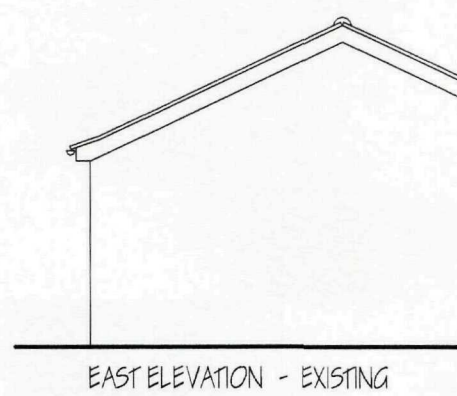


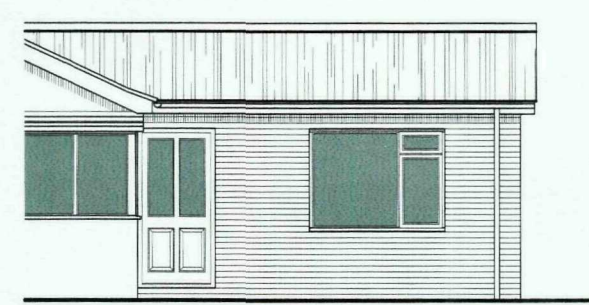


WEST ELEVATION - EXISTING

