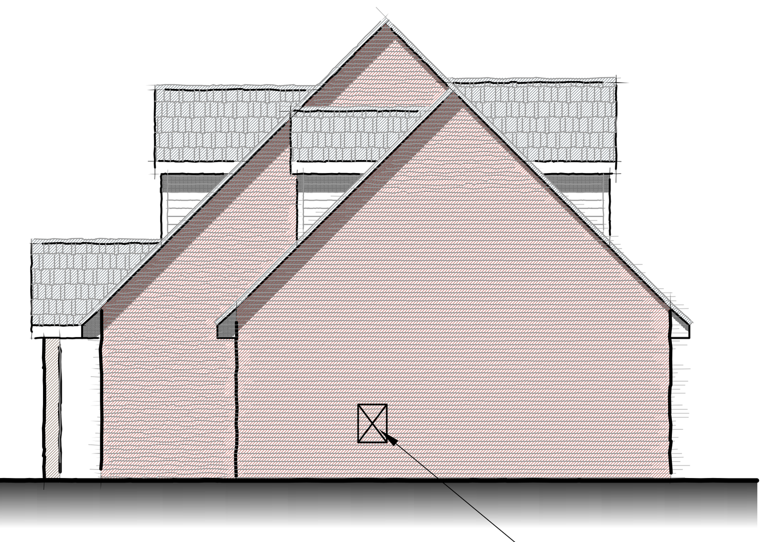
PROPOSED REPLACEMENT RESIDENTIAL DWELLING

23 WISBECH ROAD, LONG SUTTON, LINCOLNSHIRE. PE12 9AG

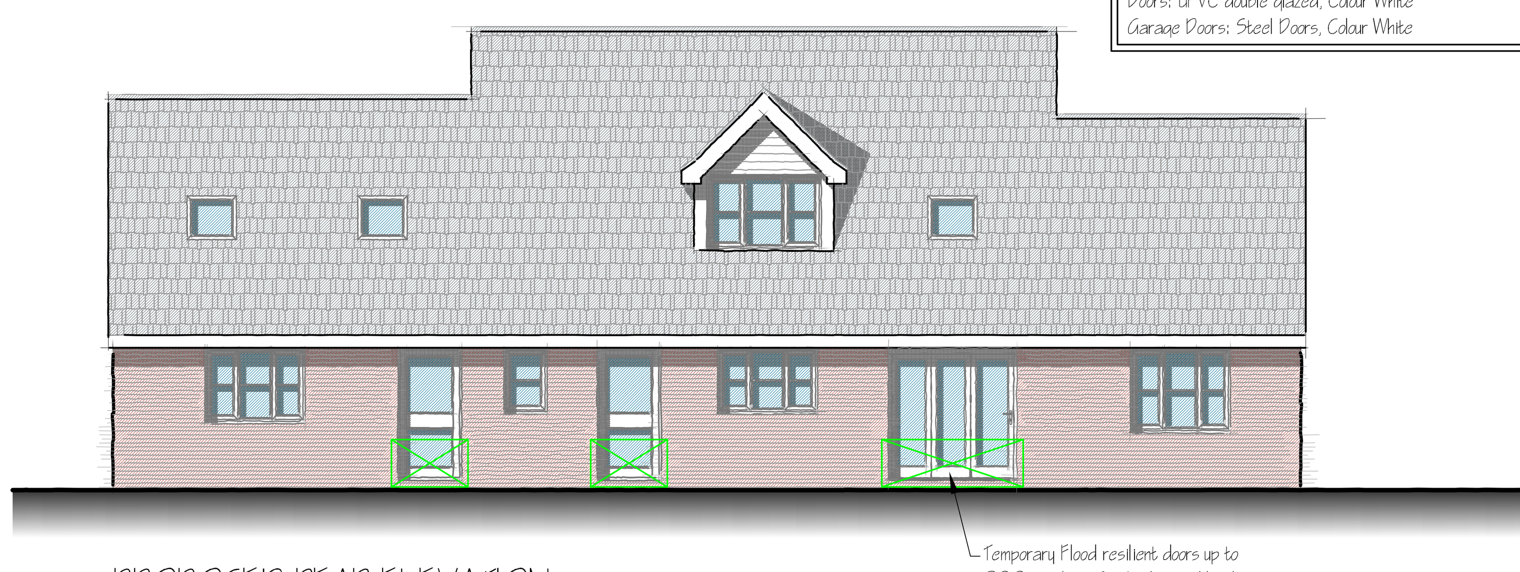


PROPOSED FRONT ELEVATION

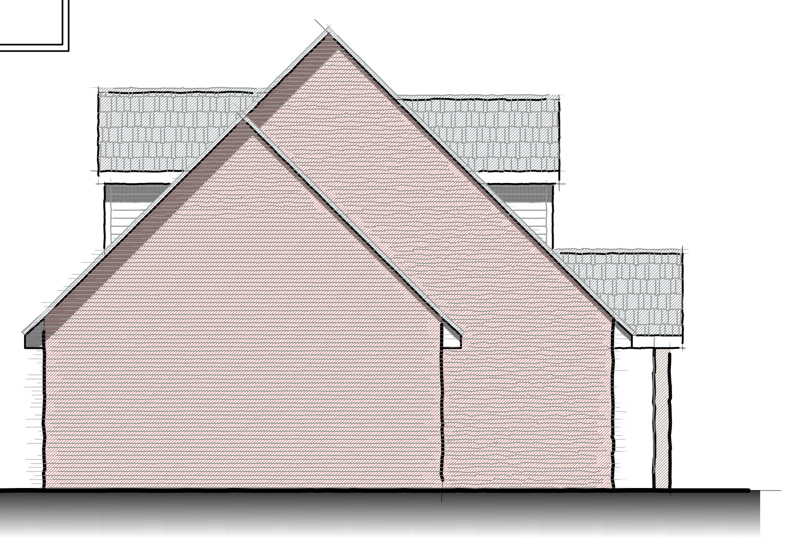


PROPOSED SIDE ELEVATION

MATERIAL SPECIFICATION:
Bricks: Vandersanden Red Facing Brickwork, Colour Terra Red
Roof: Marley Modern Roof Tiles Smooth Grey
Windows: UPVC double glazed, Colour Grey
Doors: UPVC double glazed, Colour White
Garage Doors: Steel Doors, Colour White



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

WINDOW SCHEDULE

