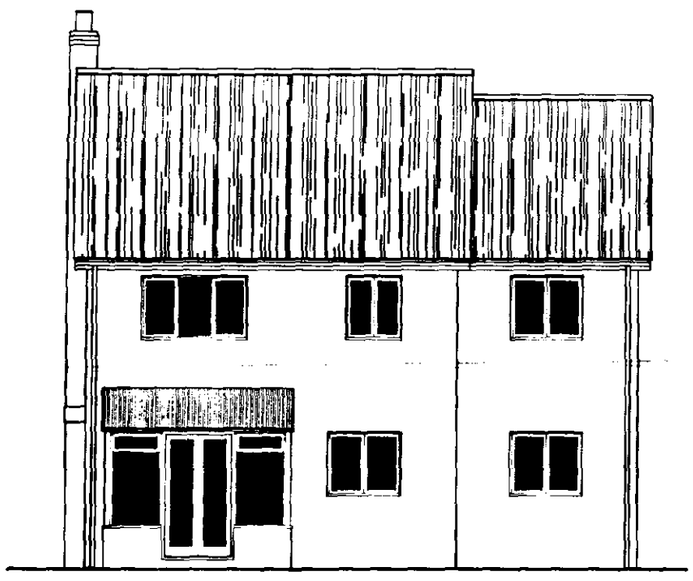


EAST ELEVATION EXISTING



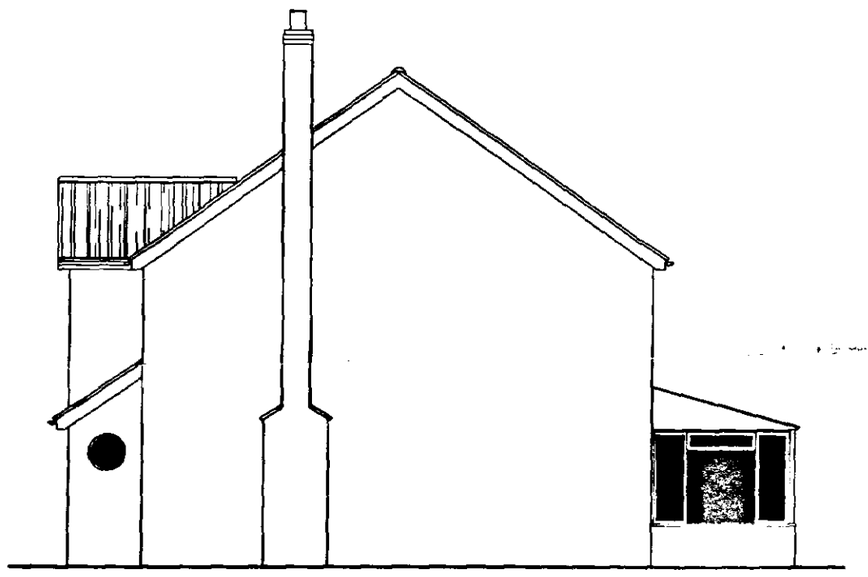
EAST ELEVATION PROPOSED



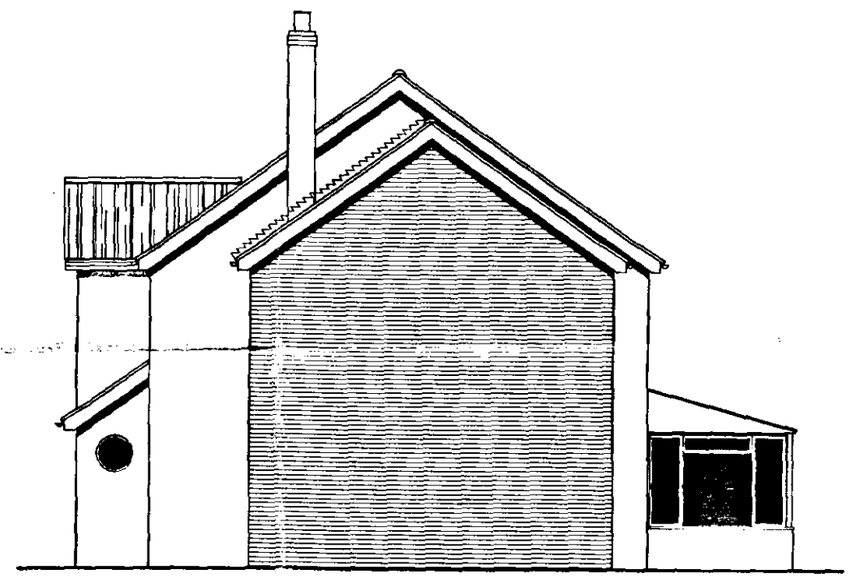
WEST ELEVATION EXISTING



WEST ELEVATION PROPOSED



NORTH ELEVATION EXISTING



NORTH ELEVATION PROPOSED

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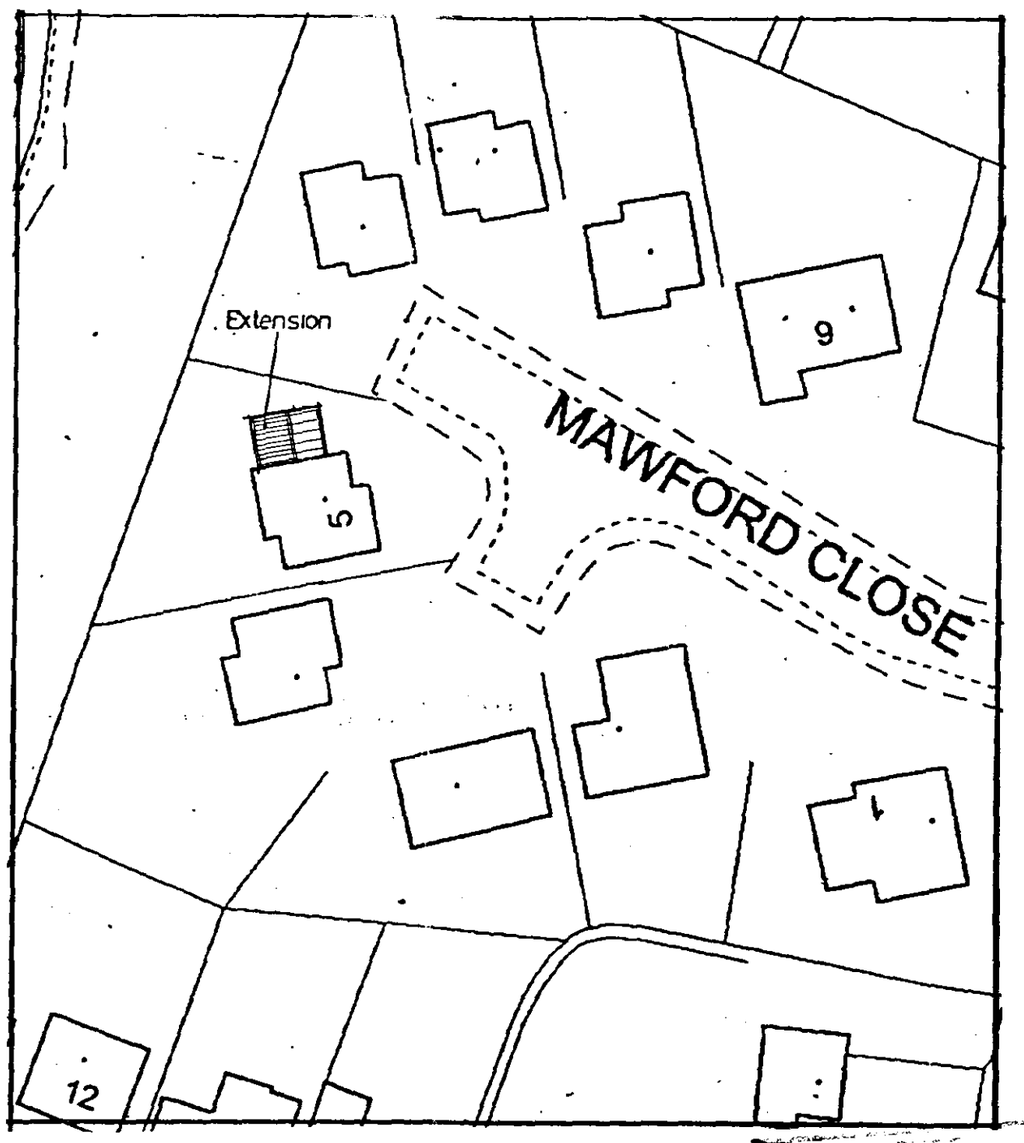
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STANDARDS.
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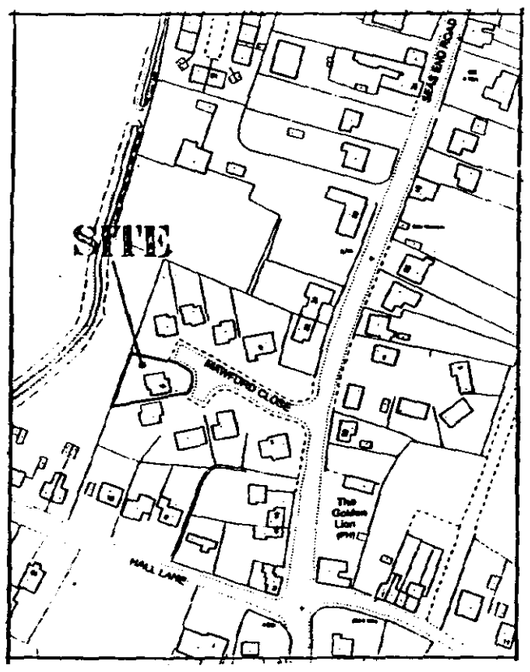
HEALTH & SAFETY.
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SCOPE OF THE WORKS.
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DETERMINED PLAN



