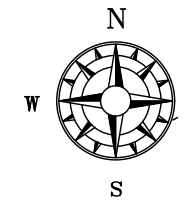
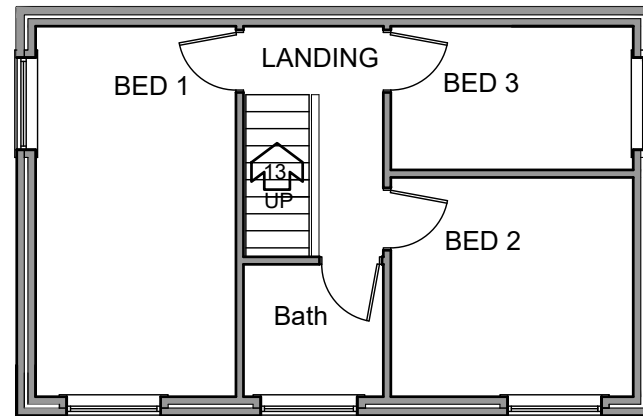
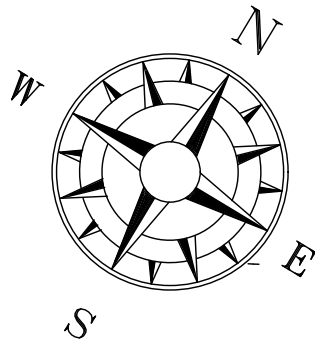




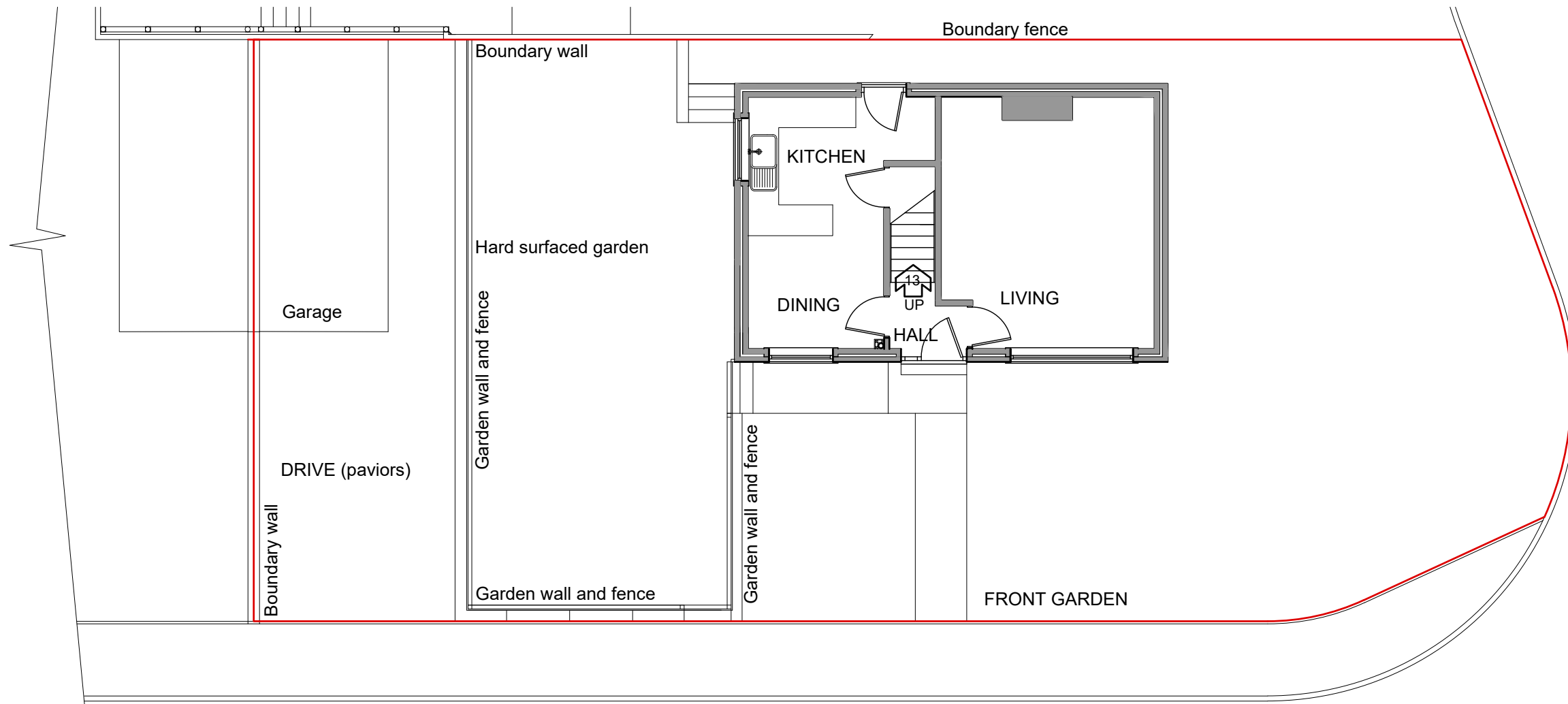
ALTERATION AND EXTENSION
AT 9 THE CROFTS ST.BEES
CUMBRIA CA27 0BH
For MR DAVID BROWN

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LOCATION PLAN 1/2500 Scale

Site Enablement.
Services and meters etc.
 Check all services in area of extension and record all drains and service ducts etc.
 Arrange for service providers to modify meters and supply tail positions. Where dwelling is to remain occupied during the works arrange for supplies to be maintained for the duration of the works.
Ground preparation and drainage.
 Reduce ground levels removing deleterious materials in area of extensions. Expose any drain under new extensions for inspection by Building Control prior to reuse or replacement as advised by Building Control.



GROUND FLOOR PLAN

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

9 THE CROFTS ST.BEES CUMBRIA
 CA27 0BH For MR DAVID BROWN

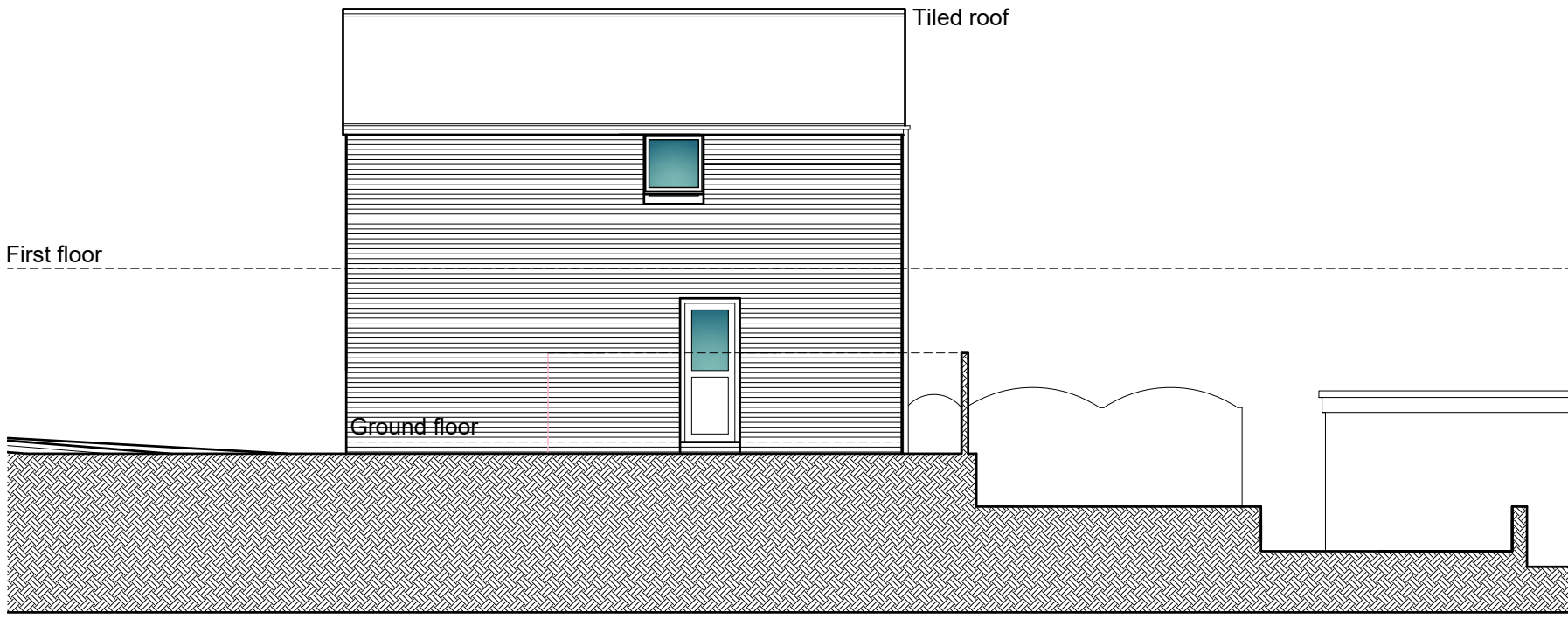
EXISTING PLANS.

