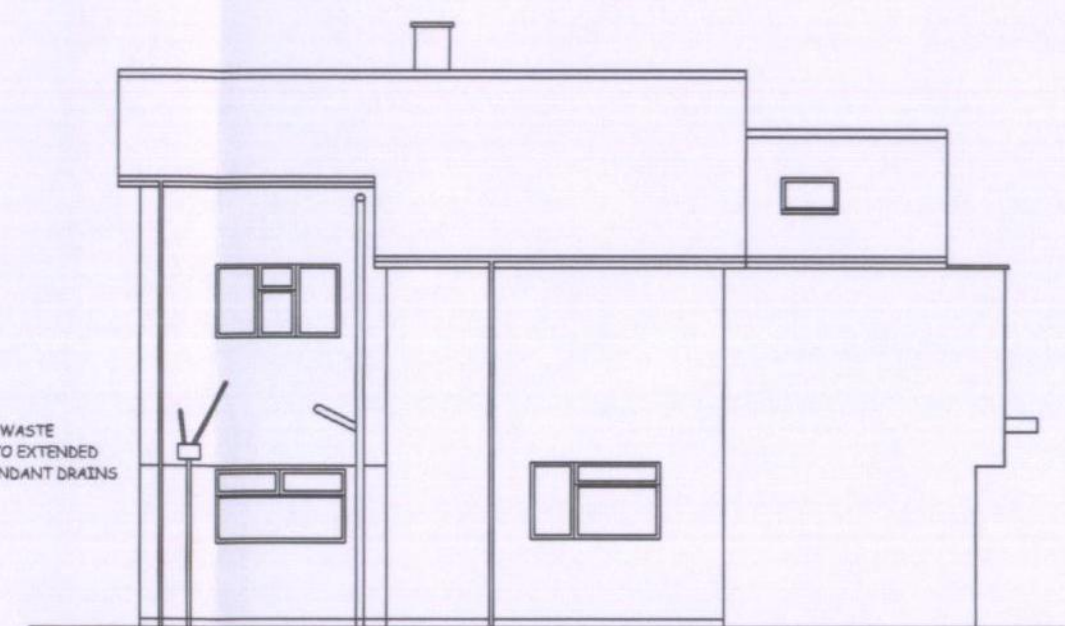
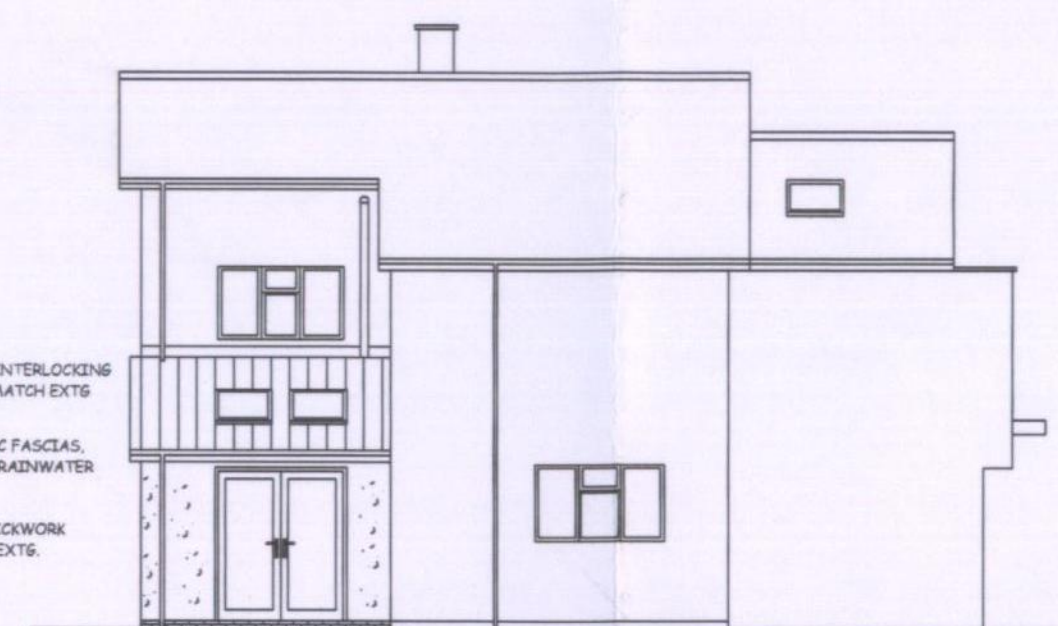


