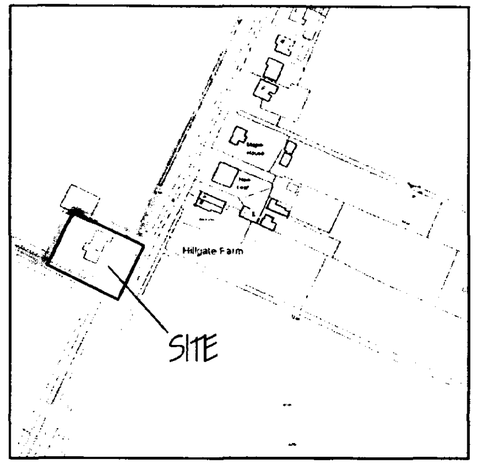
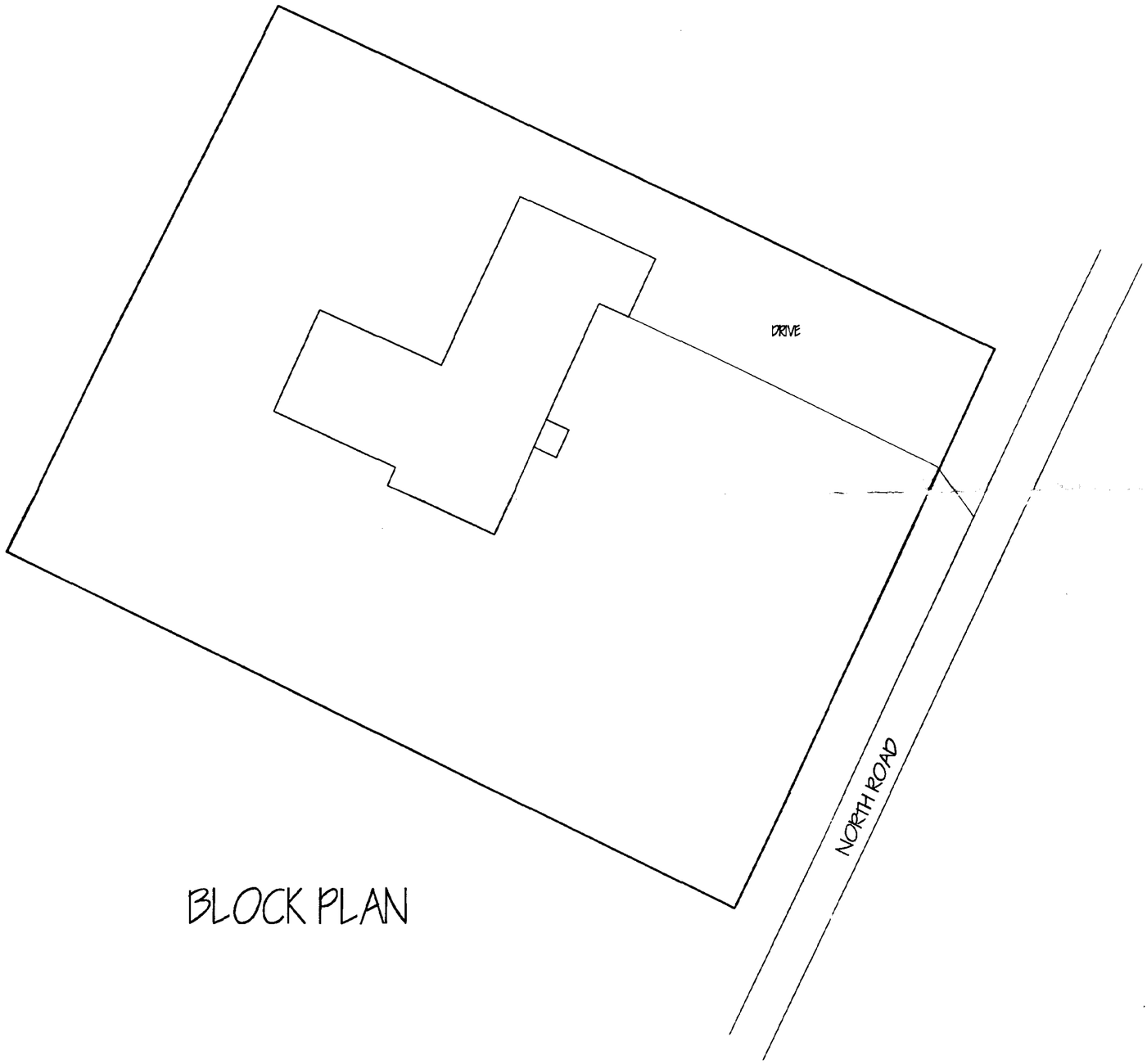


