



Side

TILES TO MATCH EXISTING

NEW FRENCH DOORS

Rear

TILES TO MATCH EXISTING

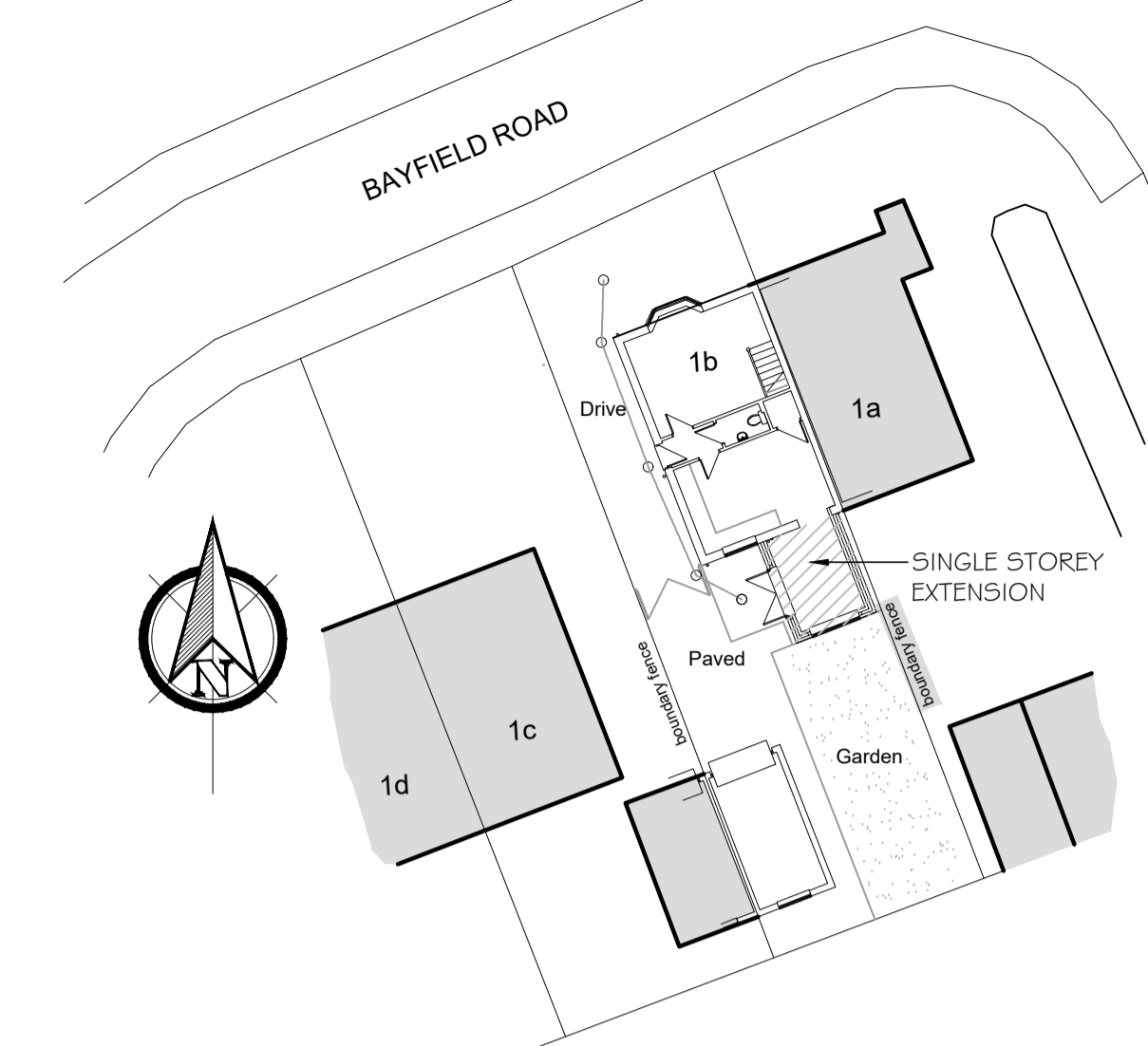
NEW WINDOW

Side

TILES TO MATCH EXISTING

FACING BRICKWORK TO MATCH EXISTING DWELLING

Proposed Elevations (scale 1:100)