Scale:
 Date:
 DWG No.

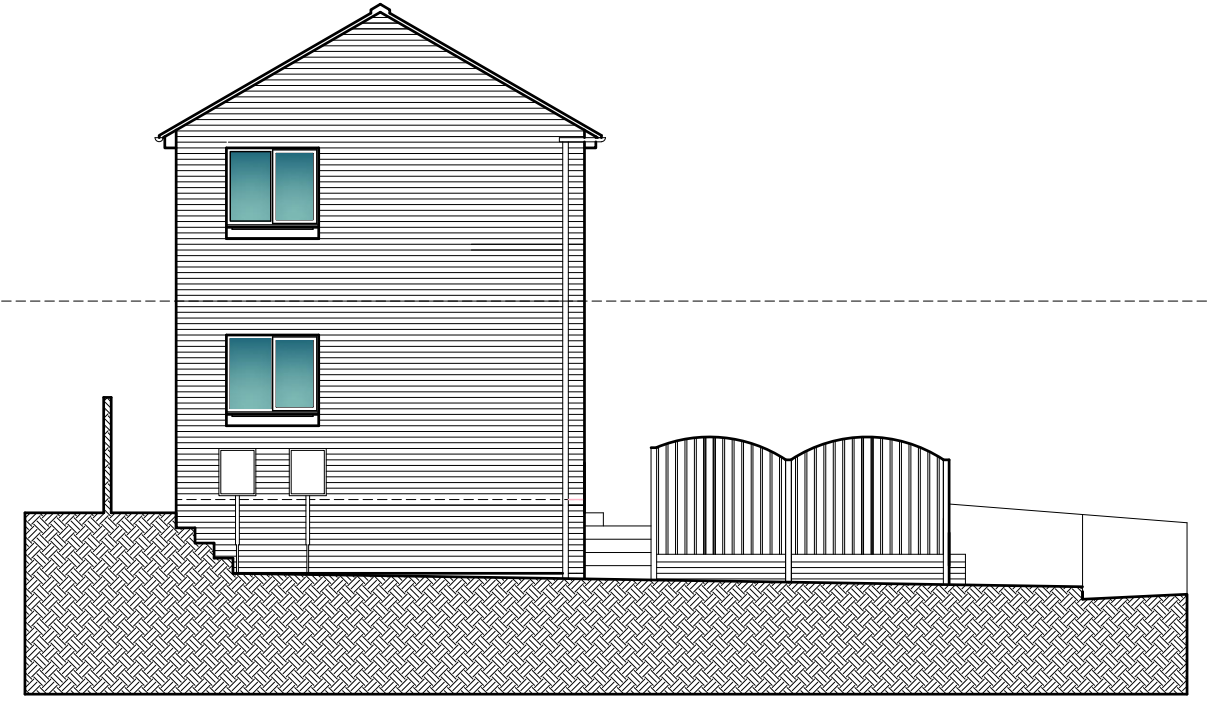
1/100 @ A3
 OCT 2019
 19/0236/01

REV
 DATE

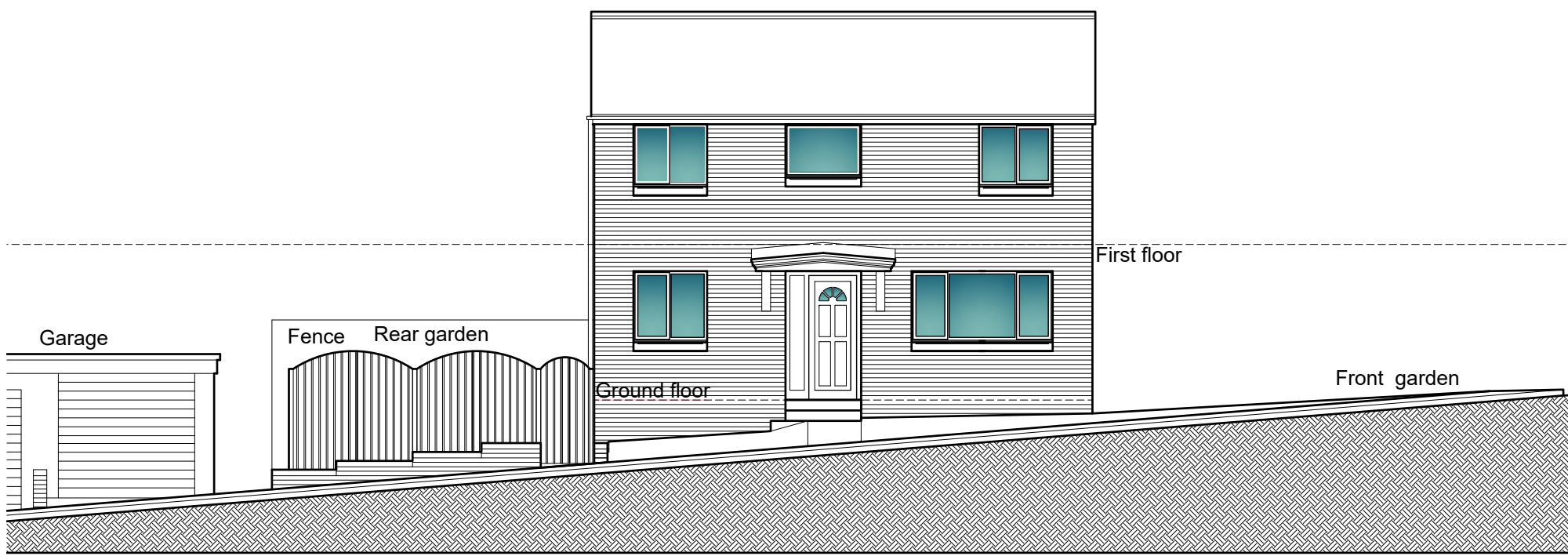
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REAR ELEVATION EXISTING



