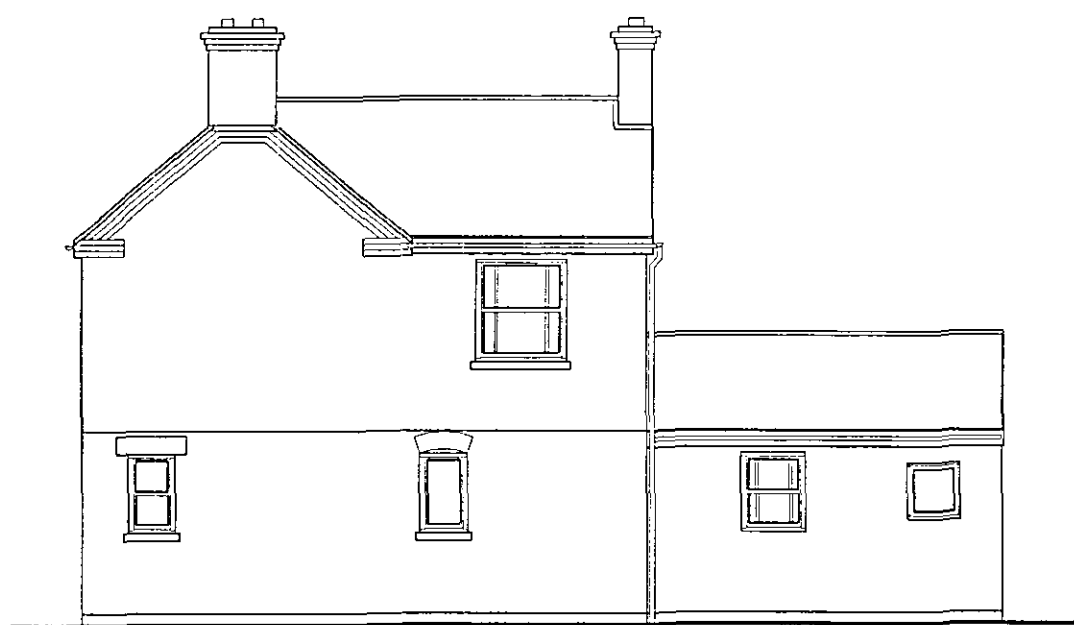
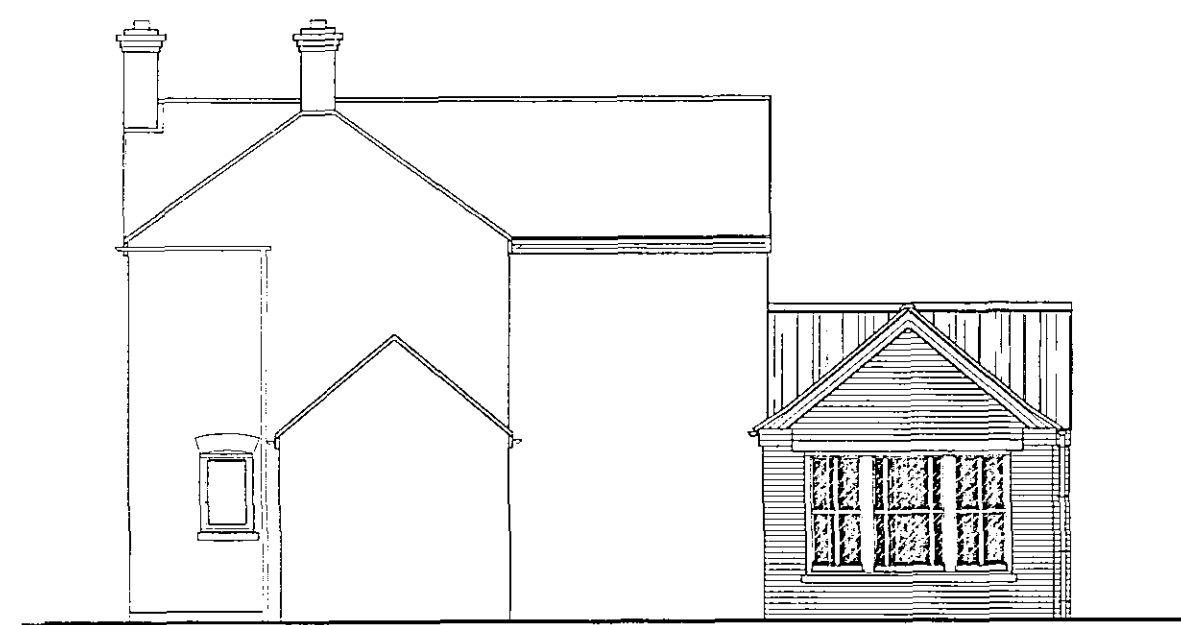




