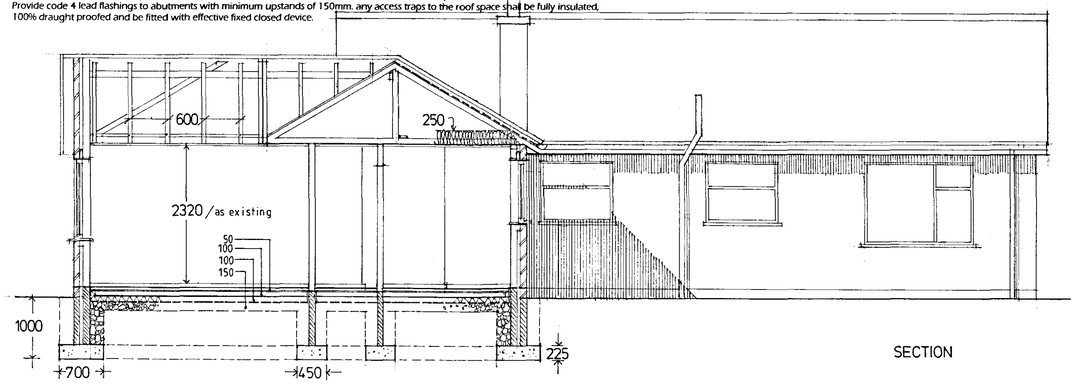
ROOF CONSTRUCTION:
Interlocking concrete roof tiles to blend with existing to BS:473:500 part 2 1972 on 25 x 38 softwood treated battens and untearable roofing felt to BS:747 type 1F and in all cases to be lapped by 150mm both horizontally and vertically. Tiles to be laid with a minimum head lap of 75mm and to be fixed with regard to wind speed roof pitch and exposure category as detailed in BS:6399 part 2:1985. Specialist made prefabricated roof trusses to BS:5268 part 5:1985 set at maximum 600mm centres. 25mm x 100mm ridge node and intermediate ceiling binders. Wind bracing to Truss Plate Association technical bulletin sheet 1.50mm x 100mm wall plate bedded on sand and cement. 30mm x 5mm galvanised metal straps to act as anchor and lateral restraint straps set at maximum 2.0M centres. Lateral straps to be over minimum 3No. members with solid bridging beneath. Straps down walls to be minimum 900mm long. 38mm x 150mm lay boards with Vulcanal fibreglass trough valleys. All structural timber to be minimum SC3 grade. PVCu soffit, fascia boards and barge boards. Soffits to have minimum 25mm continuous air gap at eaves with fly proof screens. 250mm insulation quilt to roof space laid to lap continuous with wall insulation at eaves. 112mm half round plastic rain water gutters to match existing to 68mm down pipes to 110mm diameter underground pipes laid to falls and flexibly jointed with bed and surround of 150mm pea gravel. Discharge to minimum 1.2M diameter properly formed soakaways set minimum 5M from buildings. 12.5mm Gyproc Duplex plasterboard with Artex or 3mm skim finish. Provide compound roof trusses to intersections of roofs. Provide code 4 lead flashings to abutments with minimum upstands of 150mm. any access traps to the roof space shall be fully insulated, 100% draught proofed and be fitted with effective fixed closed device.

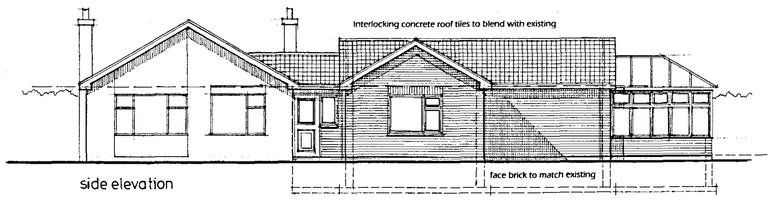
WINDOWS/DOORS/GLASS:
Standard pattern framing in white PVCu all double glazed with minimum 28mm thermal break and energy glass (Pilkington K) or similar. Toughened or laminated glass to any doors/side screens and windows where falling within 800mm of floor. Glass to BS:6206:1981 and to the approved document part N of the Building Regulations. Provide 100% draught proofing. Provide rapid ventilation equal to 1/20th of floor area part of which is at least 1.75M above floor level. Provide controllable background ventilation via trickle vents of at least 8000 sq.mm. All windows to be designated as escape windows with minimum unobstructed opening area of 0.33 sq.M (750x450)

ELECTRICAL:
All electrical works shall be carried out to the latest and current regulations and to the Building Regulations Part P. by a duly qualified and approved Electrical Contractor and reasonable provision shall be made in the design, installation, inspection and testing of electrical installations in order to protect persons from fire or injury and sufficient information shall be provided by that person or persons so that other persons wishing to operate, maintain or alter electrical installations may do so with some reasonable safety.

