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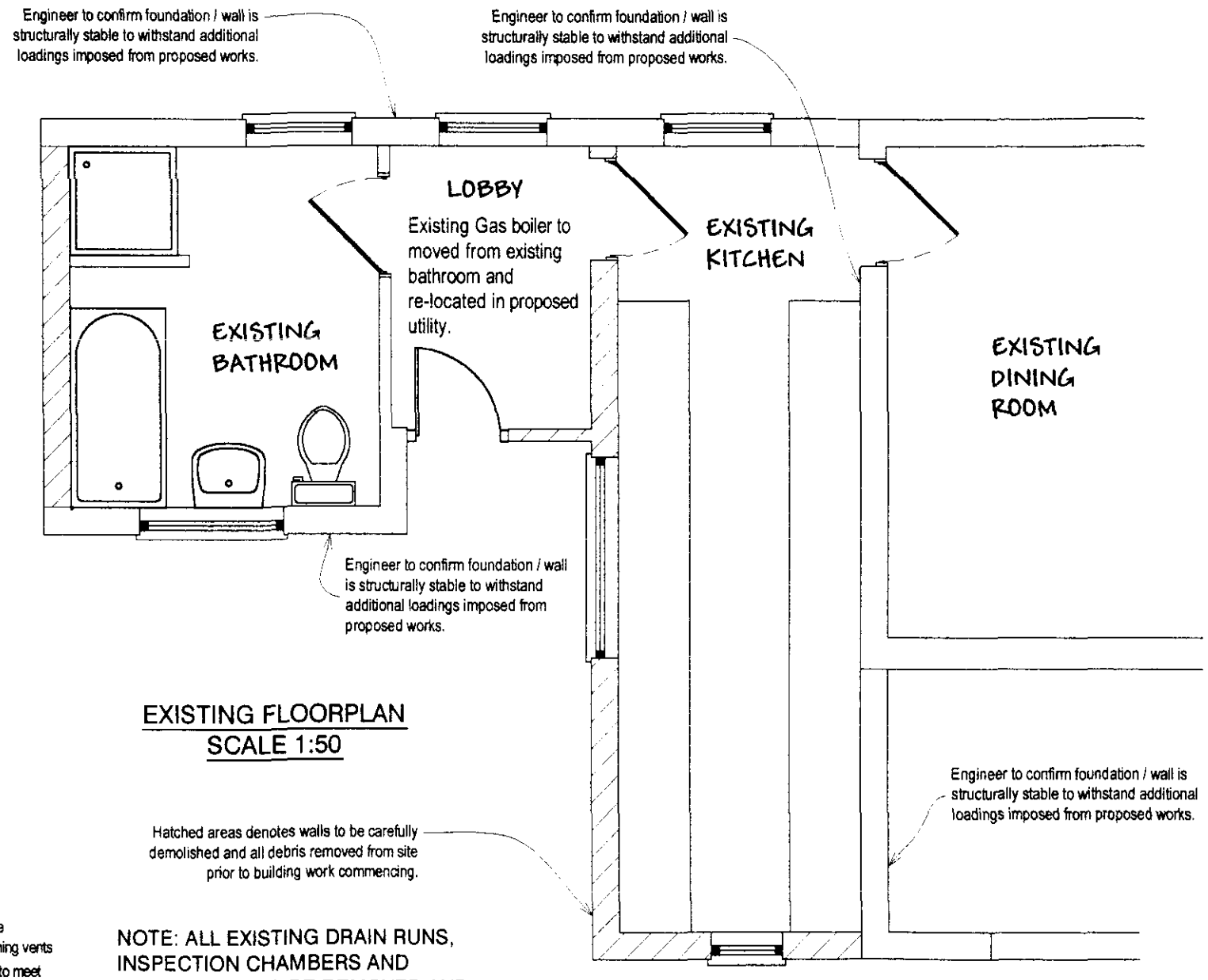
SOAKAWAYS
All soakaways to be min.of 5m from any building & a min.of 1m³ filled with rubble to within 450mm of external ground level.Overlay rubble with polythene sheet and backfill with clean topsoil.Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

RAINWATER DRAINAGE
uPVC guttering and downpipes to match existing.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Downpipes to be connected into underground drains via reducing adapter.Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surronds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.All existing discharges to be re-positioned when work commences.Contractor to ensure no live drains exist beneath proposed extension.

