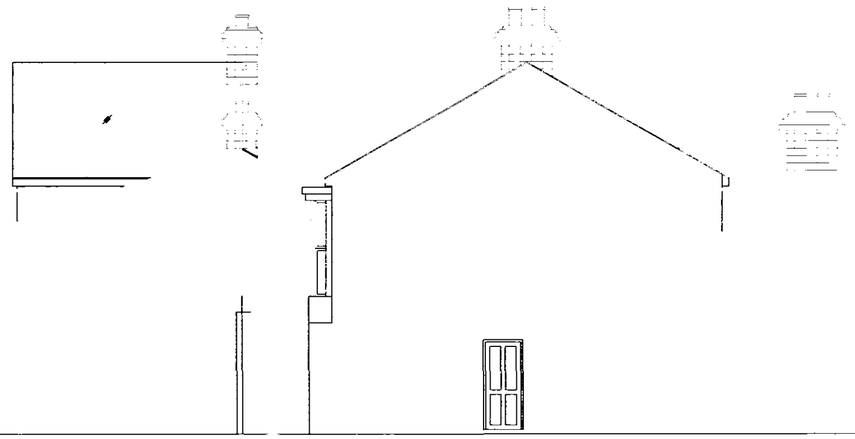
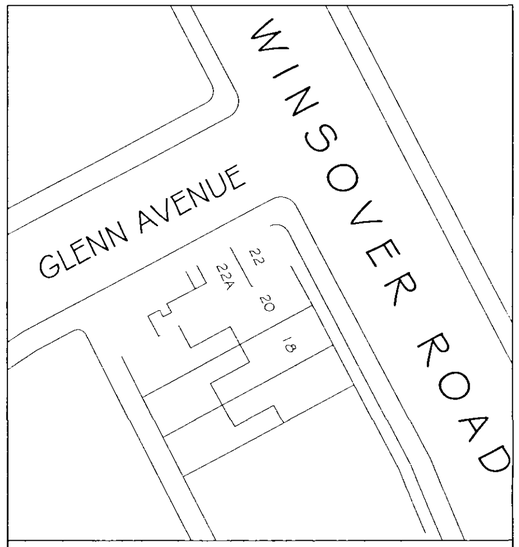


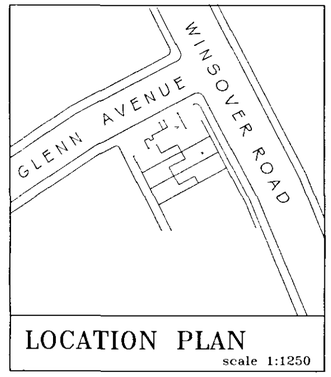
PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION



