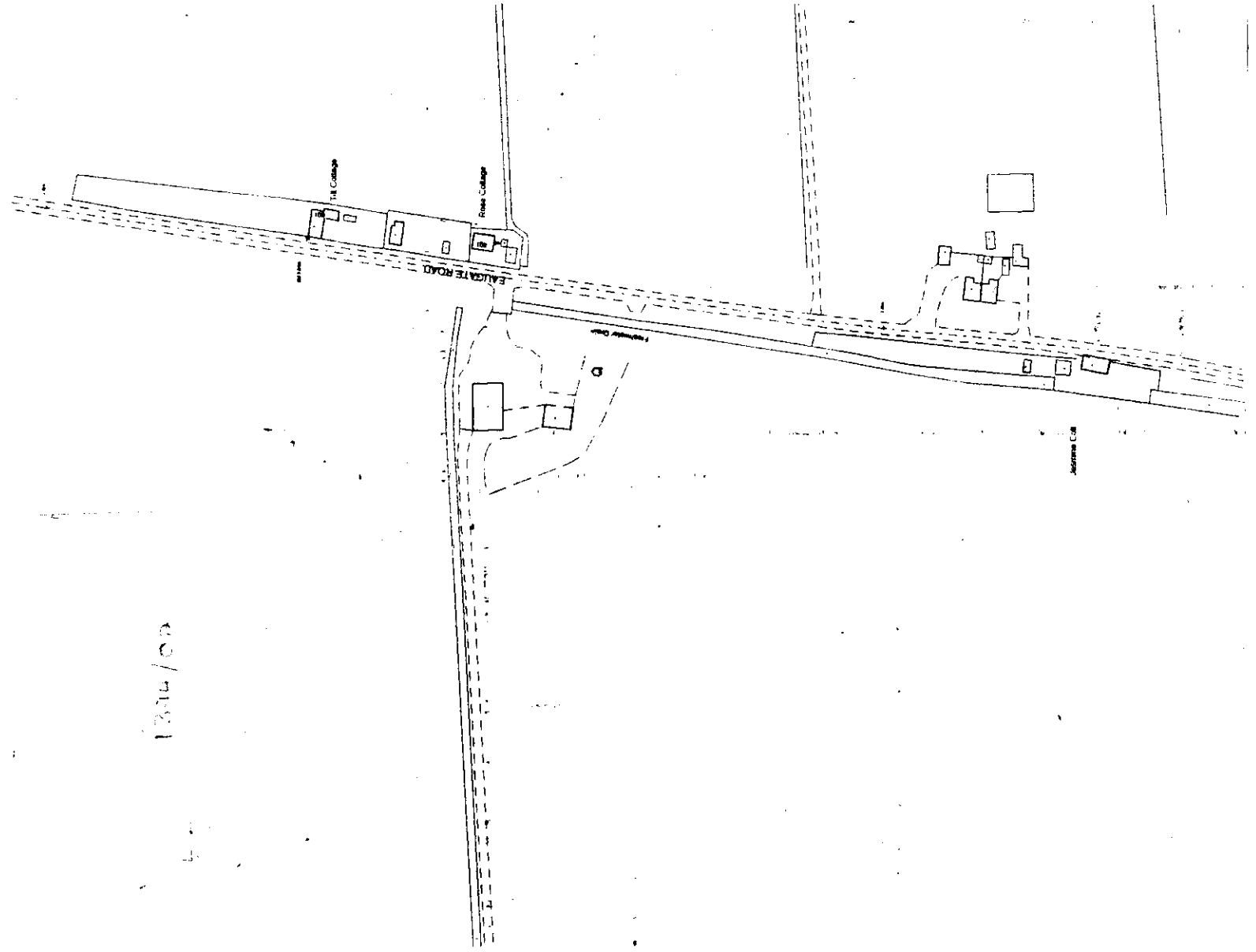
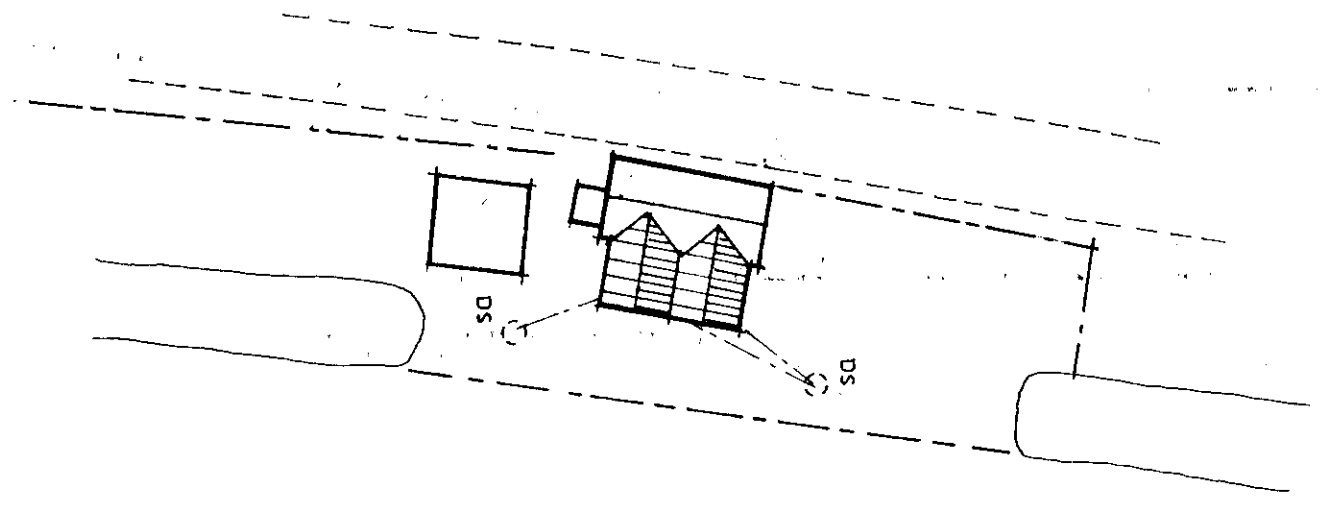
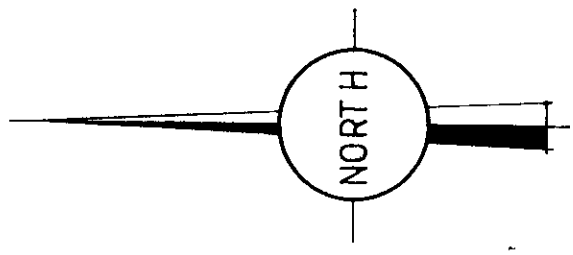




