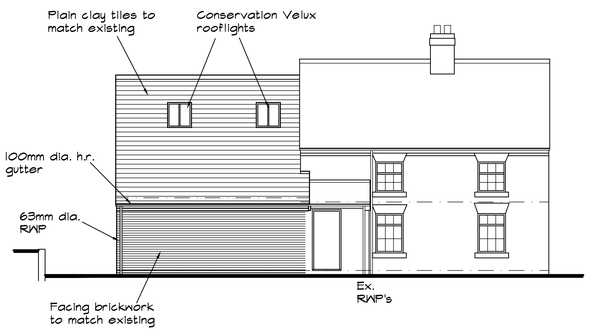
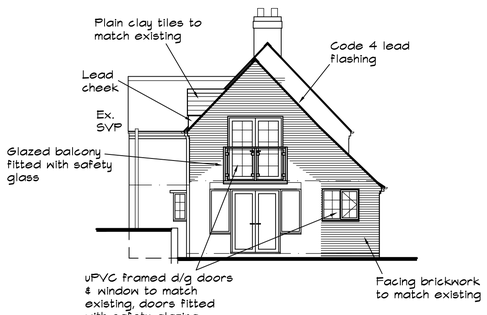
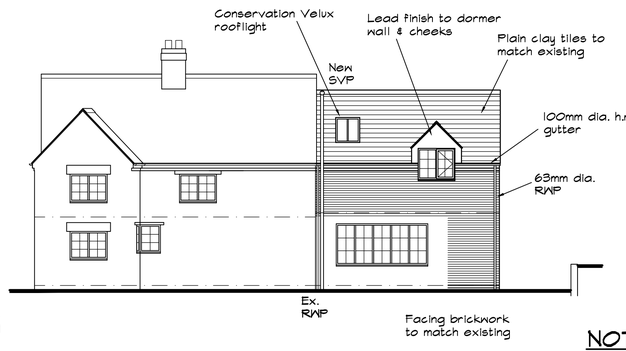