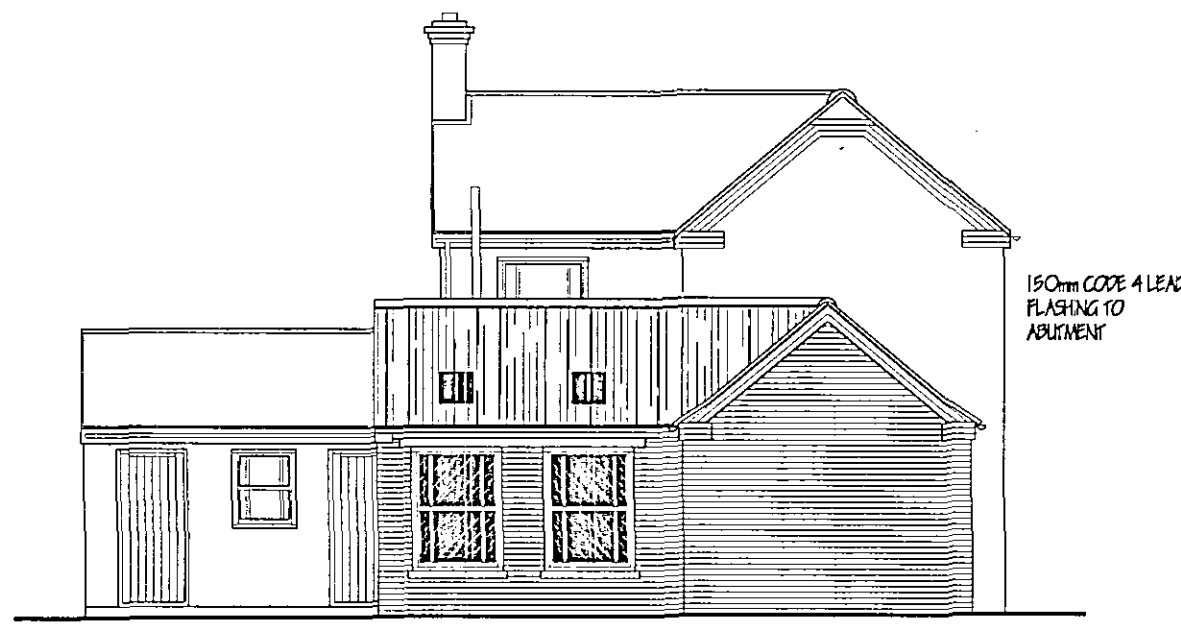
FRONT ELEVATION



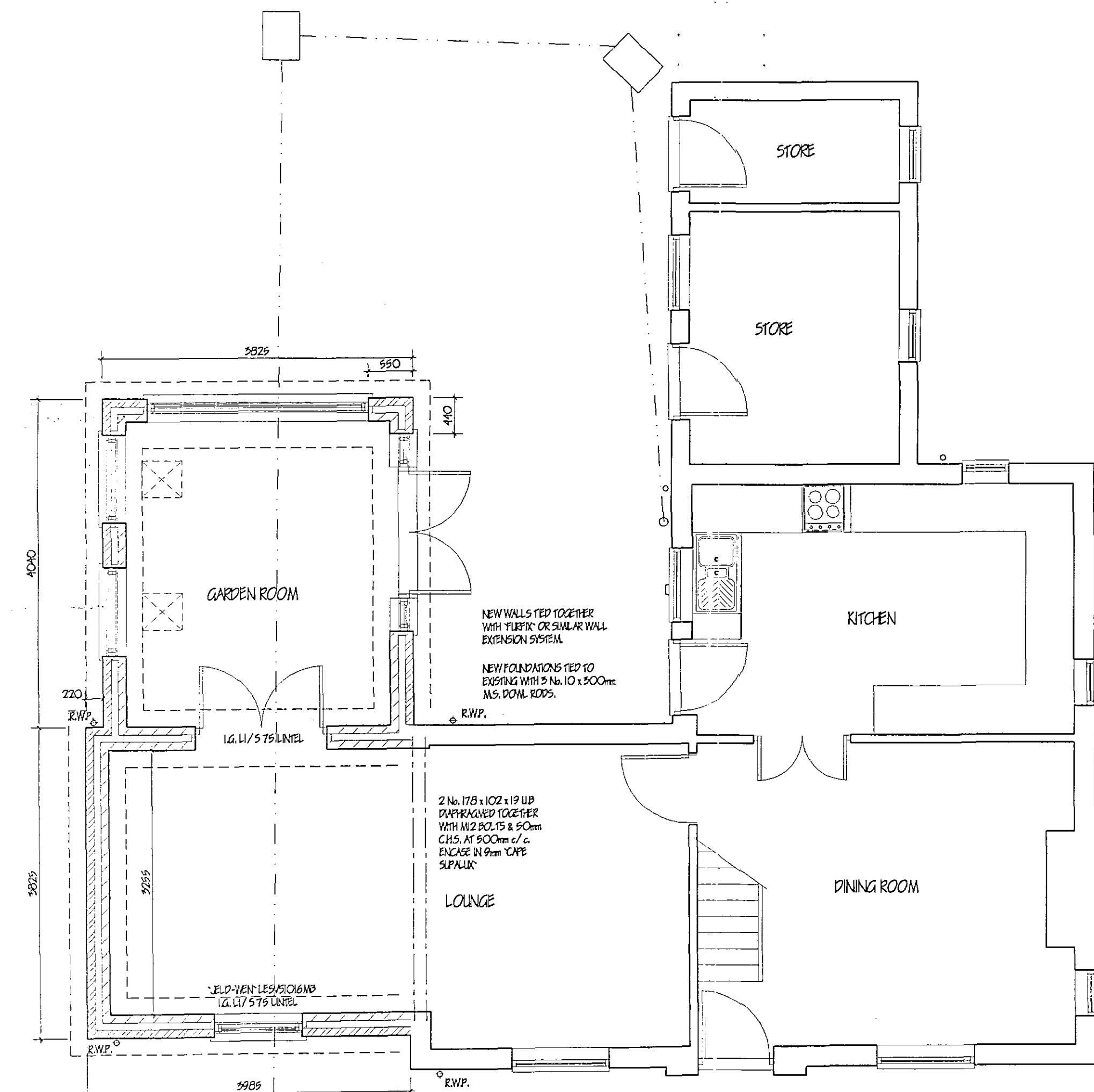
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

FILL DRAINAGE

Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flint joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lintel bricks where pipes pass through walls, provide compressible filler around pipe, opening masked both sides of wall with rickled sheet material and mastic seal to prevent entry of rain.

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 120mm dia. soak away min. 5.0m to edge from dwellings 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' Glass) max 'U' value 1.9 W / sq.m. K excluding glazing. All glazing between 1.1m and 800mm high and between 1.1m 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 watt. External lighting to be fitted with PIR or motion sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per watt.

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 and 1200mm from F.F.L.

SUB STRUCTURE WALLING

100mm dense concrete blocks to B.S. 6073 pt.1 1983. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak mix concrete fill 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 DPC level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub sill min 120. 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, Farnac or Block pavers. 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 500mm polythene D.P.M. on 60mm Celotex GAZO60Z insulation board, on 1200mm 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 CEM4 to B.S. 5522; pt.1 1991. 150 bladed and consolidated hardcore. Alternative: Floor construction as above but 19mm Y&G flooring grade chipboard on 45mm Celotex GAZO45 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 CEM4 mix to B.S. 5522; pt.1 1991. All foundations taken down to bear on bed bearing strata min. depth of 600 to top of foundations; should drinkable 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. I.G. Codes U / 575 and U / 1275 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 Part-end weep holes and stop ends to cavity tray.

