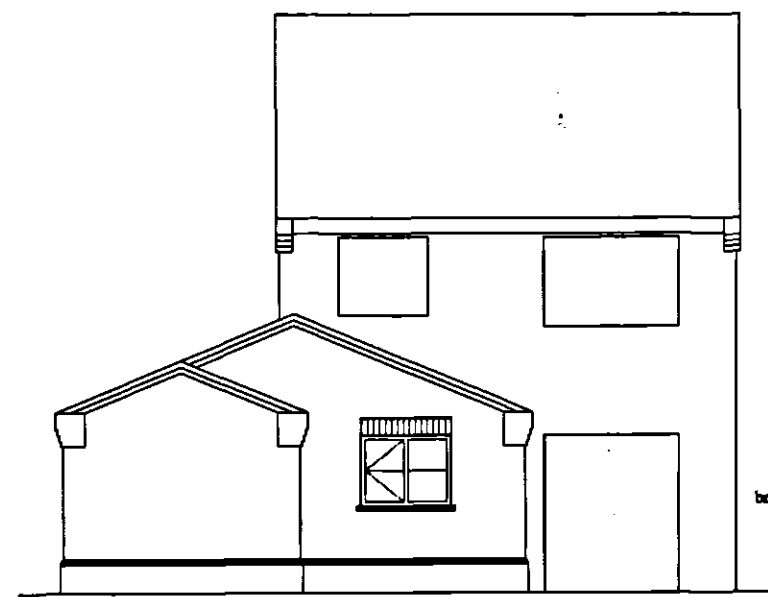
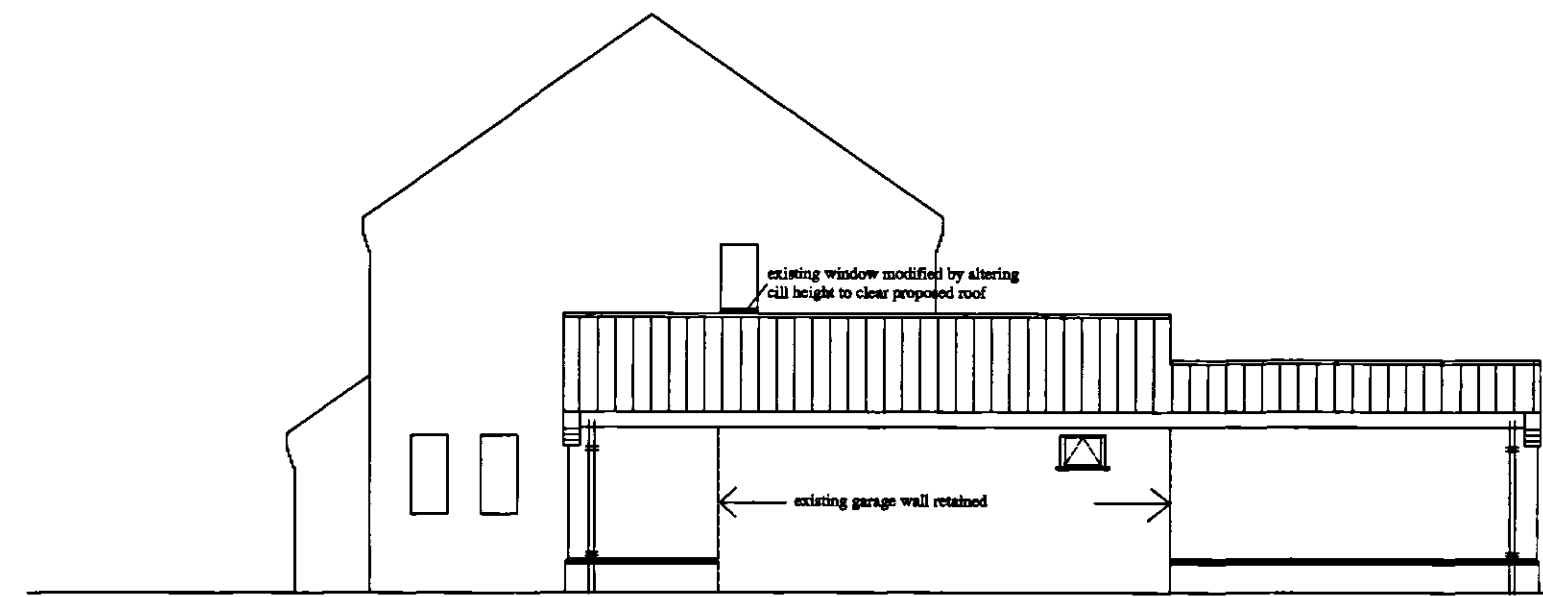