HOUSE DRAINAGE
110mm Ø uPVC pipe to have max.1:80 & min.1:40 fall with 100mm peagravel bed and 150mm peagravel to pipe surrond to discharge into new inspection chambers.Use Osma 250mm Ø if less than 600mm deep and only one branch per side, use 450mm Ø if between 600mm and 1000mm on 150mm granular or concrete bed.Chambers over 1m deep to be 1200x750 on 150mm C20P concrete base with 215mm class B engineering brickwork walls with grade B medium duty cover.Drain runs with less than 300mm cover to have paving slab protection over trench on top of peagravel surrond on haunched back trench.Omit where concrete path is cast over pipe runs.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 2m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 2m ctrs to anchor wallplate to blockwork wall

WINDOWS
All windows to be uPVC double glazed with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to give $\frac{1}{20}$ th of floor area ventilation to all rooms.All glazing to meet the requirements of section N of the Building Regulations and BS6206 class B.All double glazed units to be installed in accordance with BS 6262 and to meet the requirements of table A1 of Approved Document L1.




EXISTING FLOORPLAN
SCALE 1:50

NOTE: ALL EXISTING DRAIN RUNS, INSPECTION CHAMBERS AND SEPTIC TANK TO BE REMOVED AND REPLACED WITH NEW AS DESCRIBED ELSEWHERE.

FOUNDATIONS
Existing building area to be stripped of all vegetable matter and rubbish to a min.depth of 150mm before excavation commences.Concrete mix for foundations to be ST4 Grade in accordance with BS5328:1981.Foundations to external wall to be min.700mm wide x 225mm deep.Excavate down to solid firm strata i.e 750mm deep (1000mm if soil is of a shrinkable nature).Exact depth to suit conditions on site and to the strict approval of the L.A Building Inspector.Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

WALLS BELOW D.P.C
3no.Coarses of Class B brickwork below D.P.C on outer face and 1no.coarse of 7N/mm2 on inner skin of cavity face.Elsewhere to be either 7N/mm2 concrete blockwork or full width trench blocks.Both to be within 225mm of DPC level.Cavity to be filled to within min. of 225mm below DPC with lean concrete mix.

EXISTING WALLS / FOUNDATIONS
Existing foundations that are to remain must be checked and confirmed as adequate to withstand additional loads by Structural Engineer.

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 600mm Jablite insulation board or similar approved on 100mm thick ST4 concrete sub-floor on a 1200 gauge DPM lapped onto DPC within walls on min.150mm clean and well compacted hardcore.Depth of hardcore must not exceed 600mm.All service entries to be sealed with pressure sensitive tape. Floor to achieve a 'U' Value of 0.25w/m²K.

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC to all walls in accordance with BS 6515 and set min.150mm above all external ground levels.DPC in walls must be linked / lapped with DPM in ground floor.Provide also a dpc to all window heads,jambs and cills of all openings in cavity walls which must project 25mm into back of all frames.Provide performed cavity wall trays above windows & doors with weep vents at a max.of 2m centres with a min.of 2no.per opening.

EXTERNAL CAVITY WALLS
New external walls to be 275mm overall thickness comprising of:
-100mm external facing brickwork to match existing
-75mm cavity filled with either Crown Dritherm (or equal approved) built in as work progresses or nominate a specialist contractor to inject insulation into cavity.The later would require a written guarantee from the specialist contractor and be carried out strictly in accordance with the manufacturers recommendations
-100mm lightweight insulating blockwork in accordance with BS6073 parts 1 & 2. External wall to achieve 'U' value of 0.35w/m² K. C.

CAVITIES
Close all cavity walls at jambs with 15mm Damcor and 50mm reveal blocks or similar approved.Close top of cavity walls with 75mm Dritherm or similar approved insulation batt supported on wall ties.

LINTELS
All lintels to cavity wall to be factory insulated I.G L1 range unless noted otherwise or equalled approved.All lintels must have a min.150mm endbearing and installed in accordance with manufacturer's instructions.

INTERNAL CAVITY WALLS
All internal cavity walls unless noted otherwise to be 100mm lightweight insulating blockwork with 12.7mm plasterboard with skim finish.

INTERNAL WALLS TO FIRST FLOOR
Internal walls to first floor to be studwork as per specification detailed on proposed plan.

