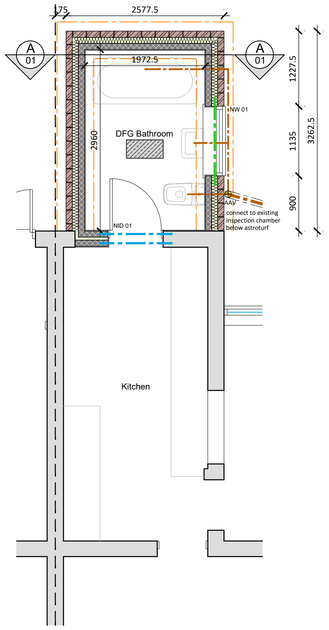
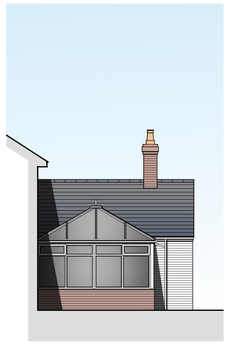


Existing Part Ground Floor Plan
Scale 1:50



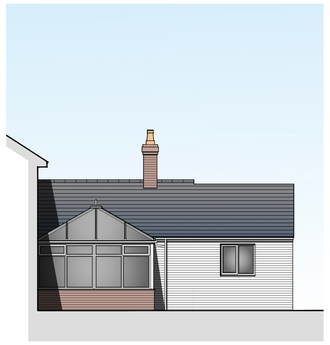
Proposed Part Ground Floor Plan
Scale 1:50



Existing Side (S) Elevation
Scale 1:100



Existing Rear (E) Elevation
Scale 1:100



Proposed Side (S) Elevation
Scale 1:100



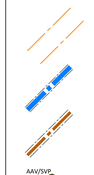
Proposed Rear (E) Elevation
Scale 1:100

DEMOLITION



RED DASHED LINE REPRESENTS AREAS TO BE DEMOLISHED. ALL DEBRIS TO BE CAREFULLY REMOVED AND DISPOSED OF OFF SITE. MAKE GOOD ALL AREAS WHERE NECESSARY TO SUIT THE PROPOSED LAYOUT.

BELOW GROUND WORKS KEY



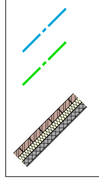
DENOTES LOCATION OF NEW CONCRETE FOUNDATIONS, WIDTH TO BE MIN. 600mm AND DEPTH AS DICTATED BY GROUND CONDITIONS, MIN. 1000mm. ALL IN ACCORDANCE WITH SPECIFICATION ELSEWHERE.

DENOTES LOCATION OF NEW SURFACE WATER DRAINAGE RUNS. ALL NEW DRAINAGE TO CONNECT IN TO EXISTING SYSTEM. PIPEWORK TO BE 110mm BELOW GROUND PIPE AND BEDDED AS SPECIFIED ELSEWHERE. ENSURE GULLEYS INSTALLED ARE TO BE RODDABLE AND RODDING EYES ARE INSTALLED AT ALL CHANGE OF DIRECTIONS WHERE SWEPT BENDS ARE NOT POSSIBLE.

DENOTES LOCATION OF NEW & EXISTING FOUL DRAINAGE RUNS. ALL NEW DRAINAGE TO CONNECT IN TO EXISTING SYSTEM. PIPEWORK TO BE 110mm BELOW GROUND PIPE AND BEDDED AS SPECIFIED ELSEWHERE. ENSURE NEW INSPECTION CHAMBERS ARE INSTALLED AT ANY JUNCTION AND CHANGE OF DIRECTION.

DENOTES LOCATION OF NEW 110mm STUMP STACK TO EXTERNAL WALL, ALL ABOVE GROUND DRAINAGE PIPEWORK TO CONNECT IN TO NEW STACK AS PER SPECIFICATION ELSEWHERE. ENSURE AN AIR ADMITTANCE VALVE IS INSTALLED TO TOP OF STACK AND IS SUITABLE FOR LOCATION OF INSTALLATION.