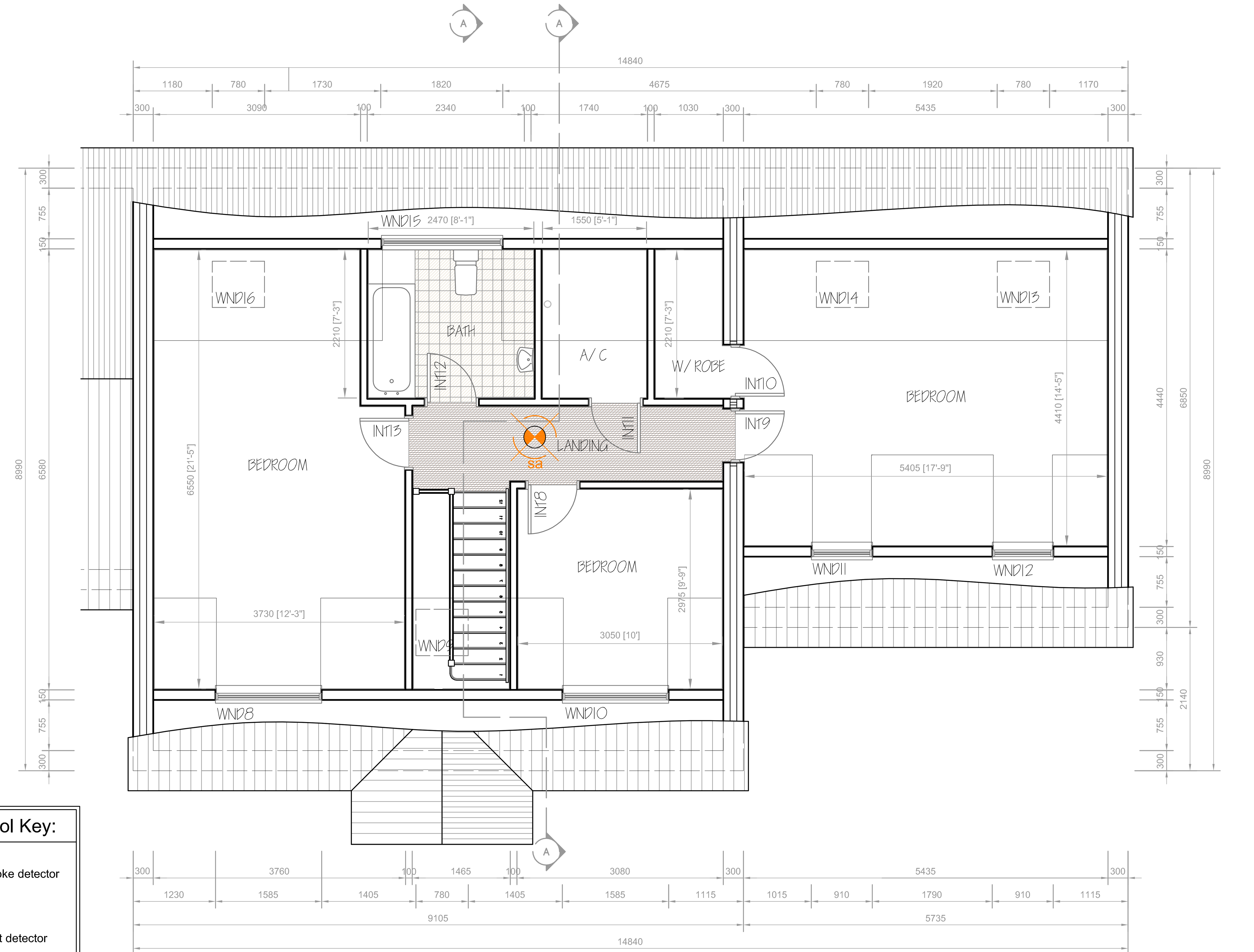
Window Ref:	Structural Opening Width (mm)	Structural Opening Height (mm)	Lintel Ref:	Additional Information
WND1	1585	1350	TS90/100	
WND2	1585	1350	TS90/100	
WND3	1585	1350	TS90/100	
WND4	1585	1200	TS90/100	
WND5	685	1050	TS90/100	
WND6	1585	1050	TS90/100	
WND7	1585	1350	TS90/100	
WND8	1585	1200	N/A	Escape Window
WND9	780	1180	N/A	Roof Window
WND10	1585	1200	N/A	Escape Window
WND11	910	1200	N/A	
WND12	910	1200	N/A	Escape Window
WND13	780	1180	N/A	Roof Window
WND14	780	1180	N/A	Roof Window
WND15	1810	1050	N/A	Obscured glazed
WND16	780	1180	N/A	Roof Window