LOCATION PLAN 1:2500

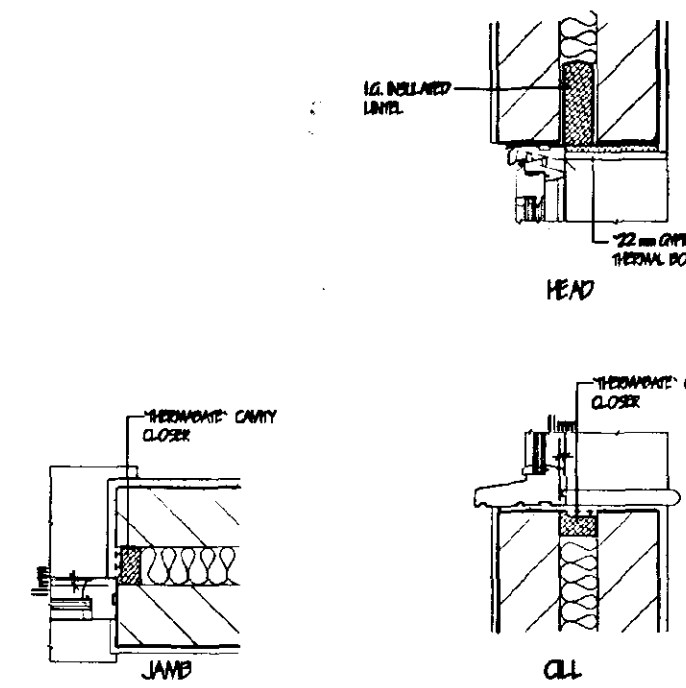
MR & MRS S. TALBOT
159 EAUGATE
MOULTON CHAPEL.