LINTEL & WALL CONSTRUCTION KEY



DENOTES NEW CATNIC / KEYSTONE OR EQUIVALENT BOX SECTION LINTEL INSTALLED TO INTERNAL BLOCKWORK LEAF ABOVE OPENING. SIZED TO SUIT OPENING WIDTH

DENOTES NEW CATNIC / KEYSTONE OR EQUIVALENT INSULATED CAVITY LINTEL INSTALLED TO EXTERNAL BRICK/BLOCKWORK ABOVE OPENING. SIZED TO SUIT OPENING WIDTH. DPC AND WEEPHOLES TO BE INCORPORATED

DENOTES NEW EXTERNAL BRICKWORK CAVITY WALLS TO BE;
RED FACING BRICKWORK OUTER LEAF) PAINTED WHITE TO MATCH EXISTING) WITH 100mm CAVITY AND 90mm THERMACLASS CAVITY WALL 21 CAVITY WALL INSULATION, FINISHED INTERNALLY WITH 1 LAYER 12.5mm PLASTERBOARD, BOARD JOINTS TO BE STAGGERED AND FILLED. BOARD JOINTS TO BE TAPED PRIOR TO THE APPLICATION OF A THISTLE 3mm PLASTER SKIM COAT.
PAINT FINISHES APPLIED AS DETAILED ELSEWHERE

PROPOSED FLOOR FINISHES

DENOTES NEW ALTRO AQUARIUS VINYL FLOORING
EXACT PRODUCT DETAILS TBA ON SITE. ALLOW TO INSTALL AS MANUFACTURERS INSTRUCTIONS INCLUDING ALL WELDED JOINTS, ADHESIVES ETC AND INCLUDE 150mm UPSTAND TO PERIMETER.
CONTRACTOR IS TO ENSURE THAT THE INSTALLED VINYL FLOORING IS SUITABLE FOR THE USE OF THE AREA (NON-SLIP).

INTERNAL CEILING FINISHES

HORIZONTAL SECTION OF CEILING TO BE 12.5mm PLASTERBOARD FIXED TO U/S OF TIMBER JOISTS BOARD JOINTS STAGGERED AND TAPED PRIOR TO THE APPLICATION OF A 3mm THISTLE SKIM COAT.

ALL SUPPORTING STEELWORK TO BE ENCASED IN 1 LAYER 12.5mm FIRE RATED PLASTERBOARD, FIXED TO TIMBER NOGGINS WITHIN STEEL WEB. BOARD JOINTS TO BE TAPED PRIOR TO THE APPLICATION OF A 3mm THISTLE SKIM COAT.

* *12.5mm MOISTURE RESISTANT PLASTERBOARD (M/R) TO BE USED IN AREAS SUBJECT TO HIGH HUMIDITY LEVELS*

INTERNAL WALL FINISHES

NEW CONCRETE BLOCK WALLS TO BE FINISHED WITH 12.5mm PLASTERBOARD AND A 3mm THISTLE SKIM COAT AS DETAILED ELSEWHERE. ENSURE NEW PLASTER SURFACES ARE SMOOTH AND FREE OF DEFECTS. *NEW INTERNAL PAINT FINISHES AS DETAILED ELSEWHERE.*

NEW PLASTERBOARD STUD PARTITIONS (AS DETAILED ELSEWHERE) BOARD JOINTS TO BE TAPED PRIOR TO THE APPLICATION OF A 3mm THISTLE PLASTER SKIM COAT. *NEW INTERNAL PAINT FINISHES AS DETAILED ELSEWHERE.*

INTERNAL PAINT FINISHES

NEW WALLS AND CEILINGS

AREAS OF NEW PLASTERWORK ARE TO BE SEALED WITH A DILUTED EMULSION MIST COAT. STAIN BLOCK PAINT TO BE APPLIED TO ANY DUBIOUS AREAS MAY BE REQUIRED. ALLOW TO APPLY 2 FULL COATS OF **DULUX TRADE MATT EMULSION**. ***ALL COLOURS TBC. BY CLIENT***