LOCATION PLAN



BLOCK PLAN

SHDC
Planning & Development
- 5 JUN 2002
Ref 0649/02

ref: revision: date:

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Project
EXTENSION & ALTERATIONS
75 NORTH ROAD
GEDNEY HILL
SPALDING LINCS

Client
MR & MRS J DAVIS

Drawing
BLOCK & LOCATION PLANS

Job Ref.	Drawing No.
442/02	04
Date: JUN 2002	Drawn: JPW

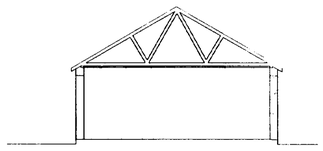
Scales
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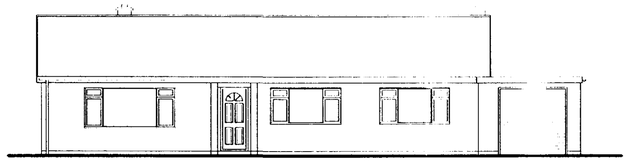
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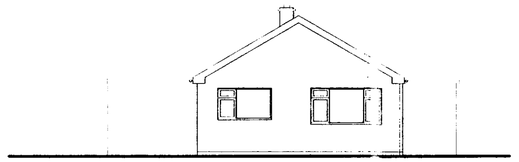
Swanpool node requirement. The Employer / Client shall ensure that the selected contractor is competent with and accepts all measures necessary to enforce compliance with Health and Safety Legislation for Building sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required. The works shall advertise of all that is shown on this drawing and details. Work that may not specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



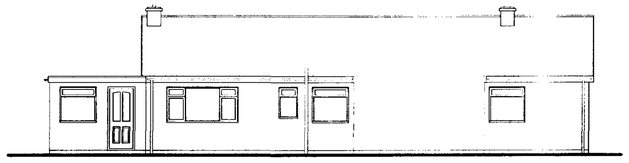
SECTION



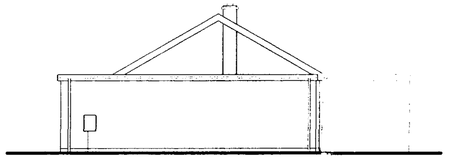
FRONT ELEVATION



SIDE ELEVATION



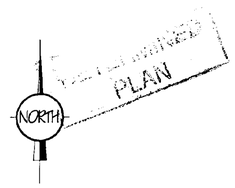
REAR ELEVATION



SIDE ELEVATION

FLOOR PLAN

SITE PLAN
1/500



LOCATION PLAN
1/2500

SHDC
Planning & Development
- 5 JUN 2002
Ref 0642/02

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Client
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Drawing
EXISTING
PLAN & ELEVATIONS

Job Ref.	Drawing No.
442/02	01
Date	**Drawn**
MARCH 2002	GRM

Scales
1:50 1:100 [unless otherwise stated]

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WALLING.
285 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity; build into cavity Dritherm cavity wall batt insulation boarding in accord. with makers instructions and approvals cert' No.84/1268 & 86/1984. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: All work to be carried out in accordance with BS Code of Practice 121 Part 1:1973. External walls to have max. "U" value of 0.35 W/sq.m.k: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/C render and 3mm skim. Stud walls to consist of 38 x 89mm c.l.s studs at 400mm c/c. both sides to be clad with 12.7mm plasterboard and skim. 100mm glass fibre infill between studs.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC.. All brickwork below DPC to be F.L. quality.

