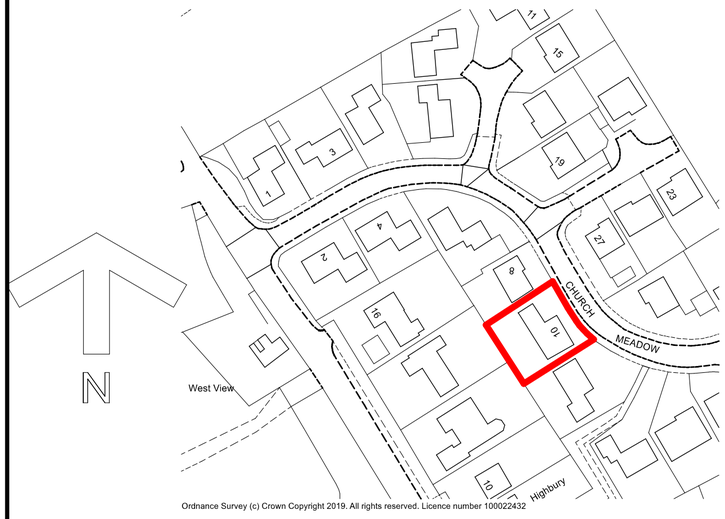

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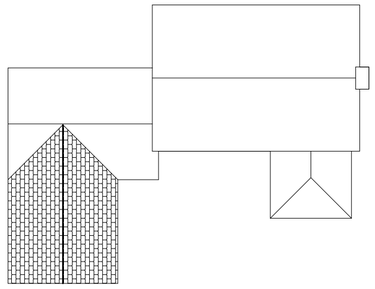
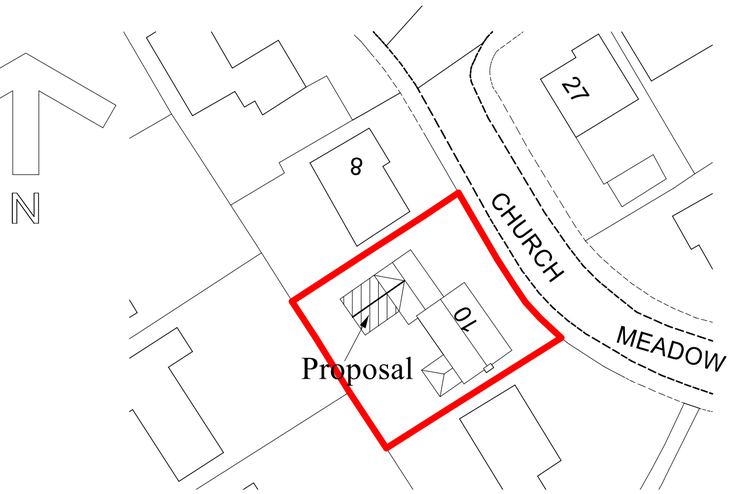
LOCATION PLAN



ROOF PLAN



BLOCK PLAN

NOTES

Take out rear door and window to Garage and set aside for re-use in extension, prop for and cut plain opening into extension, build in 203 x 133 x 25kg/m UB under wall plate to support roof above, ends to be set on 250 (minimum) x 150 x 65mm padstones. Beam to be encased where exposed with 2 layers of 12.5mm Gypsum wallboard, scrimmed and skimmed in 'Thistle' board finish plaster on softwood framework, quoin up jambs and make good. Remove eaves gutter and cut back eaves construction as necessary, strip off roof tiles, battens and underfelt as necessary where new roof intersects existing, set aside sound roof tiles for possible re-use, de-nail timbers, and make good new roofing to existing on completion.

Break up existing paths and pavings as necessary. Clear site of works of turf and vegetable matter. Foundation to walls to be minimum of 1 metre deep below finished external ground levels, or to such additional depths as requested by the Building Control Inspector. Concrete foundations (Grade C25) are to be 600 mm wide x 225mm thick. Foundation walls up to damp proof course level to be built in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks where exposed above finished ground levels. Cavity walls to be filled solid to 150mm below damp proof course level with fine concrete (1:3:6). Build in 100 x 65mm prestressed concrete lintels above drainage and service pipes passing through foundation walls. 'Xtra-Load Elite' or similar pitch polymer damp proof course to be inserted to all walls at floor level, and to be minimum of 150mm above finished external ground levels.

