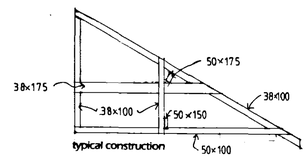
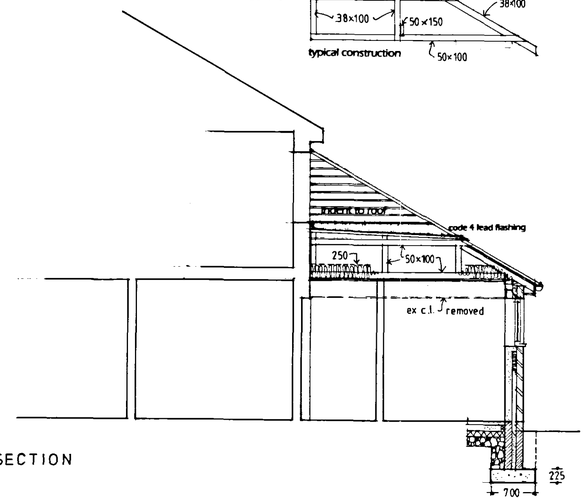
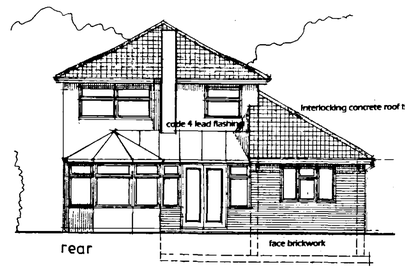
MECHANICAL VENTILATION: To W.C. provide mechanical ventilator offering min. 3No. air changes per hour and an extract rate of at least 15 litres per second. Ensure that any mechanical ventilation to the Kitchen is suitably ducted to the external elements.



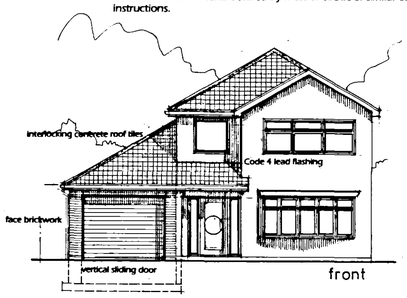


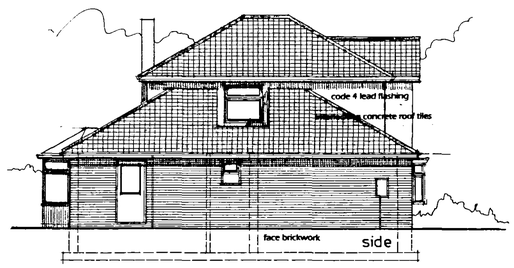
SECTION

GROUND FLOOR: 150mm well consolidated hardcore with sand or dust blinding. 1200g polythene membrane laid to lap continuous with dpc by 100mm . 80mm Celotex floor insulation boards cut to lap up walls at perimeters. 500g membrane. 100mm concrete laid oversite. 50mm sand and cement screed.



LINTELS: To be as manufactured by Messrs. Catnic or similar complete with min. 150mm end bearings and all to makers instructions.





WINDOWS / DOORS/ GLASS: Standard pattern framing in white pvcu all double glazed with min. 28mm thermal break and energy glass (Pilkington K) or similar low E glass. Toughened or laminated glass to doors and any windows where falling within 800mm of floor. Glass to BS:6206:1981 and to Approved Document Part N of The Building Regulations. Provide 100% draft proofing. Provide purge ventilation equal to 1/20th of floor area part of which is at least 1.75M above floor level. Provide controllable background ventilation via vents with an equivalent area of 5000 sq.mm for habitable rooms and 2500sq.mm in wet rooms. In this scenario, doors act as means of escape.

