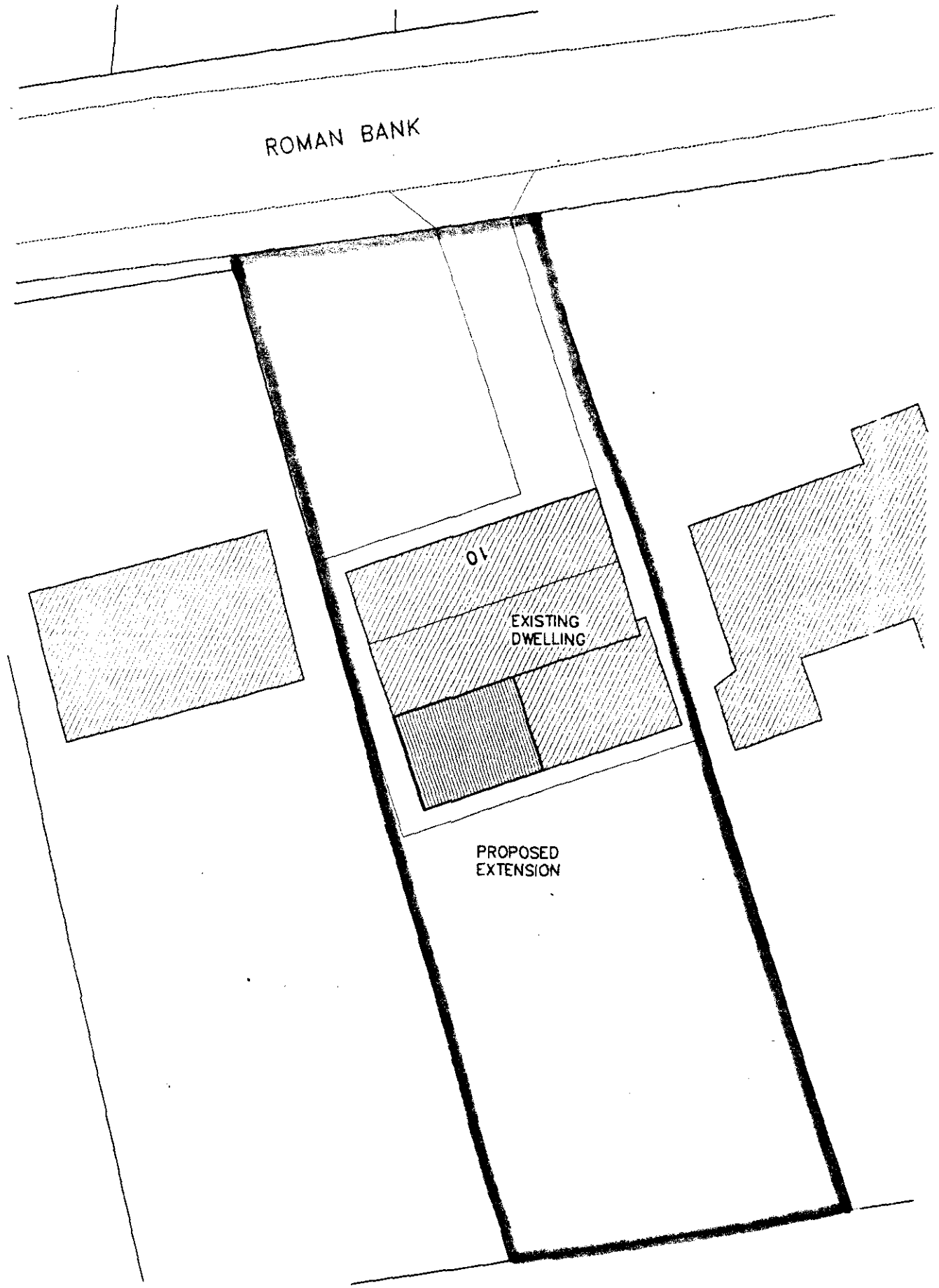



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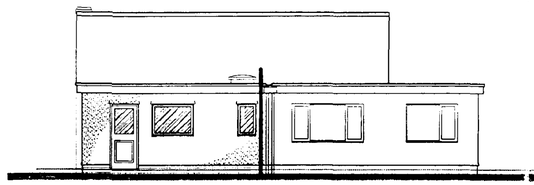
project
*Proposed Extension to Dwelling at*
10 Roman Bank, Moulton Seas End,
Spalding, Lincolnshire