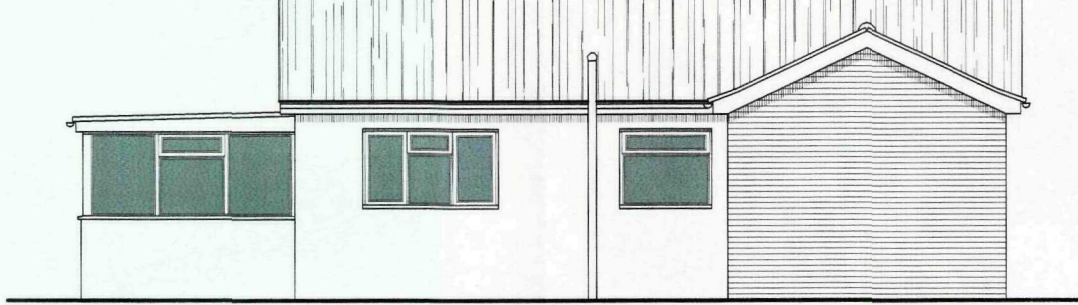
SOUTH ELEVATION - EXISTING



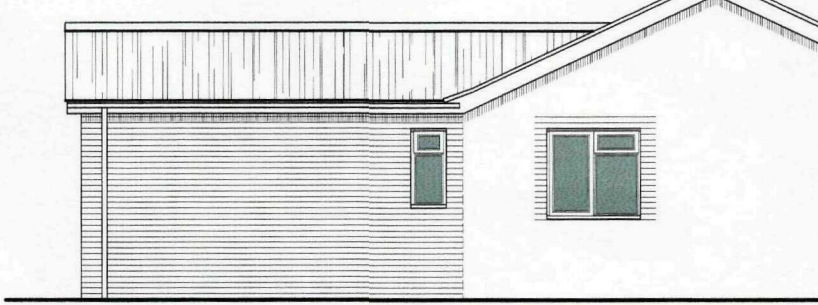
EAST ELEVATION - EXISTING