EXISTING SIDE ELEVATION



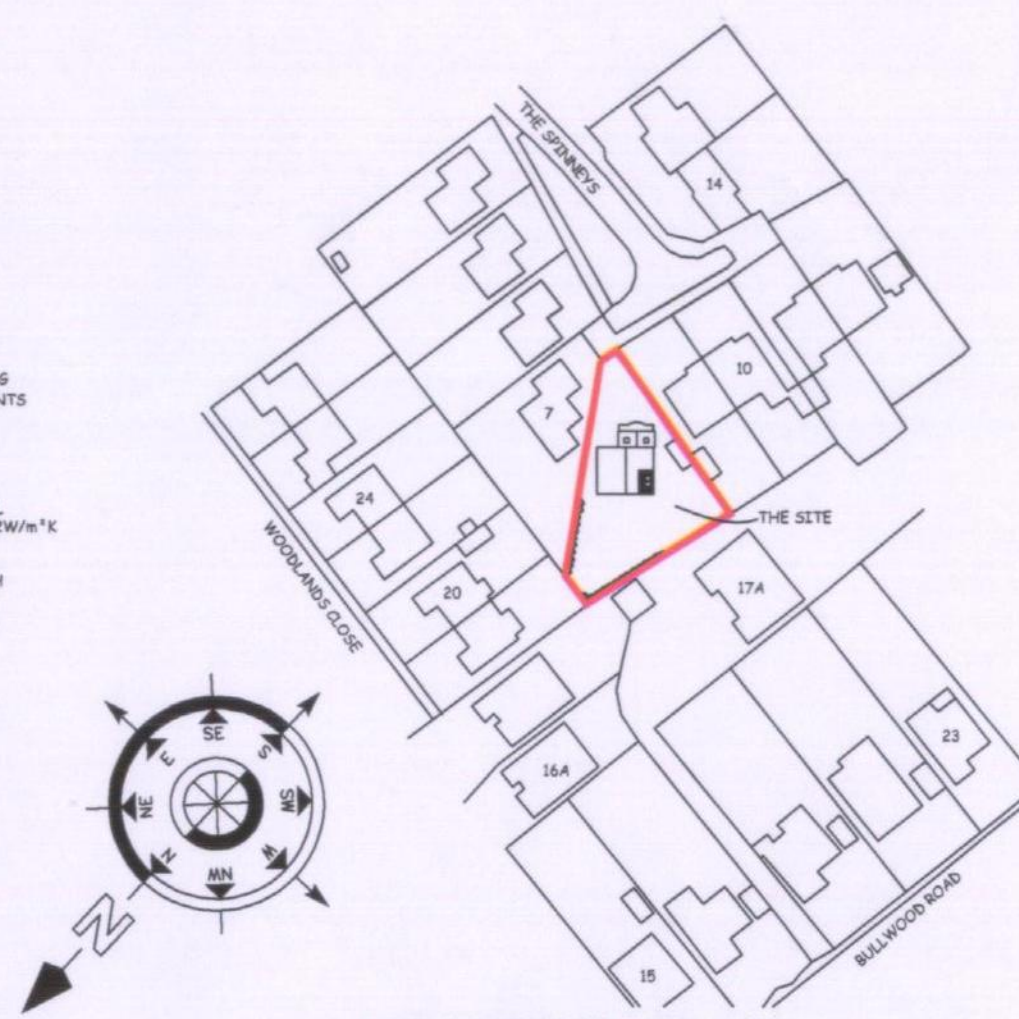
EXISTING REAR ELEVATION



