

**FOUNDATIONS:**  
450 V.M.E. CONCRETE TRENCH FILL TO MIN. DEPTH 1000 BELOW GROUND, BUT ACTUAL FORM AND DEPTH TO BE AGREED ON SITE WITH BUILDING CONTROL, DEPENDENT ON GROUND CONDITIONS AND DRAINAGE. ANY DIMENSIONS WITHIN TO BE SLEEVED OR QUOTED PRIOR TO CONSTRUCTION.

**EXTERNAL WALLS:**  
BRICK OVER SKIN, 100 CAVITY AND 100 TH-MALITE "TURBO" 3.5N BLOCK IN-W-K SKIN, DRY LINED, BUILT IN STAINLESS STEEL WALL TIES AT 450 CENTRES VERTICALLY, 300 HORIZONTAL. CAVITY INSULATED WITH DRY-THERM 37. CAVITY FILL INSULATED CAVITY CLOSERS AT OPENINGS. HYDRO-DPC TO BE 75 MIN 150 ABOVE FINISHED GROUND. CAVITY TRAPS TO OPENINGS WITH STOP ENDS AND WEEP HOLES. 40-50 DPC FOR 2 SKINS BRICKWORK. USE FURTER MECHANICAL FININGS TO FACING SKIN.

**FLOOR:**  
100 HANDBORE SAND BLINDING, 1200 x 75 mm DIM AND 100 CONCRETE OVER-SITE. FORM CROSS VENTILATED VOID AND FLOOR COMPRISING PRE-CAST FLOOR BEAMS BY SPECIALIST WITH BLOCK WEAR, 120 KINGSPAN FLOOR INSULATION, VAPOUR BARRIER AND 75 SAND/CEMENT SCRUEE.

**ROOF:**  
170 x 50 (24) ROOF JOISTS @ 400 CENTRES. BRICKS, 11 CBR BOARDS, (400) BATTENS, 170 KINGSPAN INSULATION, 100 DPC, 200 (2) 20mm (1) ROOFING MEMBRANE, USE VAPOUR BARRIER BETWEEN ROOFING MEMBRANE AND JOISTS WITH 12.5 FOG BANCED PLASTERBOARD AND SKIN JOISTS BUILT INTO BLOCKWORK ON EXTENSION AND JOIST HANGERS ON EXISTING WALL. FORM DOUBLE JOIST TRIMMERS TO ROOFLIGHT OPENINGS. JOIST HANGERS FASTENED TO 170 x 50 PLATE, NAIL-ROTTED TO WALL @ 400 CENTRES.

**DRAINAGE:**  
100 DIAM PVCU DRAINS LAID TO 1:80 FAL ON PEA GRIT. RW SHOT TO DISCHARGE TO 1000 x 1000 SOAKAWAY MIN. 3000 FROM BUILDINGS. AGRS: SINKWAY POSITION ON SITE.

**WINDOWS AND DOORS:**  
DOUBLE GLAZED TO U-VALUE 1.4 W/M<sup>2</sup>K. WINDOWS TO BE PVCU, BI-FOLD DOORS TO BE DOUBLE GLAZED TO U-VALUE 1.4 W/M<sup>2</sup>K. WINDOWS TO BE PVCU, BI-FOLD DOORS TO BE DOUBLE GLAZED TO U-VALUE 1.4 W/M<sup>2</sup>K. WINDOWS TO BE PVCU, BI-FOLD DOORS TO BE DOUBLE GLAZED TO U-VALUE 1.4 W/M<sup>2</sup>K.