BLOCK PLAN 1:500



LOCATION PLAN 1:2500

ref:	revision	date

G. R. MERCHANT
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Project
PROPOSED EXTENSION
5 MAWFORD CLOSE
MOULTON SEAS END
SPALDING LINCS.

Client
MR & MRS O. FRADLEY

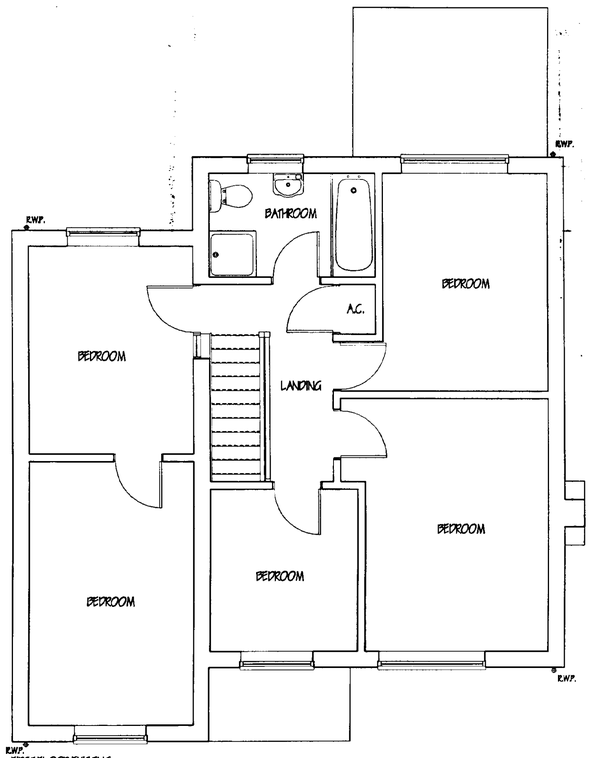
Drawing
ELEVATIONS
BLOCK & LOCATION PLANS

Job Ref.	Drawing No.
493-02	02
Date: MAY '02	Drawn: J.C.