NEW WOODWORK *(ALL INTERNAL AREAS)*

SKIRTING BOARDS, ARCHITRAVES, CILL BOARDS etc.
TO BE FILLED AS NECESSARY AND SANDED TO PROVIDE A SMOOTH FINISH WITH A KEYED DUST FREE SURFACE. NEW PAINT FINISH TO BE **DULUX TRADE INTERIOR EGGSHELL**
COMPLETE WITH COMPATIBLE **DULUX TRADE UNDERCOAT**. ***ALL COLOURS TBC. BY CLIENT***



Site Location Plan
Scale 1:1250



Proposed Block Plan
Scale 1:500

WINDOW SCHEDULE

N.B All new windows to incorporate trickle vents

Ref no.	TYPE	Size (Nom.)	OPENERS	Comments	Lintel	Cill
NW 01	UPVC CASEMENT WINDOW, SUPPLIED PRE-FINISHED, EXTERNAL COLOUR TO MATCH EXISTING INTERNAL COLOUR TO BE WHITE	1135 (W) x 1050 (H) mm	1 no.	INSTALLED INTO NEW FORMED OPENING	CATNIC CH90/100	UPVC CILL SUPPLIED WITH WINDOW UNIT

INTERNAL DOOR SCHEDULE

Ref no.	TYPE	Size (Nom.)	LINING ARCTVE.	VP	Smoke Strips & Seals	Ironmongery
NID 01	SOLID TIMBER INTERNAL DOORSET STYLE TO MATCH EXISTING	838 x 1981 mm	S/W	NO	NO	POLISHED CHROME HINGES, BATHROOM LOCK AND LATCH, HANDLE TBC BY CLIENT

BATHROOM SPECIFICATION

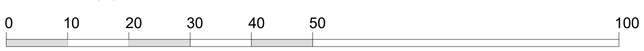
Component	Specification
Bath	- 1700x750mm Abacus Gemini dual lift bath. - Tap with adjoining shower head to be supplied with bath, exact product tbc with OT/Architect prior to ordering. - All necessary, waste, trap etc to be supplied and installed by contractor. Contractor is to ensure compatibility with bath.
Wash Basin	- Armitage Shanks Sandringham 21 wall mounted 550mm wash basin at 850mm above ffl with knee clearance below of min. 650mm. - Armitage Shanks Sandringham 21 quarter turn lever taps to be installed to basin. - All necessary waste, trap etc to be supplied and installed by contractor.
W.C	- Armitage Shanks Sandringham 21 close coupled toilet with lever cistern.
Misc.	- Existing heating system to be extended in to new areas with a suitable low surface temperature radiator, to be appropriately sized for room - all thermostatic controls to be installed at approx. 800mm above ffl. - Through wall extractor fan to be installed to external air, as per specification elsewhere. - 150x150mm plain white tiles to be installed to following areas: -- Top of flooring upstand to 4 rows above highest bath height to form splashback to full bath area (3 sides). -- 2 rows to form splashback to full width of basin. -- Splashback behind W.C cistern, from ffl to approx. 50mm above top of cistern and full width of unit.



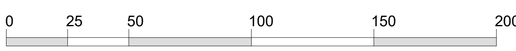
SCALE BAR (m) 1:50



SCALE BAR (m) 1:100



SCALE BAR (m) 1:500



SCALE BAR (m) 1:1250

REV:	DESCRIPTION:	DATE:

Architectural Consultant

PROJECT:
DFG SINGLE STOREY REAR EXTENSION

DRAWING:
EXISTING & PROPOSED FLOOR PLANS
EXISTING & PROPOSED ELEVATIONS
SITE LOCATION PLAN
PROPOSED BLOCK PLAN

DESCRIPTION:
DFG SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS AT 96 PENNYGATE, SPALDING, LINCOLNSHIRE, PE11 1NW

SIZE: A1
CLIENT: Mr & Mrs Smith

DATE: 30/01/2024
APPROVED: SN
Do Not Scale From This Drawing
SCALE: as labelled
DRAWING BY: JC
SHEET: 0434/24/WD01

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