PITCHED ROOF CONSTRUCTION

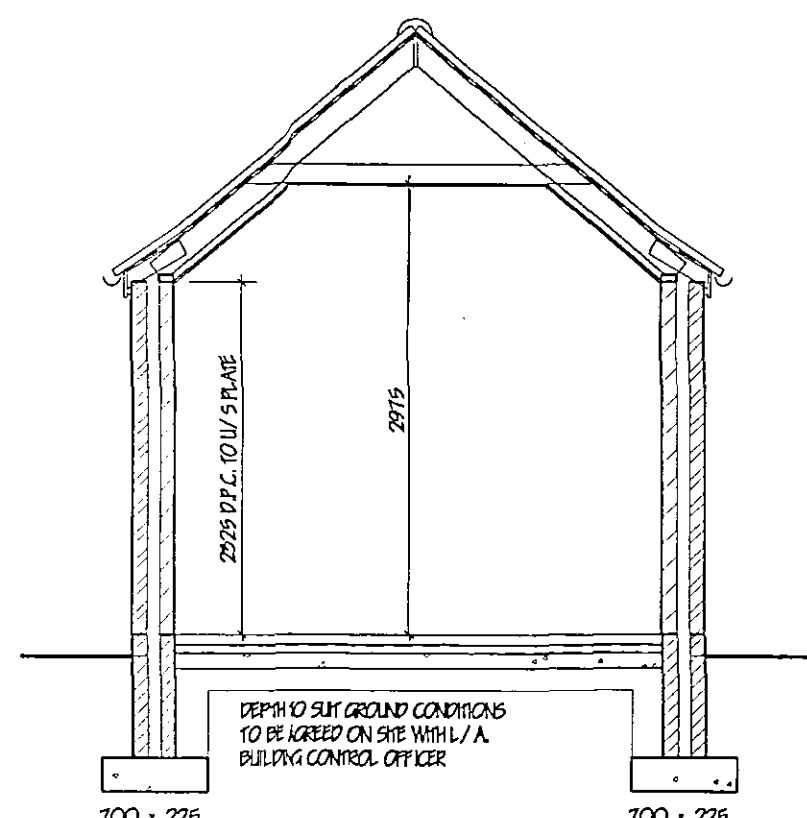
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 35 softwood treated battens on under felt to B.S. 747 (type IF) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in P. 5 6599, Pt. 2. Two-plate specialist made prefabricated roof trusses to comply with B.S. 5926B part 3 1988. TRUSS CALCUS TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600mm c/c to a pitch of 40 deg. 38 x 100 ridge node bracer. 38 x 100 ceiling bracers. All trusses to be strapped to wall plate by 30 x 5 galvannead metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bracing beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffits complete with 10mm wide continuous air gap are fly proof screen. All structural timber to be min. SC3 grade, stamped 'PKY' or 'KD' to indicate moisture content of 20% or less in accordance with BS 4978. Where span of trusses rather exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over the ceiling joists. At roof intersections provide 25 x 100 lag boards and diagonal bracing at 600 c/c: install code 4 lead valley bar.