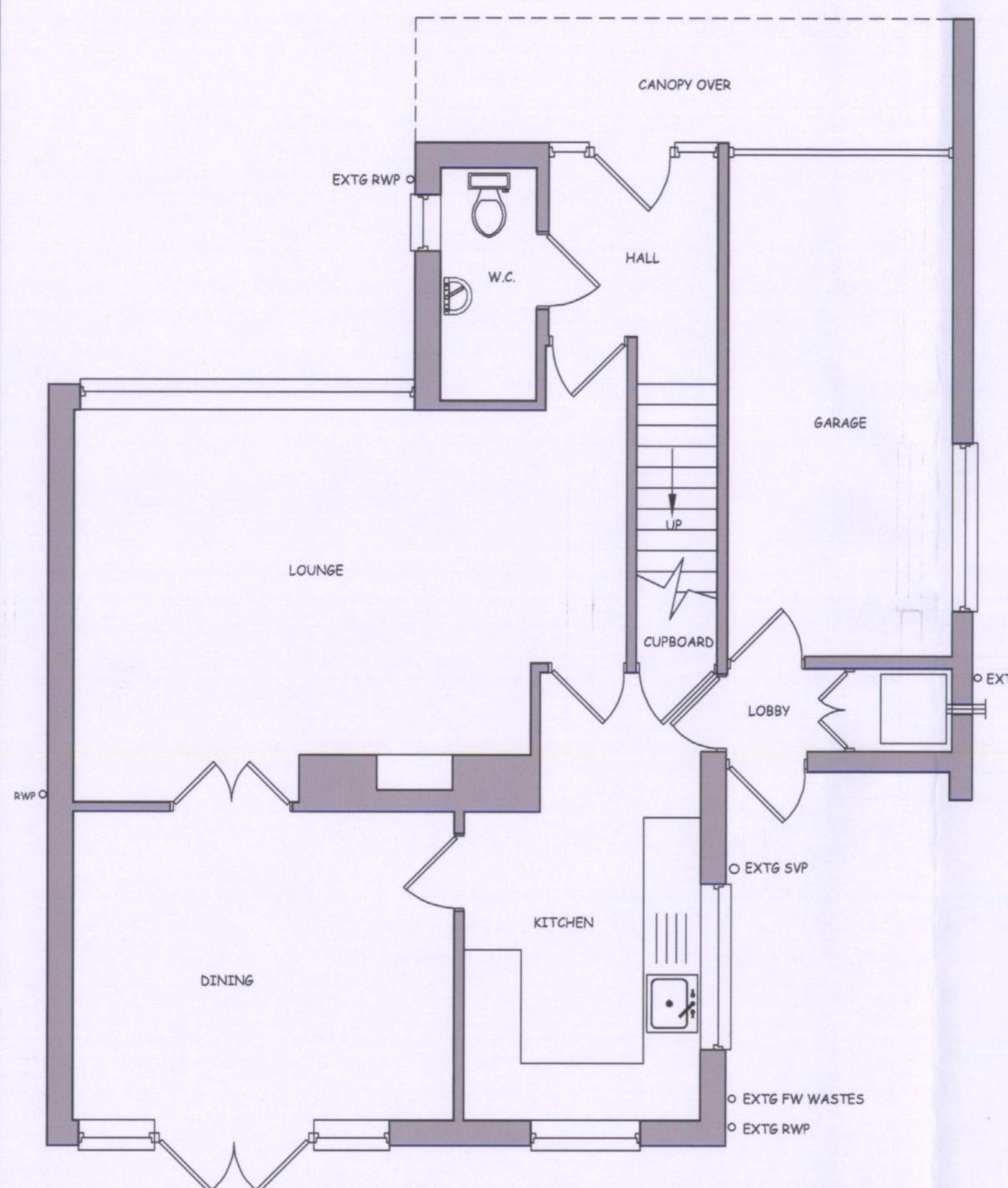
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