SIDE ELEVATION EXISTING



FRONT ELEVATION EXISTING



SIDE ELEVATION EXISTING

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

9 THE CROFTS ST.BEES CUMBRIA
CA27 0BH For MR DAVID BROWN

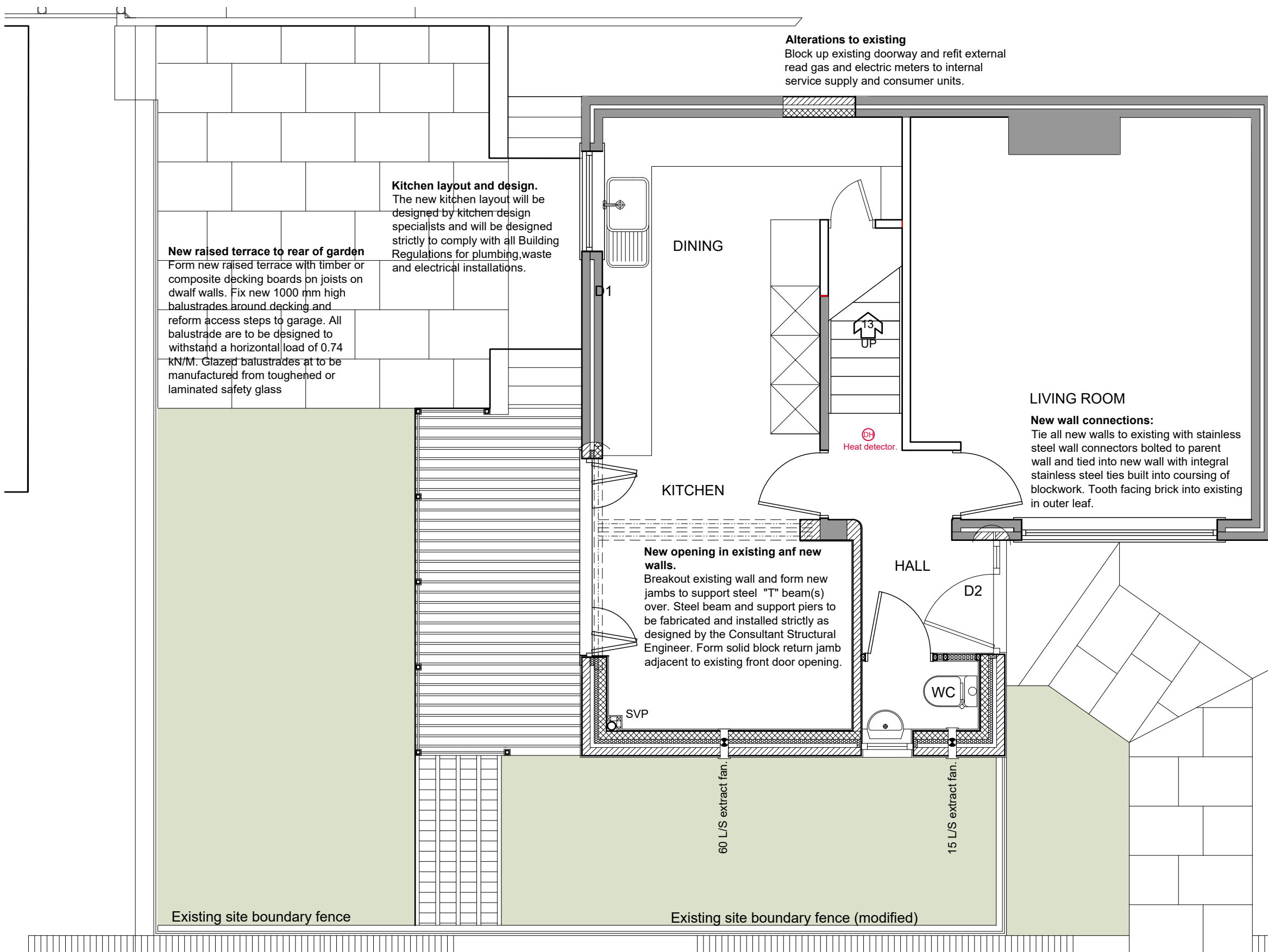
EXISTING ELEVATIONS

Scale:
Date:
DWG No.

1/100 @ A3
OCT 2019
19/0236/02

REV
DATE

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Alterations to existing
Block up existing doorway and refit external read gas and electric meters to internal service supply and consumer units.

Kitchen layout and design.
The new kitchen layout will be designed by kitchen design specialists and will be designed strictly to comply with all Building Regulations for plumbing, waste and electrical installations.

New raised terrace to rear of garden
Form new raised terrace with timber or composite decking boards on joists on dwarf walls. Fix new 1000 mm high balustrades around decking and reform access steps to garage. All balustrade are to be designed to withstand a horizontal load of 0.74 kN/M. Glazed balustrades are to be manufactured from toughened or laminated safety glass

New opening in existing and new walls.
Breakout existing wall and form new jambs to support steel "T" beam(s) over. Steel beam and support piers to be fabricated and installed strictly as designed by the Consultant Structural Engineer. Form solid block return jamb adjacent to existing front door opening.

New wall connections:
Tie all new walls to existing with stainless steel wall connectors bolted to parent wall and tied into new wall with integral stainless steel ties built into coursing of blockwork. Tooth facing brick into existing in outer leaf.

New extension Cavity wall above dpc U Value 0.22 W/M²K
300 mm. thick cavity walls consisting rendered 100 mm insulite solid concrete block external leaf 100 mm. clear cavity with 50 mm. Kingspan cavity wall insulation slabs or similar and 100 mm. thick Armstrong Airtec 3.6 concrete block inner leaf inner leaf.
Replace render with Marley Cedral cladding on patent fixing system to area shown on elevations.
All walls are to be built in a manner to ensure the building would pass a pressure test to achieve 5.5 M³/(h.M²) at 50PA or better. Walls are to be dry lined internally with 15 mm. foil backed plasterboard on dabs or metal laths. Return inner leaf blockwork onto "Dampcor" insulated DPM or similar at all jambs to doors and windows and fix tray under cills and lintels to heads of openings. Cavity wall ties to be Furfix stainless steel specifically designed for 100 mm. cavities at 750 mm. horizontal centres and 450mm vertical centres, offset 375 mm. horizontally to form a diamond pattern or as otherwise recommended by the wall insulation manufacturer. Fix additional wall ties every course at all corners and jambs. Seal heads of cavities with inert fire proof material 6mm thick masonite or similar bedded in mortar and fixed between toes of spars.
Fix Catnic type stainless steel or galvanised lintels designed for 100 mm. cavities. Lintels to have insulated voids and integral cavity trays and min. bearing of 150 mm. Fix additional bitumen trays in severe weather areas. Fix weep holes in outer leaf at 600 mm. centres above all cavity trays. All openings are to be sealed to comply with the pressure test requirement (5.5 M³/(h.M²) at 50PA.)

Internal loadbearing wall.
100 mm solid concrete block wall with plasterboard and skim dry lining on dabs.

Non Structural stud partitions
Fix new stud partitions to layout shown. Partitions to be 75 mm x 47 mm. PAR CR timber studs at 400 mm. centres built of 75 mm x 75 mm. sole plates with solid bracing at maximum 900 mm. vertical centres. Fix 10kg/m² 15 mm thick plasterboard and skim both sides. Fully insulate between studs with Rockwool insulation to reduce the passage of airborne sound. Bolt vertical studs to adjacent walls to provide lateral restraint to walls and studs to form rigid grid.

New windows and doors general.
New windows and doors throughout are to be grey u.P.V.C. framed double glazed with Pilkington "K" glass. All windows are to be fitted with trickle ventilators to provide 500 sq. mm. of vent to every metre of living space in habitable rooms.
Windows are to be close fitting and sealed around all jambs heads and cills with matching mastic.
Where glazing is within 800 mm. of the floor or in glazed doors or side lights all glazing is to be carried out with toughened glass.
All doors and windows are to be fitted with draught proof seals to all opening casements.
All doors and windows are to have a minimum total U-Value of 1.8.

Mechanical Ventilation.
Supply and fix electric light switch operated extract fans to outside air with 20 minute overrun to the following including all ducting, damping, and external grills.
Kitchen.....150 mm dia. 60 l/s minimum extract rate.
En-suite sh'rooms.....100 mm. dia. 15 l/s min. extract rate.
Toilet100 mm. dia. 15 l/s min. extract rate.

Building Regulations Only. Named products.
Where products are named in the specification the developer can substitute similar products provided the specification of the products meets or exceeds the selected product specification.

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500

9 THE CROFTS ST.BEES CUMBRIA
CA27 0BH For MR DAVID BROWN

GROUND FLOOR PLAN
PROPOSED

Revision A. Minor amendments to additional parking space to ensure no rainwater run of site onto highway.

Scale: 1/50 @ A3
Date: OCT 2019
DWG No. 19/0236/03

REV DATE

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Electrical Installations.

The external electric meter box will need to be repositioned, the electrician is to agree the revised position with the service provider and design the new internal supply and any reposition of the distribution cabinet.