INTERNAL DOOR SCHEDULE

Door Ref:	Structural Opening Width (mm)	Door Width	Door Height	Lintel Ref
INT1	910	826	1981	BSD100
INT2	810	726	1981	BSD100
INT3	810	726	1981	BSD100
INT4	910	826	1981	BSD100
INT5	1510	2x710	1981	BSD100
INT6	910	826	1981	BSD100
INT7	910	826	1981	BSD100
INT8	810	726	1981	Timber Frame
INT9	810	726	1981	Timber Frame
INT10	810	726	1981	Timber Frame
INT11	810	726	1981	Timber Frame
INT12	810	726	1981	Timber Frame
INT13	810	726	1981	Timber Frame

Fire Symbol Key:

SA Smoke detector
H Heat detector
CM Carbon Monoxide detector



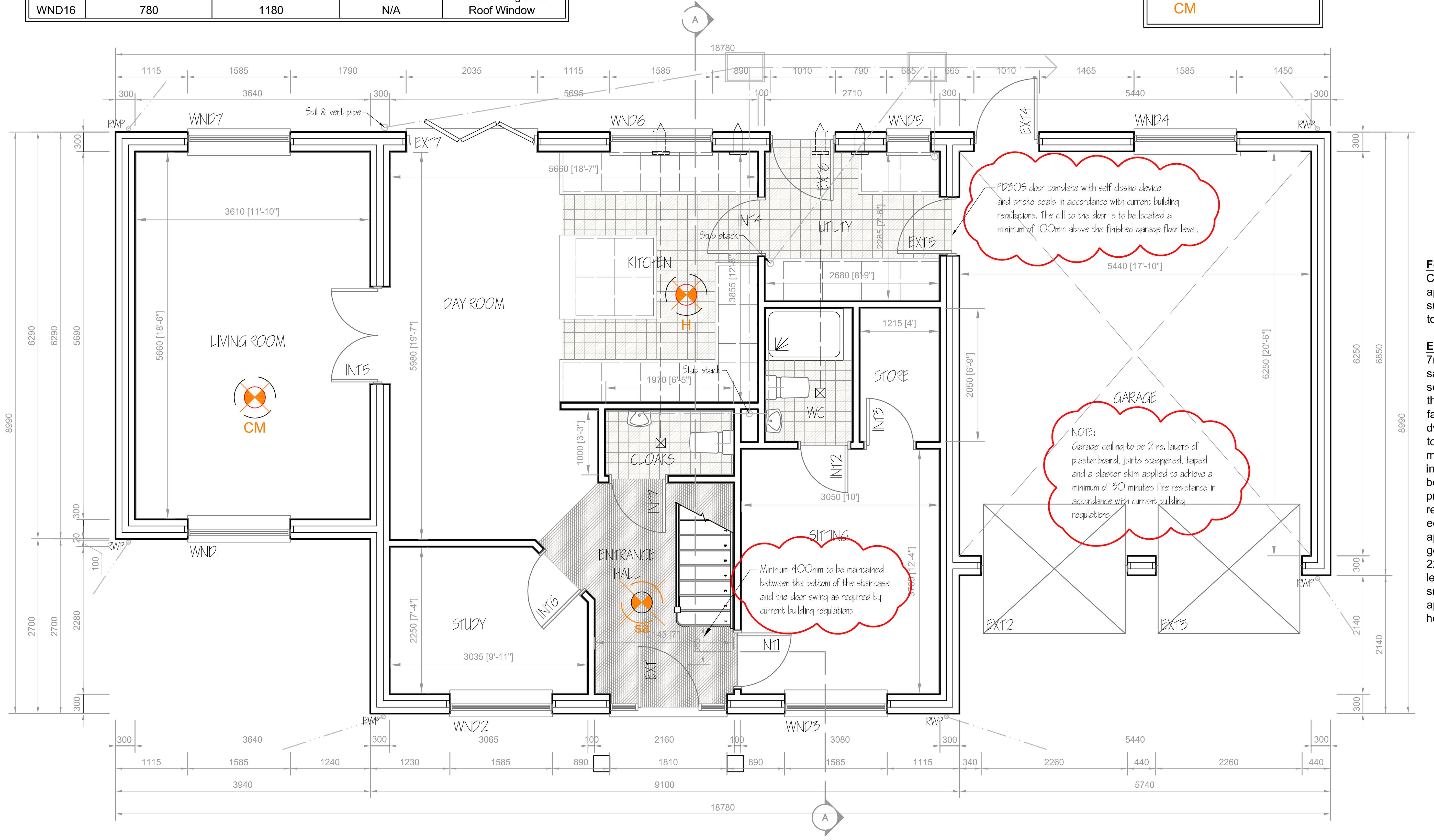
PROPOSED FIRST FLOOR PLAN

Scale Bar 1:50
0 0.25m 0.5m 0.75m 1m 1.5m 2m 3m 4m 5m

Scale Bar 1:100
0 1m 2m 3m 4m 5m 10m

Scale Bar 1:250
0 10m 30m 50m 100m

N



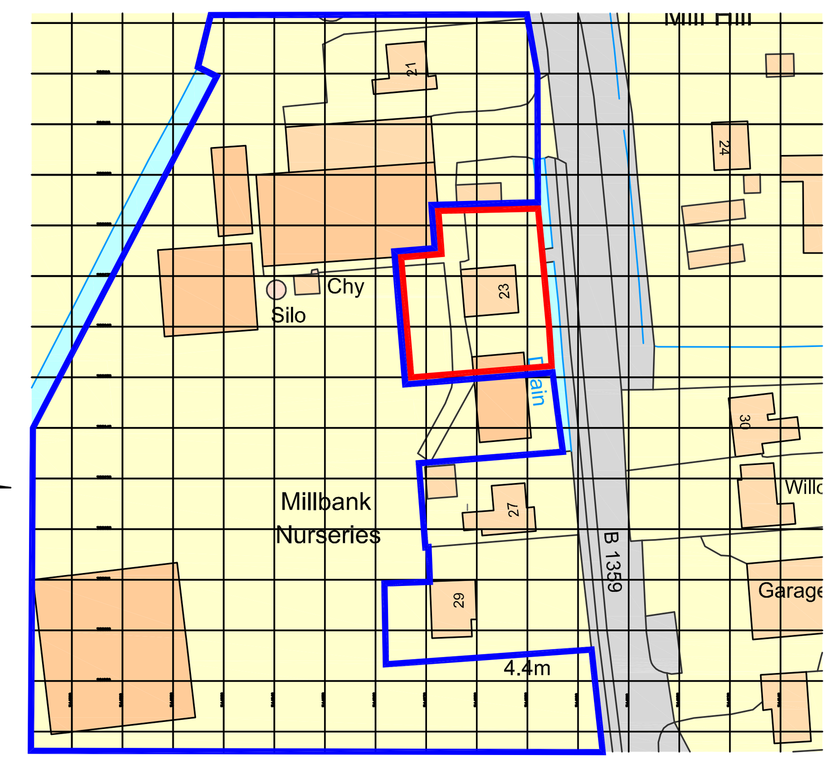
PROPOSED GROUND FLOOR PLAN

Foundations

Concrete foundations as per Structural Engineers design and the approval of the appointed building control officer. Generally concrete foundations finished to a level surface for cavity construction masonry as plans. Allow for service penetrations over top of foundations as necessary.