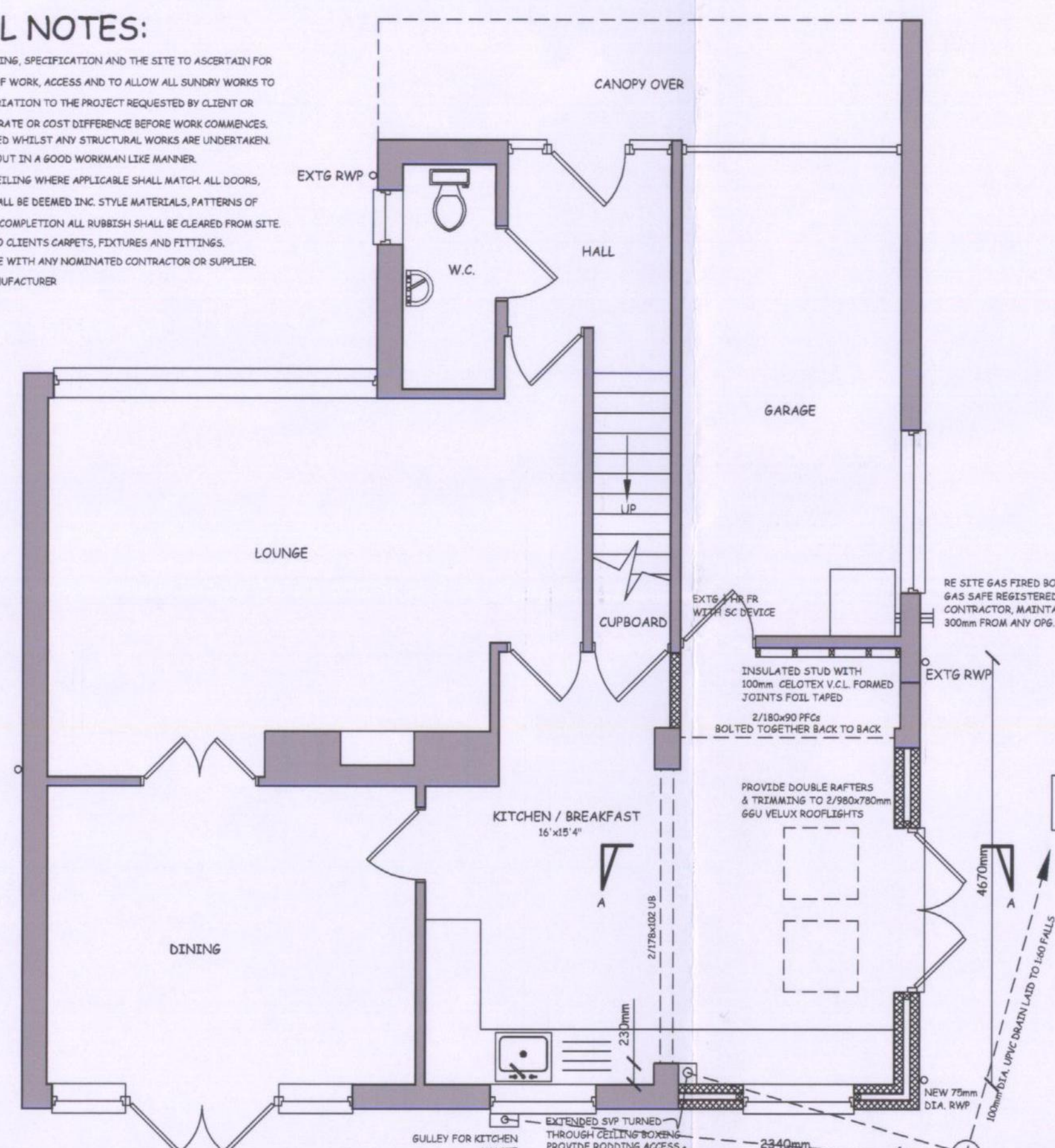
LOCATION PLAN



EXISTING GROUND FLOOR PLAN

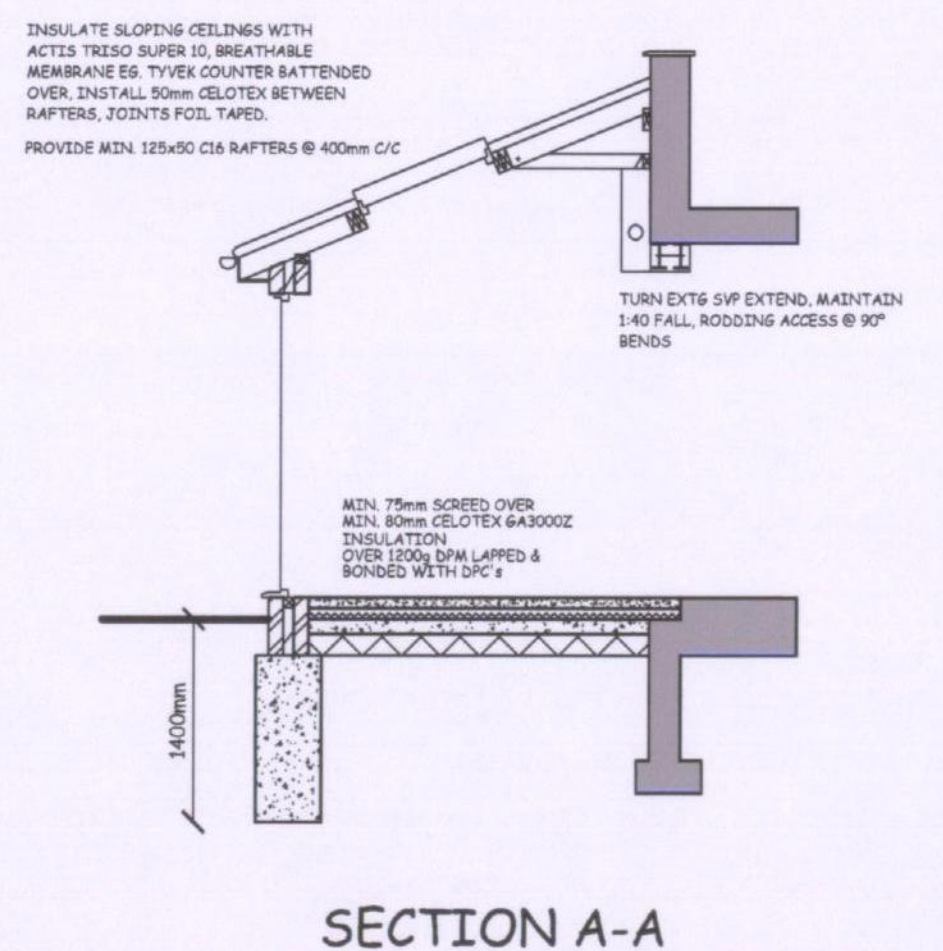
CONTRACTUAL NOTES:

CONTRACTORS ARE REFERRED TO THE DRAWING, SPECIFICATION AND THE SITE TO ASCERTAIN FOR THEMSELVES THE NATURE AND POSITION OF WORK, ACCESS AND TO ALLOW ALL SUNDRY WORKS TO COMPLETE THE FINISHED PROJECT. ANY VARIATION TO THE PROJECT REQUESTED BY CLIENT OR CONTRACTOR SHALL BE AGREED WITH ANY RATE OR COST DIFFERENCE BEFORE WORK COMMENCES. ALL WORK SHALL BE ADEQUATELY SUPPORTED WHILST ANY STRUCTURAL WORKS ARE UNDERTAKEN. THE WORK AND FINISH SHALL BE CARRIED OUT IN A GOOD WORKMAN LIKE MANNER. NEW AND EXISTING FLOORS, WALLS AND CEILING WHERE APPLICABLE SHALL MATCH ALL DOORS, FRAMES, ARCHITRAVE, S. SKIRTING, ETC. SHALL BE DEEMED INC. STIC MATERIALS. PATTERNS OF FINISHES TO BE AGREED WITH CLIENT. ON COMPLETION ALL RUBBISH SHALL BE CLEARED FROM SITE. ADEQUATE PROTECTION SHALL BE GIVEN TO CLIENTS CARPETS, FIXTURES AND FITTINGS. THE MAIN CONTRACTOR SHALL COORDINATE WITH ANY NOMINATED CONTRACTOR OR SUPPLIER. SITE CHECK ALL DIMS PRIOR TO ORDER/ MANUFACTURE.



PROPOSED GROUND FLOOR PLAN

CONSTRUCTION NOTES :



SECTION A-A

FOUNDATIONS: EXCAVATION DEPTH MIN. 1400mm (OR TO MATCH EXTG.), MIN. 450mm WIDE 1:2.4 MASS CONCRETE MIX. SUBJECT TO BUILDING CONTROL OFFICERS INSPECTION ON SITE.

FLOOR: 75mm SAND / CEMENT SCREED OVER 80mm G43000Z CELOTEX INSULATION OVER 1200g DPM LAPPED AND BONDED WITH DPC OVER MIN 150mm OVERSITE CONCRETE OVER MIN 150mm COMPACTED HARDCORE.

EXTERNAL WALLS: PROVIDE 102.5mm BRICKWORK UP TO DPC, STANDARD BLOCKWORK EXTERNAL LEAF & BLOCK INNER LEAF LIGHTWEIGHT BLOCK E.G. DUROX SUPERBLOC OR EQUAL AND APPROVED. 75mm CAVITY FILLED WITH DATHERRA 32 INSULATION. DPC TO B.S. 743 Laid MIN. 150mm A.B.L. LAPPED & BONDED TO DPM. PROVIDE STAINLESS STEEL 225mm LONG VERTICAL TWIST WALL TIES, 900mm HORIZONTALLY, 450mm VERTICALLY AND STAGGERED. DOUBLE UP @ REVEALS, JAMBS & VERGES. CAVITY CLOSURES INSULATED WITH THERMABATE OR SIMILAR APPROVED. G670/100 LINTEL OR EQUAL AND APPROVED EAVES LINTELS TO OPENINGS WITH MIN 150mm END BEARINGS. FOR PLASTER FINISH TO WALLS PROVIDE 12.5mm GYPSPUM PLASTERBOARD ON DABS - 5mm SKIM FINISH. PROVIDE RESTRAINT TO WALLS, PROVIDE 1200x30x50mm THE RESTRAINT STRIPS @ 2.0m C/C WITH TAPPED JOINTS. SPAN OVER 3 RAFTERS WITH SOLID NO66DINS, FIX DOWN WALL PLATES @ 2.0m C/C WITH SIMILAR STRAPS BOND NEW MASONRY TO EXTG. WITH FURTEX PROFILES OR SIMILAR APPROVED.