All alterations and extensions to the existing electrical installations are to be designed and carried out by a suitably qualified Electrician or Electrical Engineer, the system is to be designed and tested as defined by BS 7671: 2001 Chapter 13.

Full details are to be submitted to Building Control prior to installation or a the Electrician must be registered with a self-registration scheme authorized by the Secretary of State. Where self certification is accepted the works commissioners should receive a signed Building Regulation self-certification certificate after installation and testing.

All materials used in the installation are to bear the "CE" mark for the relevant EEC directive regarding the use of Electric supplies, Low voltage and Extra low voltage supplies.

All electric design work is to take into account the requirements of all other Parts of the Building Regulations which may be affected by the electrical installations ie. Part M Accessibility.

Energy efficient lighting.

all rooms in the new extension will be fitted out with high efficiency low energy dedicated lighting fittings and all external lighting is to be movement sensor controlled and fitted with dedicated high efficiency light fittings.

Design requirement.

The owner will provide the main contractor with a schedule of fixtures and fitting for power and lighting.

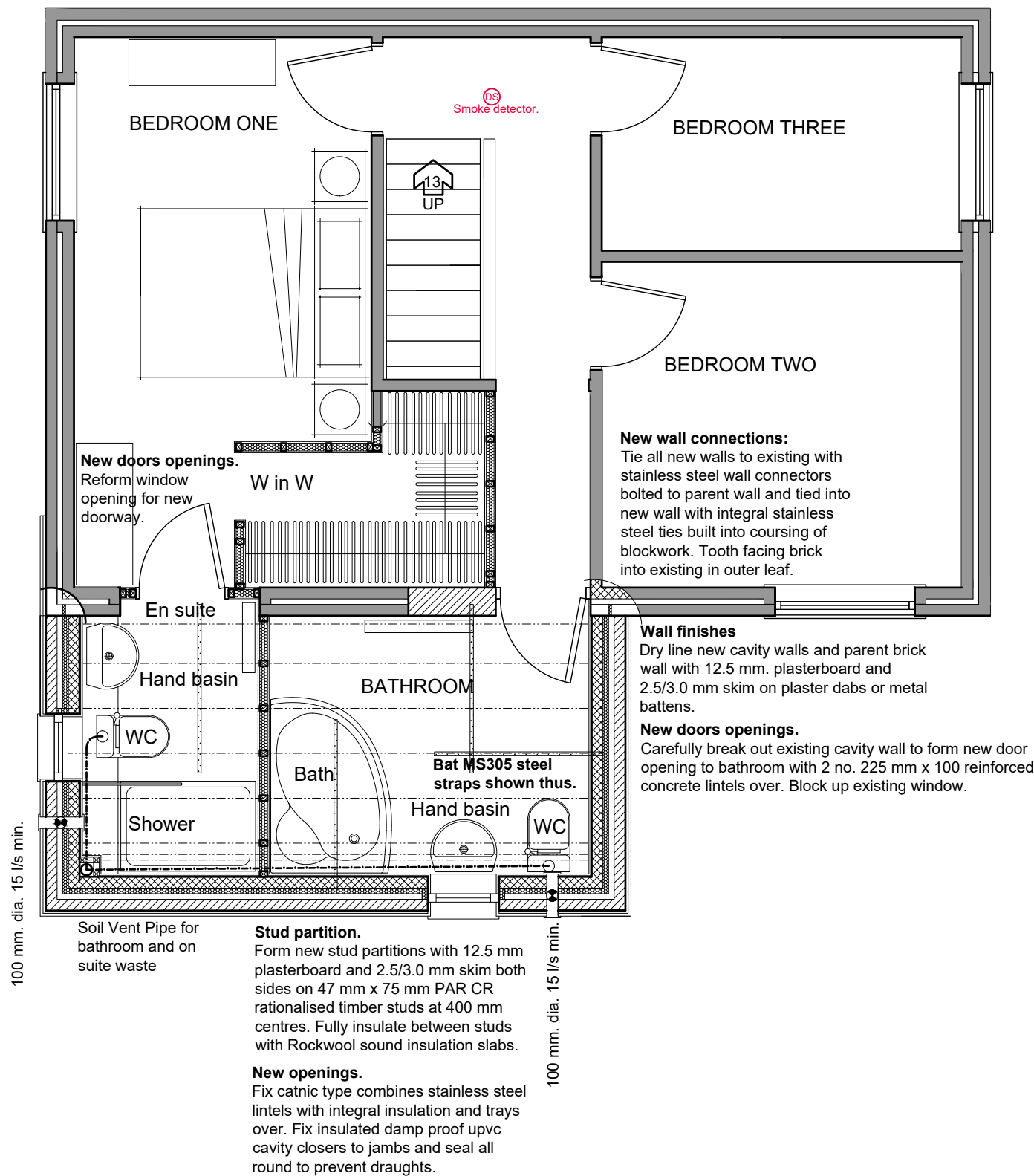
Central Heating

The external gas meter box will need to be repositioned, the plumbing engineer is to agree the revised position with the service provider and design the new internal supply and extension of central heating and hot water supply to the new extension radiators and en suite shower room bathroom and toilet. The existing building has an existing full heating and hot water supply from the existing gas boiler installation. The heating is via a low pressure radiator system which is to be extended. The hot water supply will be from direct mains water supply direct from the boiler or as otherwise recommended by the consultant electrical and mechanical engineer.

As part of the works the existing boiler will be tested for safety compliance and capacity to conform to the minimum standards of the Building Regulations and current energy performance, installation and safety standards legislation.

Gas.

All works carried out to the gas supply and heating systems are to be carried out and commissioned by a suitably qualified and registered Gas Safe installer, in a recognised self-certification scheme. Details of the plumbing service installer are to be noted on the installed equipment, with full registration details.



New Floor fabric and structure.

Coordinate new floor with existing floor level. 25 mm thick 15 kg/M² density glued and screwed Weyroc decking on 47 mm x 197 mm C16 at 400 mm. centres into inner leaf new walls. Fix herringbone strutting at centre spans and BAT MS305 cranked mild steel straps at 2000 mm centres around perimeter of extension fixed to supporting wall and minimum 3 joists perpendicular or along sides of parallel joist. Fit double joist under new stud partitions. Sound insulate between joists with Rockwool 100 mm thick sound insulation quilt and fix 15 mm thick (10kg/M²) density plasterboard and skim ceilings.

ALL TIMBERS ARE TO BE MARKED KILN DRIED

New windows and doors general.

New windows and doors are to match existing u.P.V.C. framed double glazed with Pilkington "K" glass. All windows are to be fitted with trickle ventilators to provide 500 sq. mm. of vent to every metre of living space in habitable rooms.

Windows are to be close fitting and sealed around all jambs heads and cills with matching mastic.

Where glazing is within 800 mm. of the floor or in glazed doors or side lights all glazing is to be carried out with toughened glass.

All doors and windows are to be fitted with draught proof seals to all opening casements.

All doors and windows are to have a minimum total U-Value of 1.8.

Sanitaryware details:

All new sanitary appliances are to be connected as appropriate to the new hot and cold water supplies. All hot water delivery pipes are to be insulated under floor with pipe lagging. Connect all wastes to the modified existing drainage layout with Marley Products Ltd. or similar waste system soil pipe and waste connections.

The soil vent stack is to be fitted with anti syphonic multi point connectors to collect all waste pipes and an inspection hatch at ground level in the garage. The soil stack is to be fitted with an intumescent collar at the intersection with the garage fire resistant ceiling. Where wastes are longer than 4.0 metres in length fit Durgo or similar air admittance valves to the head of the line at the minimum height of the relevant appliance over flow.

Building Regulations Part G Water.

All sanitaryware is to be from a range designed to reach sustainable Code 3 for water efficiency to achieve standard water usage of not more than 125 litres per person per day fitted with a flow restrictor to achieve the same rate..