FIRST FLOOR JOISTS
225x50 timber joists at max.400mm ctrs with solid herringbone strutting at mid span.Joists to be built into full bearing of inner leaf but must not encroach into cavity.2no.225x50 joists to be doubled-up under studwork partitions and solid bridging joists to be fixed under bath and where studwork runs parallel to joists.Contractor to ensure cut ends of joists are treated with a suitable preservative prior to installing.

NOGGINGS
Fix 38x25mm timber noggings to all potential loose plasterboard ceiling edges.

FIRST FLOOR FINISHES
Lay 19mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists

INTERNAL CEILINGS
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Coving and an Artex finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

ROOF CONSTRUCTION
To be Trussed Rafters designed and constructed in accordance with BS 5268 Part 3:1985 all by specialist approved manufacturer.Trusses to be set at max.600mm centres with all necessary 100x25 bracing.Truss manufacturer to provide calculations and details to Client for L.A Building Inspectors approval prior to manufacture.

ROOF INSULATION
Lay 200mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K.100mm between rafters and 100mm over rafters at right angles to first layer.Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

ROOF VENTILATION
Roof ventilation to achieve 0.4 % of roof plan area via Ubbink over fascia ventilating system fixed strictly in accordance with manufacturers recommendations with ventilated ridge tiles full length of roof.

ROOF COVERING
Concrete interlocking roof tiles to match existing in accordance with manufacturers instructions on 38x25 preservative treated timber battens on untearable sarking felt with min.150mm overlaps.

WASTE SIZES FOR NEW PLUMBING
All new piumbing to have the following waste sizes:
W.C=100mm ø Multikwik or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
BIDET=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction. Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.

WALL TIES
Cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally,450mm centres vertically and 300mm staggered around all openings.

DECORATION & WALL TILING
All internal decoration and wall tiling to be agreed on site with the client prior to any materials being placed on order.

JOINERY, SKIRTING & ARCHITRAVES
All internal finished timber to be agreed on site with the client prior to any materials being placed on order.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations

MORTAR
All mortar to be 1:1:6 sand/cement/lime or equally approved.

TIMBER
All timber to be SC3 Grade

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PROPOSED EXTENSION FOR MR & MRS A MASON @ 30, HALL LANE, MOULTON SEAS END

Ref: 782/02

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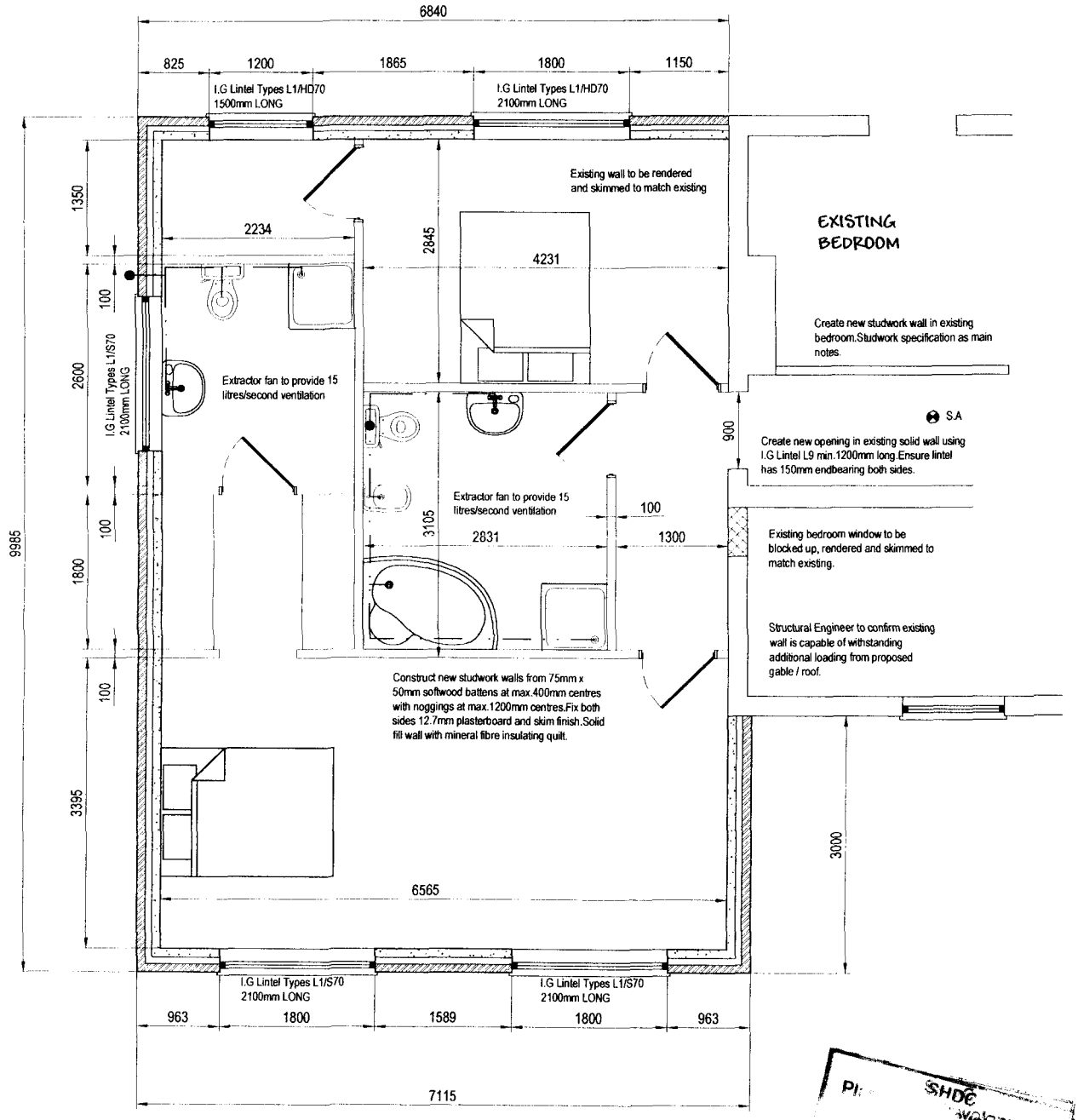
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PROPOSED FIRST FLOORPLAN
SCALE 1:50

