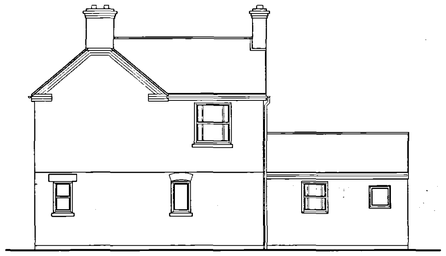
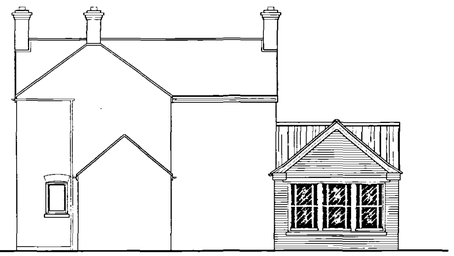


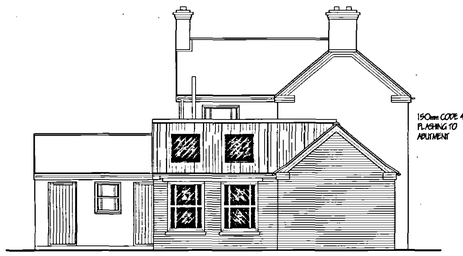
FRONT ELEVATION



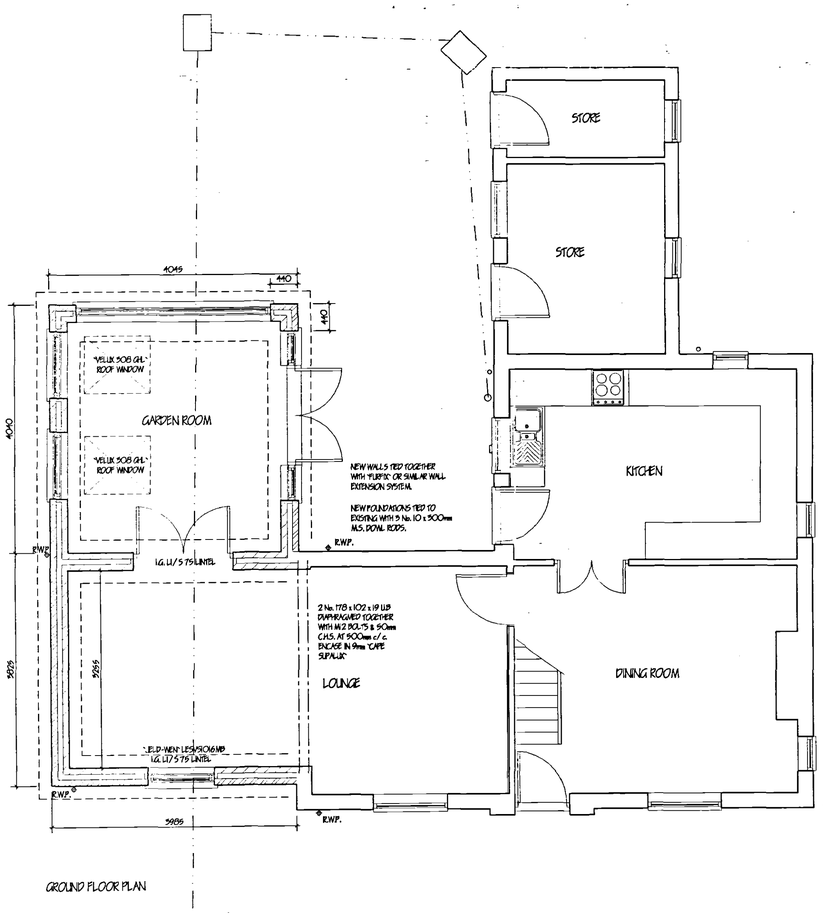
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

FOUL DRAINAGE
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 masked both sides of wall with ridged sheets material and mastic seal to prevent entry of ages.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away min. 5.0m to edge from dwelling and 3.5m from all boundaries. All footpaths and drives to slope away from building.

GLAZING.
Double glaze extension throughout with timber/ p.v.c.u windows (minimum 16mm air gap 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 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.

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 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. And operating and maintenance instructions for owner/ occupier

LIGHTING.
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.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm :: mm 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.