Proposed Site Plan (scale 1:250)

DIMENSIONS MARKED WITH * ARE SITE DIMENSIONS AND ARE APPROXIMATE ONLY AND ARE TO BE DETERMINED BY THE EXISTING STRUCTURE AND OPENINGS BUILDING CONTRACTOR IS TO CHECK ALL DIMENSIONS PRIOR TO THE ORDERING OR MANUFACTURE OF ANY COMPONENTS OR MATERIALS

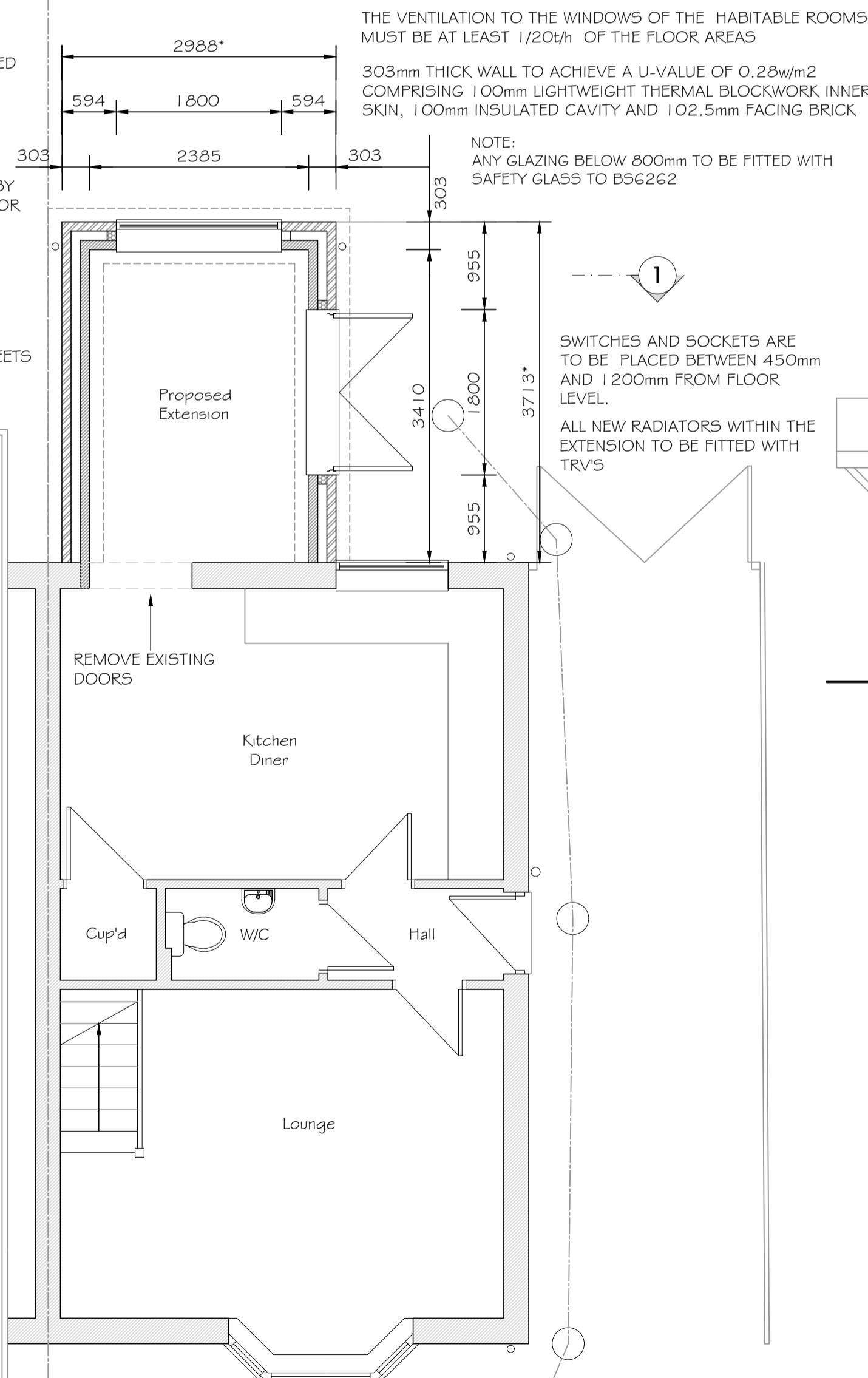
ENERGY EFFICIENT LIGHTING CAPABLE OF PROVIDING A LUMINOUS EFFICIENCY OF NOT LESS THAN 45 LUMENS PER CIRCUIT WATT TO 75 PERCENT OF LOCATIONS IS TO BE PROVIDED