LEVEL ENTRY THRESHOLD
Provide "Jetdrain Ltd." Mobility door frame & threshold (FN29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Cades LI/S 75 and LI/HD 75 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and all external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Box type. Provide Perp-end weep holes and stop ends to cavity tray

FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Pad drainage pipes to be 110mm dia. UPVC, to B.S. A660:1983 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lintel bridging where pipes pass through walls, provide compressible filler around pipe, opening marked both sides of wall with rickard sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5911: 1979 complete with rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste. All redundant drains to be grubbed out or filled with lean-mix concrete.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 12m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

GLAZING.
Double glaze properly throughout (minimum 12mm air gap to all units with Low "E" 0.9 Glass) max "U" value 2.0 W/sq.m.K. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq. permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Extend and upgrade existing system as required. Ensure timer switch, suitable zone and boiler control interlocks fitted, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage cylinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to B.S. 5422:2001.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 75mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete over site: Concrete mix GEN4 to B.S. 5328: pt 1991: 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 285 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5328: pt 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 915 o/a x stringer 13No. risers of 200mm on 25 x 225: 225 going on 32 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 90 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

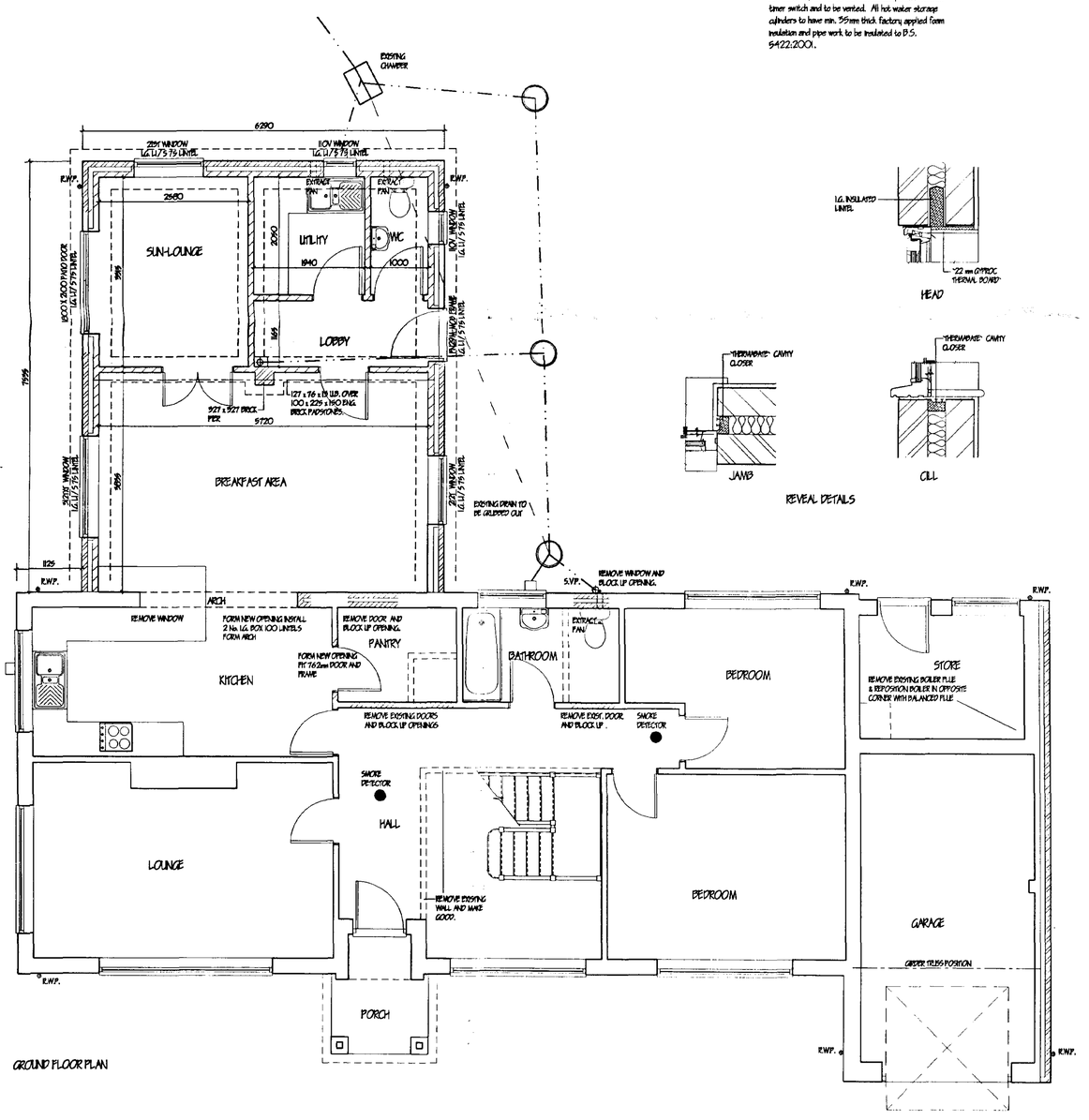
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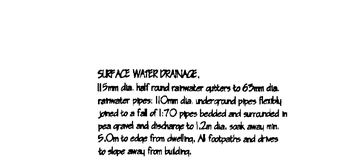
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GROUND FLOOR PLAN