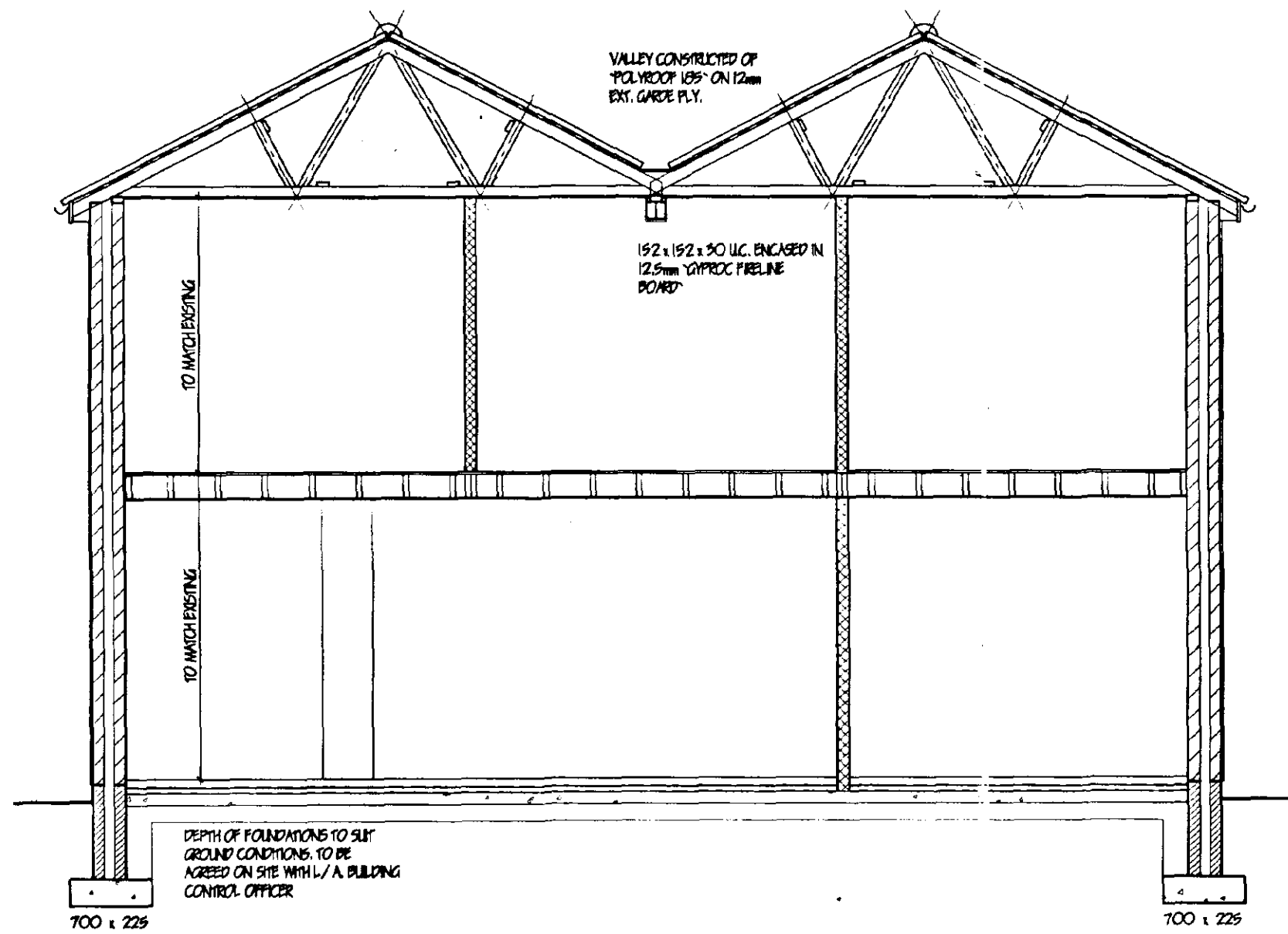
BLOCK PLAN 1:500



UNIT 15.
All units to be manufactured by Messrs. LG. Cables
11/5/75 and 11/10/75 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 units to be LG.
100 Box type. Units in garage to be underlined with
12.7 fire line board or receive 12mm render and skim.
Provide Petp and weep holes and stop ends to cavity
tray.



