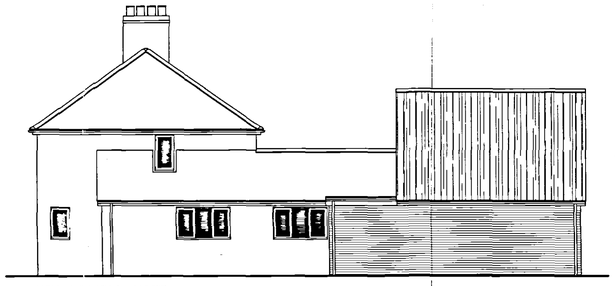


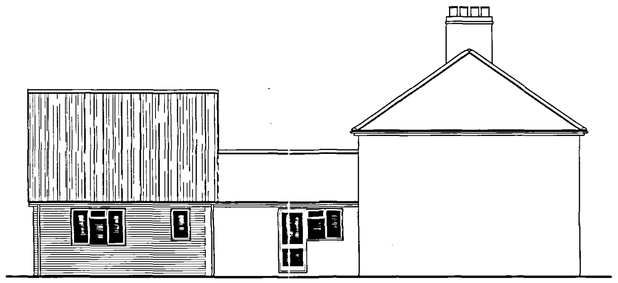
EAST ELEVATION (PROPOSED)



NORTH ELEVATION (PROPOSED)



WEST ELEVATION (PROPOSED)



SOUTH ELEVATION (PROPOSED)

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on 'Dupont' Tyvek Supro membrane in accordance with BBA cert. 04/4104 (second issue) In all cases to be lapped by minimum 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S 6399, Pt 2. Trimplate specialist made prefabricated 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 600c/c to a pitch of 35 deg. 38 x 100 ridge rode 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: All structural timber to be min.SC3 grade. stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. At 400 c/c with 30 x 5 m.s. straps at max. 1.5m centres 20mm marine ply fascia.

FLAT ROOF CONSTRUCTION.
12mm white spar chippings bedded on 3 layers Glass Felt 3B roofing felt, on 'Celotex Tempcheck TD2075' decking: on s/w firrings to 1:80 fall: 47 x 195 SC3 grade joists stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. at 400 c/c with 30 x 5 m.s. straps at max. 1.5m centres 20mm marine ply fascia.

CEILINGS / INSULATION.
Roof Level: 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.m.K. Ensure 50mm air gap over all insulation. 12.5mm Gyproc wallboard,skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted slope. 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

WALLING.
215 cavity walling to consist of face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity build into cavity Dritherm cavity wall beek insulation boarding in accord. with makers instructions and segment cert' No.84/1268 & 86/1584. 100mm Tarmac Hemelite 3.5 N/mm2 solid insulation blocks or similar: Cavity walls tied together using stainless steel vertical twist ties set 750 horizontally and 450 vertically all to B.S. EN 845 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 Pt 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.
Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985.
All to receive 13mm lightweight plaster finish. (except garage).

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.

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

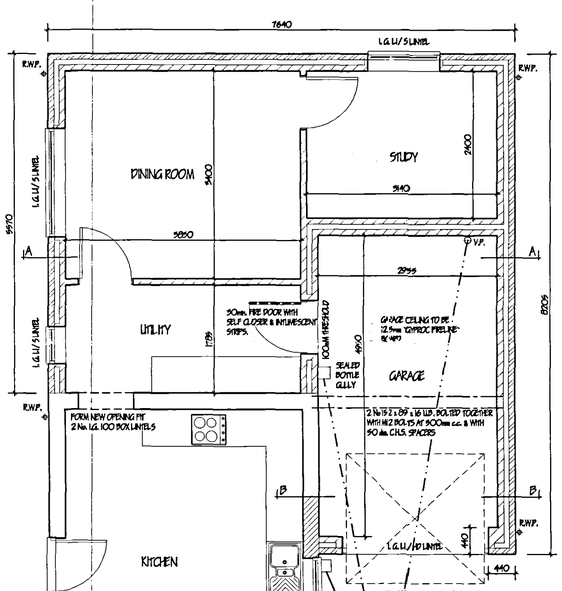
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 60mm 'Celotex GA3060' insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. to min. 100mm, to 300mm wide D.P.M. strip into D.P.C. to top floor D.P.M. All on 100 concrete over site: Concrete mix. GEN4 to B.S. 5328: pti 1991: 150 blinded and consolidated hardcore : Garage floor to be as above except sand cement screed and insulation: Ensure 100mm threshold at door from garage to utility.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 cavity walls provide 225 x 600 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5328: pti 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to underside of foundations should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm 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. In all cases foundations are to be in accord with N.H.B.C. Foundation Practice Guidance Notes.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes L1/575 and L1/HD 75 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to C.P. 121: Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Perp. airbrick holes and stop ends to cavity tray