Within 5 days of practical completion the applicant should have provided the water efficiency calculations proving the water usage of the dwelling complies with the regulations.

En suite layout and bathroom design.

The bathroom layout will be designed by bathroom design specialists and will be designed strictly to comply with all Building Regulations for plumbing, waste systems and electrical installations.

Take down walls not required and make good. Reform bathroom walls in stud partition as described elsewhere.

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

9 THE CROFTS ST.BEES CUMBRIA
CA27 0BH For MR DAVID BROWN

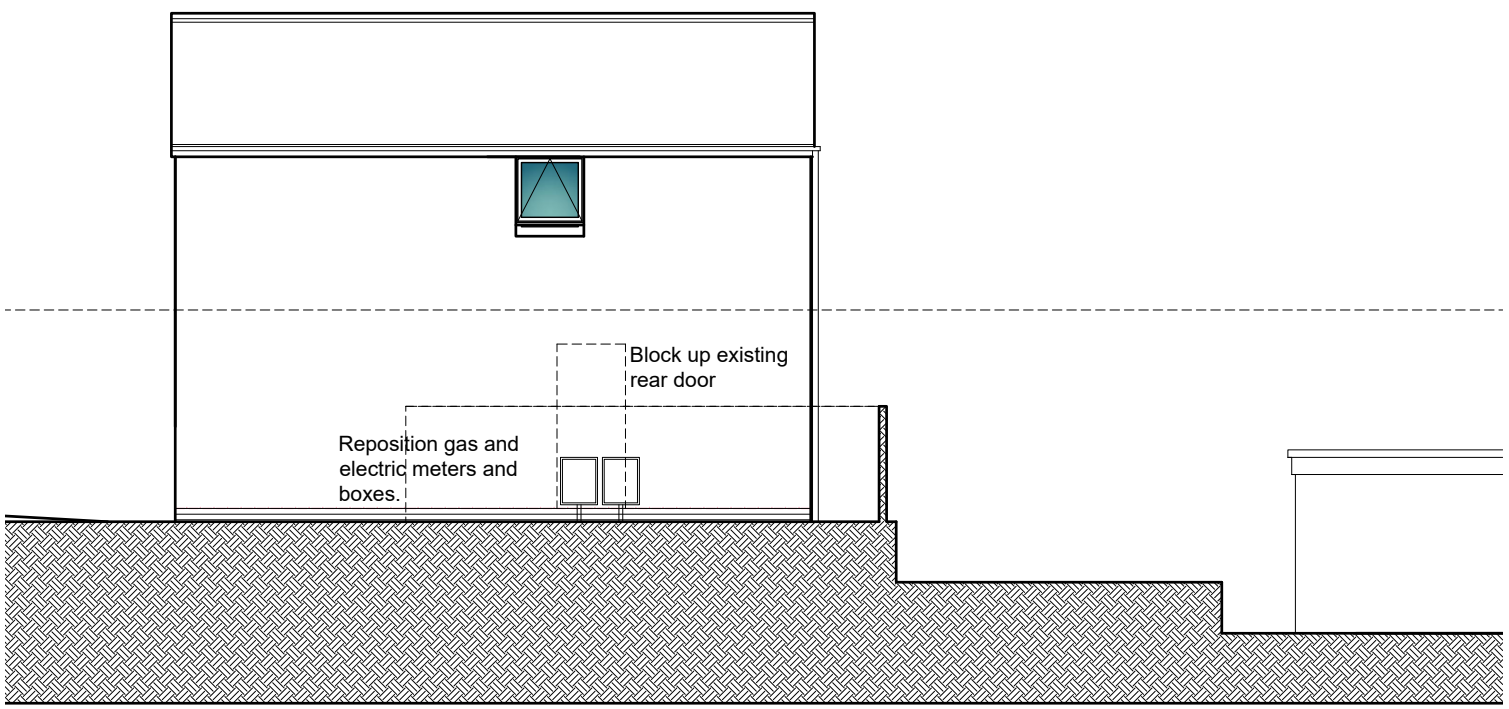
FIRST FLOOR PLAN
PROPOSED

Scale:
Date:
DWG No.