NOTE: BUILDING CONTRACTOR TO CONFIRM TO BUILDING INSPECTOR THE SIZE OF GUTTERS AND DOWN PIPES TO BE USED

ALL RWP'S POSITIONS ARE TO BE CONFIRMED BY BUILDING CONTRACTOR TO BUILDING INSPECTOR ON SITE

NOTE: PROVIDE CATNIC LINTELS OVER ALL NEW OPENINGS

NOTE: MAINTAIN CAVITIES WHERE NEW EXTENSION MEETS EXISTING



Proposed Ground Floor Plan (scale 1:50)

LINTELS
ALL WINDOWS AND DOORS ARE TO HAVE CANTIC LINTEL OR SIMILAR APPROVED OVER. ALL LINTEL SIZES ARE TO BE AGREED ON SITE BY BUILDING CONTRACTOR

WALL STABILITY
5X30 GALVANIZED MILD STEEL ANCHOR STRAPS TO BE INSTALLED AT RAFTER LEVEL AT 1200c/c's MAXIMUM AND FIXED ACROSS 3 No. JOIST / RAFTERS.

DAMP PROOF COURSES
ALL NEW WALLS ARE TO HAVE BITUMINOUS FELT DPC'S OR SIMILAR TO BS743 A MINIMUM OF 150mm ABOVE FINISHED GROUND LEVEL

WINDOWS AND DOORS
ALL NEW WINDOWS TO HAVE 8000mm² TRICKLE VENTILATORS, ANY GLAZED DOORS TO BE FITTED WITH SAFETY GLASS TO B56262 GLAZING TO ACHIEVE A U-VALUE OF 1.6w/m² 50 PROVIDE 4-16-4 SEALED UNIT DOUBLE GLAZED UNITS WITH LOW EMISSIVITY COATING TO INNER PANELS

PITCHED ROOF
TILES TO MATCH EXISTING LAID ON 25x50 TANAUSED BATTENS AT GAUGE ON UNTEARABLE SARKING FELT ON RAISED TIE RAFTERS AT MAXIMUM 600mm CENTRES WITH BINDERS AND WIND BRACING ALL TO COMPLY WITH B55268 PART 3 1985. ROOF STRUCTURE TO BE DESIGNED BY SPECIALIST MANUFACTURE AND IS TO BE SUBMITTED TO THE LOCAL AUTHORITY BEFORE COMMENCEMENT OF ANY WORKS ON SITE. 25x100 RIDGE AND CEILING BINDERS AND WIND BRACING, 50x100 TREATED SOFTWOOD WALLPLATES FASTENED TO INNER LEAF WITH 30x5x1000mm LONG GALVANIZED MILD STEEL STRAPS AT 3000mm CENTRES EACH WITH GNo. FIXINGS INTO MASONRY. 30x5x1500mm LONG GALVANIZED MILD STEEL LATERAL RESTRAINT STRAPS WITH 100mm TURNED DOWN INTO BLOCKWORK AND FASTENED TO RAFTERS AND CEILING JOISTS.