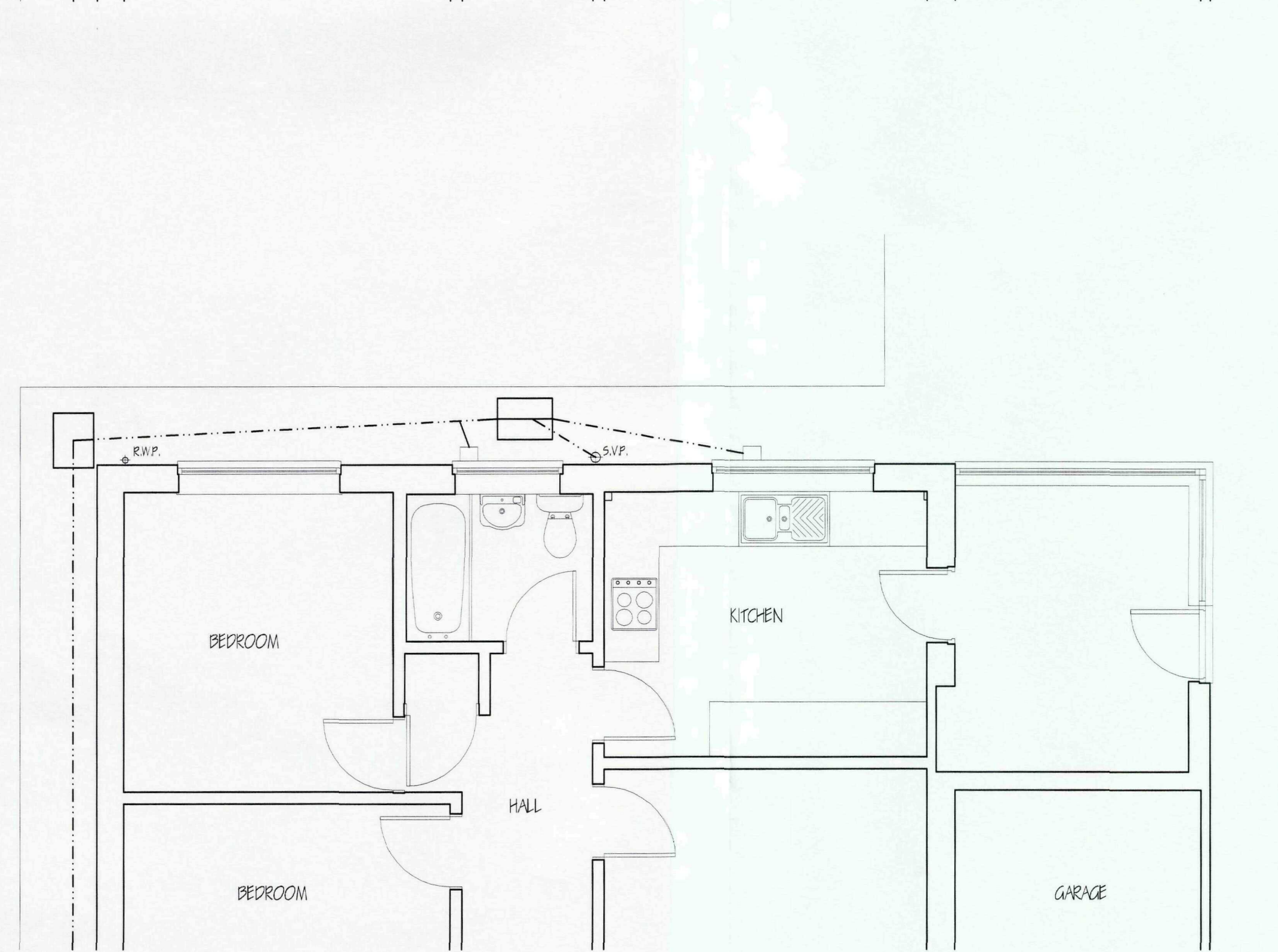
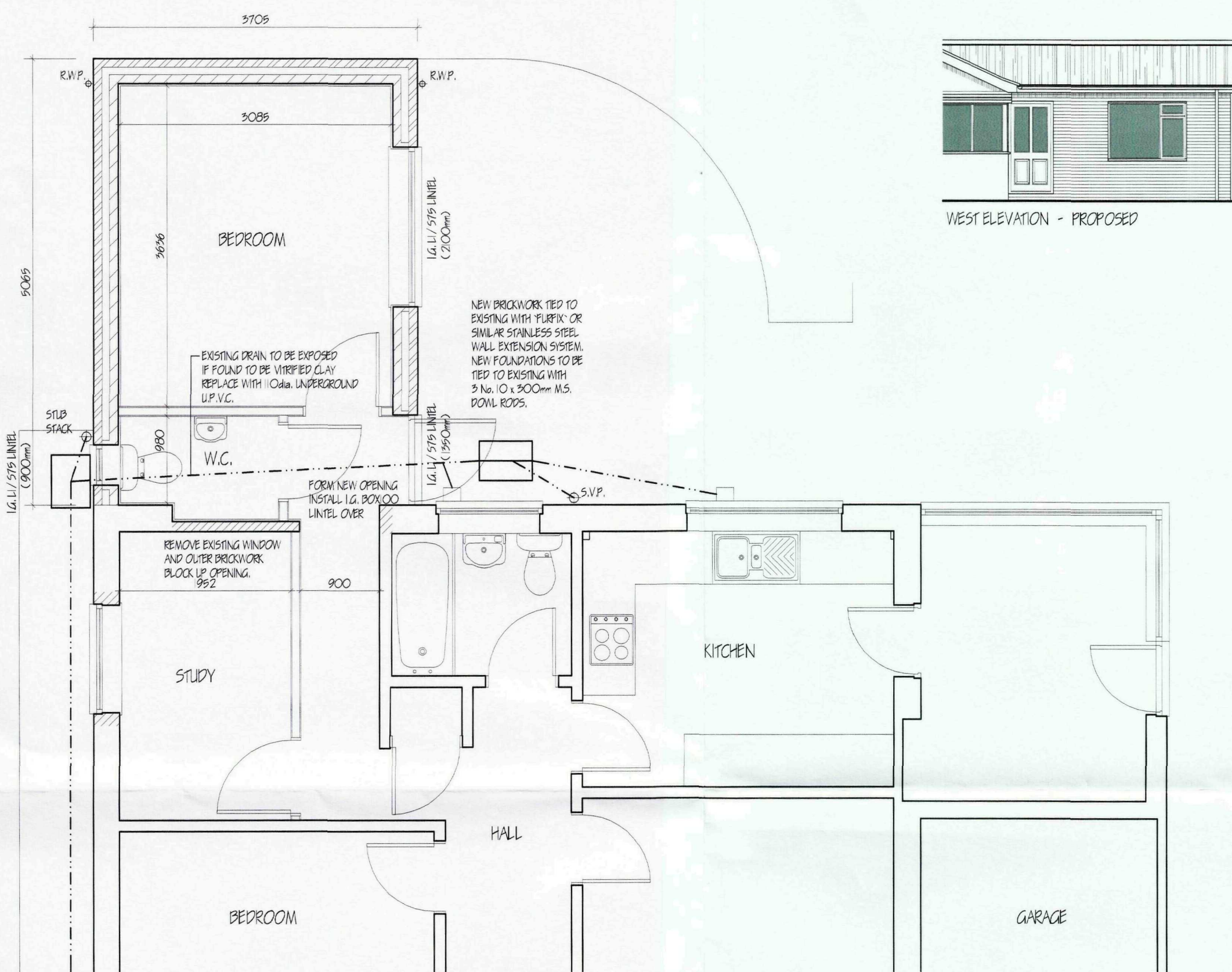
WEST ELEVATION - PROPOSED