client
Mr and Mrs S Read

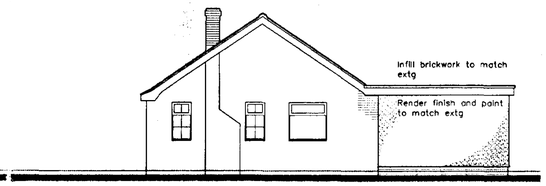
drawing
BLOCK PLAN

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| February 2003 | 1:250 |
| drawn by | checked |
| Peter Lithgow | |
| job no | drawing no |
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# E L E V A T I O N



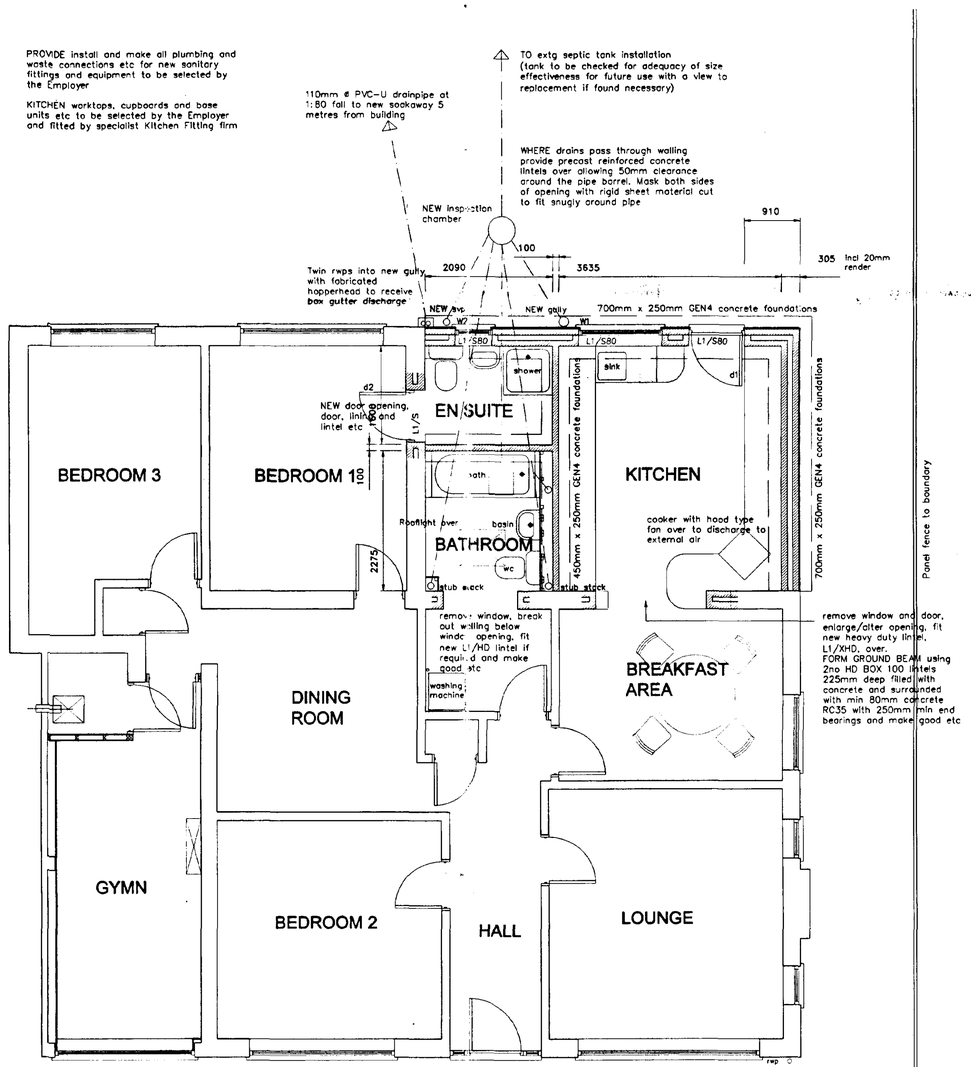
rear




side

PROVIDE install and make all plumbing and waste connections etc for new sanitary fittings and equipment to be selected by the Employer

KITCHEN worktops, cupboards and base units etc to be selected by the Employer and fitted by specialist Kitchen Fitting firm




# GROUND FLOOR PLAN scale 1:20

RAINWATER GOODS
Provide and fix 115mm half round guttering and 68mm diameter downpipes to match existing and connect to rainwater drain run to new soakaway

SOAKAWAY
Form new soakaway 1500mm x 1500mm x 1100mm deep rubble filled with TERRAM cover over rubble at 300mm below ground level and backfilled to ground level with topsoil

DRAINAGE
New underground drains to be in 110mm PVC-U pipe with a 1:70 fall with bed of 50mm peagravel and 100mm side fils and cover. Protect generally where pipe has less than 600mm ground cover with paving slabs.
Where pipe is below vehicular trafficked areas surround pipe with 150mm ST4 concrete and maintain flexible joints at 5000mm centres.
Install new inspection chamber in HDPE with concrete bed and 150mm concrete surround GEN4. Complete with frame and cover in galvanised pressed steel for foot traffic.

WINDOWS AND EXTERNAL DOOR
Windows to be PVC-U frames with full weatherstripping and lockable security ironmongery with double glazed sealed units having a minimum 16mm pane gap and Low E coating to glass. Openable parts of the windows to be at least 5% of floor area of room. Windows to be fitted with trickle vents to give 4000sqmm min of controllable background ventilation per new room.
Where glass is in a door or side frame or where closer to ground than 800mm the glass shall be safety glass to BS6206