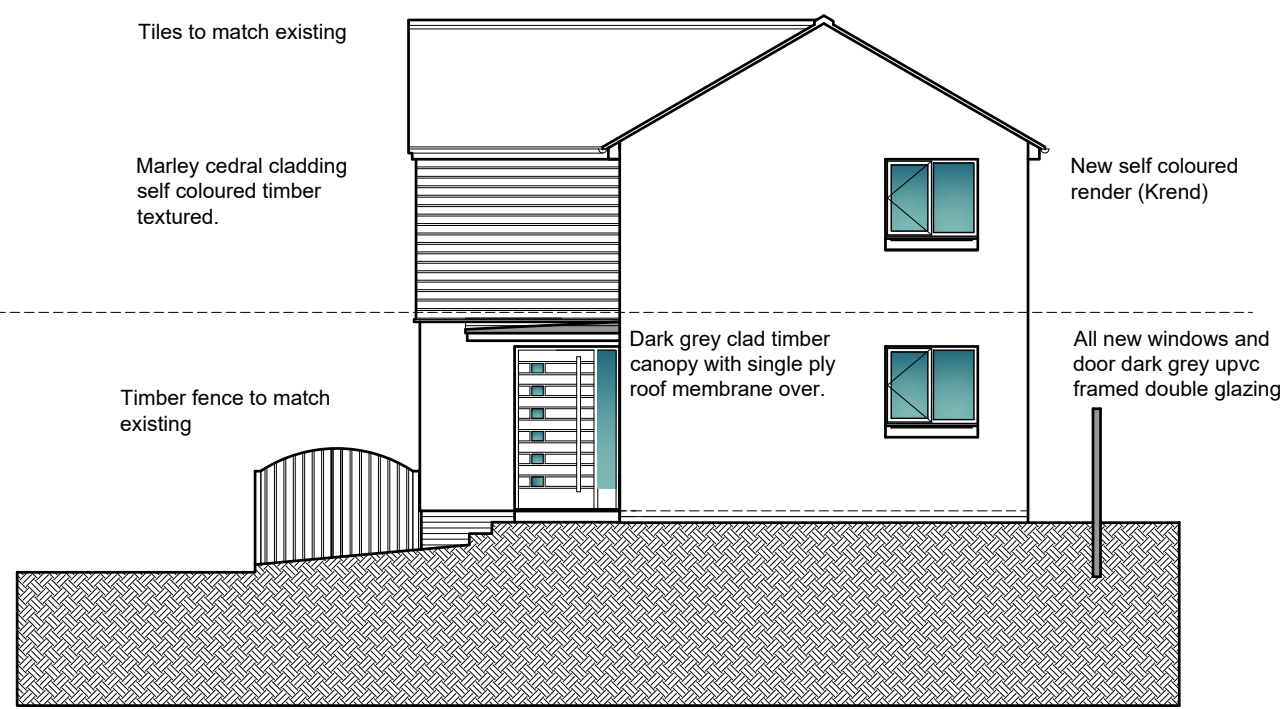
1/50 @ A3
OCT 2019
19/0236/04

REV
DATE

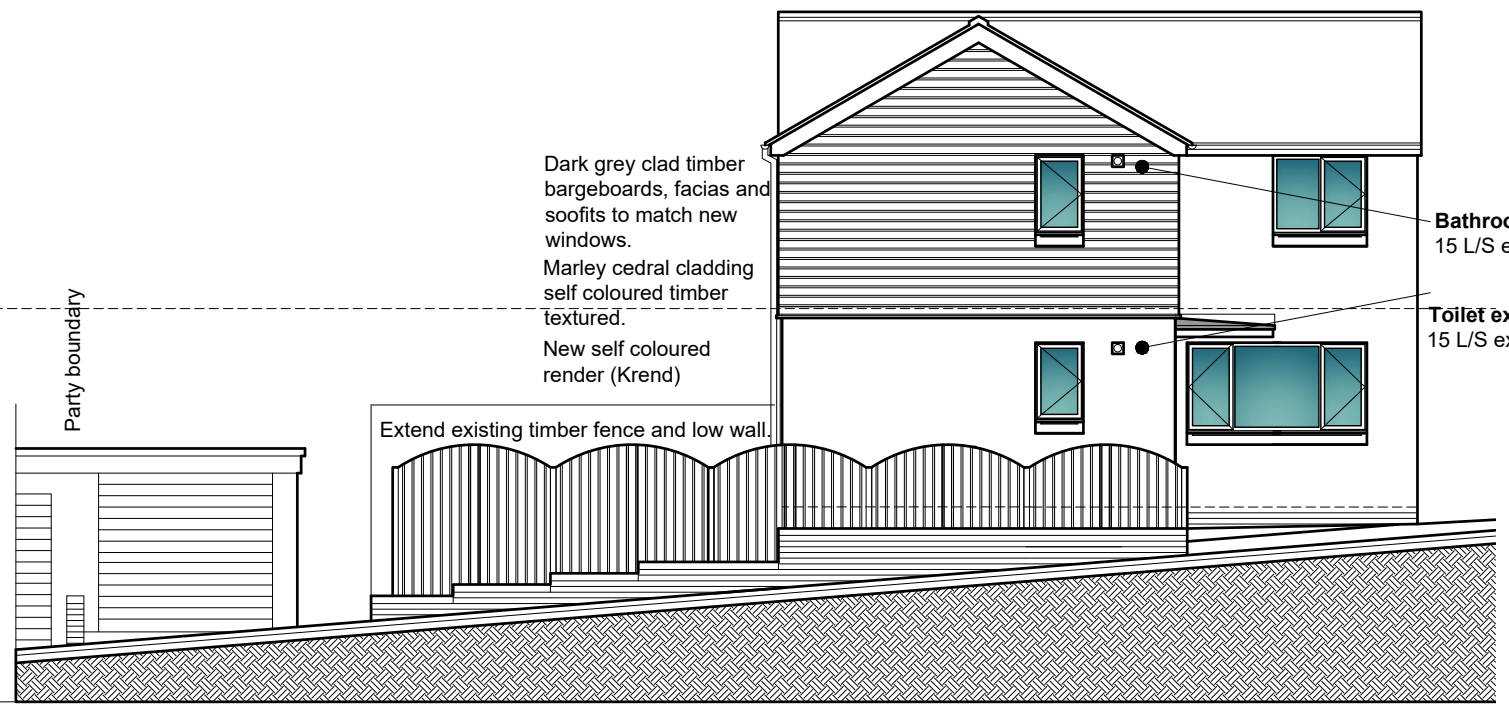
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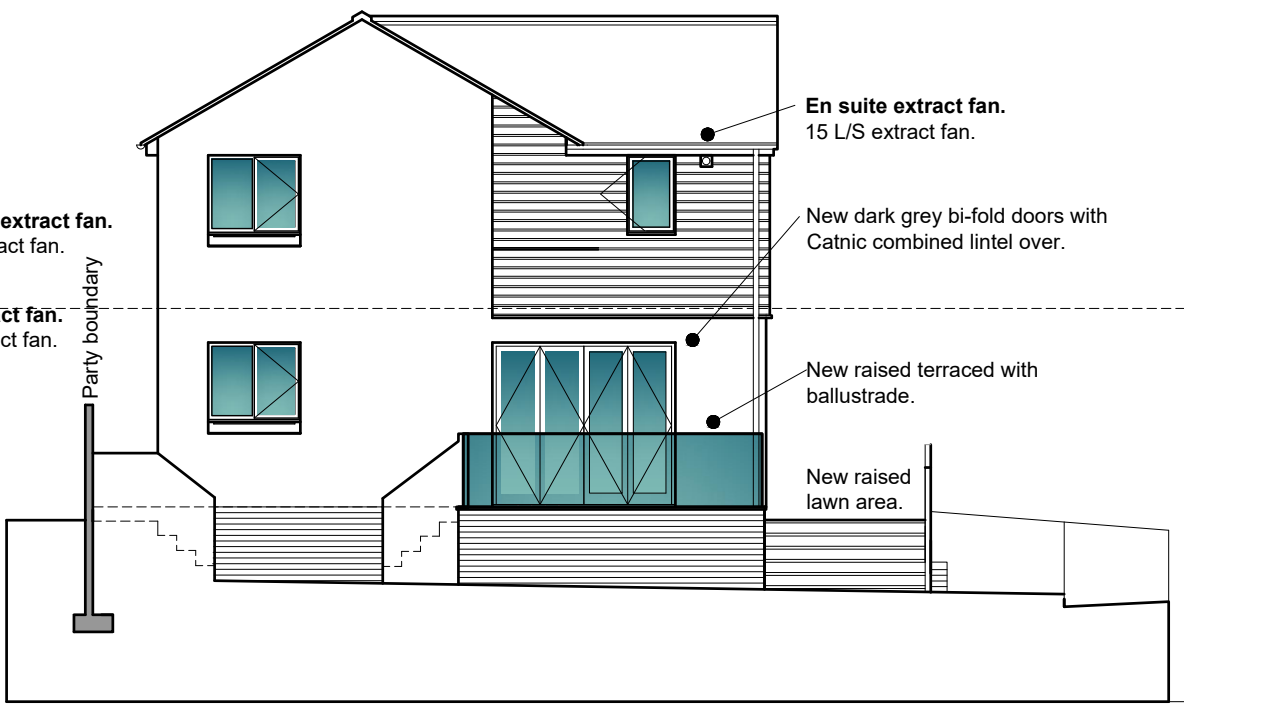
REAR ELEVATION PROPOSED