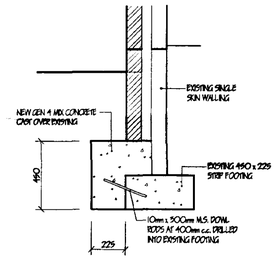
HEAD



JAMB

CILL

REVEAL DETAILS

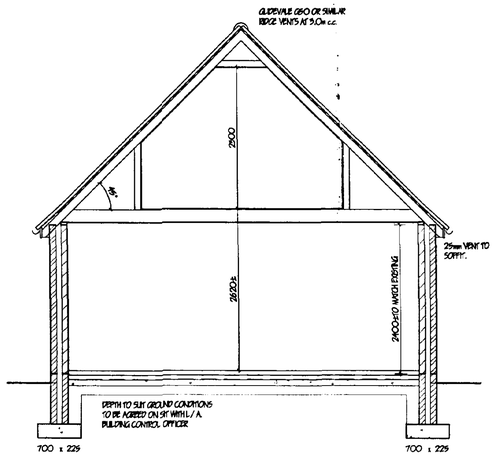


FOUNDATION STRENGTHENING DETAIL (GARAGE WALL)

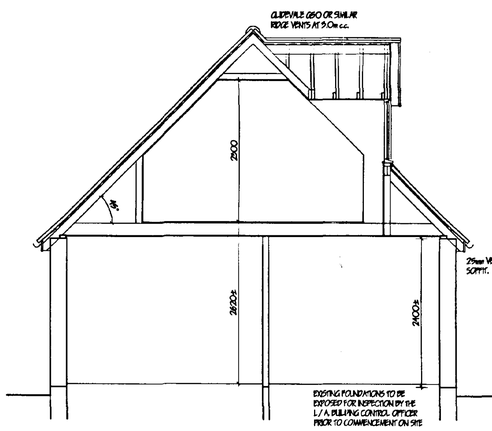
SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1 1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

LIGHTING.
To all Bedrooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 Lumens per circuit.
External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 Lumens per circuit.

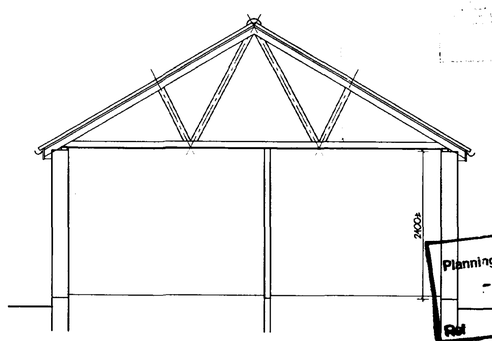
GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.