REVEL DETAILS



FOLL DRAINAGE

Inspection chamber construction to be 'Omega' and
installed in accordance with makers' instructions with
the internal diameter related to the depth in
accordance with B.S. 6901:1995. Fall drainage
pipes to be 110mm dia. UPVC, to B.S. 4660:1985
flexible jointed and laid to makers' instructions to a fall
of 1:70 bed and surround with 100mm pea gravel.
Where pipes pass under floors encase in 150mm pea
gravel. Where pipes pass under drives surround in
150mm concrete with flex joints to correspond with
joints in pipe work. Provide 65 x 100 non-stressed
concrete laid bedding where pipes pass through walls,
provide compressible filler around pipe, opening masked
both sides of wall with ridged sheet material. Soil and
vent pipes to be 110mm dia. PVC to B.S. 4514: 1985
and to extend 900mm above window head terminating
with PVC balloon. Waste pipes to be generally 40mm
dia. If over 5.0m long run increase to 50mm dia. All
PVC to B.S. 5945: 1979 complete with racking eyes
at every change of direction. Paddy, basins and sink to
have 75 deep seal traps. Shower to be raised on
150mm plinth with access plate to anti-siphon trap
and 50mm waste. All redundant drains to be grubbed
out or filled with lean-mix concrete. Condensation
drainage from boiler flues to discharge via min. 22mm
diameter pipe work through a 75mm condensation trap.
Alternatively an additional trap should be provided
externally to provide the required seal, as an app.
should be provided between the boiler and the trap.
Septic tank / Treatment plant operators and
maintenance instruction notice to be provided by
installer.

SURFACE WATER DRAINAGE.

115mm dia. half round rainwater gutters to 65mm dia.
rainwater pipes. 110mm dia. underground pipes flexibly
jointed 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 dwellings. All footpaths and drives
to slope away from buildings.

GLAZING.

Double glaze extension throughout (minimum 12mm air
gap to all units with Low E O.S. Glass) max. 11" value
2.0 W/ sq.m. K. All glazing between F.E.L. and
800mm high and between F.E.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. 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 boiler 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.

SMOKE DETECTORS.

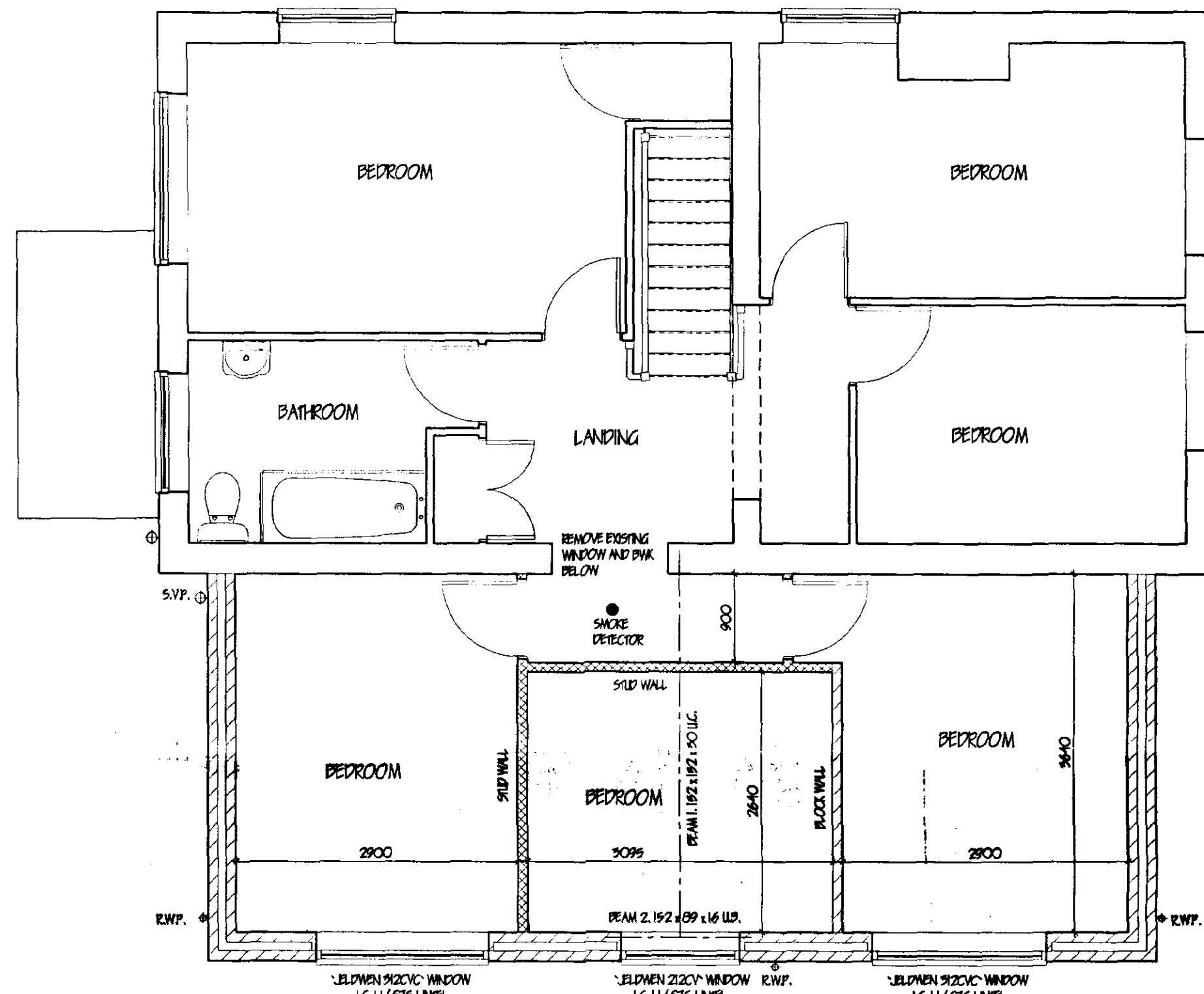
Provide ceiling mounted mains operated self-contained
smoke alarms to B.S. 5446: pt1:1990 in positions
shown on plan. Where more than one detector is to be
provided they will be interconnected. All permanently
wired to a separate fused circuit at distribution board.