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PROPOSED EXTENSION FOR MR & MRS A MASON @ 30, HALL LANE, MOULTON SEAS END

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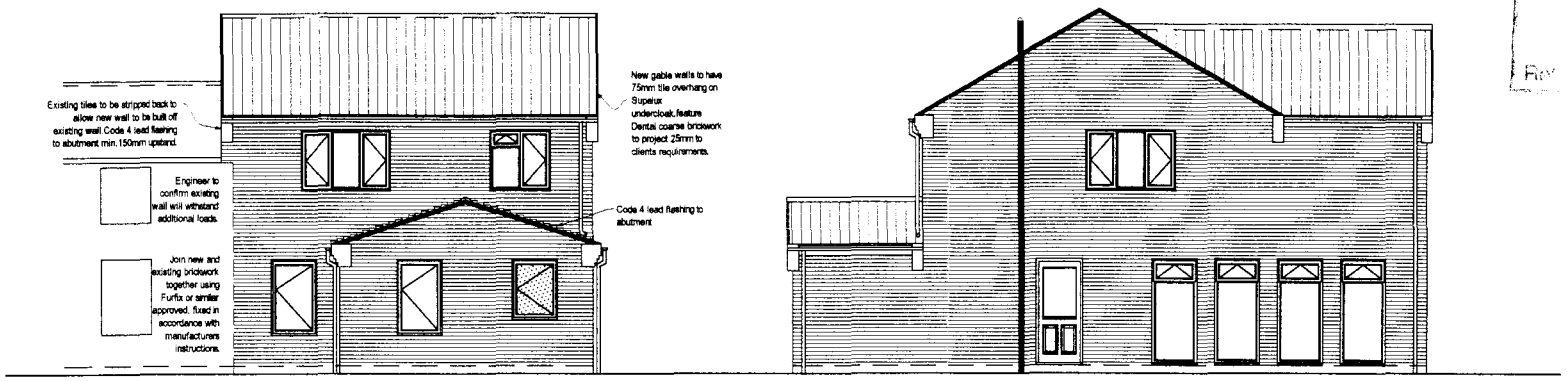
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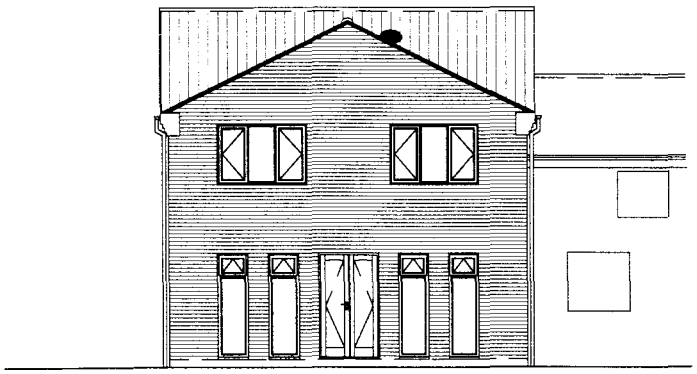
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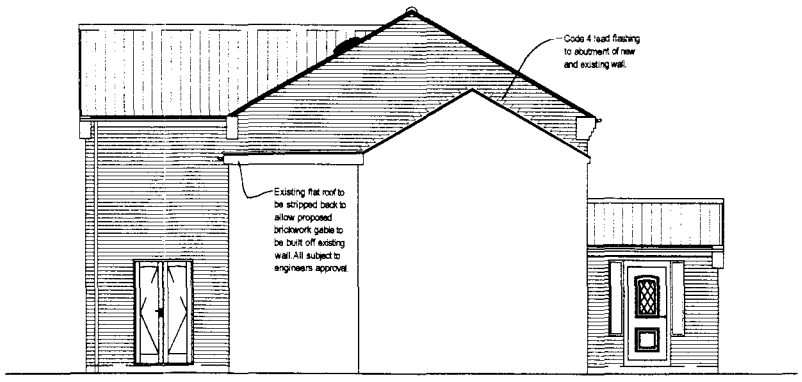

PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100




PROPOSED SIDE ELEVATION
SCALE 1:100

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PROPOSED EXTENSION FOR MR & MRS A MASON @ 30, HALL LANE, MOULTON SEAS END

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Soffit and fascia profile to match existing but to be white uPVC fitted strictly in accordance with manufacturer's recommendations

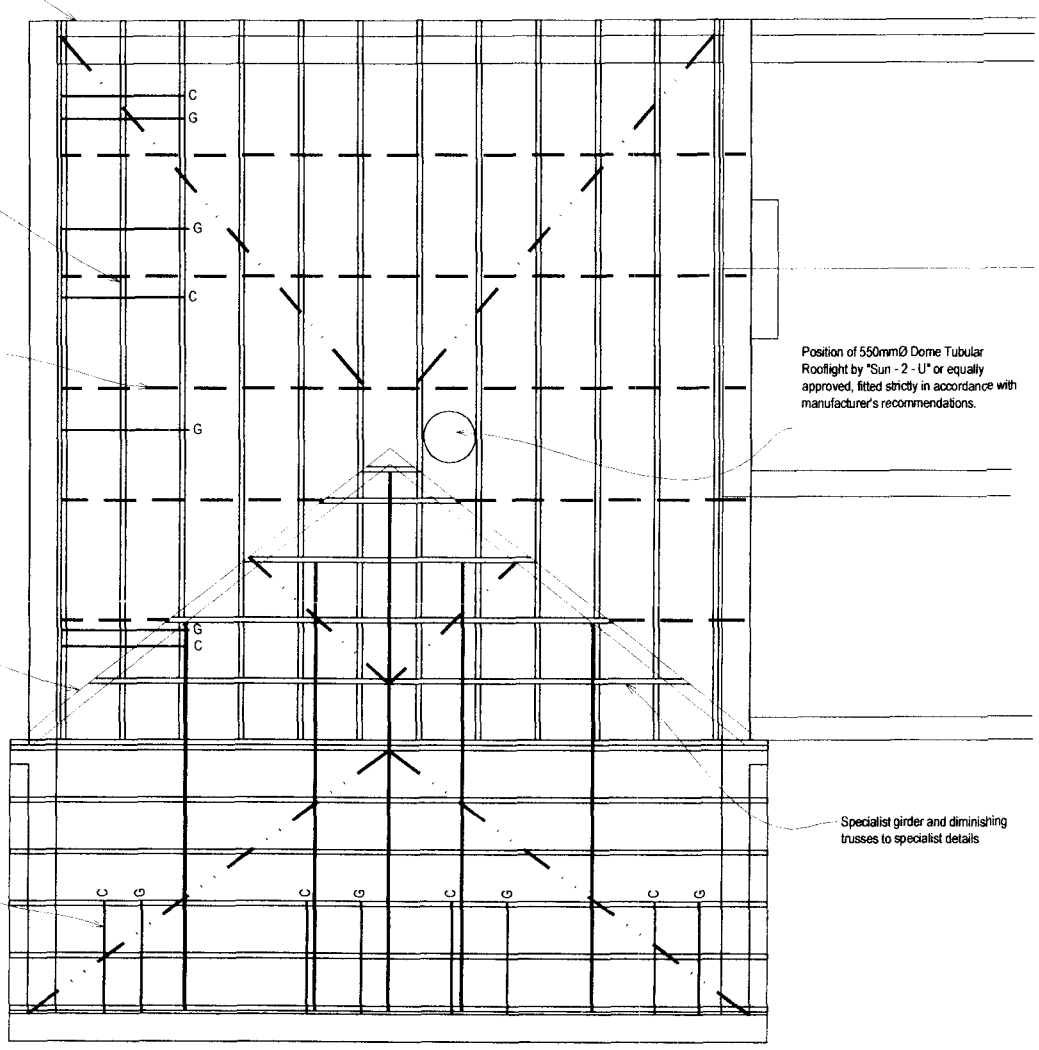
Trussed Rafters to be at max.600mm ctrs.Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings.Calculations to be submitted to the L.A building inspectors approval prior to any materials being placed on order.