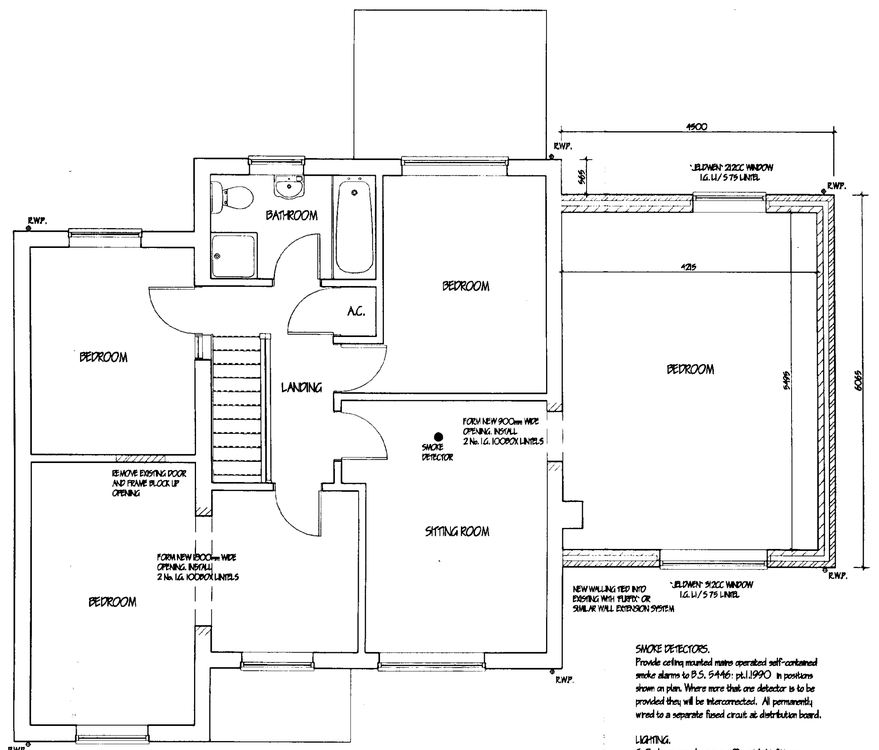
Scales
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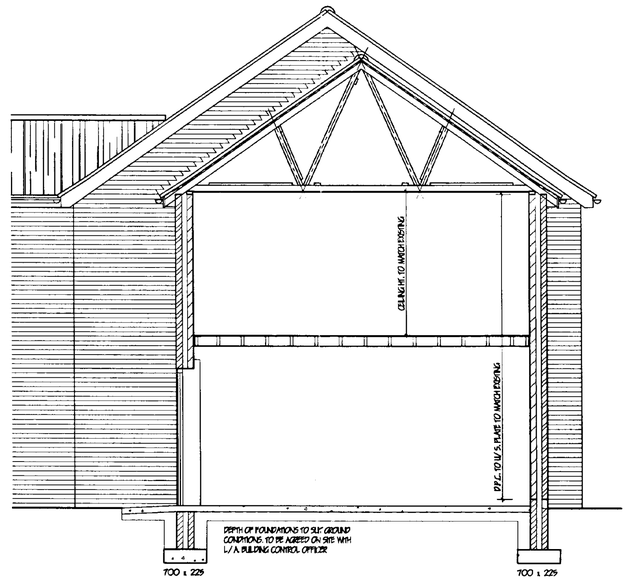
SHDC
Planning & [illegible]
31 MAY 2002
Ref 0632/02



FIRST FLOOR EXISTING



FIRST FLOOR PROPOSED



SECTION

LIMITATIONS.

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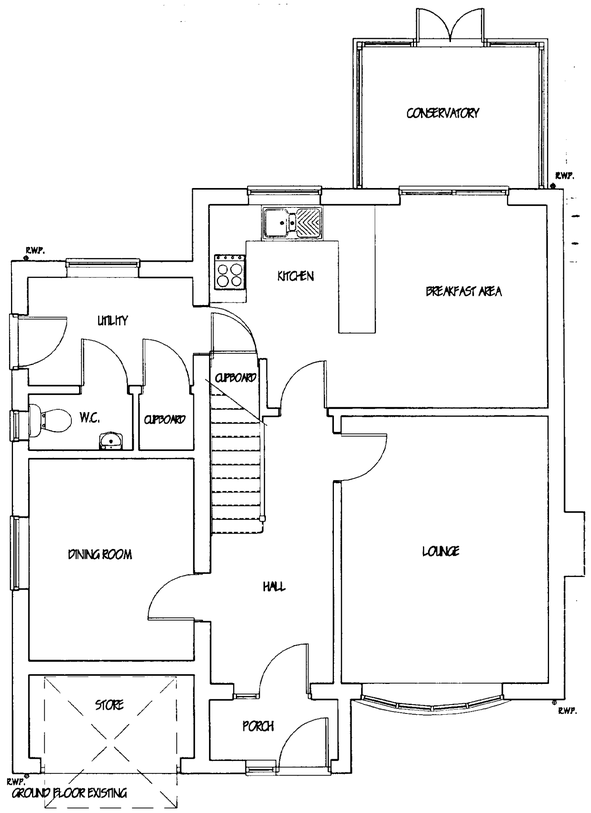
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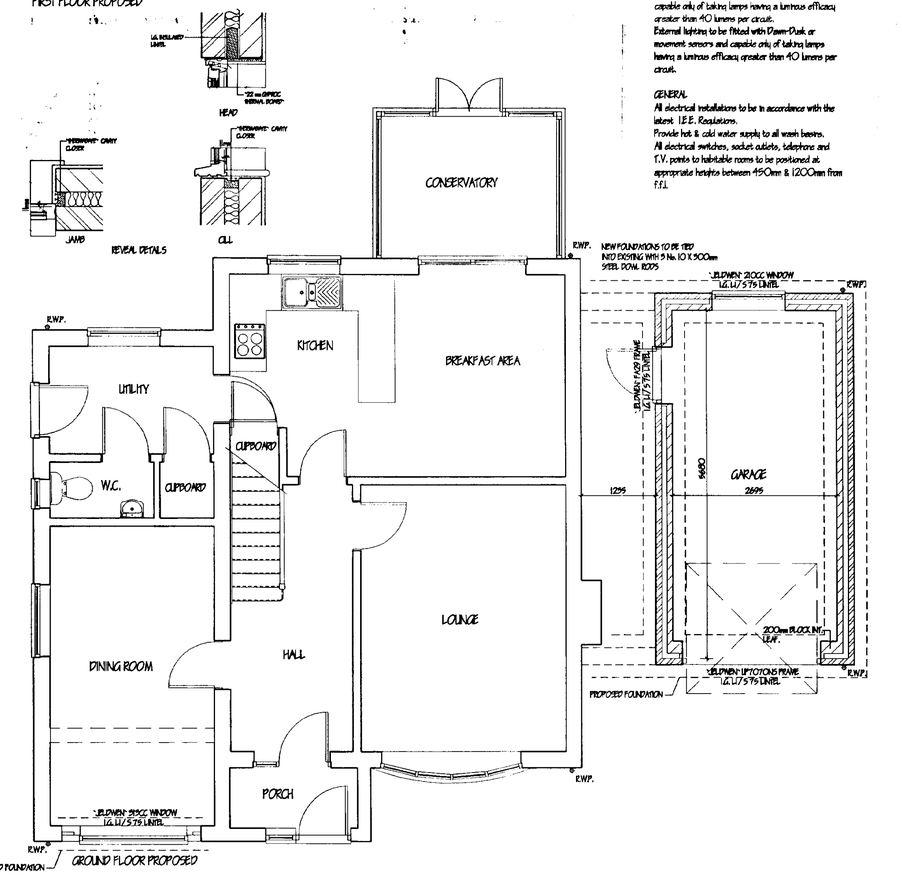
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GROUND FLOOR EXISTING