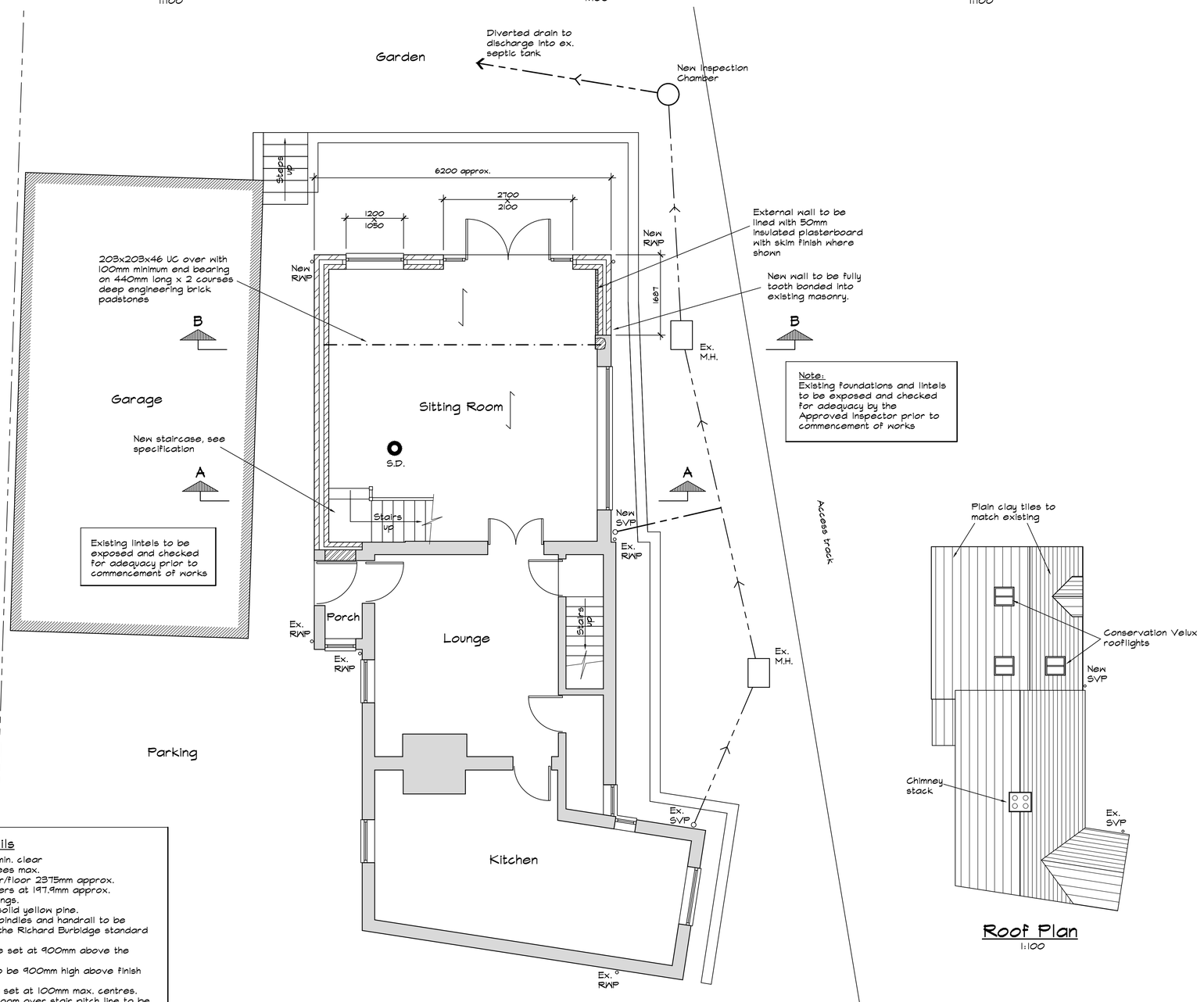
Proposed Side Elevation
1:100



Proposed Rear Elevation
1:100



Proposed Side Elevation
1:100



Proposed Ground Floor Plan
1:50

Stair Details
Width 800mm min. clear
Pitch 42 degrees max.
Total rise floor/floor 2375mm approx.
12No. equal risers at 197.9mm approx.
225mm min. goings.
Strings to be solid yellow pine.
Newel posts, spindles and handrail to be supplied from the Richard Burbidge standard range.
Handrails to be set at 900mm above the pitch line.
Balustrading to be 900mm high above finish floor level.
Spindles to be set at 100mm max. centres.
Vertical headroom over stair pitch line to be 2000mm minimum.

Roof Plan
1:100

NOTES

1. All dimensions to be checked on site by builder prior to commencement.
2. This drawing is Copyright of Creation Building Design and may not be amended or copied, either manually or electronically, without the express written permission of the Copyright owner.
3. This drawing is to be read in conjunction with Drg. Nos. 21935-1 & 3.
4. FOUNDATIONS
   600mm wide mass concrete foundation trenches set out centrally under loadbearing walls to be taken down to suitable bearing strata, 1000mm minimum below ground level or invert of any adjacent drains, whichever is the greater to the satisfaction of the Approved Inspector.
   All concrete to be be to BS 5328 Part 2 1981 , plain concrete to foundation and insitu floor slabs, minimum mix strength RC25.
5. DPC
   To be minimum 2000 gauge polymer DPC to each leaf of masonry, positioned at ground floor level or where shown, 150mm above external ground level. Insulated vertical DPC's to all vertical cavity closures.
6. EXTERNAL CAVITY WALL
   External cavity wall to be 102mm facing bricknork to match with 100mm cavity filled with DriTherm or similar cavity insulation bats, 100mm wide inner leaf of Celcon Standard or similar blocknork, with plasterboard on dabs and skim finish internally. Cavity to be tied with stainless steel or similar wall ties to BS 1243 at 750mm horizontal centres and 450mm vertical centres, 225mm at openings. All new openings to be supported using Catnic insulated lintels with 150mm minimum end bearing. All new bricknork to be strapped to BS 5628.
7. IN-SITU FLOOR SLAB
   100mm concrete slab on 500 gauge polythene DPM on 80mm Celotex or Kingspan floor grade insulation with 25mm perimeter insulation on 1200 gauge polythene DPM linked to DPC on 150mm min. sand blinded well compacted limestone sub-base.
   Floor finish to be agreed with the client.
8. STUD PARTITION
   75x50mm s/w studs at 450mm max. centres and crossed braced with 75mm quilt insulation between studs (min. density 10kg/m3) where shown and 9.5mm plasterboard & skim finish.
9. FIRST FLOOR
   22mm tongue and groove chipboard (moisture resisting in En-Suite) on 75x170mm Grade C24 floor joists @ 400mm centres max. with 1 row solid strutting @ midspan and 100mm quilt insulation between joists and underdrawn with 12.5mm foil-backed plasterboard & skim finish. Triple joists under partitions and stair trimmer.
10. PITCH ROOF
    Plain clay tiles to match existing on 38x25mm tanalised s.w. battens on Klober Permo Forte vapour permeable breathable felt with 10-15mm sag between rafters.
    Roof timber sizes as shown on sections.
    Double rafters either side of rooflights.
    Sloping soffit to have 85mm Celotex tuff-R Zero GA3000Z insulation friction fitted between rafters and underdrawn with Thinsulex insulation with counter battens and 12.5mm foil-backed plasterboard and skim finish.
    Eaves and fascia to match existing.
11. DORMER CHEEKS
    Dormer cheeks to be lead to match roof on Klober Forte vapour permeable breathable felt on 12mm exterior grade plywood on 50x100mm timber stud framework @ 450mm vertical centres maximum and crossed braced with 100mm Celotex/Kingspan wall insulation friction fitted between studs, lined internally with a 500g polythene vapour barrier and 9mm plasterboard with skim finish. Dormer cheeks built off double rafters.
12. RAINWATER DISPOSAL
    100mm dia. half round guttering connected to 63mm dia. rainwater pipes discharging into the existing underground drainage system as indicated.