LIGHTING.

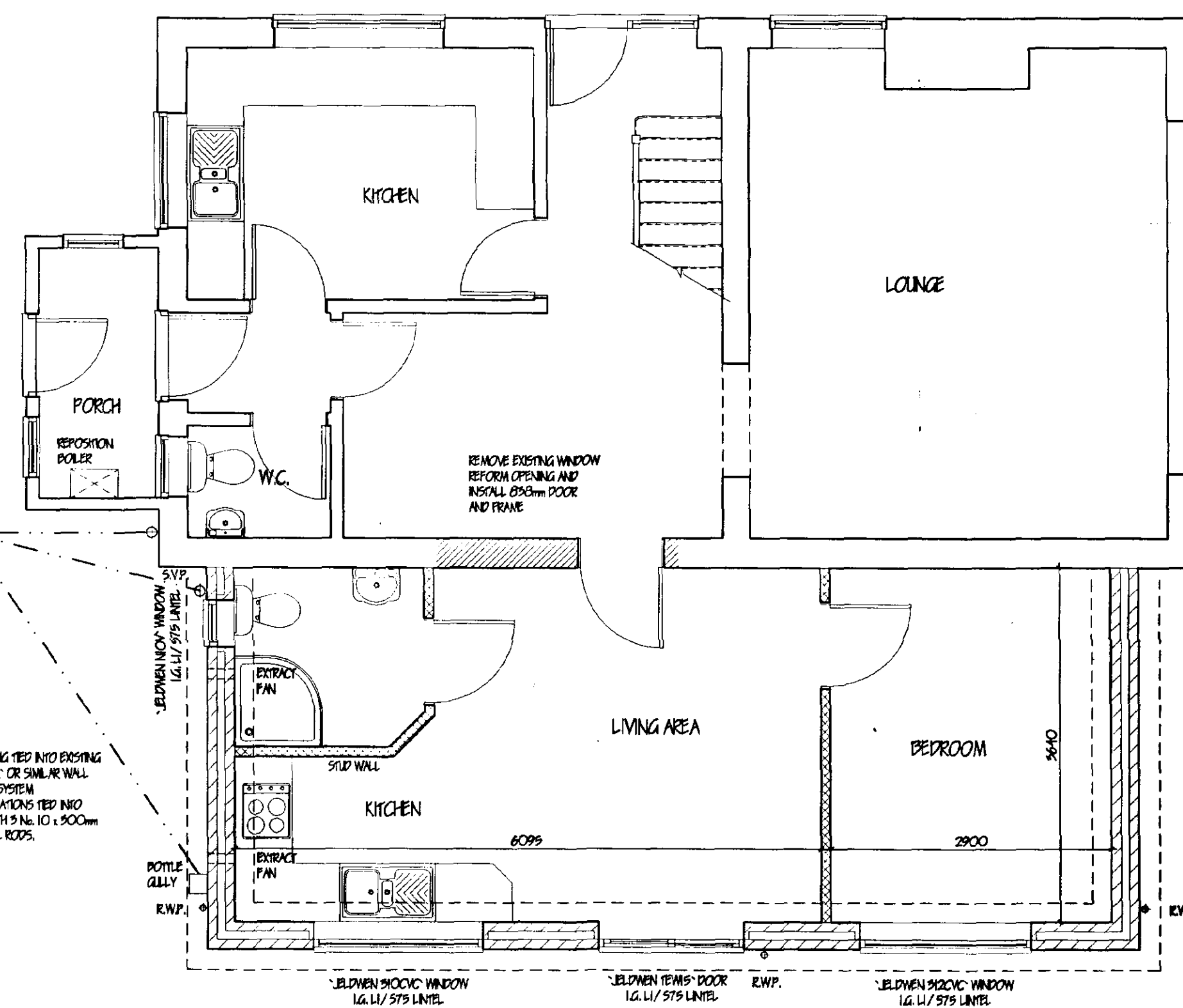
To all new Bedrooms provide energy efficient light
fitments capable only of taking lamps having a luminous
efficacy greater than 40 lumens per circuit.
External lightings to be fitted with Dawn-Dusk or
movement sensors and capable only of taking lamps
having a luminous efficacy greater than 40 lumens 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 and 1200mm from
F.F.L.