Upon completion an electrical installation certificate to BS:7671 shall be issued for the work by a person competent to do so

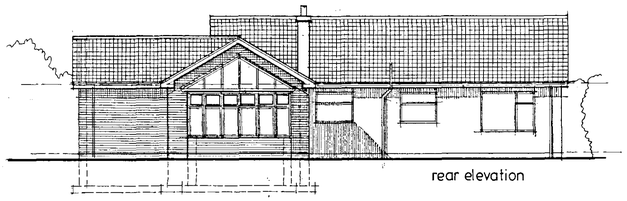


SECTION



side elevation

MECHANICAL VENTILATION:
To Bathroom provide mechanical ventilator offering minimum 3No. air changes per hour with a 20 minute over run facility and controlled from the light switch and isolation switch. Ensure a minimum extract rate of at least 15 litres per second.



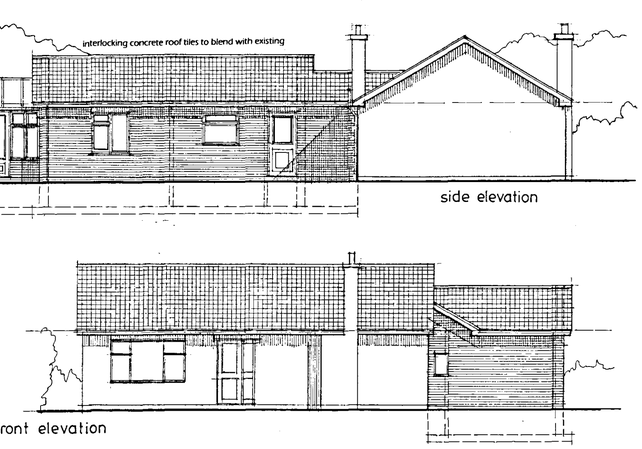
rear elevation

WALLING:
275mm cavity wall construction to consist of 100mm face brickwork to match existing to BS:3921:1974 / BS EN771-1 for clay bricks. 75mm cavity with 75mm Dritherm full fill cavity wall insulation bats to makers instructions. Inner leaf of 100mm solid insulation blocks (Fibolite) or (Fibotherm) or similar. Cavity walls tied together using stainless steel twist ties set at 900mm horizontally and 450mm vertically to BS:1243:1978. wall ties to be positioned at 225mm vertical centres at all unbonded closures of cavity. To all closures of cavity to jambs lintels and cills provide Damcor to makers instructions. Set plaster and skim to all walls.

SUBSTRUCTURE WALLING:
Walling to be 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

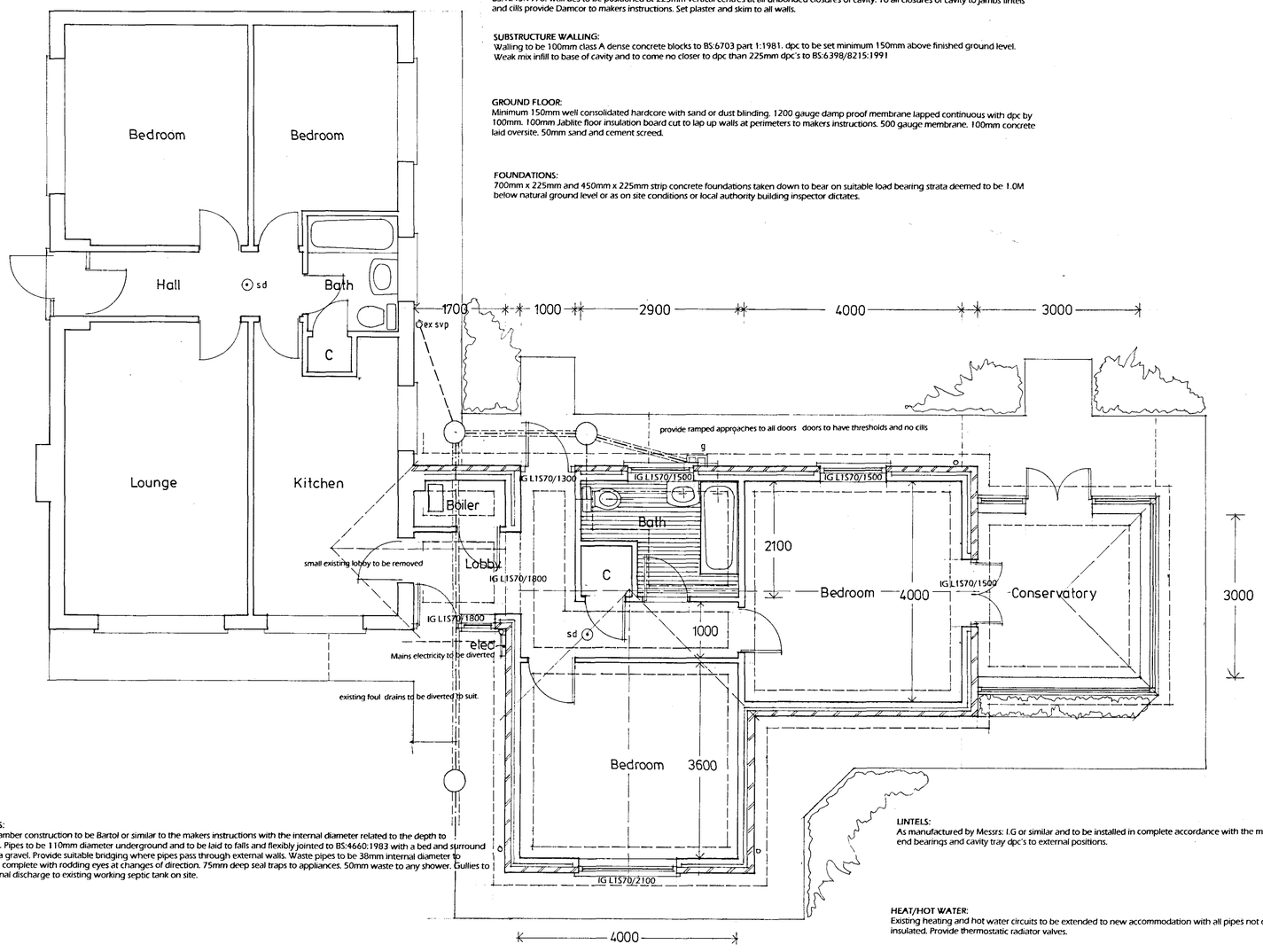
GROUND FLOOR:
Minimum 150mm well consolidated hardcore with sand or dust blinding. 1200 gauge damp proof membrane lapped continuous with dpc by 100mm. 100mm Jablite floor insulation board cut to lap up walls at perimeters to makers instructions. 500 gauge membrane. 100mm concrete laid oversite. 50mm sand and cement screed.