External Wall Construction:

7n dense concrete blockwork laid on top of foundations up to D.P.C. level in cement / sand mortar in generous beds of mortar with full perpends as work proceeds. Lower section of cavity wall construction to be filled with lean mix OPC concrete to prevent the cavity construction collapsing below ground level. Trowel surface of concrete to fall away from inner face on the cavity wall to conduct moisture away from the dwelling, contractor can use trench blocks if preferred. New external wall construction to consist of the following elements: 102.5mm thk. external skin of facing brickwork to match existing. 100mm thk. 'Knauf Dritherm 32' insulation or equal approved insulating material in order to achieve a the required 'U' value. Cavity wall insulation to be installed as work proceeds in accordance with BS6676: Part 2 1986 code of practice for the installation of cavity wall insulation and manufacturers instructions and recommendations. An internal skin of 100mm thk. 'Thermalite Turbo' blockwork or equal approved insulating blockwork. Cavity wall ties to be 'Ancon RT2' or equal approved installed at the following locations: 900mm horizontal and 450mm vertical generally; 300mm vertically, 225mm from corner of openings, 300mm vertically 225mm from edge of gables. Wall ties to be embedded a minimum of 50mm into each leaf of the cavity wall as directed by manufacturer and be completely free from mortar snots. 'Thermabate 100' (green) cavity closer's by 'Kingspan Insulation Ltd.' or equal approved material inserted into the cavity at all openings, both vertically and horizontally to prevent cold bridging occurring. Cavity closer to be secured in position



LOCATION PLAN LAYOUT

External Wall Construction Continued:

by the addition of a wall fixing tie built into the wall during construction. Contractor to ensure the sections used at both the head and cill locations of the opening overlap the jambs of the window frame by a minimum of 50mm in accordance with current building regulations. Structural Lintels over structural openings within the external walls are to be 'Catnic TS90/100' or equal approved. Lintels over the windows and doors are to be checked for suitability by the Structural Engineer prior to installation. All lintels to be as designed by manufacturer and to be installed with a minimum 150mm end bearing at each end. Preparatory insulation as supplied by lintel manufacturer to be installed during installation to prevent cold bridging occurring at this location. Type 'C' cavity tray by Cavity Trays to be installed over all lintels dressed to drain to the outer face of the cavity wall and installed in accordance with manufacturers instructions and recommendations. All trays to extend a minimum of 150mm beyond the extent of the steel lintel and to be fitted with a proprietary stop end to prevent moisture running down the cavity. Weephole perpend drains to be installed at both end of the cavity tray in accordance with manufacturers instructions to ensure the cavity tray drains to the external face of the cavity wall construction. The internal face of cavity wall to be dot and dab plasterboard and skim coat of plaster in order to achieve a smooth finish. 'Hyload' poly horizontal D.P.C. or equal approved to be installed a minimum of 150mm above finished ground level in all walls taken down to foundation level. D.P.C. to be installed in complete accordance with manufacturers details and recommendations and to be fully lapped with D.P.M. layer located within the ground floor construction. External vents to be constructed into the external wall construction to allow cross ventilation. The vents are to incorporate an external cover which closes in the event of a flood to prevent water ingress into the floor void.

EXTERNAL DOOR SCHEDULE

Door Ref:	Structural Opening Width (mm)	Structural Opening Height (mm)	Lintel Ref:	Additional Information
EXT1	1810	2100	TS90/100	
EXT2	2260	2100	TS90/100	GARAGE DOOR
EXT3	2260	2100	TS90/100	GARAGE DOOR
EXT4	1010	2100	TS90/100	
EXT5	910	2100	TS90/100	FD30S DOOR
EXT6	1010	2100	TS90/100	
EXT7	2035	2100	TS90/100	BY FOLD DOORS

REV	DATE	DESCRIPTION
B	25.09.18	ADDITIONAL INFORMATION ADDED FOR BUILDING REGULATIONS APPROVAL

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REVISION: B
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STATUS: PRELIMINARY

CLIENT: MR. & MRS. T. PARKER
PROJECT: PROPOSED REPLACEMENT DWELLING
TITLE: PROPOSED FLOOR PLANS, ELEVATIONS, CONSTRUCTION INFORMATION & LOCATION PLAN

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