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 that one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

LIGHTING.

To Bedroom 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.

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.

GROUND FLOOR CONSTRUCTION.

Strip all vegetable soil and lay floor as follows: 100mm concrete over site on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm.; Concrete mix (EN4 to B.S. 5928: pt 1991: 150 blinded and consolidated hardcore.

FIRST FLOOR CONSTRUCTION

19mm T&G. flooring grade chipboard on 47 x 195 SC5 grade joists stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. at 400c/c. 50 x 5 galvanised. steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 3No. joists with solid bridging beneath: Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m: Provide 2No. joists bolted together under all first floor walls where not supported on block work below. . To garage/ Pawsace ceilings lay "Celotex GA2080 + GA2040 " between joists to provide a max 'U' value of 0.2 w/ sq.m.K Provice "Gyproc" Fireline board ceiling.

FOUNDATIONS.

Under walls as shown provide 225 x 700 strip concrete foundations (GEN4 mix to B.S. 5928: pt1 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

LINTELS.

All lintels to be manufactured by Messrs. I.G. Codes 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 at external positions to have cavity tray D.P.C. to CP. 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-end weep 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. 9.0m to edge from dwelling. All footpaths and drives to slope away from building.

GLAZING.

Double glaze extension 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 to be draught sealed.

HOT WATER AND SPACE HEATING.

Extend and upgrade existing system as required Ensure suitable timer switch, zone and boiler control interlocks, fit thermostatic control valves to all radiators/Heating Engineer to provide a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion

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 respect to wind speed, roof pitch and exposure category as detailed in B. S 5939 . Pt 2. Turnsplace 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 approx 35 deg. TO MATCH EXISTING 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 10mm vent continuous air gap and fly proof screen: 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. Where span of trussed rafter exceeds 9.0m 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/ wall abutment fit 150mm high code 4 lead flashing.

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.m. 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 then 1100mm above floor level

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. 12.7mm 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 space: 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 fasteners & draught seal all round

WALLING.

285 cavity walling to consist of face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 85 cavity: build into cavity Dritherm cavity wall batt insulation boarding in accord. with makers instructions and agrement cert' No.84/1268 & 86/1684. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 750 horizontally and 450 vertically to B.5.1243:1978 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 DS 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 - 5/ C render and 3mm skim.

DETERMINED
PLAN

ref: revision date

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Project
PROPOSED EXTENSION
5 MAWFORD CLOSE
MOULTON SEAS END
SPALDING LINC'S.

Client
MR & MRS O. PRADLEY

Drawing
FLOOR PLAN & SECTION

Job Ref.	Drawing No.
495-02	01
Date: MAY '02	Drawn: J.C.

Scales
1:50 1:100

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3 1 MAY 2002

Ref: 0632/02