FOOTPATHS/ DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub sill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access.
At least 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavours. All to be sloped up to footpath level at min. 1:20

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 GA2060Z' 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. 5928: pt 1991: 150 blinded and consolidated hardcore.
Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 45mm 'Celotex GA2045S' insulation board laid on over site in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

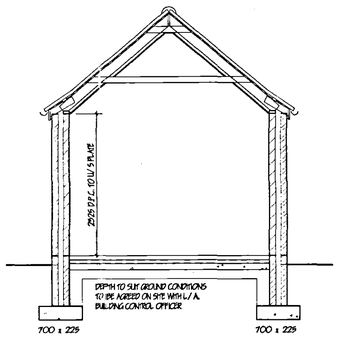
FOUNDATIONS.
Under walls as shown provide 225 x 700 strip concrete foundations GEN4 mix to B.S. 5928: pt 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1 metre below ground level.

LINTELS.
All lintels to be manufactured by Messrs. L.G. Cedes 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 LG. 100 Dot tape. 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

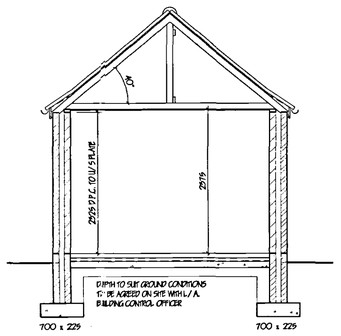
TIMBER ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under fels to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B. S 6399. Pt. 2. Twinplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L/ A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 40 deg. 38 x 100 ridge :side binder 38 x 100 ceiling binders: All trusses to :e strapped to wall plate by 30 x 5 galvanised metal :traps :acting as anchor and lateral restraint straps at max. 1.95m c/ c. Note: provide solid bridging beneath straps: 90 x 100 wall plate bedded on sand and :cement: 25 x 175 fascia boards: 6mm ext. grade Ajwood soffit complete with 10mm wide continuous air :gap and fly proof screen: All structural timber to be an SC3 grade. stamped 'SRX' or 'KD' to indicate :oisture content of 20% or less all in accordance with S. 4978. Where span of trussed rafter exceeds :0m provide additional bracing within the plane of the :ebb in accordance with Truss Plate Assoc. tech. :letin sheet 4: Timber supports are to be provided :nealth water storage tanks over 4No ceiling joists. :s roof intersections provide 25 x 100 lay boards and :nineteng trusses at 600 c/ c : Install code 4 lead :alley liner.

CEILINGS / INSULATION.
Roof Level: Flat ceilings lay 250mm glass fibre :sulation total thickness. 100mm between joists & 50mm 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 :aped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: :ccess panel to be 12mm ply with layer of 12.7mm :hermal board fixed to face. 100mm :labtite to top surface. Provide slide bolt fastening & draught seal all round

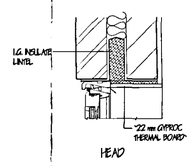
WALLING.
215 cavity walling to consist of Face brickwork to B.S. 1921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity :hitherm cavity wall batt insulation boarding in accord. :ith makers instructions and agreement cert' No. 84/1268 & 86/1584. 100mm Tarmac :mdite 5.5 N/ mm2 solid insulation blocks or similar: avity walls tied together using galvanised iron twist :s set 750 horizontally and 450 vertically to B.S. 143:1978 wall ties positioned at 300 vertical :ntres at all unbonded closures of cavity: Close :in sites with "thermabate" preformed closer and powder bitumen felt DPC to C.P. 121: All work to be :arried out in accordance with BS Code of Practice 121 & 1.1973. External walls to have max. 'U' value of 0.35 W/ sq.m.K.
:overment joists to be installed in blockwork in :ccordance with B.S. 5628 pt. 3 1985.
:ll to receive 13mm lightweight plaster finish.



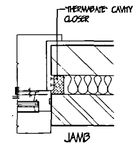
SECTION B - B



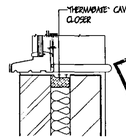
SECTION A - A



HEAD



JAMB



CILL

REVEAL DETAILS

DETERMINED PLAN

SHDC
Planning & Development
25 JUN 2004
Ref: 0859/04

ref	revision	date
F	CLIENT REQUIREMENTS	JUNE '04
E	CLIENT REQUIREMENTS	JUNE '04
D	CONSERVATORY TO GARDEN ROOM	APRIL '04
C	CHIMNEY STACK	JAN. '04
B	BUILDING REGS	JAN. '04
A	CLIENTS AMENDMENTS	SEPT '03

G. R. MERCHANT C.R.M.
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Project
EXTENSION & ALTERATIONS.
80 ROMAN ROAD,
MOULTON CHAPEL,
SPALDING, LINC'S.

Client
MR. & MRS. D. RAINS.

Drawing
FLOOR PLANS & ELEVATIONS - PROPOSED

Job Ref.	Drawing No.
680-03	02-D
Date	Drawn
JUNE '03	GRM

Scales
1/50 1/100

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