SECTION B - B.



SECTION A - A (PROPOSED)



SECTION A - A (EXISTING)

EXISTING PLAN

SHDC
Planning & Development
- 5 JUN 2002
Ref 0649/02

B	CLIENTS A.I.S	MAY 2002
ref:	revision	date

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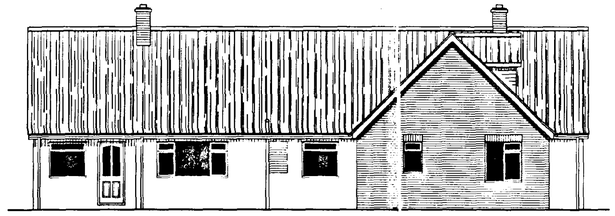
Drawing
PROPOSED
GROUND FLOOR PLAN / SECTIONS

Job Ref.	Drawing No.
442-02	02-B
Date	Drawn
MARCH 2002	GRM

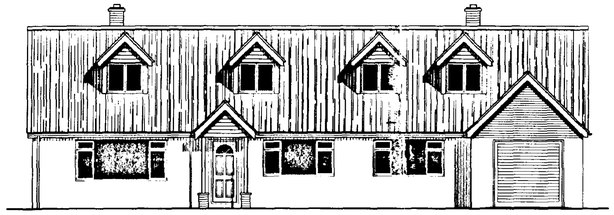
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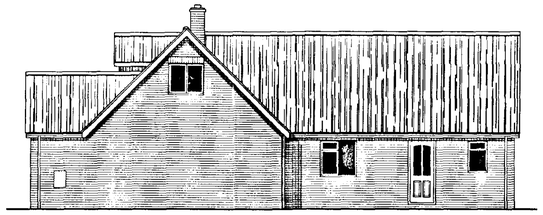
REAR ELEVATION



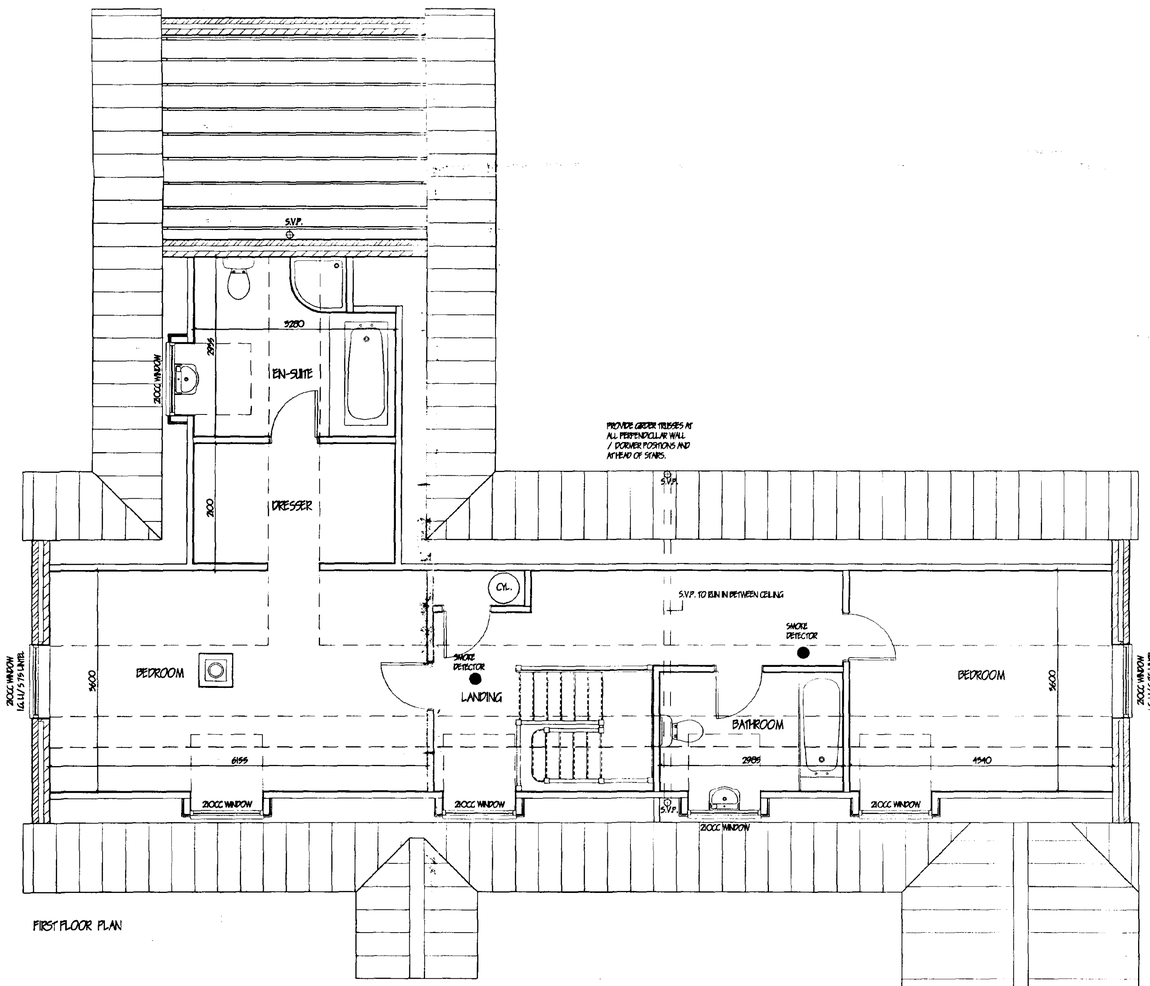
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with reward to wind speed, roof pitch and exposure category as detailed in B. S 6399. Pt 2. Trimplate specialist made prefabricated Attic roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 400c/c to a pitch of 45deg. 38 x 100 ridge node binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 25mm wide continuous air gap and fly proof screen. All structural timber to be min SC5 grade. stamped "DRY or KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c : Install code 4 lead valley liner.