Floor to Garage extension to be constructed of minimum 150mm sulphate free compacted hardcore, 25mm sand blinding, 1000G polythene membrane well lapped and turned up at edges into DPC, 125mm trowelled concrete bed (Grade C25). Concrete bed to be thickened out to 225mm at Garage door threshold for a minimum of 450mm, including sinking sand and hardcore and dressing polythene membrane into sinking.

External cavity walls and gables to be constructed of outer skin of facing bricks to match existing and to Planning Officer's approval, 100mm cavity, inner skin of 100mm aerated concrete blocks fair faced and flush pointed. Stainless steel cavity wall ties to DD140 Type 4, not butterfly type, to be built in at 750mm centres horizontally, 450mm centres vertically and at 225mm centres to openings. Form brick-on-end flat cill under window as shown in matching facing bricks. Tie all new work to existing with stainless steel wall starters plugged and screwed to existing structure and ties at 225mm centres built in to new walls. Build in 'Catnic' lintels CG90/100 over external door and window openings all with minimum 150mm end bearings.

Pitched roofs to be of interlocking tiles to match existing and to Planning Officer's approval on 50 x 25mm sawn battens, to recommended gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane; on specialist designed trussed rafters at 600mm c/c to BS5268 Part 3, with 100 x 25mm bracings as recommended by suppliers fix 100 x 75 wall plates. Provide code 4 lead saddle at intersection of ridge with roof slope. Wall plates to be strapped down at maximum 2 metre centres with 30 x 2.5mm galvanized straps. Verges and ceilings to be strapped down at minimum 2 metre centres with 30 x 5mm galvanized straps spanning 3 rafters or ceiling joists and turned down over walls. Fit UPVC fascias with UPVC soffits and timber bearers. Fit UPVC barge boards with UPVC soffits, boxed ends at intersection with fascias, and sawn timber bearers or gable ladder framework. Gutters and rainwater pipe to be in UPVC. Gutters to match existing, half round gutters laid to 1 in 600 falls, with 68mm diameter rainwater pipe discharging into trapped gully.

Fit softwood quadrants to match existing and 25mm softwood rounded window boards.

Refix existing window and door. New external door and frame is to be UPVC. Any glazing to door to comply with the European equivalent of BSEN12150, and shall either break on impact so as not to cause injury, or resist impact without breaking and must be safety glazed as defined in Building Regulations N1. All external doors to be draught stripped. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant.

Provide and fix sink unit to Client's choice with 75mm deep seal trap and 38mm waste discharging into gully.

Carry out electrical works all to Client's choice with lighting points and power points as required. Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night. All new electrical sockets to be sited between 450mm and 1200mm above floor levels. Any downlights in ceilings are to be fitted with Tenmat FF109 or similar downlight covers. Electrical works to comply with Building Regulations Approved Document P in respect of Safety which encompasses Design, Installation, Inspection & Testing of Electrical Installations. The Electrical Contractor carrying out work on this scheme must be competent and registered with a Part P self-certification scheme to provide a self-certification certificate to the occupier and a notice to that effect (or a copy of the certificate) to the Local Authority not more than 30 days after completion of the work. All electrical works to conform to the latest safety guidelines from the B.S.I. and the I.E.E. as codified in BS 7671, Requirements for Electrical Installations. Installation, testing and commissioning certificates are to be provided for the installation, completed by suitably qualified and competent persons in a recognized industry format.

All drainage works to be in 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. All drains passing under buildings to be encased in minimum 150mm concrete. Storm drainage gully to be trapped and fitted with galvanized grating. Storm drainage to be connected to existing system or to run to soakaway 1200 x 1200 x 1200mm below incoming invert, and to be filled to within 300mm of surface with clean limestone, covered with 1200-gauge polythene sheeting and topsoil. Soakaway to be sited a minimum of 5 metres from building. A percolation test is to be undertaken to determine that the size of the soakaway is adequate. Gully picking up kitchen sink waste to be trapped back inlet and fitted with galvanized grating, drain to be connected to existing foul system.

Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.

MR. P. LOWE

DATE FEBRUARY 2019

PROPOSED EXTENSION

AT
10, CHURCH MEADOW,
IPSTONES,
STOKE-ON-TRENT,
STAFFS. S10 2LS

SCALES:

ROOF PLAN	1:200
BLOCK PLAN	1:500
LOCATION PLAN	1:1250

DRAWN BY:

MALCOLM SALES
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FOR PLANNING &
BUILDING REGULATIONS
APPLICATIONS

DRAWING NR. 1812/11/03