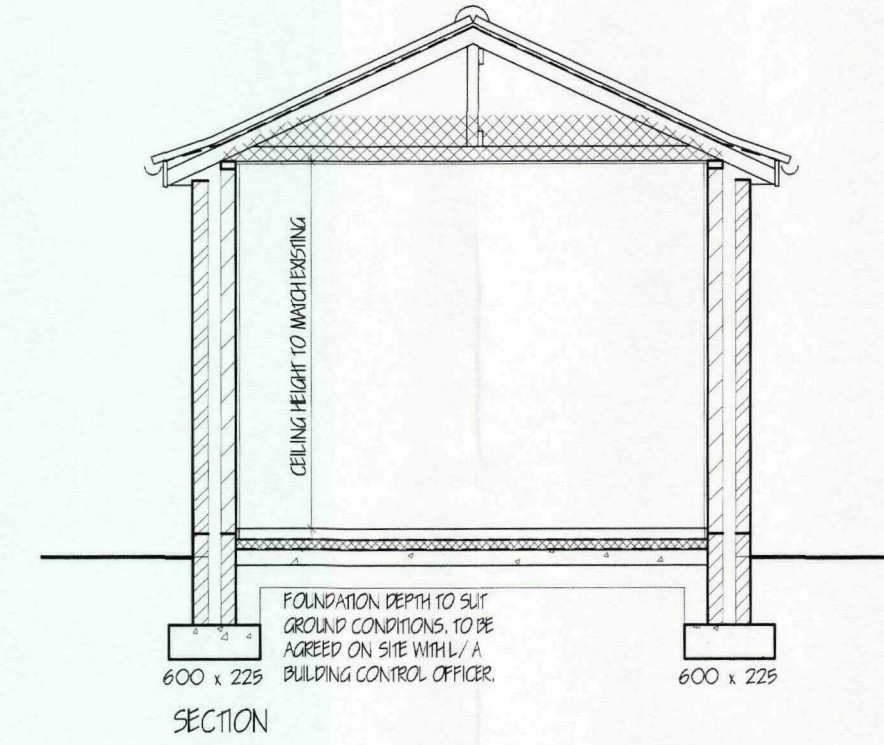
SOUTH ELEVATION - PROPOSED



EAST ELEVATION - PROPOSED



FLOOR PLAN - EXISTING



SECTION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, or 25 x 38 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 upstaircase made prefabricated roof trusses to comply with B.S. 5263 part 5 1988. TRUSS CALCUS TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch to match existing. 50 x 100 ridge board under 50 x 100 ceiling joists. All trusses to be strapped to wall plate by 50 x 9 galvanised metal straps across an anchor and lateral restraint straps at max. 1.5m c/c. Nails provide solid bridle to meet slope 90 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. D.C. grade, stamped 'DPS' or 'K27' to indicate moisture content of 20% or less at in accordance with B.S. 4978. As roof interlocking provide 25 x 100 wall joists and diaphragm trusses at 600 c/c. Install code 4 lead valley iron.

WALLING.
285 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 157:1978 for calcium silicate bricks. B5 cavity build into cavity 75mm x 52mm cavity wall built insulation battens in accordance with makers instructions and cement coat 10/24/128/8. B6 / 19/54. 100mm James Topley (G), 2.5 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 900 vertical centres at all unbonded corners of cavity. Close cavity with "Thermalul" preferred closer and provide header dia. 100mm to CP 121. All work to be carried out in accordance with B.S. Code of Practice CP 11: 1973. Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1995.
Stud walls to consist of 95 x 89 C.L.5 timber studs at 400mm c/c, both sides to be clad with 12.5mm Gyproc SoundBloc and skin. 25mm Insul Acoustic partition roll infill between studs.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 650mm wide.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500mm polythene D.P.M. on 75mm Caston. GR4000 insulation board, on 1000mm polythene D.P.M. lapped continuous with D.P.C. lay min. 100mm on an 100 concrete over site. Concrete mix (EN) in non aggressive soils and PN2 mix in sulphate bearing soils to B.S. 5528, pt.1 1991 on 500mm polythene D.P.M. 150 bladed and consolidated hardcore 150mm O.22 W/MK.

GLAZING.
Double glaze property (brass) with 1600mm x 1600mm Air gap to all units with Low 'E' Co (Glass) max. 15mm 15W/100mm excluder aspect. All glazing between F.F.I. and 600mm min and between F.F.I. and 1500mm min 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 operable units to be open to 50 litres or more and to provide the equivalent of 1/10th the floor area of each room. Should operable units be to less than 50 litres provide the equivalent of 1/10th the floor area of each room. Background ventilation to provide a total of 60,000 l/s/m² per permanent free air ventilation per dwelling. Based upon a minimum of 9,000 l/s/m² per habitable room and 2,500 l/s/m² per kitchen, utility room, bathroom, ensuite and cloak room. The following rooms to have in addition to free above wall mounted mechanical extractor fan to provide the following extract rates: Kitchen min. 60 litres per second. Utility rooms min. 50 litres per second. Bathroom/ Ensuite min. 15 litres per second, which may be operated intermittently. W.C. min. 6 litres per second with 15 minute timer.

SPACE HEATING.
Fixed and operable electric radiators supplied as required. Ensure timer switch, full zone control with thermostat to each floor level, and timer control radiators, fit thermostatically controlled valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. 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.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5899-6:2004 in positions shown on plan. Where none that are detector to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

FOUNDATIONS.
Under walls as shown provide 225 x 600 strip concrete foundations all (EN) mix to B.S. 5528, pt.1 1991. All foundations taken down to bear on last bearing strata min. depth of 450mm below ground level to top of foundations should suitable soil conditions be found on site then foundations will be taken down to a minimum depth of 1000mm below ground level. Where internal walls are taken up off floor then under wall slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation. In all cases foundations are to be designed in accord with NHBC Foundation Practice Guidance Notes where localised trees and shrubs are present.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6075 pt.1 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Wash mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.I. quality.

LINTELS.
All lintels to be manufactured by Messrs. LG. Cables L1/ 575 and L1/ 107 75 all to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and at external positions to have cavity tray DPC to CP 121. Internal lintels to be LG. 100 Dia. type. Lintels in areas to be underlaid with 12.7 first line board or receive 12mm render and skin. Provide Perv and weep holes below DPC to be F.I. quality.