END ELEVATION PROPOSED



FRONT ELEVATION PROPOSED



GABLE ELEVATION PROPOSED

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500

9 THE CROFTS ST.BEES CUMBRIA
CA27 0BH For MR DAVID BROWN

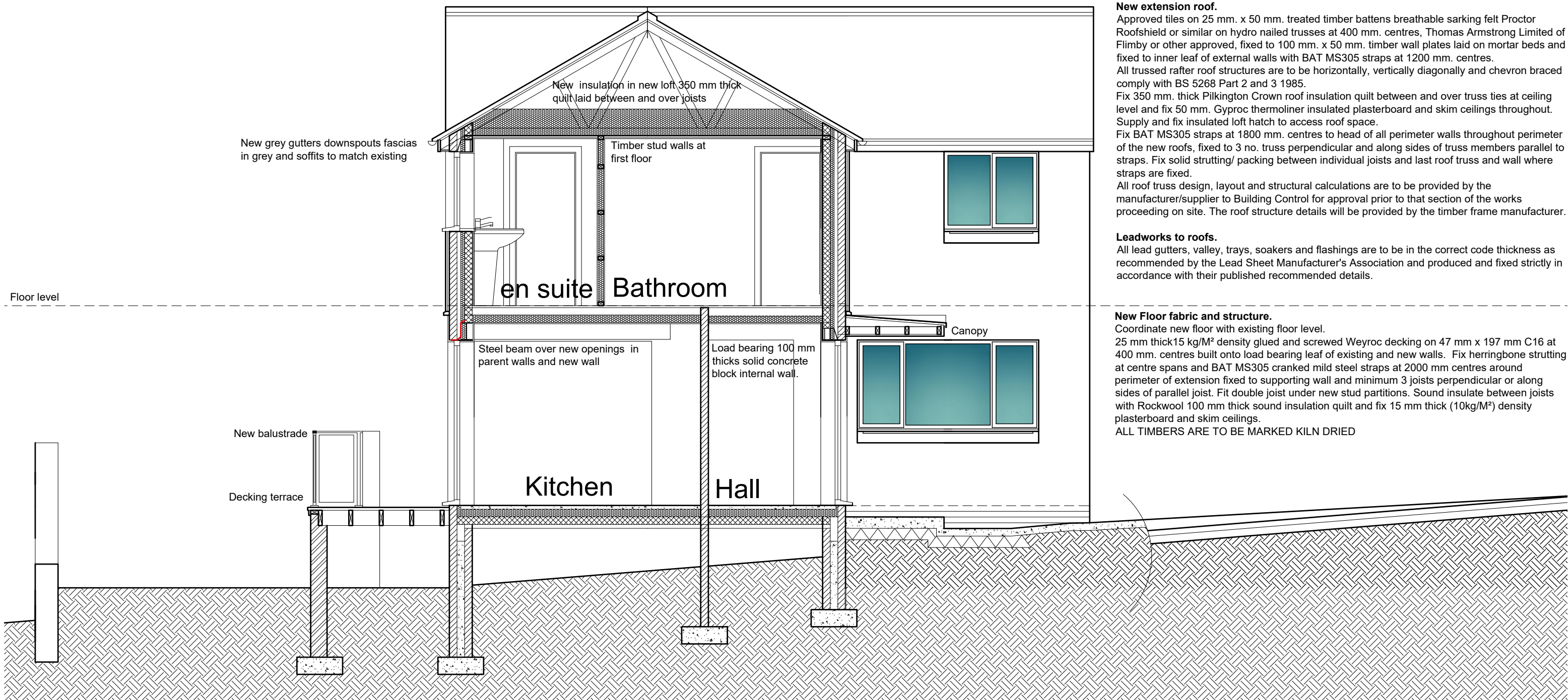
PROPOSED ELEVATIONS

Scale:
Date:
DWG No.

1/100 @ A3
OCT 2019
19/0236/05

REV
DATE

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New extension roof.

Approved tiles on 25 mm. x 50 mm. treated timber battens breathable sarking felt Proctor Roofshield or similar on hydro nailed trusses at 400 mm. centres, Thomas Armstrong Limited of Flimby or other approved, fixed to 100 mm. x 50 mm. timber wall plates laid on mortar beds and fixed to inner leaf of external walls with BAT MS305 straps at 1200 mm. centres. All trussed rafter roof structures are to be horizontally, vertically diagonally and chevron braced comply with BS 5268 Part 2 and 3 1985. Fix 350 mm. thick Pilkington Crown roof insulation quilt between and over truss ties at ceiling level and fix 50 mm. Gyproc thermoliner insulated plasterboard and skim ceilings throughout. Supply and fix insulated loft hatch to access roof space. Fix BAT MS305 straps at 1800 mm. centres to head of all perimeter walls throughout perimeter of the new roofs, fixed to 3 no. truss perpendicular and along sides of truss members parallel to straps. Fix solid strutting/ packing between individual joists and last roof truss and wall where straps are fixed. All roof truss design, layout and structural calculations are to be provided by the manufacturer/supplier to Building Control for approval prior to that section of the works proceeding on site. The roof structure details will be provided by the timber frame manufacturer.

Leadworks to roofs.

All lead gutters, valley, trays, soakers and flashings are to be in the correct code thickness as recommended by the Lead Sheet Manufacturer's Association and produced and fixed strictly in accordance with their published recommended details.

New Floor fabric and structure.

Coordinate new floor with existing floor level. 25 mm thick 15 kg/M² density glued and screwed Weyroc decking on 47 mm x 197 mm C16 at 400 mm. centres built onto load bearing leaf of existing and new walls. Fix herringbone strutting at centre spans and BAT MS305 cranked mild steel straps at 2000 mm centres around perimeter of extension fixed to supporting wall and minimum 3 joists perpendicular or along sides of parallel joist. Fit double joist under new stud partitions. Sound insulate between joists with Rockwool 100 mm thick sound insulation quilt and fix 15 mm thick (10kg/M²) density plasterboard and skim ceilings. ALL TIMBERS ARE TO BE MARKED KILN DRIED

Excavations for foundations
Foundation trenches to be excavated to suit dimensions indicated and taken down to virgin ground for inspection by Local Authority Building Control officer. Depth may vary according to site conditions and site contours but top of concrete must be min. 450 mm. below the finished ground level. Strip foundations to be generally 600 mm. x 200 mm. min. to external walls. Form all steps in level of foundations in vertical increments of 225 mm. to suit block coursing, and with min 300 mm horizontal overlaps.

Concrete
Concrete to be premixed C25 as described in tables 1 and 2 of B.S. 5328 maximum size aggregate to be 20 mm. All concrete shall be distributed and placed in position as quickly as practicable by method which precludes contamination, segregation or loss of materials, compaction shall be complete before the initial set commences. Partial set concrete shall not be reworked or used. All concreting shall be continuous to completion or to an approved construction joint. During the first seven days the concrete shall be protected by whatever means to prevent over rapid drying. Steps in the foundations are to overlap by twice the height of the step or by 300 mm. whichever is the greater and should not be of greater height than the thickness of the foundation. In general steps should be in increments of 225 mm. to suit block covering.

Cavity wall below dpc
300 mm. thick cavity walls consisting 100 mm. solid concrete blocks with facing brick plinth to dpc, 100 mm cavity backfilled with concrete to ground level, 225 mm below d.p.c. and 100 mm. solid concrete block inner leaf. Cavity wall ties to be Furfix stainless steel or similar specifically designed for 100/125 mm cavities at 750mm horizontal centres and 450mm vertical centres, offset 375mm horizontally to form a diamond pattern. Fix additional wall ties every other course at all corners and jambs. Between ground level and floor level fix bituthene Hyload DPC's to both inner and outer leaves of walls at min of 150mm above ground level.

New Concrete floors.
U value 1.17 W/M²K. Allow for flooring finish thickness on minimum 50 mm. thick sand cement screed on 500 g. gauge Visqueen vapour barrier on 100mm. thick Celotex or similar flooring grade insulation on 1200 gauge Visqueen damp proof membrane on proprietary 'beam and block' suspended reinforced concrete floor system, Thos. Armstrong Ltd. Of Flimby or similar. Fix expansion joint/crack inducer to top screed where span exceeds 4200 mm. and at pinch points. Fix minimum 25 mm. thick insulation and expansion strip upstand insulation strip to perimeter of all slabs adjacent to block walls. Visqueen damp proof membrane in floor to overlap the damp proof course in internal load bearing walls. Fix beams on 215 mm thick vented sub structure walls at equal centres. Vent sub floor with telescopic wall vents at maximum 2000 mm centres.

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

9 THE CROFTS ST.BEES CUMBRIA
CA27 0BH For MR DAVID BROWN

Scale: 1/50 @ A3
Date: OCT 2019
DWG No. 19/0236/06

REV DATE

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Landscaping

Form new 215 mm solid concrete block sub base walls on minimum 450 mm wide x 225 mm thick concrete foundations to support timber decking joists over. Decking to be pre treated timber or composite decking boards on 197 mm x 50 mm timber joists at 400 mm centres.