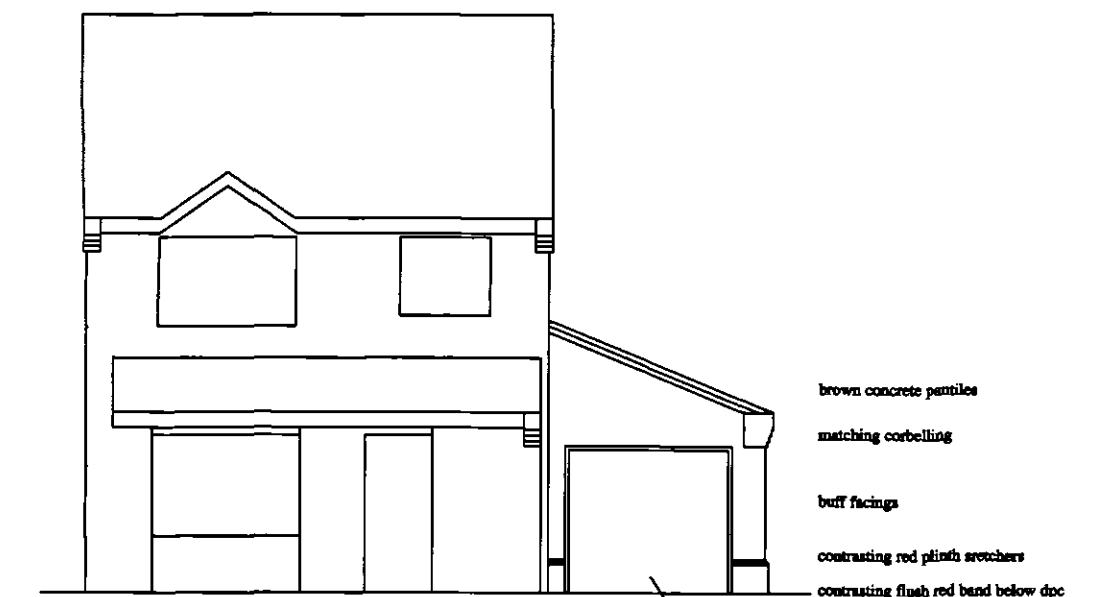
rear elevation



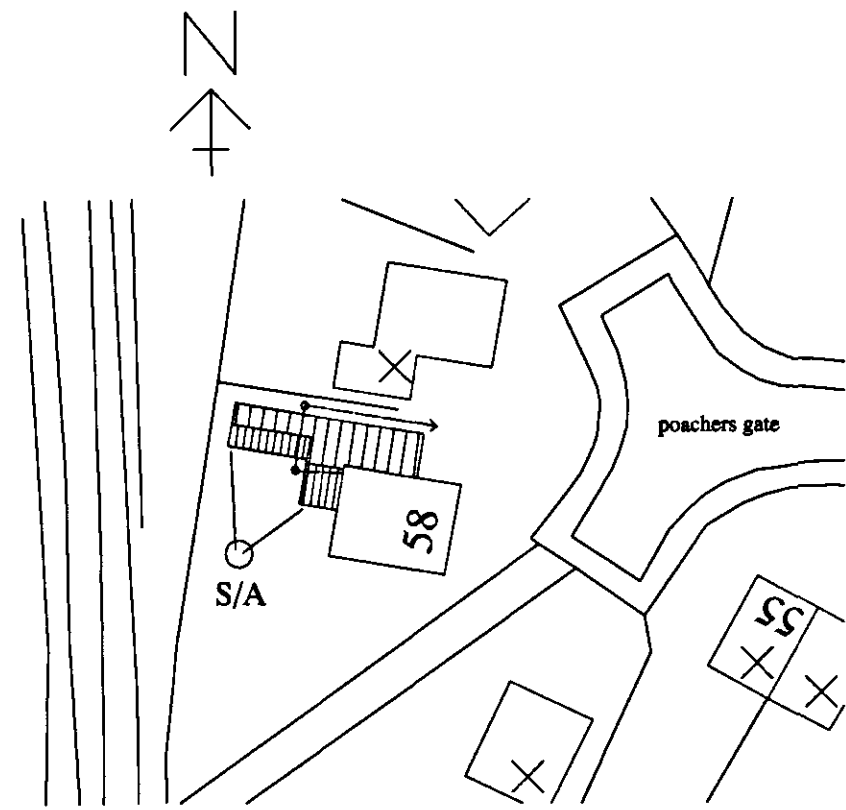
side elevation



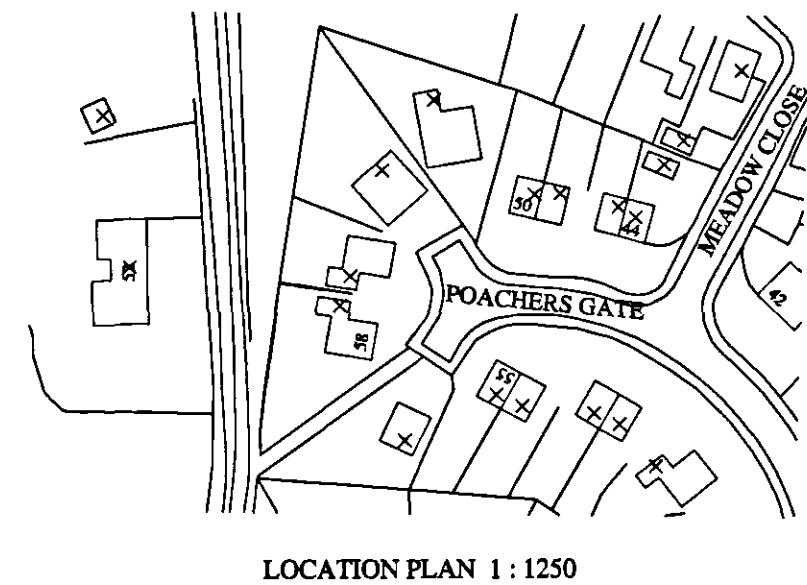
side elevation



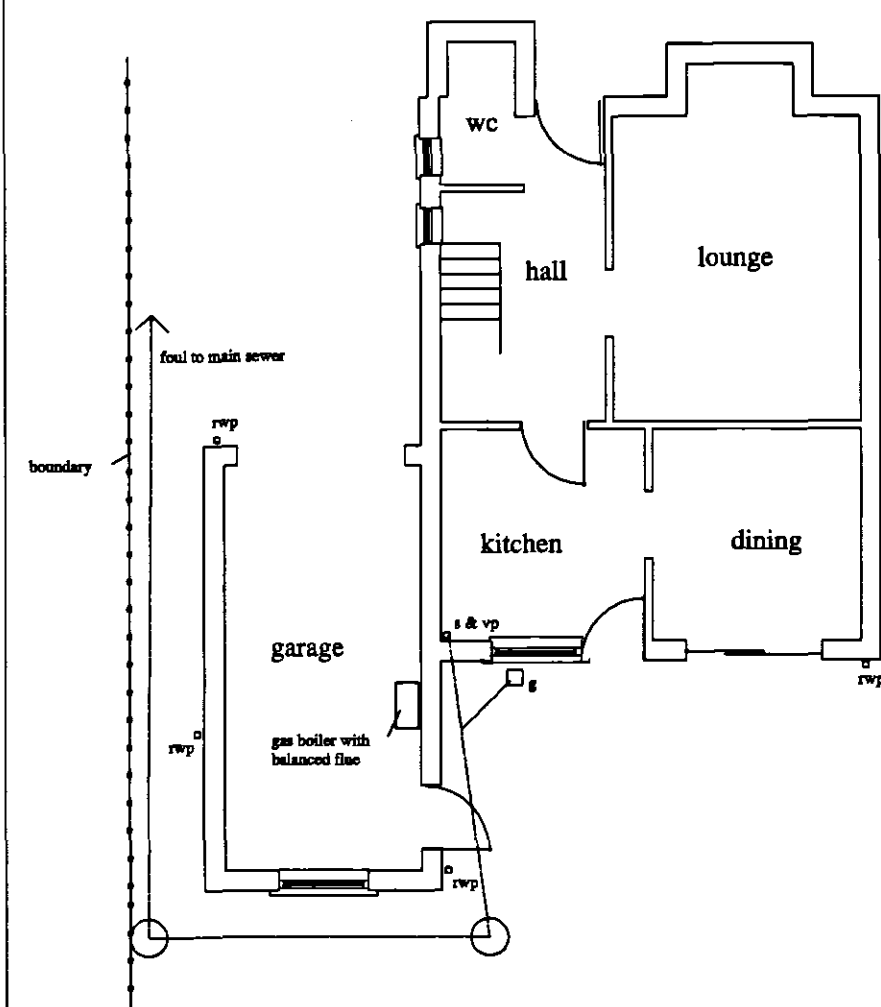
front elevation 1 : 100



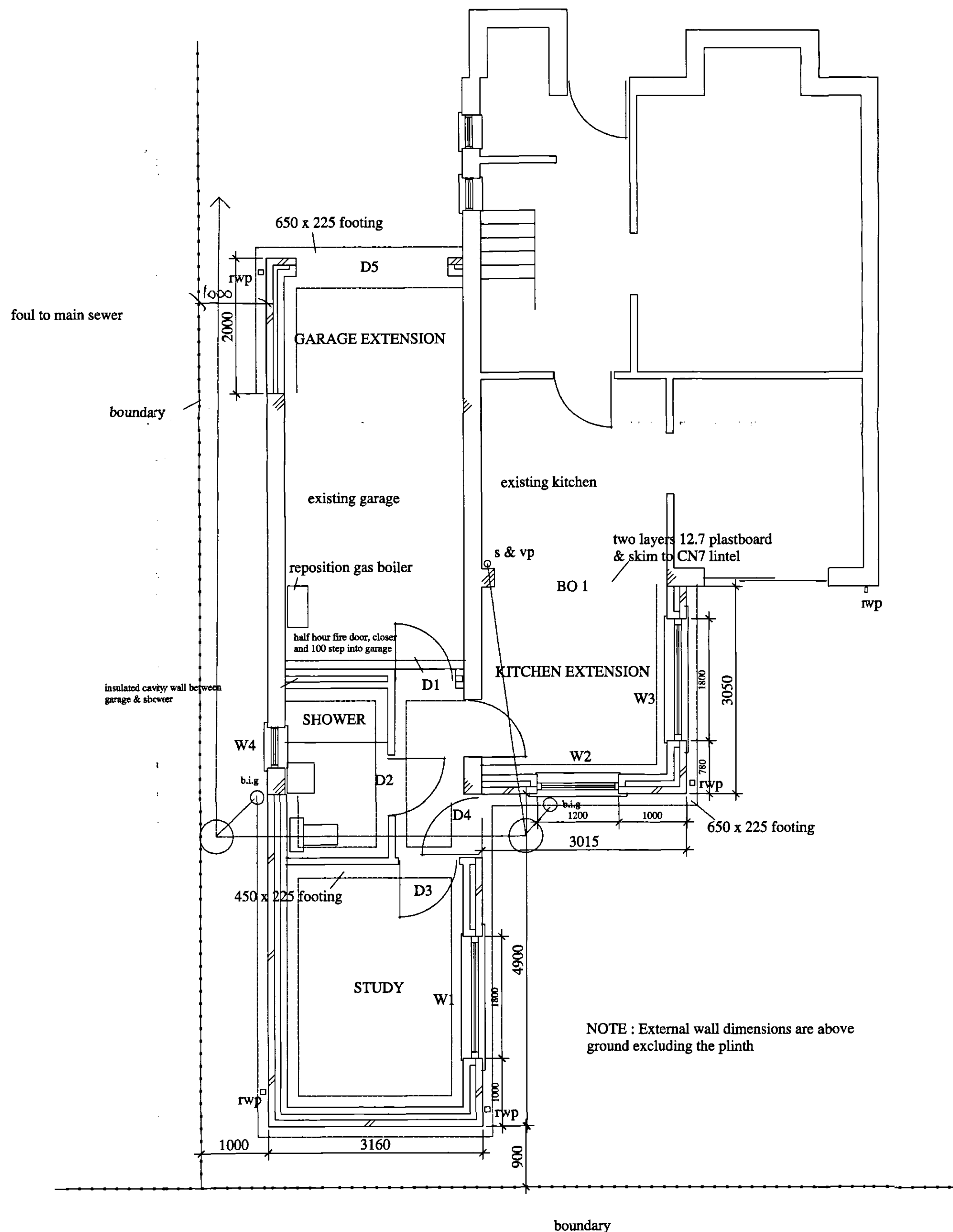
block plan 1 : 500



LOCATION PLAN 1 : 1250

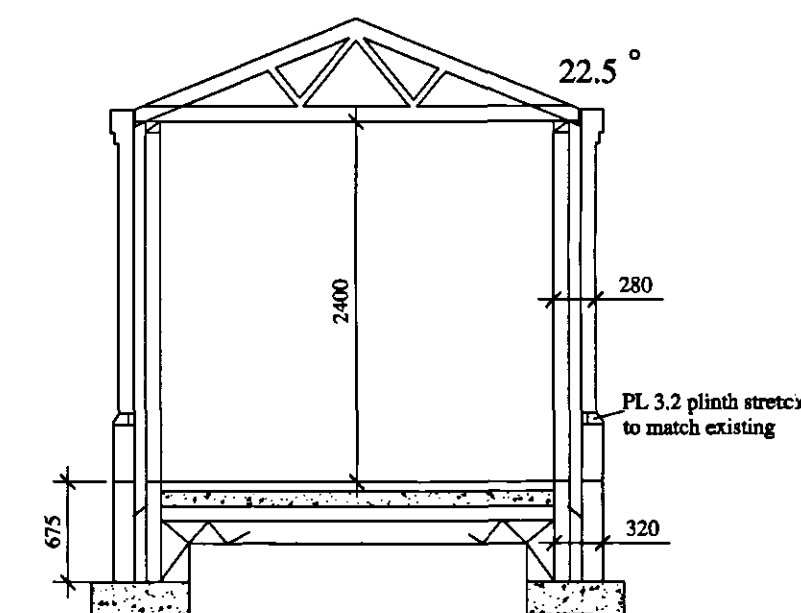


existing plan 1 : 100



proposed plan 1 : 50

Ref	Opening size	Description	Lintel (Catnic)	Length
W1	1800 x 1200	Upvc dg window	CN3	2100
W2	1200 x 1050	Upvc dg window	CN3	1500
W3	1800 x 1050	Upvc dg window	CN3	2100