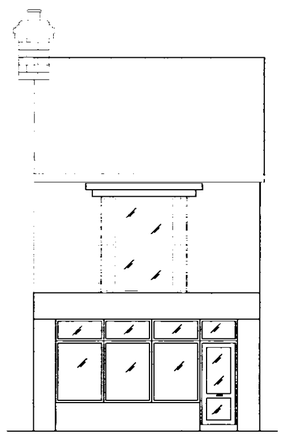
BLOCK PLAN

Scale 1:500

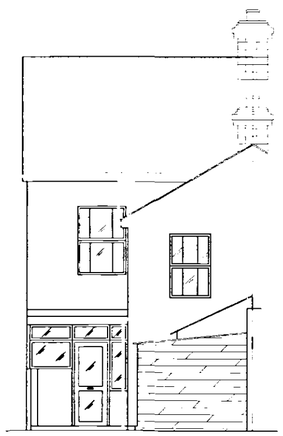


LOCATION PLAN

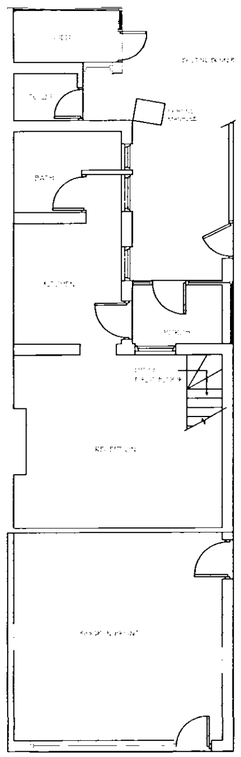
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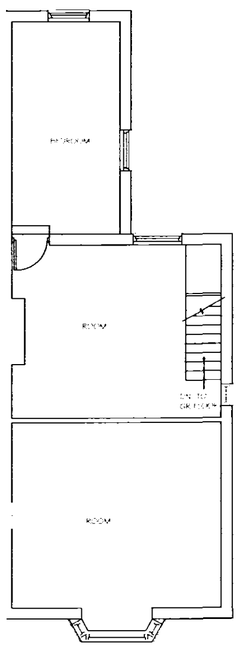
EXISTING FRONT ELEVATION



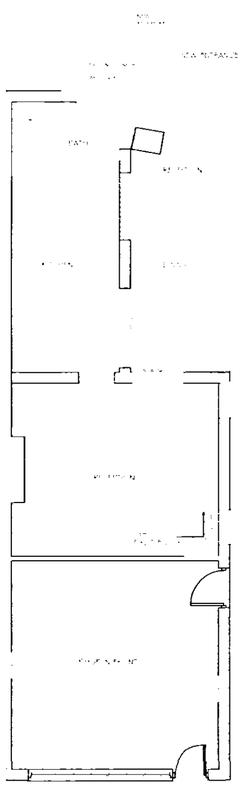
EXISTING REAR ELEVATION



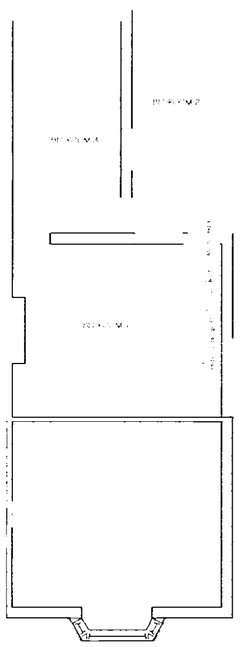
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING SIDE ELEVATION

All dimensions to be checked on site and all work carried out in accordance with drawing stamped "Approved Local Authority" and within Clients own boundary.

Foundation

To be a minimum of 1000mm deep x 600mm wide narrow strip foundation in1:2:4 fill mass concrete with sulphate resisting cement up to 150mm belowthe ~~Ground~~ level. If any services or drains pass through the foundation concrete to ~~be lintelled~~ at 600mm sorter either side and RC lintels to be built in over to span. Sub soil base to be agreed with LA on site.

Drainage

New drainage to be UPVC complying with BS4600 and BS5481 installed using the single stack system. Pipes to be encased in 150mm concrete internal to the building and to within 1000 of the face of the wall internally. Otherwise bed in 100mm granular fill all around. Pipes to be minimum depth of 600mm externally and to have a minimum gradient of 1:80. Access points to be provided at the head of the drain run and at changes in gradients and directions. No invert or location of Drainage could be found.Therefore details shown have been assumed. If the sewer is public Thames water consent must be obtained to build over or build near sewer.

Provide 100mm dia. stub stack to the required portions. Shower room with Screw top rodding access positioned above highest waste fitting. Waste pipe connection not permitted within 200mm bellow any WC connection without collar boss being used connect WHB to stub stack 32mm dia. PVC waste pipe. Fully ovulated within 75mm deep seal trap and suitable connection. Connect WC to stub stack with 100mm dia. PVCwaste pipe. Fully permitted within 450mm of bottom long radius bend invert. New shower room formed with, shower & basin. Shower waste to be 38mm Dia., basin waste to be 32mm dia. and both to have 75mm deep seal traps. All waste to discharge in to a 100mm dia. stub stack. 100 PVC soil and vent pipes To terminate 1m above highest window head level with vent cowl. Access panels to all branches and 450 above ground level.

Provide 100mm dia. PVC gutter and discharging to 63mm dia. PVC down pipe and connect to the existing surface water system.New surface water to be connected to existing surface water system if its possible, otherwise soak away to be built. 5m away from the house and 1800x1800x1800 subject to permeability test.