**KEYSTONE/G. OR SIMILAR INSULATED STEEL LINTELS TO SUIT SPAN AND LOADING. ACCORDING TO MANUFACTURER'S LOAD TABLES, BEARING MIN 150 AT ENDS. EXPOSED SURFACES ENCASED. WHERE POINTS OF PENETRATION ARE REQUIRED TO MATCH EXISTING.**

**ROOFING:**  
ALL NEW ROOFING AND FIXTURES TO BE INSTALLED AND INSTALLED IN ACCORDANCE WITH BUILDING RECS DOCUMENT P BY A MEMBER OF ONE OF THE FOLLOWING: BRE CERTIFICATION LTD, BRITISH STANDARDS INSTITUTION, ELECSA LTD, ZURIGI CERTIFICATION LTD, NICH-C CERTIFICATION SERVICES LTD. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 F.I.C.H.I.C. INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

**HEATING:**  
DETAILS OF HEATING TO BE SUBMITTED TO BUILDING CONTROL FOR APPROVAL PRIOR TO INSTALLATION. ANY RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES. ALL HEATING TO BE INSTALLED IN ACCORDANCE WITH BUILDING SERVICES COMPLIANCE GUIDE. EXISTING BOILER TO BE CHECKED FOR ADEQUACY AND RE-RELEASED IF NECESSARY.

**LIGHTING:**  
ALL LIGHT FITTINGS IN NEW AREA TO BE ENERGY EFFICIENT TYPES, WITH LAMP EFFICIENCY EXCEEDING 85 LUMENS PER CIRCUIT WATT.

**GLAZING:**  
100 DIAM GUTTERING TO G/R RAMP.

**SECURITY:**  
ALL DOORS AND OPENING WINDOWS TO HAVE LOCKS IN ACCORDANCE WITH BS PUBLICATION PAS 24: 2012.

**ROOFLIGHTS:**  
DOUBLE GLAZED VELUX (COMP) GLASS ROOFLIGHTS, TO ACHIEVE U-VALUE 1.2 W/M<sup>2</sup>K.

**EXTERNAL WALLS AND ROOF:**  
EXTERIOR WALLS AND ROOF TO MATCH EXISTING.

**ROOF:**  
ROOF: BITUMEN ROOFING MEMBRANE

**PARTY WALL ACT:**  
BEFORE WORK COMMENCES ON SITE, WITH AN AGREEMENT TO THE FORM OF CONSTRUCTION MUST BE OBTAINED FROM ADJOINING OWNERS (i.e. WITHIN 30 METRES OF WORK) AS REQUIRED BY THE PARTY WALL ETC. ACT 1996.