W4	800 x 450	Upvc dg window	CN7	900
D1	910 x 2250	638 x 1981 x 44 half hour fire door & closer	CN3	1350
D2	910 x 2250	638 x 1981 x 35 internal door	CN5K	1350
D3	910 x 2250	638 x 1981 x 35 internal door	CN5K	1350
D4	950 x 2100	Upvc dg external door & frame	CN3	1350
D5	2250 x 2220	Refrk existing garage door & lintel	Nil	
BO1	2500 x 2100	Half hour fire protection to lintel	CN7	2850



section 1 : 50

NOTES

Foundations - Concrete mix ST3 to strip footings to sizes as shown. Blockwork below dpc to be Class A concrete blocks. Cavity walls filled to ground level with weak mix concrete. Hyload dpc's min 150 above ground level.

Ground Slab - 150 min hardcore blinded with sand, 1200 poly dpm, 100 thick Polyfoam Plus Floorboard 220 to give maximum U value of 0.20 W/m2k & 100 thick concrete slab mix ST4. Provide vertical upstand to floor insulation at external perimeters.

Walls - External cavity walls formed with facings, 85 cavity filled with Dritherm & 100 thick standard concrete insulating blocks by Celcon, Thermalite or similar to give maximum U value of 0.30 W/m2k. Cavity walls tied together with stainless steel ties at rate of 3/m2 with additional ties around openings. Cavities to be closed around openings with blockwork and 150 wide insulated dpc's. Window & door frames set back in reveal so that frames cloak insulation by at least 25mm. New walls bonded to existing with stainless steel profiles pointed with mastic.

Limiting Thermal Bridging & Air Leakage - This to be achieved by adopting recommendations of report on "robust construction details TSO 2001".

Lintels - Cavity wall lintels to be Catnic with insulation inserts & to have 150 minimum end bearing. Cavity wall lintels to have felt cavity trays over with stop ends & weep holes at 450 centres.