Ceilings / INSULATION

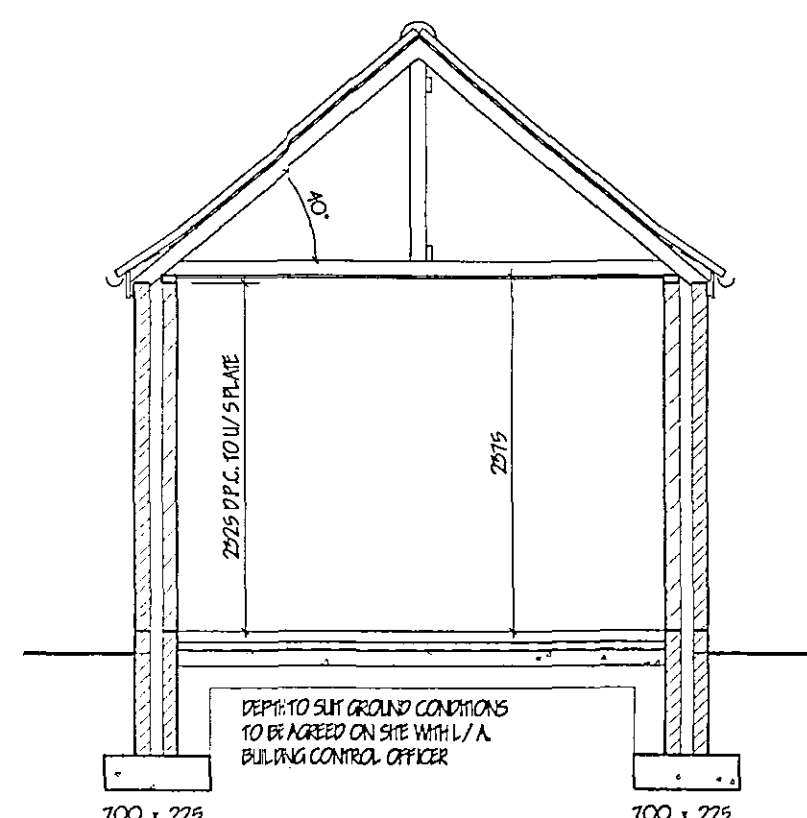
Roof Level: Flat ceiling lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over joists to provide max. 'U' value of 0.16 W / sq.m. Ensure 50mm air gap over all insulation. 12.5mm Gypoc wallboard/skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 plastered stops. Access panel to be 12mm ply with layer of 12.7mm firelineboard fixed to face. 100mm Jable to top surface. Provide slide both fastening & draught seal all round.

WALLING

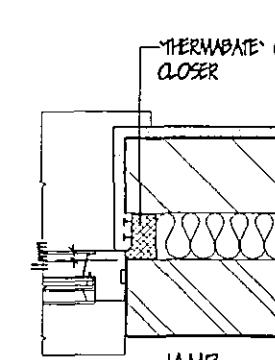
285 cavity walling to consist of face brickwork to B.S. 5921/1714 for day bricks and B.S. 1871/1978 for calcimulate bricks: 65 cavity build into cavity. Drifters cavity wall batt insulation boarding in accord. with makers instructions and agreement cert. No. B4 / 1268 & 86 / 1684. 100mm Farnac Hemditt 3.5 N / mm2 solid insulation blocks or similar: Cavity walls tied together using galvannead iron twist ties at 750 horizontally and 450 vertically to B.S. 1245/1978 wall ties positioned at 500 vertical centres at all unbanded courses of cavity. Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to CP. 121. All work to be carried out in accordance with BS Code of Practice 121 Pt.1, 1975. External walls to have max. 'U' value of 0.35 W / sq.m. Movement joints to be installed in blockwork in accordance with B.S. 5926 pt. 3 1988. All to receive 15mm lightweight plaster finish.



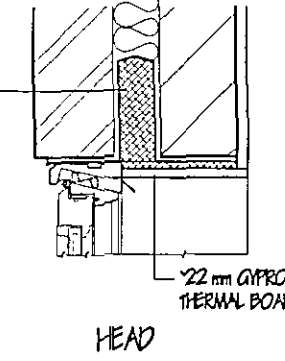
SECTION B - B



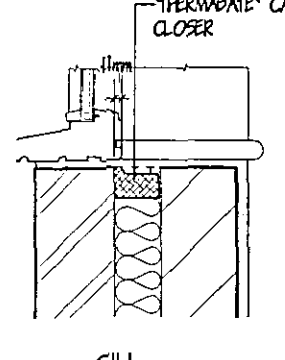
SECTION A - A



REVEAL DETAILS



HEAD



CILL

SHDC
Planning & Development
03 JUN 2004
Ref: 12603

AMENDED PLAN
Ref. A1

ref.	revision	date
E	CLIENT REQUIREMENTS	JUNE '04
D	CONSERVATION TO GARDEN ROOM	APR. '04
C	OWNER'S DRAW	JAN. '05
B	BUILDING REGS	JAN. '05
A	CLIENT'S AMENDMENTS	SEPT. '05

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80 ROMAN ROAD,
MOLLTON CHAPEL,
SPALDING, Lincs.

Client
MR. & MRS. D. RAINS.

Drawing
FLOOR PLANS & ELEVATIONS
- PROPOSED

Job Ref.
680-03

Drawing No.
02-D

Date
JUNE '05

Drawn
ARM

Scales
1/50 1/100
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