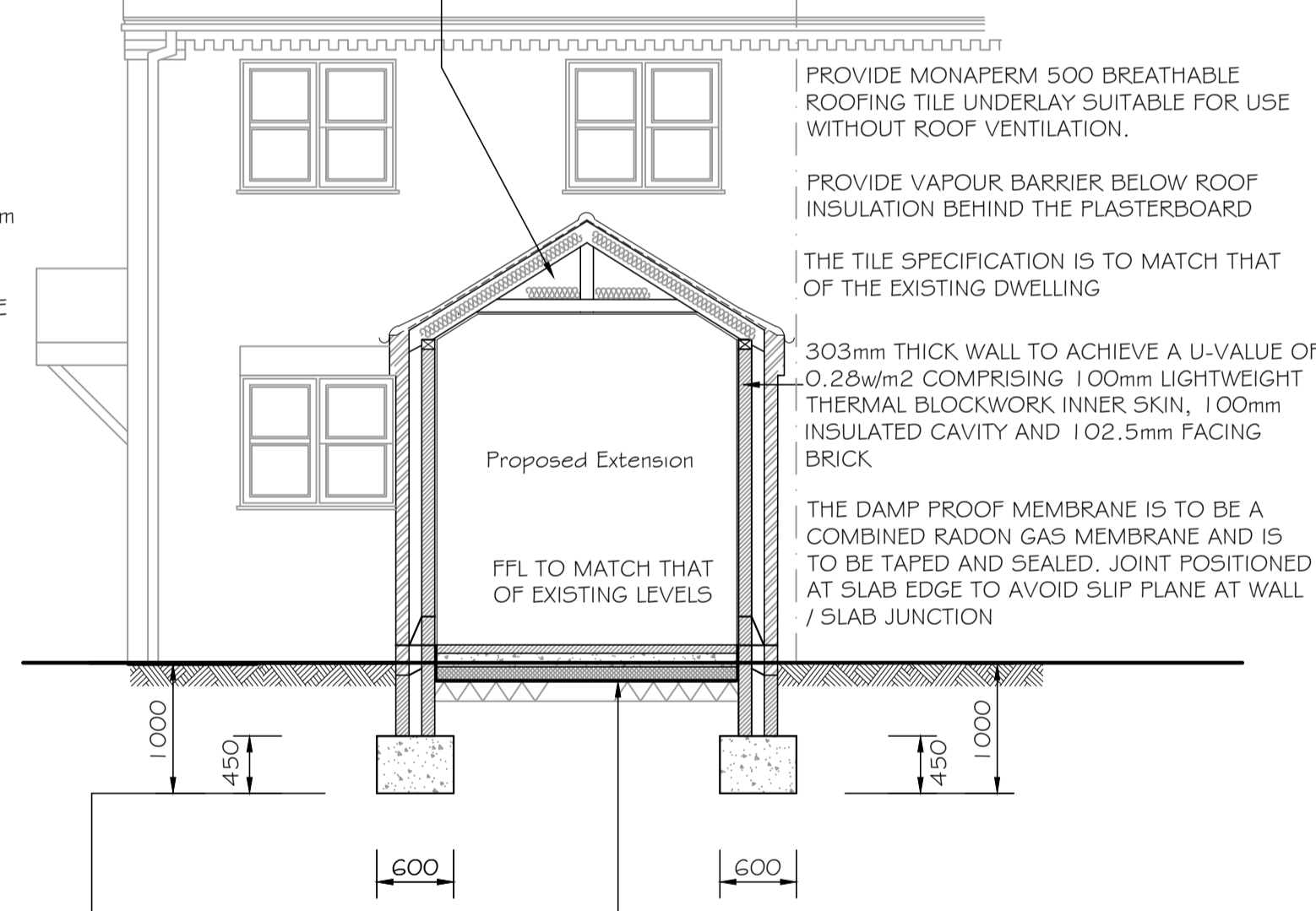
HEATING
HEATING CONTROLS TO NEW ROOM IS TO BE THERMOSTATIC RADIATOR UNDER NEW WINDOW.