NOTES cont'd.

13. DRAINAGE
    All new underground drainage to be 100mm dia uPVC flexibly jointed pipework bedded on pea gravel, laid to 1:40 minimum falls in the layout as shown.
    New polypropylene inspection chambers to have 100mm dia. outlets, fitted with a lightweight cover and frame and set on 150mm thick mass concrete base and surrounded with pea gravel.
    150x150mm trapped and roddable gully's to be positioned as shown.
14. Shower to have 40mm dia. uPVC waste pipe (50mm dia. where length greater than 3.0m) and basin to have 32mm dia. uPVC waste pipe, all with 75mm deep seal anti-vac traps and connected into 100mm dia. uPVC SVP or sealed gully.
15. En-Suite to be fitted with mechanical extractor fan capable of 15 litres/sec. extraction and be ducted to external wall.
16. LIGHTING
    No. new light fitting to have a luminous efficiency greater than 40 lumens per circuit watt , i.e. compact flourescent fittings to be provided for each new 20m2 floor area created.
17. HEATING
    Alterations to the heating & hot water system installations to be designed, installed and commissioned by a competent person in accordance with the Domestic Heating Compliance Guide, 2006 Edition.
18. GENERAL DETAILS
    New windows to be uPVC framed draughtsealed double glazed units (16mm Argon filled gap) glazed in Energicare Classic glass to achieve a U-Value of 1.6W/m2K, with 2500mm2 trickle vents in En-Suite and 5000mm2 trickle vents in all other habitable rooms.
    New external doors to achieve a U-Value of 1.8W/m2K.
    Safety glazing to doors and windows in critical areas to comply with BS 6206.

    Ventilation opening to new windows to equal 1/20 floor area of room served.

    All radiators to be fitted with TRV valves.

    Lateral restraint to walls be provided at verge and eaves and first floor levels using 30x5mm galvanised mild steel straps x 1800mm long @ 1500mm max. centres fixed across min. 3No. members with solid strutting between members.

    Steel beams to have 1 layer 15mm Fireline board & skim cladding to provide half hour fire resistance.

Key
S.D. - Mains operated interlinked smoke detector

Rev E	14.10.19.	Details finalised for Building Regulation approval.
Rev D	16.09.19.	Scheme amended from Planning Officer's comments
Rev C	19.08.19.	Scheme redrawn
Rev B	13.06.19.	Details finalised for Planning & Building Regulation approval.
Rev A	13.06.19.	Amended in accordance with the client's instructions.

All electrical works to be undertaken, tested and commissioned by an electrical contractor registered under the Competent Persons Scheme.

Project
Proposed Extension at Woodside Cottage, Church Lane, Muggington

Client: Mr & Mrs D. Thompson Tel. 07855 123845

Scale: 1:100 & 1:50

Drg. No.: 21935-2E

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