PITCHED ROOFS: PROVIDE INTERLOCKING CONCRETE TILES AS EXISTING WITH TO MATCHING PITCH APPROX 25° ON 38x25 TREATED S.W. BATTENS OVER BREATHABLE SARKING E.G. TYVEK. INSULATE UNDER RAFTERS WITH ACTIS TRISO SUPER 10 INSULATION STAPLED TO RAFTERS THEN COUNTER BATTENDED UNDER TO RECEIVE P.B. PROVIDE 100x60 S.W. WALL PLATES STRAPPED TO MASONRY WALLS A.B.S. 12.5mm GYPSPUM PLASTERBOARD FINISH TO U/S OF CEILING JOISTS WITH TAPPED JOINTS. PROVIDE ADDITIONAL INSULATION TO ROOF WITH 50mm CELOTEX BETWEEN RAFTERS FOR 0.2W/m²K PROVIDE 4 LEAD FLASHING @ ABUTMENTS. PROVIDE 20mm WHITE U.P.V.C FASCIA GROOVED TO ACCEPT 6mm SOFFIT.

JOINERY: WHITE UPVC FRAMES DOUBLE GLAZED TO B.S.6262. WINDOWS OPENING AREA TO BE EQUAL TO 1/20TH OF HABITABLE ROOMS AREA. TRICOLE VENTS, HABITABLE ROOMS TO HAVE 5000mm² VENTS OVER WINDOWS. NEW DOORS WITH CELLS 1500mm & WINDOWS WHERE CILL 1800mm ABOVE F.F.L. & SIDELIGHTS TO BE DOUBLE GLAZED WITH SAFETY GLAZING TO B.S. 6206. ALL NEW CASEMENT WINDOWS AND DOORS TO HAVE A MIN. 20mm AIRGAP AND A SOFT LOW E COATING NOT TO EXCEED 1.8 W/m²K. SEU VELUX ROOFTIGHTS TO BE INSTALLED TO MANUFACTURERS INSTRUCTIONS WITH DOUBLE RAFTERS & TRIMMING TO FORM OPENING.

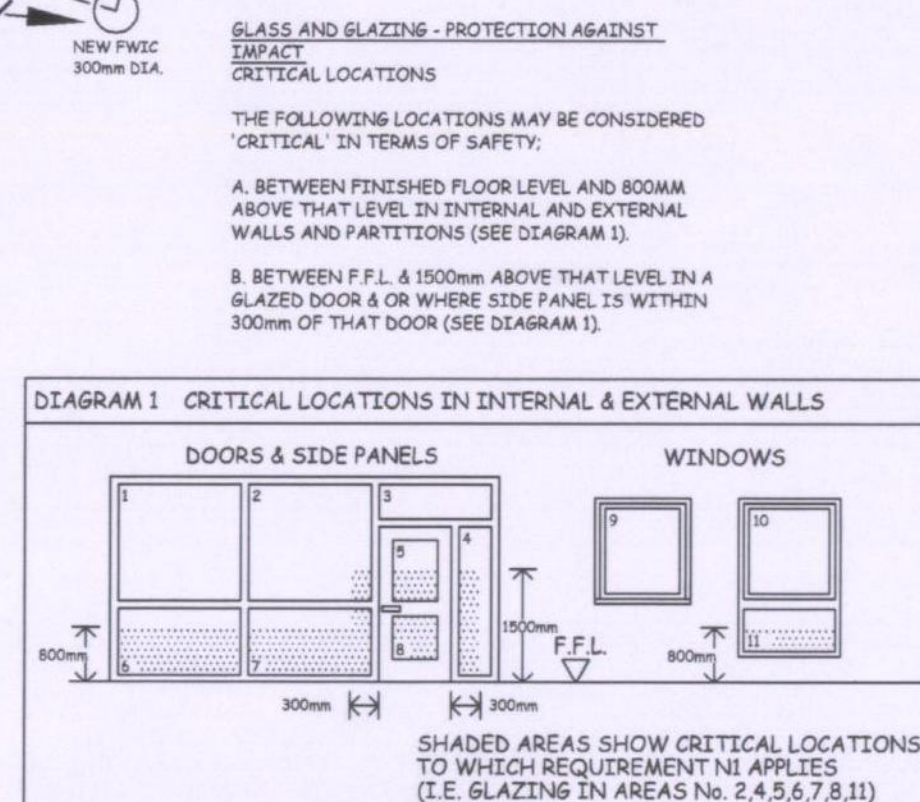
S.W. DRAINAGE: UNDERGROUND DRAINS IN 100mm DIA. IN UPVC TO B.S.4660 OR CLAYWARE TO B.S.295, SURROUND IN 150mm PEA SHINGLE LAID TO 1:60 FALLS. SURFACE WATER TO DISCHARGE TO EXTG. S.W. SYSTEM OR SOAKAWAY 5m FROM ANY BUILDING 1m³ CAPACITY FOR EACH 10m² ROOF AREA OR UNDERTAKE PERCOLATION TEST TO DETERMINE SIZE OF SOAKAWAY. RAINWATER GOODS 100mm DIA. BLACK UPVC GUTTERING, 75mm DIA. DOWNPIPES TO RODDABLE R.W. SHOE SOAKAWAY TO BE CONSTRUCTED WITH SQUARE OR CIRCULAR FIT, WITH RUBBLE OR LINED WITH DRY JOINTED BRICKWORK OR PRECAST PERFORATED CONCRETE RING UNITS ALL SURROUNDED BY SUITABLE GRANULAR BACKFILL. PROVIDE SUITABLE GEOTEXTILE TO SEPARATE GRANULAR MATERIAL FROM SOIL, PLACED TOP & SIDES. PROVIDE INSPECTION ACCESS, WITH 225mm PERFORATED PIPE PROVIDING INSPECTION WELL.