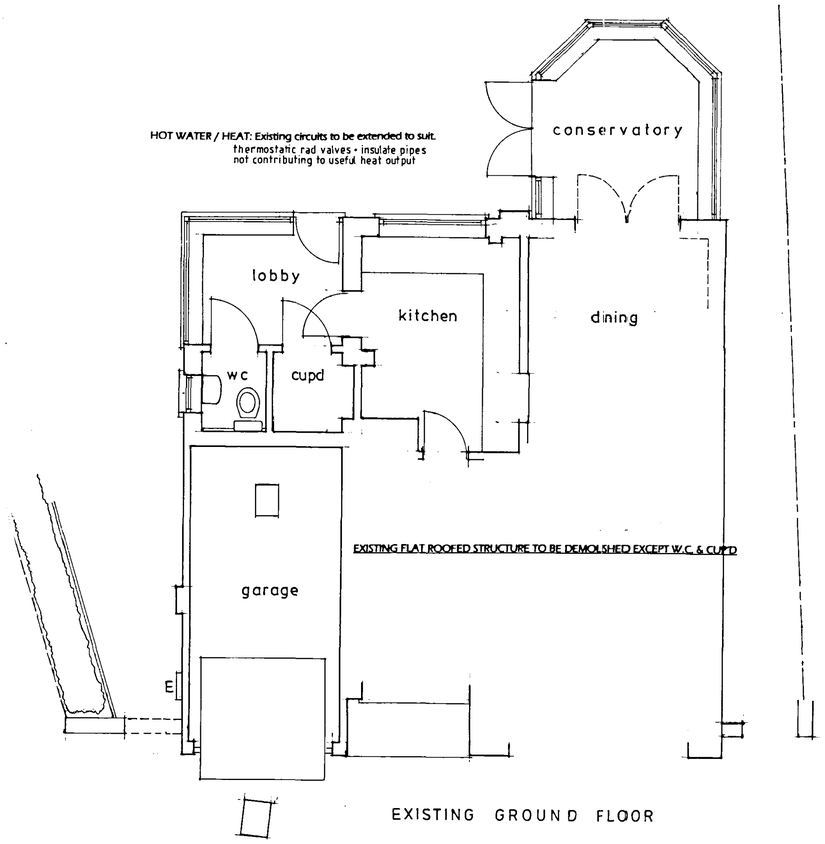
ROOF CONSTRUCTION: Interlocking concrete roof tiles to match main dwelling in style and colour to BS:473:500 part 2:1972 on 25 x 38 softwood treated battens over Tyvec or similar breather membrane in complete accordance with the makers instructions including all headlaps etc., Tiles to be laid with a minimum headlap of 75mm and to be fixed with regard to wind speed roof pitch and exposure category to BS:6399 part 2:1985. 38 x 100 rafters at 400mm centres. 38 x 225 hipped rafters. 50 x 100 ceiling joists at 400mm centres. 50 x 150 ceiling binders. 30 x 100 vertical struts and hangers. 50 x 175 purlins. 38 x 175 collars. Double up rafters at 1200 centres. Indent in roof to avoid landing window from fibreglass roofing system including all drips upstands and flashings or code 6 lead over 12.5mm external plywood over firring pieces to falls over 38 x 100 joists at 400 mm centres with 38 x 100 struts between joists and ceiling joists. To each cheek of roof indent provide pvcu boarding over battens on breather membrane over 12.5mm external grade plywood over truss formation to either side. Provide code 4 lead flashing to roof abutments with walling with min. 150mm upstand. 250mm insulation quilt to roof space between and over ceiling joists laid to lap integral with wall insulation at eaves. 50 x 100 wall plate bedded on sand and cement. 30 x 5 galvanised metal straps to act as anchor and lateral restraint straps at max 2.0M centres. Lateral straps to be over min. 3No. members with solid bridging beneath and straps down walls to be min. 900mm long. Ceiling to garage to be 12.5mm Gyproc Fireline boarding with all joints staggered and board edges nogged out and joints taped with Artex or skim finish. Balance of ceilings to be 12.5mm plasterboard with Artex or 3mm skim finish. 112 square section white pvc guttering to square section down pipes to existing out fall pipes to be located and reused to existing outfalls or via new 110 dia. underground pipes laid to falls and flexibly jointed with bed and surround of 150mm pea gravel to 1.2M dia. properly formed soakaways. (only in the event of not being able to use existing outfalls) All structural timber to be minimum SC3 grade. Extended conservatory roof to abut new flank wall of extension with code 4 lead flashing to abutments.

WALLING: 285mm cavity wall construction to consist of face brickwork to match existing to BS:3921:1974 for clay bricks. 25mm residual cavity and 60mm Celotex tuff RCW 3000 cavity wall insulation bats. 100mm solid insulation blocks Tarmac Hemelite 3.5(lambda=0.45). wet plaster finish. 0.28W/M2k along with insulation manufacturers wall ties and fixings all to makers specification. Wall ties to be set at 900mm horizontally and 450mm vertically or to makers specified intervals to suit cavity width. Wall ties to be positioned at 225mm vertical centres to all unbonded closures of cavity. To jambs lintels and cills provide Damcor to makers instructions. Set plaster and skim to all walls except garage. Substructure walling to consist of 100mm Class A dense concrete blocks to BS:6703 part 1:1981. dpc to be set minimum 150mm above finished ground level. Weak mix infill to base of cavity and to come no closer to dpc than 225mm dpc's to BS:6398/8215:1991.