25X100 diagonal and longitudinal wind bracing.Lap joints ( if required ) to be taken over 2no.trusses all in accordance with BS5268 Part 3 - 1985.

Note:provide 50x50 timber noggings for partition head fixing and pendant light fixings.position of light fixings to be agreed on site with client.

25X125 valley boards

30x5 ms straps over 2no. trusses at max 2m ctrs to gable ends (G) and ceiling level (C).1no.gable strap to be within 500mm of ridge.




Position of 550mmØ Dome Tubular Rooflight by "Sun - 2 - U" or equally approved, fitted strictly in accordance with manufacturer's recommendations.

Specialist girder and diminishing trusses to specialist details

PROPOSED ROOF PLAN
SCALE 1:50

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PROPOSED EXTENSION FOR MR & MRS A MASON @ 30, HALL LANE, MOULTON SEAS END

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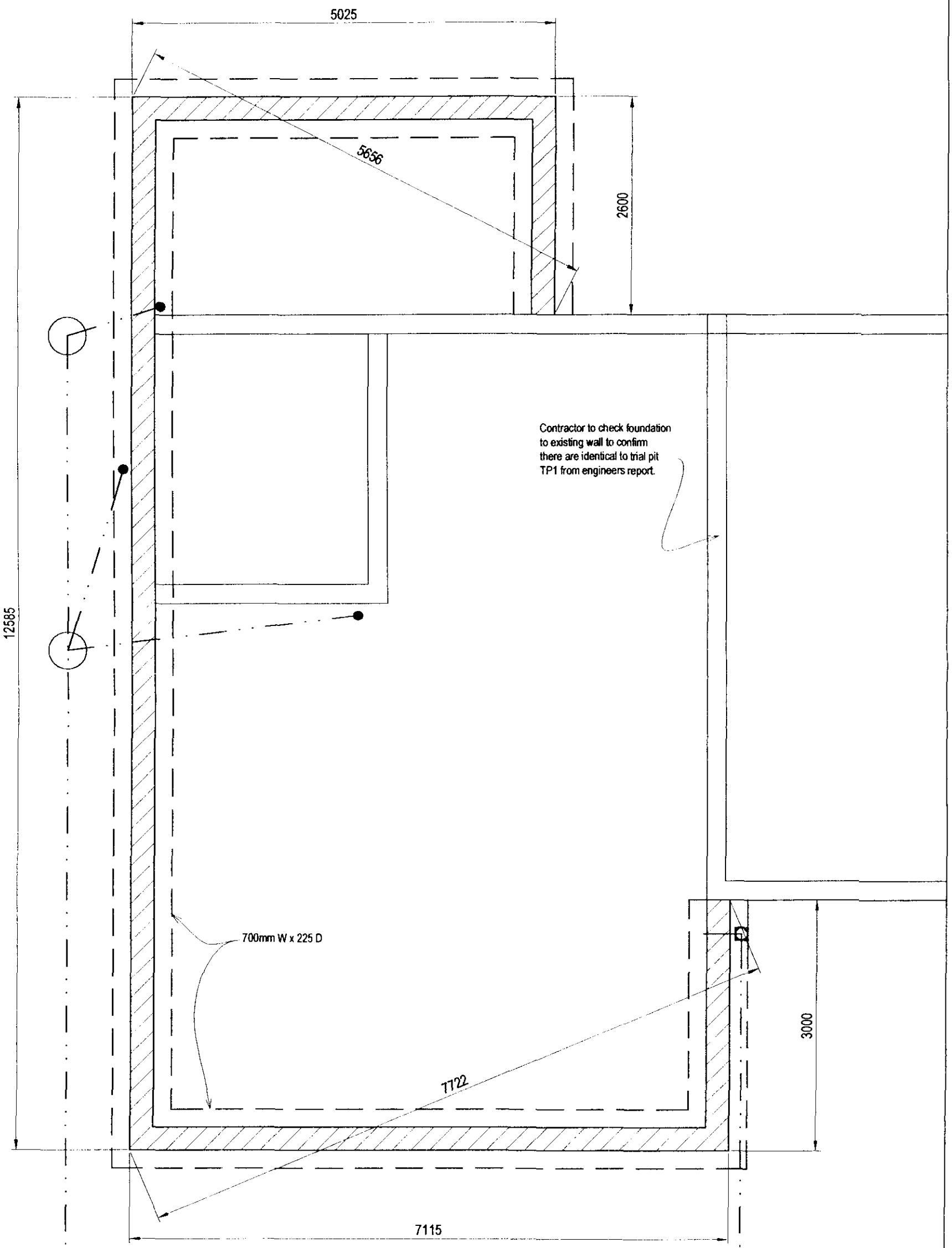
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PROPOSED FOUNDATION PLAN
SCALE 1:50