Pitched Roof - All structural timbers to be grade C16 & pressure impregnated. 100 x 75 softwood wall plates secured with BAT M305 straps at 1.8m centres. Gables & ceiling joists secured with BAT M305 straps at 1.2m centres. Straps to be over min of three rafters with 50 x 50 support noggings. Roof trusses at 600 centres to BS 5268 Part 3 by licensed fabricator & designed in accordance with relevant parts of BS 5268. 100 x 25 sw bracing & runners to CP112 Part 2. Roof space to have 250 thick crown wool insulation to give maximum U value of 0.16 W/m2k. Concrete interlocking roof tiles on 38 x 25 treated sw battens on breather underlay. 100 upvc gutters and 68 diameter upvc rainwater pipes.

Ventilation - To be background ventilators & intermittent extract fans as System 1, Part F of Building Regs. Intermittent extract rates to be 30 l/s in kitchens (adjacent to hob), 60 l/s elsewhere in kitchens, 30 l/s in utilities, 15 l/s in bathrooms & 8 l/s in sanitary accommodation. Fans generally to be axial type. Centrifugal fans to be used where duct lengths exceed 1.5 metres. The equivalent background ventilation to be 35,000 mm2 based on 50 m2 floor area. 2 No rooms. Background ventilators to be to BS EN 13141-1 and be located 1.7 metres above floor. Purge ventilation to be provided by opening lights in windows. The opening area to be 1/20th of floor area of room generally. Where windows open less than 30 degrees purge ventilation to be 1/10th of floor area. Cross ventilation in building to be promoted by a 10mm gap under each internal door.

Wastes & Vent Pipes - Wastes to be Osma or similar, 32 diameter to basins, 40 to sinks, baths & showers, all with 78mm deep seal traps. Where basin wastes branches between 1.7m to 3m long increase to 40 diameter. Anti-siphonic traps to be fitted where appropriate. 100 diameter vent pipes to terminate with balloon grating 900 above opening.

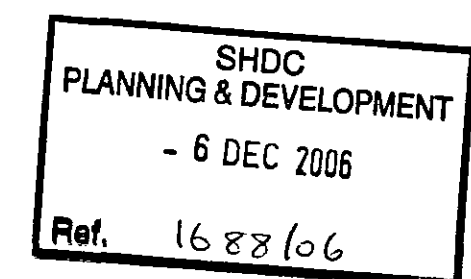
Central Heating & Hot Water - Existing gas heating & hot water system extended by CORGI registered engineer. Heating & hot water system to be commissioned at completion and test certificate to be provided. Supply owner/occupier with operating & maintenance manual for heating & hot water system.

Windows & Doors - Windows & external doors to be upvc double glazed & fitted with trickle vents as described above. 24mm Low E double glazed units to windows/rooftlights with U value of 1.80 W/m2k. Doors with more than 50% glazed to be U value 2.2 W/m2k otherwise to be 3.00 W/m2k. Safety glazing to comply with Part N1 of building regulations. Seal around doors and windows externally & internally.

Finishings - Floor screeds to be 65 thick cement & sand reinforced with galvanised chicken wire. Walls to new extension to be 12.7 plasterboard & skim. 12.7 plasterboard & skim to ceilings.

Drainage - Foul & surface water drains to be 100 diameter upvc bedded & surrounded in 150 thick pea gravel. Drains under building to be encased in 150 thick concrete. Foul to be at fall of 1:40, surface water at 1:100. Precast concrete lintels to be inserted over drains where passing through walls below ground. Inspection chambers for foul drains to be 475 diameter upvc. Soakaways for sw drains to be 1.8m diameter x 1.8m deep & minimum 5 metres from dwelling.

Electrical Installations - All electrical installations to comply with Part P of Building Regulations and be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Building Control Officer will be provided with evidence to demonstrate that either the electrical work has been carried out by a member of a relevant 'Competent Persons Scheme' or appropriate electrical installation certificate issued signed by a competent person. Provide Building Control Officer with all necessary electrical installation and test certificates at completion of the works.



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client : MR K POTTERTON

project : PROPOSED EXTENSION AT
58 POACHERS GATE
PINCHBECK
SPALDING
Lincs

title : GENERAL

date : OCT 2006 scales : AS SHOWN



drg.no. 0686/1