Damp Proof Course

DPC to BS 6515 minimum 150mm above ground level and lapped into existing vertical and horizontal DPC at all levels. Below DPC level mortar to comprise 1:3 SRP Cement & Sand Mix.

Ground Floor

New solid ground floor to consists of 50 mm cement sand screed (1:4) on min. 100mm concrete on 100 mm Jablite insulation board to BS 3837 : 1,200 gauge damp proof membrane on 50 mm sand blinding on a minimum of 150 mm hardcore. DPM to be lapped into new DPC, and to DPC of existing property. 100mm pipe to be laid to new air bricks in new external wall connected to existing to give a free flow of ventilation under the existing floor.

First Floor

First floor to be support by 200x50 C16 floor joist @ 400mm centres and 19mm thick floor board.

Walls

External Brickwork: 102mm brick outer skin, 65mm cavity with 65mm ~~EXCITHERM~~ insulation batts.

Block work: 100mm inner skin of 3.5N block work. Mortar to be 1:1:6 above DPC Level. Wall ties to be stainless steel complying to BS1554 at 450 centres vertically and 900 centres horizontally. Extra ties at closures and intersections.

Wall Profile: New walls to be bonded to existing walls or fixed with proprietary Metal channels. Openings in walls not to exceed 2/3 of overall length of wall.100x50mm wall plate to be fixed on top of the WALL.

Internal Partitions

Stud Partitions to be 100mm light weight non load beaning block work unless Otherwise specified. Stud Partitions to be 100x50mm stud work at 400mm centres Clad both sides with plasterboard and skim. Bathroom Partitions to be filled with fibreglass quilt.

Pitched Roof

Pitched roofs to be of Redland tiles as specified (minimumangle22 1/2) on tantalised battens on reinforced untearable felt. Laps and pitch to be strictly in accordance with the manufactures recommendations.Ventilation provided by Catnic continuous vent grill at eaves and either individual vent tiles at high level or special ridge vents. Insulate roof space with 150mm fibreglass quilt. Rafters,Joists, etc to be of sizes specified with bolted connections and timber connections. Lateral restraint to roofs o be to CP 111 of 32x6 galvanised straps at 1200 centres fixed to walls and at bank 3 joints or rafters. All roof timbers to be SC4 grade. Flashing to be in code 4 lead wedged groove with lead wedged with lead wedges and pointed. Fascias and soffit boards to be in soft wood. Marley PVC gutter and rainwater pipes.

Ventilation

Room :Open able windows/doors not less than 1/20 of room area.Permanent opening of 8000 Sq. mm. 100 mm soil pipes to be laid in floor to new air bricks incorporated in new external wall and connected to existing to give a free flow of ventilation under the existing floor.All rooms to have katt 1/10 of floor area.Kitchen to have extract vent extracting at minimum rate 60 l/sfor 30 l/s it incorporated within a cooler hood) Bath room to have extract vent extracting at minimum rate of 15 l/s. 3 air changes per hour 20mm over run

Needling

Needling to be provided to support the masonry wall above before removing the existing wall for the proposed openings.

Fire Protection

All steel beams to be protected by 20mm VERMICULUX fire protection board or similar to achieve 1hour fire rating.

Heating System:Existing heating system extended in to new rooms provided. Pipe work within roof space to fully insulated.

Glazing: In Critical location to be safety glass to BS6206.New door and windows to be double Glazing with 16mm cavities Pilkinton K glass or similar.

Rev No.	Date	Description	By
		Revision	

received by environmental
14 OCT 2005
1393/05

DOUBLE STOREY REAR EXTENSION

Client:

MR.C.PEREIRA SPINOLA
22A WINSOVER ROAD
SPALDING, LINCS
PE11 1EJ

File no: W 0042	Project Code: WINS22APE111EJ	Hand Amended Revision	Init.	Date
Drawn by: SR	Drawing Size: A2			
Checked by: ST	Scale: 1/50,1/100,1/1250			
Date: 10.07.05	KD/PPM/0042		Revision	