NOTE: NEW PITCH ROOFS TO BE SITE MEASURED, DESIGNED BY SPECIALIST AND DETAILS ARE TO BE SUBMITTED TO BUILDING CONTROL PRIOR TO THE FABRICATION OR THE ERECTION OF ANY MATERIALS

PREFABRICATED RAISED TIE TRUSSES BY SPECIALIST AT 600 CENTRES TO BE DESIGNED BY SPECIALIST MANUFACTURER (DWB TIMBER ENGINEERING) AND TO BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.

INSULATE BETWEEN AND UNDERNEATH SLOPING CEILING WITH 165mm CELOTEX XR400 INSULATION TO ACHIEVE A U-VALUE OF 0.18w/m² ALSO PROVIDE BREATHABLE ROOFING FELT TO GIVE SUFFICIENT VENTILATION.

INSULATION TO FLAT CEILING OF ROOF IS TO ACHIEVE A U-VALUE OF 0.16w/m² USE 200mm ROCKWOOL INSULATION QUILT LAID BETWEEN CEILING JOISTS WITH A FURTHER 200mm CROSS LAID OVER.



GROUND FLOOR TO GIVE A U VALUE OF 0.22 WM2 AND TO COMPRISE OF MINIMUM 65mm SAND / CEMENT SCREED ON 100mm DEEP CONCRETE SLAB ON 100mm CELOTEX INSULATION ON 1200 GAUGE 'VISQUEEN' DPM ON 150mm SUB-BASE TO GIVE U-VALUE OF 0.20w/m². (also provide vel to warm side of insulation) FLOOR LEVELS TO RUN THROUGH

Section 1-1 Through Proposed Extension (scale 1:50)

PROVIDING GROUND CONDITIONS ARE OF AN ADEQUATE NATURE THEN EXCAVATE 600mm WIDE x 450mm DEEP TRENCH FILL FOOTINGS TO EXTERNAL WALLS (UNLESS NOTED OTHERWISE), FINAL DEPTH AND SIZE TO BE AGREED ON SITE WITH LOCAL AUTHORITY BUILDING INSPECTOR, ALL FOOTINGS ARE TO BE REINFORCED WITH MESH REINFORCEMENT IN THE TOP

THE FORMATION DEPTH OF THE FOUNDATIONS IS TO BE DOWN TO A FIRM LOAD-BEARING STRATA TO FORM A STABLE FOUNDATION. THE MIN. DEPTH IS TO BE 1000mm IN MEDIUM SHRINKABLE CLAYS. ALL FINAL DEPTHS AND PROTECTIONS OF FOOTINGS ARE TO BE AGREED ON SITE BETWEEN THE LOCAL AUTHORITY BUILDING INSPECTOR AND THE BUILDING

GENERAL NOTE
ALL WORKS ARE TO COMPLY WITH CURRENT BUILDING REGULATIONS ALL MATERIALS AND COMPONENTS ARE TO COMPLY WITH CURRENT BRITISH STANDARDS AND ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CURRENT CODES OF PRACTICE. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS AND DETAILS PRIOR TO THE PROCUREMENT, FABRICATION OR ERECTION OF ANY COMPONENTS AND PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS

ELECTRICAL WORKS
ALL ELECTRICAL WORK IS TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION OF THE WORKS THE LOCAL AUTHORITY MUST BE SATISFIED OF COMPLIANCE WITH PART P THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORKS BY A PERSON COMPETENT TO DO SO.



Proposed Visuals (n.t.s)

| Revision | Amendment | Date |
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Client:

Project: Proposed Extensions and Alterations
1b Bayfield Road
Timberland
Lincolnshire

Dwg Title: Proposed Plans and Elevations

Dwg No: 212859-02
Scale: 1:50
Date: 02/22

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