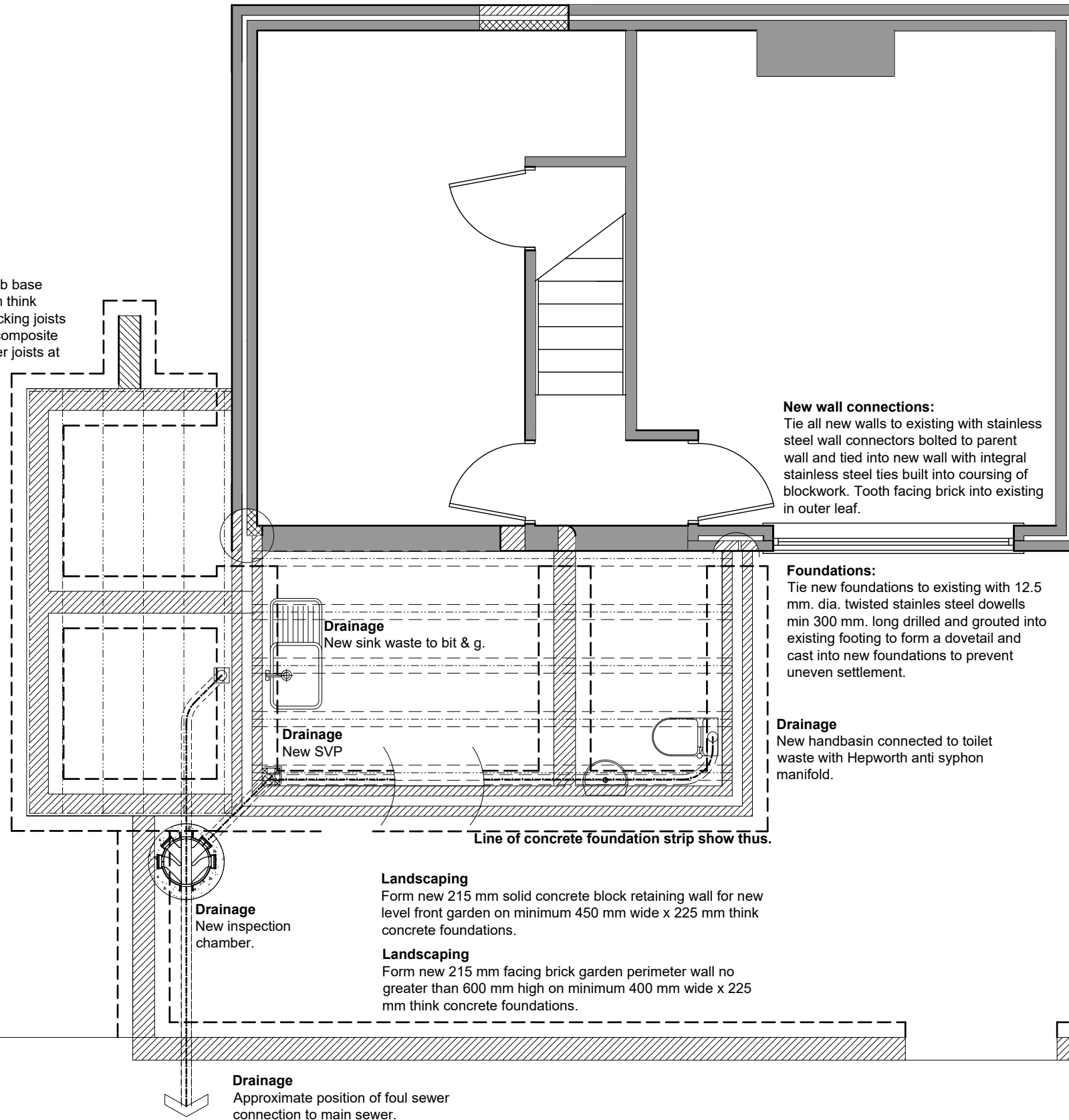
Drainage.Connections and Discharges.

There are existing foul and surface water drains on site. New drains are to be connected to existing drainage.

Specification: All new drains will be designed to comply with BS EN 752 .

New soil and surface water drainage: Hepworth Supersleeve or similar spun clay 100 mm. diameter pipes with u.p.v.c. flexible sealed collars laid in clean square cut trenches at a gradient of not less than 1: 60 fall. Carefully back fill trenches with layered back fill strictly in accordance with the manufacturers instructions. All fittings including manholes, inspection chambers, back inlet gullies etc. to be from the same range and supplier. Set all pre formed gullies and chambers on 150 mm. concrete bases and surround with 150 mm. sleeves. Fit gullies with plastic or galvanized grills. Fit manholes and inspection chambers with steel rims and covers, as supplied by the manufacturer set in mortar surrounds. Where manholes exceed 900 mm. deep form manholes in class A engineering bricks off 150 mm. solid concrete bases and form haunching to pipes and channels with smoothed concrete. Set manhole covers onto pre formed r.c. covers where manholes internal size is greater than 450 mm. x 600 mm. which is the minimum acceptable internal dimension for a 900 mm. deep manhole.

Drainage runs are show diagrammatically exact position of existing drains to be determined and agreed with building control.



New wall connections:
Tie all new walls to existing with stainless steel wall connectors bolted to parent wall and tied into new wall with integral stainless steel ties built into coursing of blockwork. Tooth facing brick into existing in outer leaf.

Foundations:
Tie new foundations to existing with 12.5 mm. dia. twisted stainless steel dowells min 300 mm. long drilled and grouted into existing footing to form a dovetail and cast into new foundations to prevent uneven settlement.

Drainage
New handbasin connected to toilet waste with Hepworth anti syphon manifold.

Landscaping
Form new 215 mm solid concrete block retaining wall for new level front garden on minimum 450 mm wide x 225 mm thick concrete foundations.

Landscaping
Form new 215 mm facing brick garden perimeter wall no greater than 600 mm high on minimum 400 mm wide x 225 mm thick concrete foundations.

Drainage
Approximate position of foul sewer connection to main sewer.

Excavations for foundations
Foundation trenches to be excavated to suit dimensions indicated and taken down to virgin ground for inspection by Local Authority Building Control officer. Depth may vary according to site conditions and site contours but top of concrete must be min. 450 mm. below the finished ground level. Strip foundations to be generally 600 mm. x 200 mm. min. to external walls. Form all steps in level of foundations in vertical increments of 225 mm. to suit block coursing, and with min 300 mm horizontal overlaps.

Concrete
Concrete to be premixed C25 as described in tables 1 and 2 of B.S. 5328 maximum size aggregate to be 20 mm. All concrete shall be distributed and placed in position as quickly as practicable by method which precludes contamination, segregation or loss of materials, compaction shall be complete before the initial set commences. Partial set concrete shall not be reworked or used. All concreting shall be continuous to completion or to an approved construction joint. During the first seven days the concrete shall be protected by whatever means to prevent over rapid drying. Steps in the foundations are to overlap by twice the height of the step or by 300 mm. whichever is the greater and should not be of greater height than the thickness of the foundation. In general steps should be in increments of 225 mm. to suit block covering.

Cavity wall below dpc
300 mm. thick cavity walls consisting 100 mm. solid concrete blocks with facing brick plinth to dpc, 100 mm cavity backfilled with concrete to ground level, 225 mm below d.p.c. and 100 mm. solid concrete block inner leaf. Cavity wall ties to be Furfix stainless steel or similar specifically designed for 100/125 mm cavities at 750mm horizontal centres and 450m vertical centres, offset 375mm horizontally to form a diamond pattern. Fix additional wall ties every other course at all corners and jamps. Between ground level and floor level fix bituthene Hyload DPC's to both inner and outer leaves of walls at min of 150mm above ground level.

New Concrete floors.
U value 1.17 W/M²K. Allow for flooring finish thickness on minimum 50 mm. thick sand cement screed on 500 g. gauge Visqueen vapour barrier on 100mm. thick Celotex or similar flooring grade insulation on 1200 gauge Visqueen damp proof membrane on proprietary 'beam and block' suspended reinforced concrete floor system, Thos. Armstrong Ltd. Of Flimby or similar. Fix expansion joint/crack inducer to top screed where span exceeds 4200 mm. and at pinch points. Fix minimum 25 mm. thick insulation and expansion strip upstand insulation strip to perimeter of all slabs adjacent to block walls. Visqueen damp proof membrane in floor to overlap the damp proof course in internal load bearing walls. Fix beams on 215 mm thick vented sub structure walls at equal centres. Vent sub floor with telescopic wall vents at maximum 2000 mm centres.

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

9 THE CROFTS ST.BEES CUMBRIA
CA27 0BH For MR DAVID BROWN

PROPOSED FOUNDATIONS
DRAINS AND SERVICES

Scale:
Date:
DWG No.

1/50 @ A3
OCT 2099
19/0236/07

REV
DATE

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SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres	80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres	400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0	1.0	2.0	3.0	4.0	5.0 metres															

9 THE CROFTS ST.BEES CUMBRIA
CA27 0BH For MR DAVID BROWN

Proposed Block Plan

Scale:
Date:
DWG No.

1/200 @ A3
OCT 2019
19/0236/08

REV
DATE

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