Door to be of PVC-U construction with a double glazed panel in a purpose made frame etc to be approved by the Employer.

ROOF LIGHT
Form opening in flat roof structure and trim as necessary, form upstands etc and install double glazed dome rooflight with polycarbonate, insulated side wall upstands, all linings and trims etc. Rooflight to be 750mm x 600mm.

PLASTERING
Provide and plaster all new walls and previously unplastered walls etc and where making good etc 10mm minimum thickness cement/lime/sand render and finish with 3mm gypsum wall finish plaster. Include all exposed lintels, soffits and reveals etc and match in perfectly new to existing. Include for all galvanised steel plaster angles and beads etc. Plastering to be to BS5492:1977 etc.

WOOD TRIMS
Provide and fix as appropriate all matching skirtings, architraves and beads etc and including window boards

ELECTRICAL INSTALLATION
Extend electrical circuits to provide lighting and power to new extension and include new fittings and accessories to match existing. All work shall be in strict accorace with the latest IEE Regulations and carried out by an NICEIC contractor. The number and position of fittings and accessories etc shall be determined by the Employer in consultation with the Electrical Contractor.
Provide and fit extractor fans in En Suite and Bathroom to achieve 15 litres/sec extract rate. The fan shall be pull switch operated and be ducted to discharge to external air.

MECHANICAL INSTALLATION
Provide all necessary and extend heating circuits to new extension to new radiators in Kitchen, Bathroom and En Suite. Radiators to be fitted with TRVs. All heating pipework is to be **concealed below the floor screed and insulated** with preformed foam pipe wrap.
Provide 22mm and 15mm hot and cold water supplies to new Bathroom, En Suite and Kitchen as required. All domestic water carrying pipework to be concealed but still accessible.