POUL DRAINAGE.
Fall drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1/100 and uprised with 100mm pipe around. Where pipes pass under floor areas in 150mm pipe arched. Where pipes pass under drives surround in 150mm concrete with fixed joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lintel in-house where pipes pass through walls, provide compressible filler around pipe, opening rendered both sides of wall with rendered material. Soil and vent pipes to be 100mm dia. PVC to B.S. 4514: 1985 and to extend 900mm above window head terminate with PVC balloon. Waste pipes to be generally 40mm dia. 1" over 30mm line run increase to 50mm dia. All PVC to B.S. 5948: 1975 complete with random gaps at every change of direction. Bats, beams and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-siphon trap and 50mm waste. All redundant drains to be grubbed out or filled with lean-mix concrete.

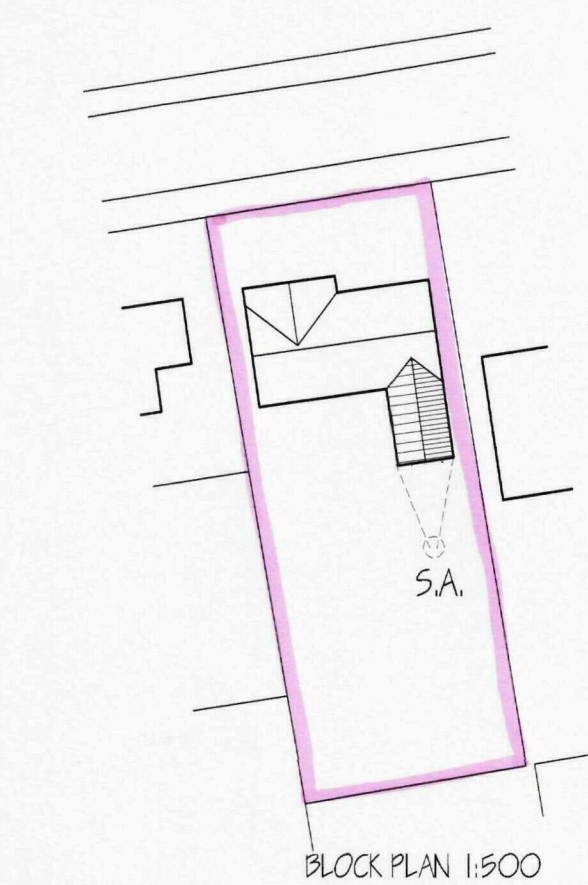
SURFACE WATER DRAINAGE.
15mm dia. half round rainwater outlets to 65mm dia. rainwater pipes 100mm dia. underground pipes flexibly jointed to a fall of 1/100 pipes bedded and surrounded in pea gravel and discharge to 120mm dia. soak away min. 50mm to clear from driveway. All footpaths and drives to slope away from building.

GLAZING.
Double glaze property (brass) with 1600mm x 1600mm Air gap to all units with Low 'E' Co (Glass) max. 15mm 15W/100mm excluder aspect. All glazing between F.F.I. and 600mm min and between F.F.I. and 1500mm min in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

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BLOCK PLAN 1:500



LOCATION PLAN 1:2500

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 scaled 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 site works.
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 measurement, 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 fitted 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.

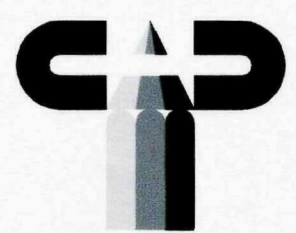
HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer/Client is advised that should the works need to comply with the Construction 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 work shall be deemed to be included.

ACCREDITED (INDICATIVE) DETAILS

Pitched Roof / Ventilated Loft / Eave	MC-PE-O1
Pitched Roof / Ventilated Loft / Gable	MC-RG-O1
Ground Bearing Floor / Concrete / Screed / Insulation	MC-GR-O2
Below Slab	MC-GR-O2
Masonry Partition Wall / External Abutment	MC-WH-O5
Masonry Partition Wall Head	MC-WH-O4
Timber Stud Partition Wall / External Abutment	MC-WH-O5
Timber Stud Partition Wall Head	MC-WH-O4
Timber Intermediate Floor	MC-IF-O2
Windows & Doors. Other Lintels	MC-WD-O5
Windows & Doors. Cills	MC-WD-O4
Windows & Doors. Jambes	MC-WD-O5

revision	date	init.	revision details



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Client: **MIR & MRS J COX**

Project: **PROPOSED EXTENSION
19 REYNOLDS GARDENS
MOUTON
Lincs
PE12 6PT**

Drawing:

Scale 1:50 1:100	Drawing No. 1032-01
Date: AUG. 10	Drawn: J.C.