FIRST FLOOR PROPOSED



GROUND FLOOR PROPOSED

PITCHED ROOF CONSTRUCTION.

Interlocking concrete roof tiles to B.S. BN 490 /
491, or 25 x 365 softwood treated battens on under
felt to B.S. 747 (type F) 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. 55999, Pt.
2. Two-plate specialist made prefabricated roof
trusses to comply with B.S. 5268 part 3:1988.
TRUSS CALCULATIONS TO BE SUBMITTED TO L / A. MIN. 28
DAYS PRIOR TO ERECTION. Trusses to be at
600c/c to a pitch of 30 degrees. 36 x 100 ridge
rope bender. 36 x 100 ceiling benders. All trusses to
be strapped to wall plate by 50 x 5 galvanneal metal
straps acting as anchor and lateral restraint straps at
max. 1.5m c/c. Nails: provide solid brisken 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 and fly proof screen. All structural timber to be
min. SC2 grade, stamped 'DRI' or 'D' to indicate
moisture content of 20% or less in accordance with
B.S. 4978. Where span of trussed rafter 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 4m ceiling joists.
At roof intersections provide 25 x 100 lag boards and
diminishing trusses at 600 c/c. Install code 4 lead
valley liner.

FIRE ESCAPE WINDOWS.

All habitable rooms in the upper story of a dwelling
shall have a window with an unobstructed openable
area of at least 0.35 sq.m. and at least 450mm
wide x 750mm high (the route through the opening
may be at an angle rather than straight through). The
bottom of the openable area shall not be more than
1100mm above floor level.

CEILING.

Flat ceiling lay 250mm glass fibre insulation total
thickness. 100mm between joists & 150mm over
joists to provide min. 11" value of 0.16 W/ sq.m.
Ensure 50mm air gap over all insulation. 12.7mm
Gyproc plasterboard 3mm skin finish. Provide min. 28
x 38 noggins at 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
fireline board fixed to face. 100mm skittle to top
surface. Provide slide bolt fastening & draught seal all
round.

WALLING.

285 cavity walls to consist of 20mm Sand / Cement
render to B.S. 5262. 100mm Tarmac Hamelite solid
insulation blocks or similar. 85 cavity: build into cavity
Dritherm cavity wall batts insulation boarding in accord.
with makers instructions and asperant cert.
No. 84/1268 & 86/1584. 100mm Tarmac
Hamelite solid insulation blocks or similar. Cavity walls
laid together using galvanneal iron brick less net 750
horizontally and 450 vertically to B.S. 1245:1978 wall
ties positioned at 900 vertical centres at all
unbonded corners of cavity. Close cavities with
'Thermastall' preformed doors and provide between
felt D.P.C. to C.P. 121. All work to be carried out in
accordance with BS Code of Practice 121 Part 1:1975.
External walls to have min. 11" value of 0.35
W/ sq.m. Internal walls of 100mm Tarmac Hamelite
solid insulation blocks: All to receive 10mm 5 / C render
and 3mm skim. Stud walls to consist of 36 x 89mm
c.l.s studs at 400mm c/c, both sides to be clad with
12.7mm plasterboard and skim. 100mm glass fibre
will between studs.