DORMER CONSTRUCTION
Form 45 deg. pitch dormer as shown on plan: roof covering as main roof on 50 x 100 rafters and ceiling joists at 400 c/ c on 50 x 100 head plate: 12.7mm plasterboard and skim to ceiling with 100mm glass fibre insulation laid between joists and 150mm laid over joists: Form external walls and cheeks of 19 x 125 treated timber on 25 x 38 treated timber studs at 400 c/ c on breather paper fixed to 9mm ext. grade sheathing ply on 50 x 100 timber studs at 400 c/ c. 100mm "Jablite SP" insulation infill between studs: finish internally with 12.7mm Gyproc "Wallboard" plasterboard and skim. Form code 4 lead flashing to dormer cheeks.

PORCH ROOF CONSTRUCTION.
Covering as main roof construction set with 50 x 100 head plates over 100 x 100 corner posts. Gable wall construction to be of 38 x 100 studs at 400 c/ c clad externally with 9mm ext. grade plywood breather paper, battens and min. 16mm thick T & G & V jointed boarding subject to suitable preservative treatment.

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper story of a dwelling should have a window with an unobstructed openable area of at least 0.33 sq.mm. and at least 450mm wide x 450mm high (the route through the opening may be at an angle rather than straight through) Th bottom of the openable area should not be more than 1100mm above floor level

CEILINGS.
Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over Joists to provide max. 'U' value of 0.16 W/ sq.mK. Sloped ceilings lay "Celotex GA2080 + GA2040" to provide a max 'U' value of 0.2 w/ sq.mK. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof spaces: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastening & draught seal all round

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DETERMINED PLAN

SHDC
Planning & Development
- 5 JUN 2002
Ref 0649/02

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Project
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OSBNEY HILL
SPALDING LINCS

Client
MR & MRS J DAVIS

Drawing
PROPOSED
FIRST FLOOR PLAN / ELEVATIONS

Job Ref.	Drawing No.
442-02	03-B
Date	Drawn
MARCH 2002	GRM

Scales
1:50 1:100

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The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.