ABOVE GROUND DRAINAGE
All waste pipes and fittings etc shall be in plastics materials with push-fit joints for access and cleaning.
The waste pipe sizes and trap sizes shall be as follows:

| | | |
|---|---|---|
| Basins | 32mm dia | 75mm deep seal |
| Bath | 40mm dia | 75mm deep seal |
| Shower | 40mm dia | 75mm deep seal |
| Sink | 40mm dia | 75mm deep seal |
| Washing machine | 40mm dia | 75mm deep seal |

New soil and vent pipe to be in 110mm diameter PVC-U and carried 900mm above window head level and fitted with proprietary cage terminal
Stub stacks to be as for SVP but fitted with removable cap for rodding
New gullies to be back inlet type trapped and with removable stopper for rodding
Internal gully to have sealed aluminium plate with screw down fitting.

GENERAL
All materials and goods etc shall be of good quality and fit for their purpose and used in accordance with that purpose, where appropriate all materials etc shall comply with British Standards, BBA Certificate or EN Code.

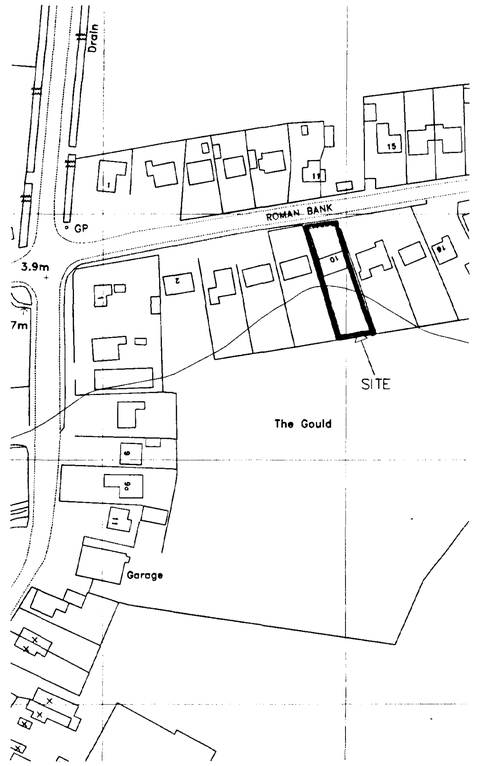
Workmanship shall be of a high standard and to that expected of fully craft trained and qualified operatives of their respective trades. The minimum standard shall be that expressed in BS8000 Code of Practice for Workmanship on Building Sites.

All materials, goods and products etc shall be used in accordance with the manufacturer's instructions, relevant code of practice and trade technical guides etc where published. In all cases "BEST PRACTICE" will be adopted.

All work shall comply with the current Building Regulations in force at the time.

CDM REGULATIONS AND SITE SAFETY
The works shown are of standard methods of building construction and generally available materials none of which are perceived to be of abnormal risk.
The Contractor is to carry out the works in a safe and practical manner observing all Health and Safety Regulations, Working Place Regulations and adopt all Site Safety practices. The Contractor shall protect all the works and exclude all unauthorized people from the working area.

SCOPE OF THE WORKS
The Works shall comprise of all that is shown on the drawing, all that is required to comply with the Building Regulations whether it is stated or not and all that can reasonably be inferred as being necessary to carry out and complete the whole of the work required is deemed to be included.




# SITE PLAN
Scale 1:1250

ROOF CONSTRUCTION
Roof covering to be 3 layer built up SBS modified high performance roofing felt to BS727 RUBEROID RUBERFORT HP 350/150 with 13mm rounded granite chippings bonded to top surface on 85mm thickness KINGSPAN AERODEK composite roofboard with all joints nogged on 175mm x 50mm SC3 joists at 400mm maximum centres with fillings 75mm to 10mm.
Carry roof felt up under extg tiled roof under underlay felt and supported on 18mm thickness WBP plywood layboard 450mm up slope and complete with angle fillet to lift tile end and dress felt over. Include all angles, drips and fillets and all pre-finished cap sheet trims and drips. Include 22mm wrot fascias and 6mm exterior plywood soffits to match extg.