FOUNDATIONS:
700mm x 225mm and 450mm x 225mm strip concrete foundations taken down to bear on suitable load bearing strata deemed to be 1.0M below natural ground level or as on site conditions or local authority building inspector dictates.

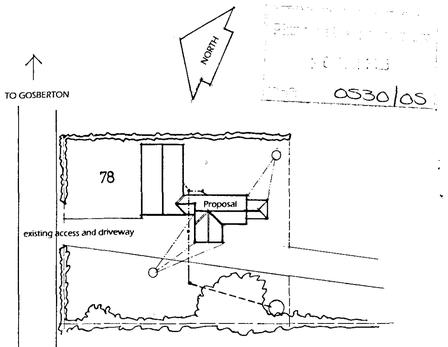


side elevation

front elevation



SMOKE DETECTORS:
Provide in positions shown mains operated smoke detectors interconnected and wired back to the distribution board and fused on a separate circuit.



BLOCK PLAN 1:500

DETERMINED PLAN

FOUL DRAINS:
Inspection chamber construction to be Bartol or similar to the makers instructions with the internal diameter related to the depth to BS:8301:1985. Pipes to be 110mm diameter underground and to be laid to falls and flexibly jointed to BS:4660:1983 with a bed and surround of 150mm pea gravel. Provide suitable bridging where pipes pass through external walls. Waste pipes to be 38mm internal diameter to BS:3943:1979 complete with rodding eyes at changes of direction. 75mm deep seal traps to appliances. 50mm waste to any shower. Gullies to be rodable. Final discharge to existing working septic tank on site.

LINTELS:
As manufactured by Messrs: I.G or similar and to be installed in complete accordance with the makers instructions and have minimum 150mm end bearings and cavity tray dpc's to external positions.

HEAT/HOT WATER:
Existing heating and hot water circuits to be extended to new accommodation with all pipes not contributing to useful heat output to be insulated. Provide thermostatic radiator valves.

ROGER WILLIAMS
Architectural Design Consultant
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Tele/Fax 01205 363603 Mobile 07767 888684

Client: mrs.c.mitchell

Project: proposed alts. and extn. no 78 risegate road gosberton spalding pe11 4ey

Scale: 1:50 1:100

Date: april 2005

Drawing No: 002

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All dimensions to be checked and verified on site prior to commencement of works. Ground bearing capabilities are assumed to be normal unless deemed otherwise with due account given thereto. 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 gaining of consents or considerations from Local Authorities. The works are not fully specified and drawings should not be used for Contract purposes.

Unless specified otherwise, no formal Flood Risk Assessment has been undertaken and due account therefore has been given to the discharge of surface water to exist no outfalls or as shown on the drawing.