F.W.: PROVIDE 50mm DIA. UTILITY WASTES WITH 75mm DEEP SEAL TRAPS TO DISCHARGE TO TRAPPED GULLY FOR KITCHEN WASTE. ROODING ACCESS POINTS @ 90 BENDS. LAYOUT / CONNECTIONS TO B.S. 5972. PROVIDE BOTH HOT & COLD WATER SUPPLY TO NEW W.C. & ENSUITE HAND WASH BASIN ETC. BELOW GROUND DRAINAGE IN UPVC TO B.S. 4660 OR CLAYWARE TO B.S. 295, 100mm PIPEWORK LAID TO FALL 1:60 IN 150mm BED & SURROUND SHINGLE. PROVIDE NEW MAN HOLES AT JUNCTIONS OF DRAINS & FOR L.L. EXCEEDING 600mm. PROVIDE PRE CAST RECTANGULAR SECTION 600x450mm. BUILD OFF 150mm CONCRETE BASE & 100mm CONCRETE SURROUND, PROVIDE 300mm DIA. T.C.s WHERE L.L. IS LESS THAN 600mm.

STEEL BEAMS: PROVIDE 118PR TO U/S OF STEELS VIA 9.5mm SUPALUX OR SIMILAR APPROVED. MIN. 100mm END BEARINGS ONTO 2 COURSES OF ENG. BRICK PADSTONES.

LIMITING AIR LEAKAGE: THE CAVITY WALL INSULATION MUST MEET AT THE TOP OF THE WALL. THE CAVITY WALL INSULATION MUST BE TAKEN DOWN BELOW DPC, FINISHING AT THE SAME LEVEL AS THE UNDERSIDE OF THE INSULATION BOARD. A 25mm UPSTAND OF INSULATION MUST BE PROVIDED AROUND THE PERIMETER OF FLOORS. ALL CAVITY CLOSURES MUST BE INSULATED WITH THERMABATE OR SIMILAR APPROVED. INSULATED WINDOW FRAMES TO OVERLAP INSULATED CAVITY CLOSURES BY MIN. 30mm.

HEATING: EXTEND SYSTEM TO CLIENTS REQUIREMENTS. PROVIDE THERMOSTATIC VALVES TO ALL NEW RADIATORS.



GLASS AND GLAZING - PROTECTION AGAINST IMPACT CRITICAL LOCATIONS

THE FOLLOWING LOCATIONS MAY BE CONSIDERED 'CRITICAL' IN TERMS OF SAFETY:

- A. BETWEEN FINISHED FLOOR LEVEL AND 800mm ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS AND PARTITIONS (SEE DIAGRAM 1).
- B. BETWEEN F.F.L. & 1500mm ABOVE THAT LEVEL IN A GLAZED DOOR & OR WHERE SIDE PANEL IS WITHIN 300mm OF THAT DOOR (SEE DIAGRAM 1).