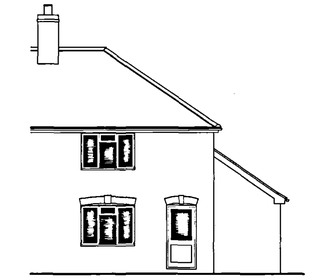
SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly joined to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away min. 5.0m to edge from dwelling, All footpaths and drives to slope away from building.

GLAZING.
Double glaze property throughout with timber/p.v.c.u windows (minimum 16mm air app to all units with Low 'E' 0.1 Glass) max 'U' value 1.9 W/sq.m. K excluding garage. All glazing between f.f.l. and 800mm high and between f.f.l. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows/doors to be draught sealed.

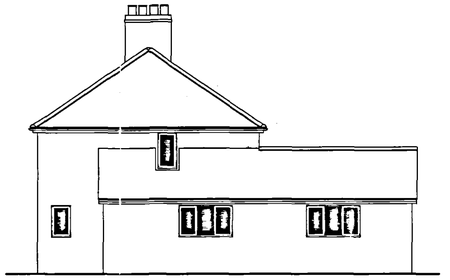


FLOOR PLAN (PROPOSED)

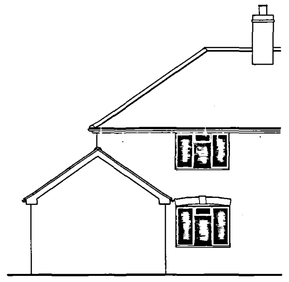
FLOOR PLAN (EXISTING)



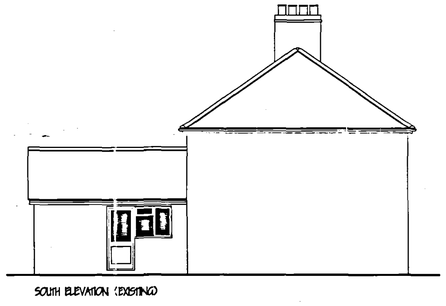
EAST ELEVATION (EXISTING)



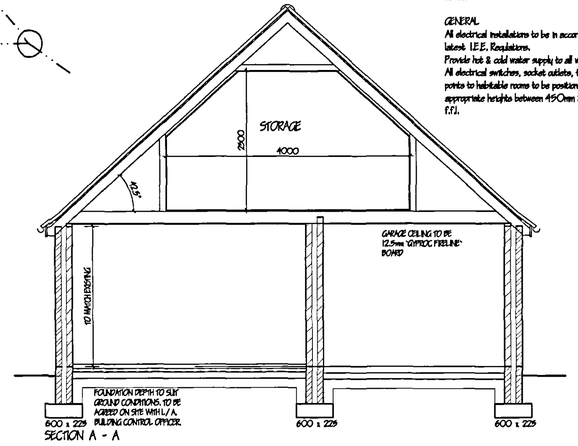
NORTH ELEVATION (EXISTING)



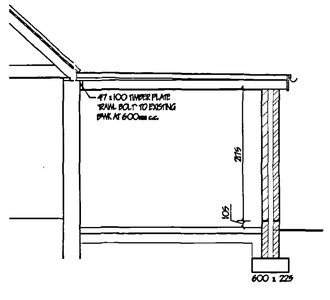
WEST ELEVATION (EXISTING)



SOUTH ELEVATION (EXISTING)



SECTION A - A



SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pti 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 rooms 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.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor areas. 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, 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. Heating Engineer to provide L/A Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion.

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval. The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & 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.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

SKDC
Planning & Development
17 JAN 2005
Ref: 0045/05

revision	date	init.	revision details.

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Client.
MR & MRS P WALMSLEY

Project.
PROPOSED EXTENSION
44 SLUICE ROAD
HOLBEACH ST MARKS
SPALDING
LINC'S.

Drawing.
DETERMINE PLAN

Scale 1:50 1:100	Drawing No. 0411-01
Date. DEC. '04	Drawn. J.C.