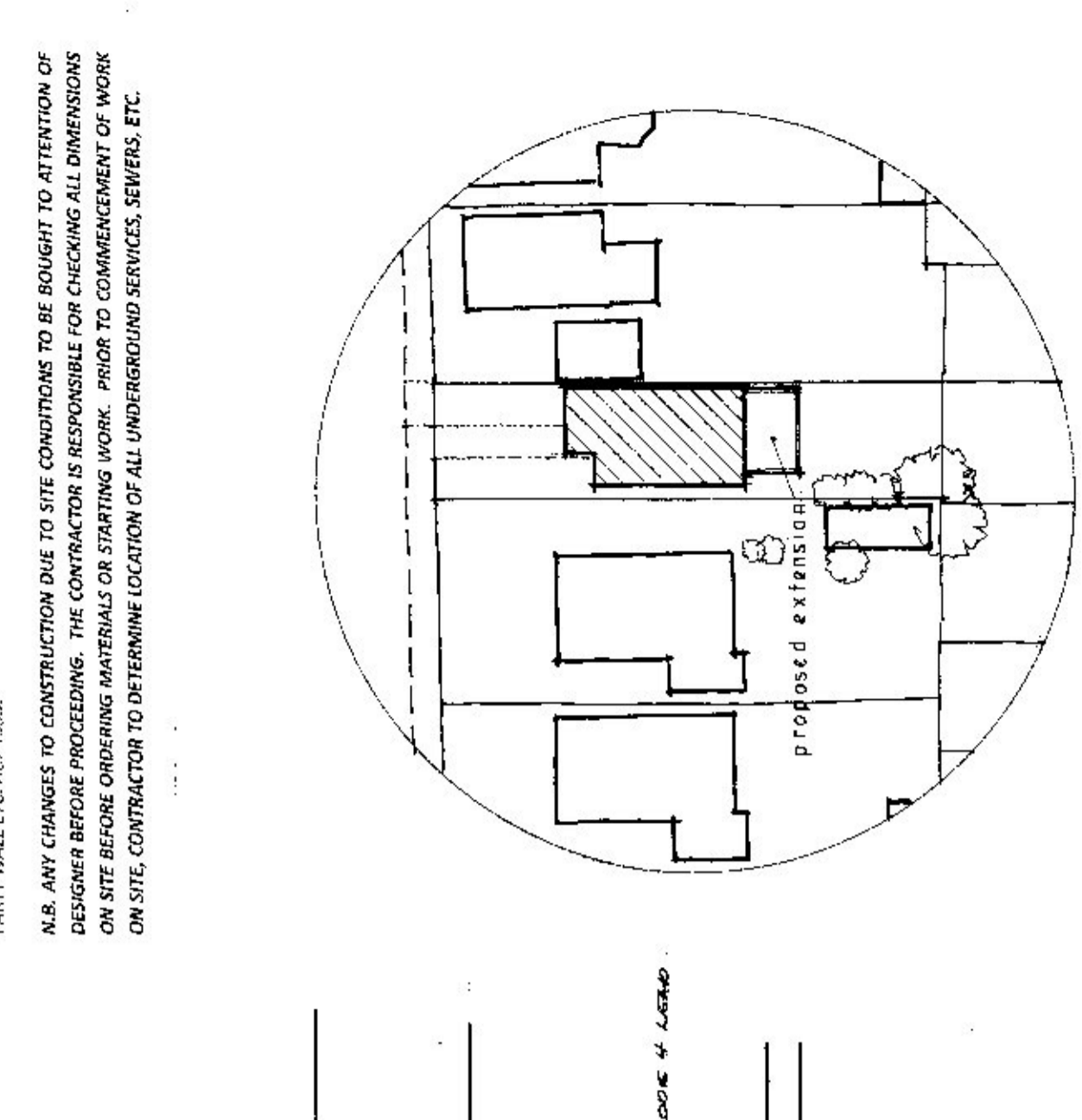
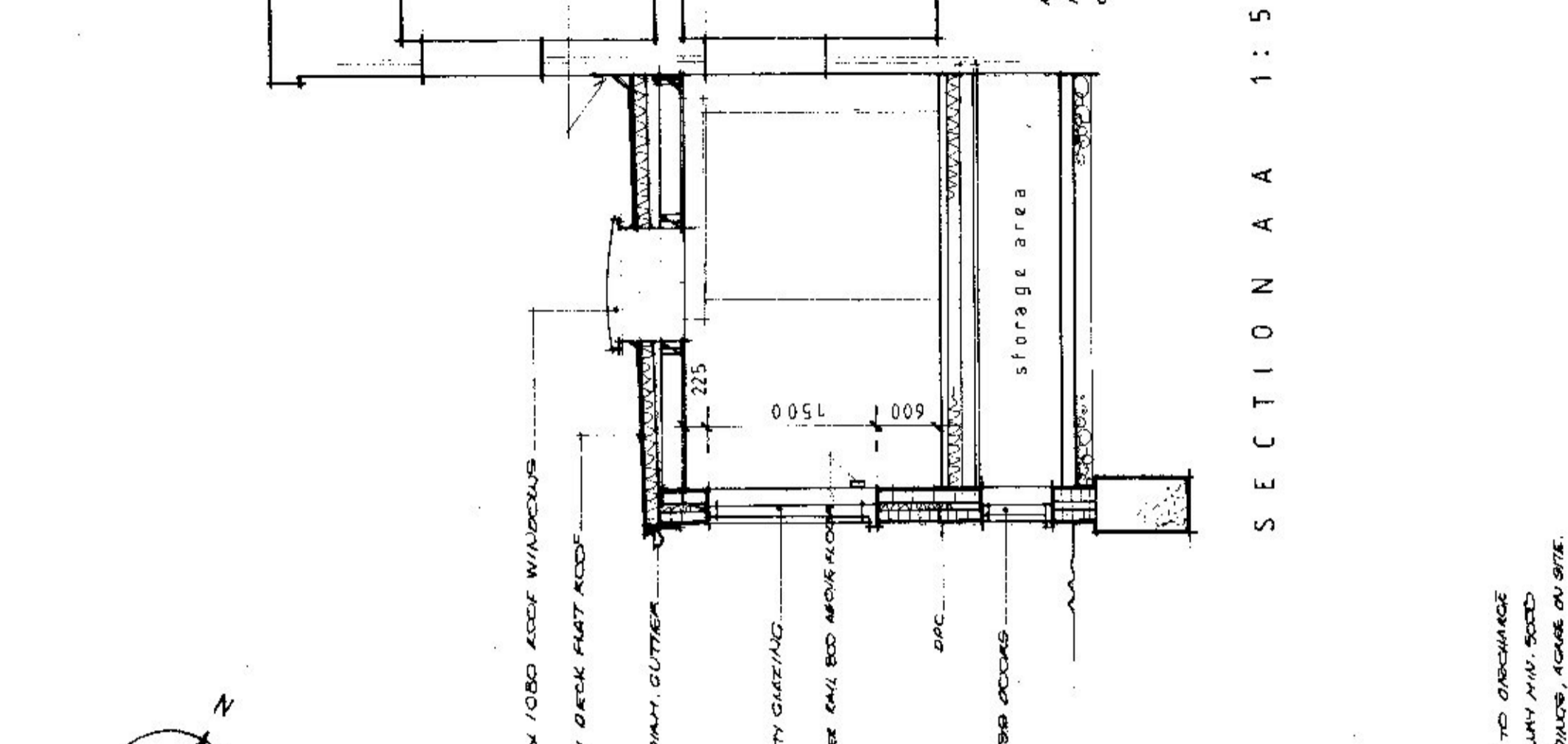
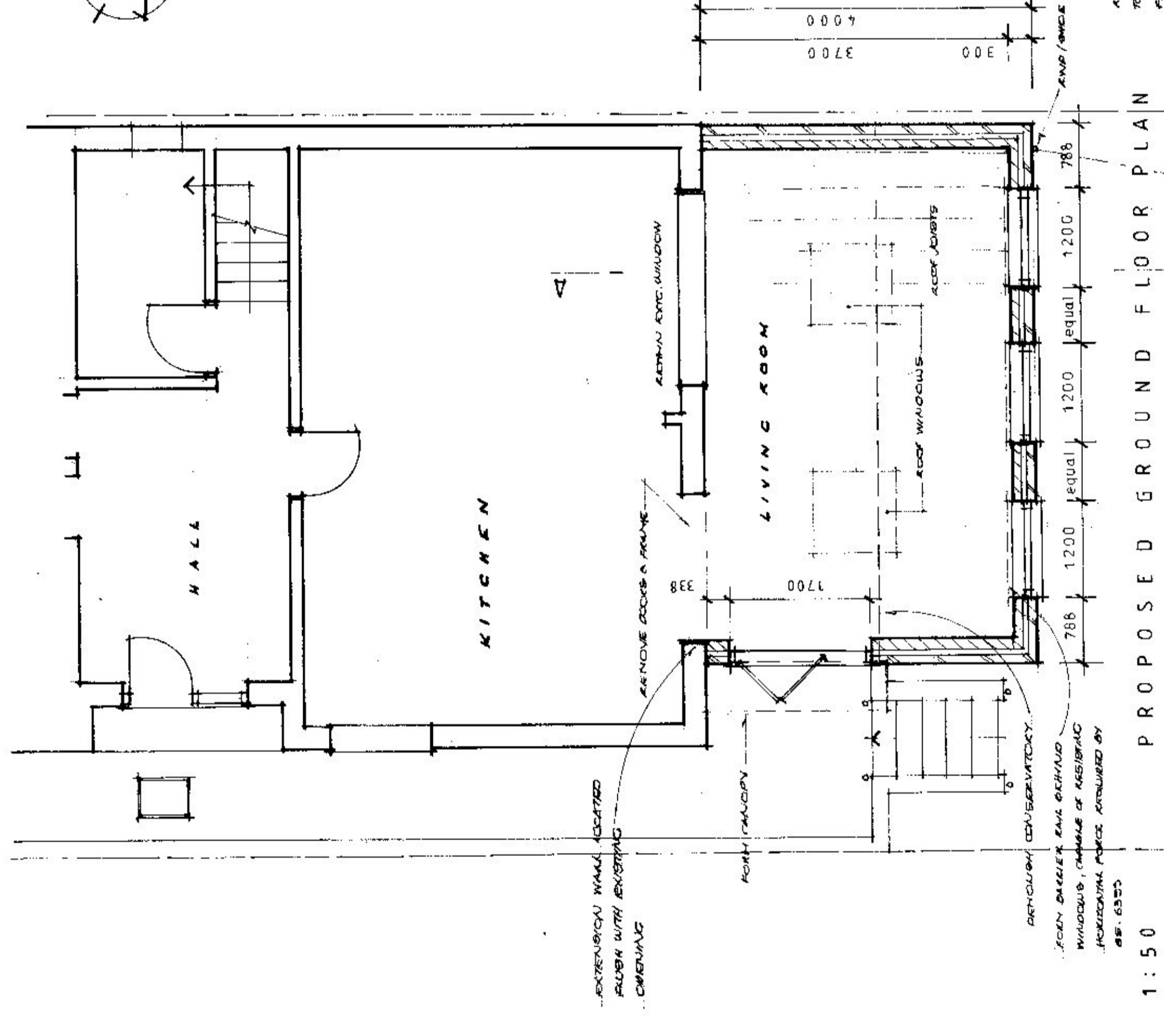
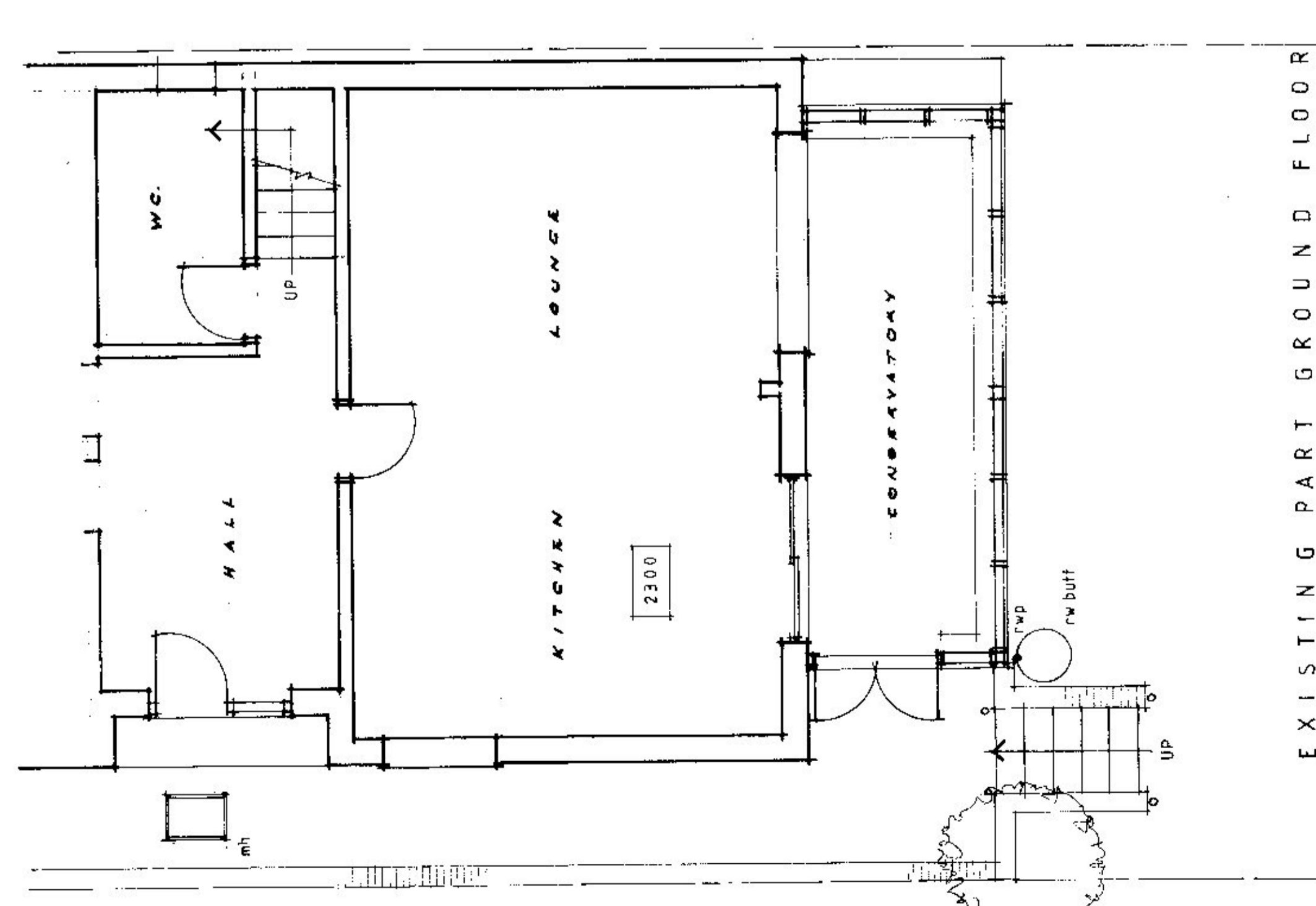
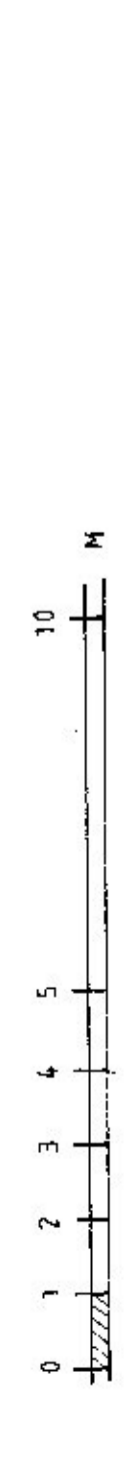
**N.B. ANY CHANGES TO CONSTRUCTION DUE TO SITE CONDITIONS TO BE BROUGHT TO ATTENTION OF DESIGNER BEFORE PROCEEDING. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS OR STARTING WORK. PRIOR TO COMMENCEMENT OF WORK ON SITE, CONTRACTOR TO DETERMINE LOCATION OF ALL UNDERGROUND SERVICES, SEWERS, ETC.**

SOUTH EAST ELEVATION 1:100

REAR ELEVATION

NORTH WEST ELEVATION

NORTH WEST ELEVATION



REV. A MAY. 21. : EXISTING WORK UNCHANGED.  
DESCRIPTION  
**PROPOSED EXTENSION**  
PROPERTY  
13 SEAFIELD ROAD  
DOVER COURT  
FOR  
**MR & MRS. WALKER**  
SCALE  
1:50 1:100  
DATE  
MARCH 2020  
DRAWING NO. 13/5RD/1/A.  
**CHRIS MORRIS DESIGN LTD**  
BENTLEY HOUSE, BIRCH LANE, GREAT BENTLEY, COLCHESTER, ESSEX, CO1 8DQ