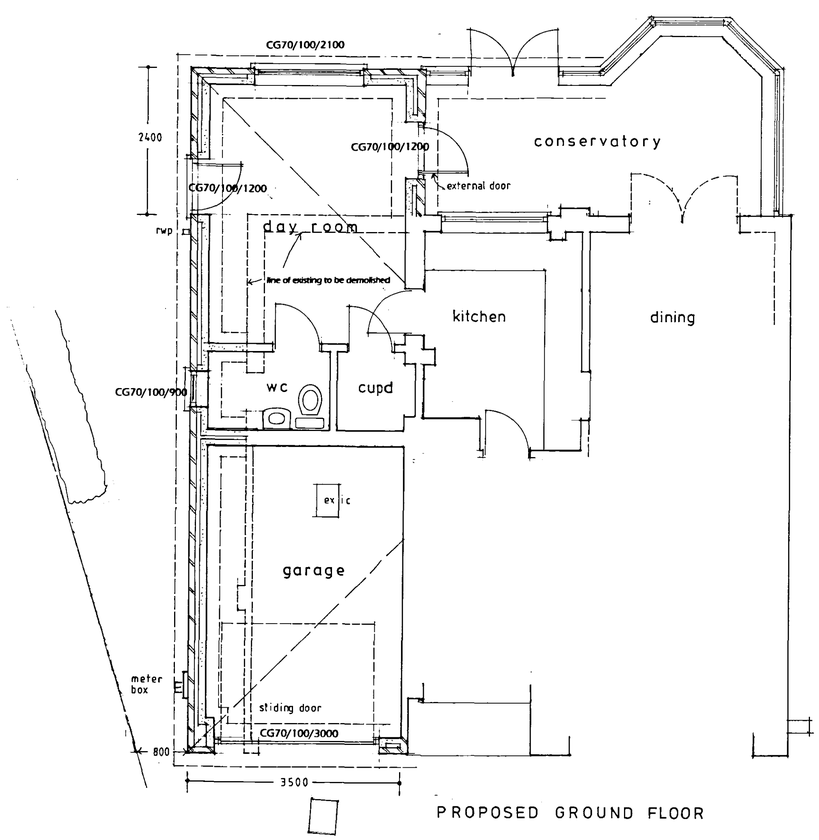


LOCATION PLAN 1:2500

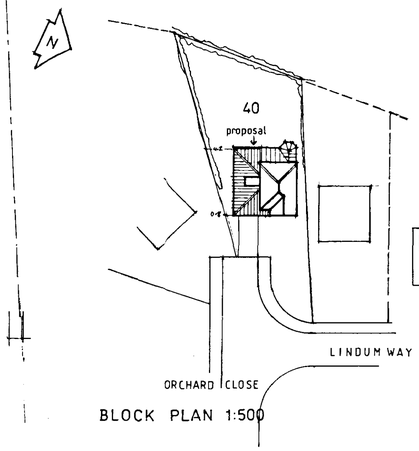
HOT WATER / HEAT: Existing circuits to be extended to suit.
thermostatic rad valves - insulate pipes not contributing to useful heat output



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



BLOCK PLAN 1:500

FOUNDATIONS: 225 x 700mm and 225 x 450mm strip concrete foundations taken down to bear on suitable load bearing strata deemed to be 1.M below natural ground level or as on site conditions or local authority building inspector dictates.

ELECTRICAL: All electrical works shall be carried out to the latest and current regulations and to Part P of The Building Regulations. Reasonable provision shall be made in the installation of electrical installations in order to protect persons from fire or injury.

Roger Williams
31 Stephenson Close Boston Lincolnshire PE21 7SY

Architectural Design Consultant
Phone: 01205 363603 Mobile: 07767 888684 Fax: as phone
Email: roger11056@onetel.com

Client: Mr. G. Young

Project: Proposed side and rear single storey extension at -

40 Orchard Close Donington Spalding Lincolnshire.

Scale: 1:50 and 1:100

Date: August 2006

Drawing Number: 001

Notes:

SHDC
PLANNING & DEVELOPMENT
- 4 SEP 2006
Ref. 1237/06

DETE... PLAN

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All dimensions are to be checked and verified on site prior to commencement of works. Ground bearing capabilities are assumed to be normal unless declared or found to be otherwise whereafter due account shall be given to. All drawings are issued where appropriate subject to local authority approvals.

The works shall comprise of that shown on the drawings and include any works that whilst not specifically shown but may be reasonably inferred as being necessary to carry out the works shall be deemed to be included. The drawings are limited in the amount of information contained and are specifically for the purpose of obtaining consents or considerations from local authorities.

The works are not fully specified and drawings should not be used for contract purposes.

Unless specified no formal flood risk assessment has be carried out.

The Party Wall etc. Act 1996

You are advised that if any of the works related to this project affect a party wall or a boundary condition then the ACT applies.

Full copies of the ACT are available from:

ODPM Free literature
PO Box 236 Wetherby West Yorkshire LS23 7NB
Email: odpm@twoten.press.net
www.odpm.gov.uk/partywall-1996