DIAGRAM 1 CRITICAL LOCATIONS IN INTERNAL & EXTERNAL WALLS

DOORS & SIDE PANELS

WINDOWS

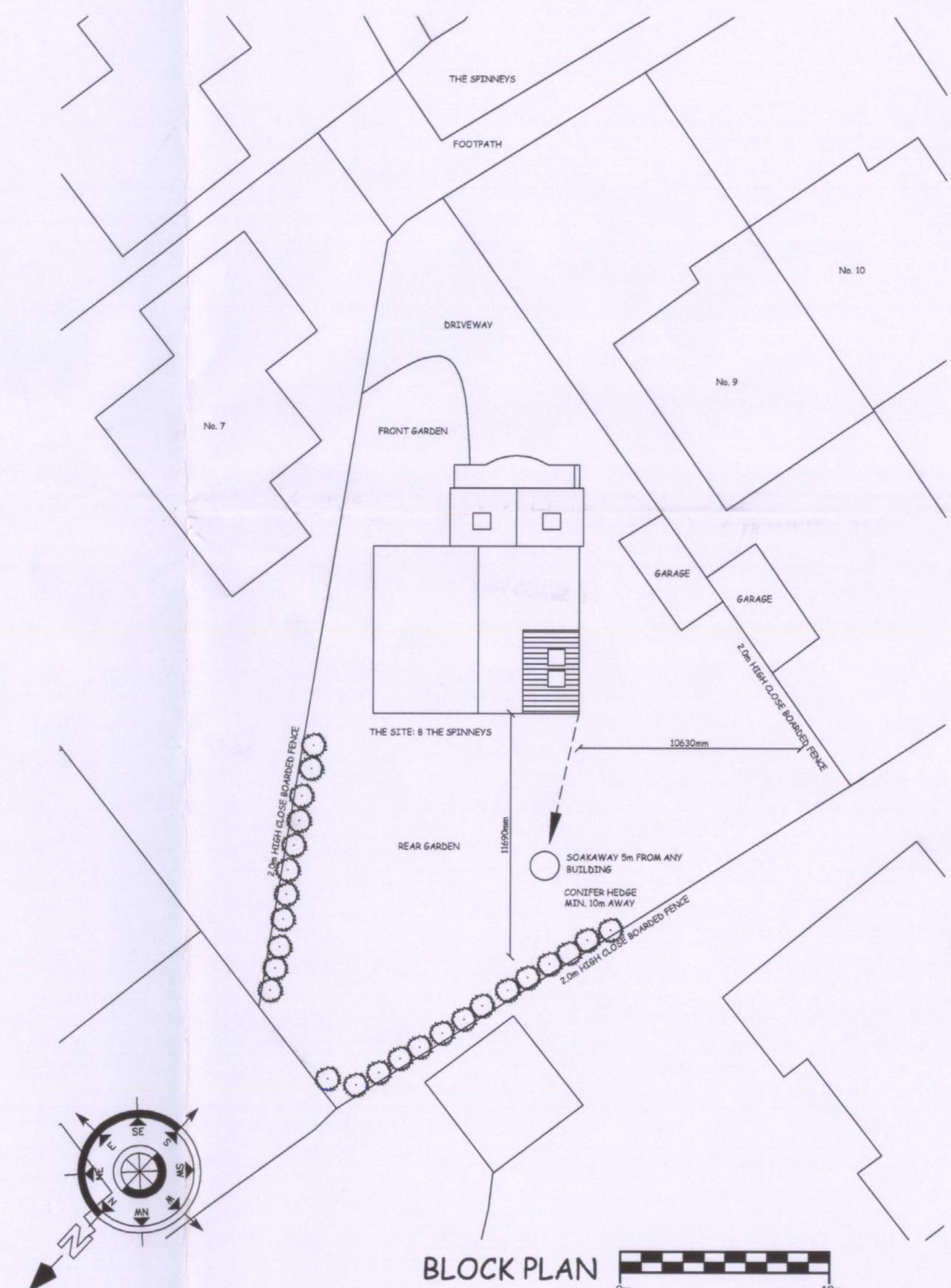
SHADED AREAS SHOW CRITICAL LOCATIONS TO WHICH REQUIREMENT N1 APPLIES (I.E. GLAZING IN AREAS No. 2,4,5,6,7,8,11)

ELECTRICAL: EXTEND TO CLIENTS REQUIREMENT. PROVIDE MECHANICAL VENTILATION TO KITCHEN INDEPENDENTLY OPERATED 60L/SEC OR 30 LTRS / SEC IF FITTED TO COOKER HOOD DUCTED, ALL DUCTED TO EXTERNAL AIR.

MAINS OPERATED INTERLINKED SMOKE ALARMS ARE PROVIDED TO B.S.5446 PART 1. THEY ARE MOUNTED AT EACH FLOOR LEVEL & POSITIONED AT LEAST 300mm FROM WALLS & LIGHT FITTINGS & WITHIN 7.5m OF EACH HABITABLE ROOM.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART F (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETANT TO DO SO.

PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART F HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETANT TO DO SO.



BLOCK PLAN



**SINGLE STOREY REAR EXTENSION
AT 8 THE SPINNEYS
HOCKLEY SS5 4PN
FOR MR. & MRS. S ADKINS**

ASHLEY ROBINSON PROPERTY DESIGNS
112 INCHBONNIE ROAD, SOUTH WOODHAM FERRERS. TEL 01245 321800

Scale: 1:50, 1:100, 1:200, 1:1250 Date: APRIL 2010 Drwg No: 3

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