All roofing works shall comply with the manufacturer's specifications and instructions and with BS6229:1982, BRFC Flat Roofing Guide and BS5534

rainwater goods to match extg

double glazed PVC-U windows to match extg

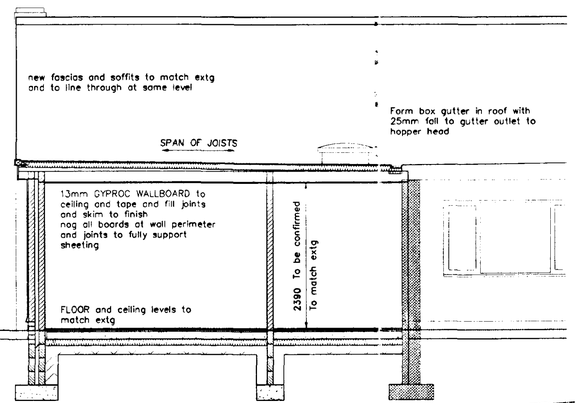
EXTERNAL WALLING
Walls above ground to be rendered finished cavity construction as follows:
20mm sand/ lime/ cement 1:1:8 render finish with all stainless steel beads and stops etc and all to BS5262:1976 etc
Cavity walling to in 2no skins HEMELITE blockwork with 85mm cavity filled with 85mm DRITHERM insulation
Stainless steel cavity wall ties to be used at 750mm maximum centres horizontally and 450mm centres vertically with alternate tie courses staggered by 375mm. Provide ties at 225mm intervals vertically at all cavity closures within 150mm of reveal face.
Incorporate insulated vertical dpcs in cavity closures, ie DAMCOR or THERMACOR.
LINTELS to be IG pressed galvanised steel as indicated.

ZEDCOR dpc in new walls at 150mm above finished ground level

SUB STRUCTURE WALLING
Walls below ground to be in 100mm type A dense aggregate concrete blockwork in single skin wall and in cavity walling as indicated with 85mm cavity.
Fill cavity to 230mm below lowest dpc level with lean mix concrete ST1 and strike off to fall to outside.
Splash course below dpc and for 2 courses above to be in FL durability designation bricks to match.

LATERAL RESTRAINT
30mm x 5mm mild steel lateral restraint straps to unsupported walls at 1800mm centres at joists level.
Straps to extend across 3no joists and be solid nogged beneath and tight packed against walls

ANCHOR STRAPS
30mm x 2.5mm vertical twist type galvanised mild steel anchor straps fixed to ends of joists and down walls by 1100mm. Straps to be every fourth joist, ie 1600mm intervals




FOUNDATIONS
700mm x 250mm GEN4 mass concrete strip on firm consistent loadbearing formation to mathc extg dwelling and subject to inspection and approval of the Local Authority Building Control Surveyor

FLOOR CONSTRUCTION
50mm dense mortar screed 1:3 trowelled level, hard and smooth on 120mm oversite concrete slab GEN4 over 300 micron polythene damp proof membrane, VISQUEEN 1200 SUPER DPM, over 100mm JABLITE flooring grade insulation on 150mm min thickness thoroughly compacted clean stone hardcore with sand blinding.
Lap polythene dpm with dpc in walls.

Allow for all work in connection with altering, adapting and extending all mechanical and electrical services, equipment, accessories and fittings etc, including re-routing, extending runs and repositioning extg

# SECTION scale 1:10

S/86
Planning Development
25 MAR 2003
Ref 0386/03

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project
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client
Mr and Mrs S Reed

drawing
Proposed Kitchen and Bathroom Extension
General Arrangement

| date | scale(s) |
|---|---|
| February 2003 | 1:50 1:100 1:1250 |
| drawn by | checked |
| Peter Lithgow | |
| job no | drawing no |
| 03/01 | 02 |

DETERMINED PLAN