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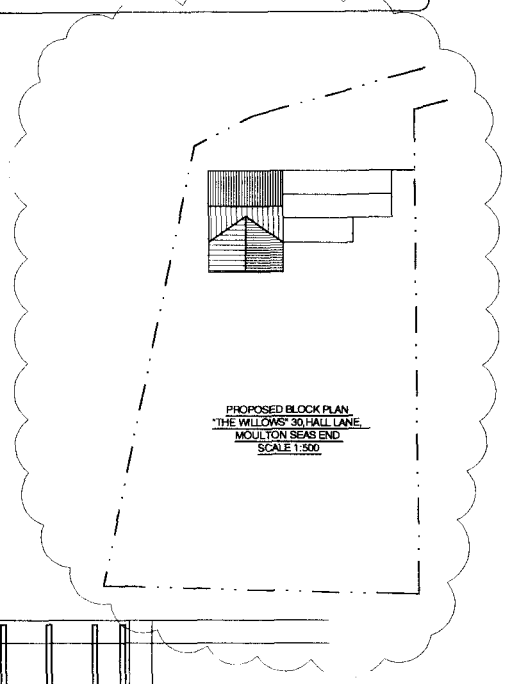
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Joists to be supported off joist hangers fixed strictly in accordance with manufacturer's instructions.

225x50 joists @ max.400mm ctrs.solid herringbone strutting @ mid span.build joists into walls to full bearing width of blockwork.Ensure joists do not encroach into cavity.

30x5 m/s anchor straps (S) @ 2m ctrs

All cut ends of joists to be sealed with suitable preservative

2no.225x50 joists to be doubled-up under studwork partition

203 x 203 x 46 UC on 3 coarses of blue engineering brickwork

Joists to be supported off joist hangers fixed strictly in accordance with manufacturer's instructions.

152 x 152 x 23 UC on 2 coarses on blue engineering brickwork 450mm wide

203 x 203 x 46 UC on 3 coarses of engineering brickwork 450mm wide

S

## PROPOSED JOIST PLAN
SCALE 1:50

Ref: 782/02

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PROPOSED EXTENSION FOR MR & MRS A MASON @ 30, HALL LANE, MOULTON SEAS END