GROUND FLOOR CONSTRUCTION.

Strip all vegetable soil and lay floor as follows: 70mm
sand and cement screed with chicken wire
reinforcement on 900q polythene D.P.M. on 40mm
'Celotex GA204B' insulation board, on 1200q
polythene D.P.M. lapped continuous with D.P.C. by min.
100mm. lay 300mm wide D.P.M. strip into D.P.C. to
top floor D.P.M. All in 100 concrete over skin.
Concrete mix (GEM) to B.S. 5522: pt1:1991. 150
thickened and consolidated hardcore.
Alternative: Floor construction as above but 19mm T&G
flooring grade chipboard on 40mm 'Celotex GA204B'
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.

FIRST FLOOR CONSTRUCTION.

19mm T&G flooring grade chipboard on 47 x 195 SC3
grade joists stamped 'DRI' or 'D' to indicate
moisture content of 20% or less in accordance with
B.S. 4978. at 400c/c. 50 x 5 galvanneal, steel
anchor and lateral restraint straps to joist at max. 1.5m
c/c straps to be run over min. 30mm joists with solid
brisking beneath. Provide battening lines strutting min. 38
x 38 all mid span of joists where span exceeds 2.5m.
Provide 25mm joists bedded under all First floor
walls where not supported on block work below.
All joists at junction with external wall to be supported in
mid span galvanneal hangers. Supported off 47 x
200 wall plate. Raftered to inner skin of blockwork
at 400mm centres with M10 x 125 bolts.
Alternatively screw each hanger to inner skin of
blockwork.

FOUNDATIONS.

Under walls as shown provide strip concrete foundations
as follows: Under 285 cavity walls provide 225 x
700 and under 100 walls provide 225 x 450 all
GEM mix to B.S. 5522: 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 minimum depth of 1 metre 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.

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 order of
purposes.

All open 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.

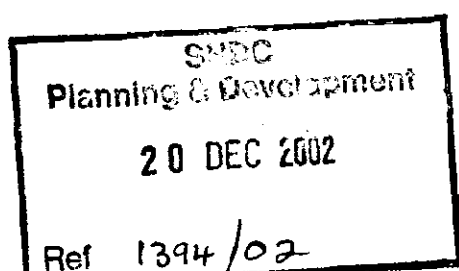
All materials to be new unless otherwise stated and all
components and materials etc. to be used fitted and
installed etc. in strict accordance with manufacturers
instruction and relevant Code of Practice.
Materials shall conform to appropriate British
Standard Specification or BSA Certificate or European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

HEALTH & SAFETY.

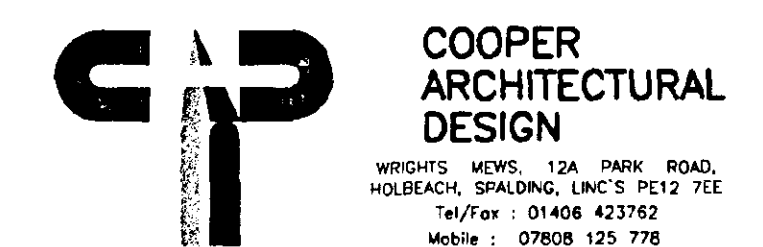
The Employer / Client shall ensure that the selected
contractor is conversant with and adopts all measures
necessary to achieve compliance with Health & Safety
legislation for Building Sites and Work Places.
The Employer / Client is advised that should the
works need to comply with the Construction Design
and Management Regulations an independent Planning
Supervisor will be required.

SCOPE OF THE WORKS.

The works shall comprise of all that is shown in the
drawings 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.



revision	date	init.	revision details.



Client: MR & MRS S. TALBOT

Project: PROPOSED EXTENSION TO FORM GRANNY ANNEXE
AND ADDITIONAL BEDROOMS
159 BALDREY ROAD
MOLLTON CHAPEL
SPALDING Lincs

Drawing: DETERMINED FLOOR PLANS / ELEVATIONS

Scale: 1:50 1:100	Drawing No. 0202-01
Date: DEC. 02	Drawn: J.G.