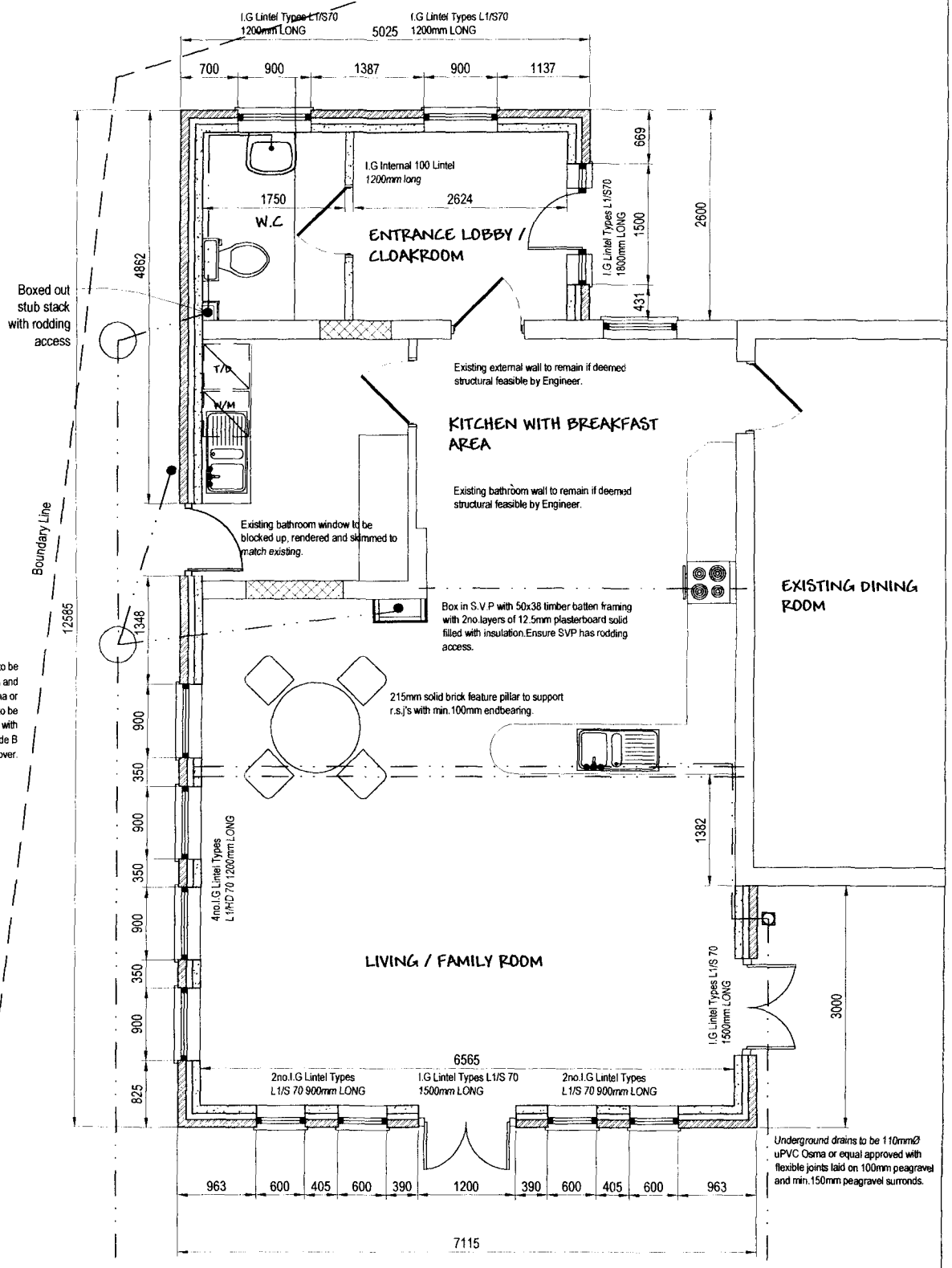
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SHDC Planning

Underground drains to be 110mmØ uPVC Osma or equal approved with flexible joints laid on 100mm peagravel and min.150mm peagravel surrounds.

Underground drains to be as rainwater drainage but with min.1:80 and max.1:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill.Drain runs must not be any lower than foundation depth unless min.of 1m from any building.Provide roddable access to all change in bends and junctions.Contractor to ensure no live drains run beneath proposed works.

## PROPOSED FLOORPLAN
SCALE 1:50

Pipes to discharge to new "Klargester" 3750 litre septic tank min.12m from any building with sub surface irrigation system which should be a min.8m from any building.The Contractor must assess the condition of the ground and the nature of the soil to determine linear metres of pipework.This is to be done by carrying out a Percolation Test *Procedure as set out in Klargester's instructions attached to this* application.Once trench length is established the pipework is to be laid as per manufacturers instructions also attached to this application.


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PROPOSED EXTENSION FOR MR & MRS A MASON @ 30, HALL LANE, MOULTON SEAS END

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