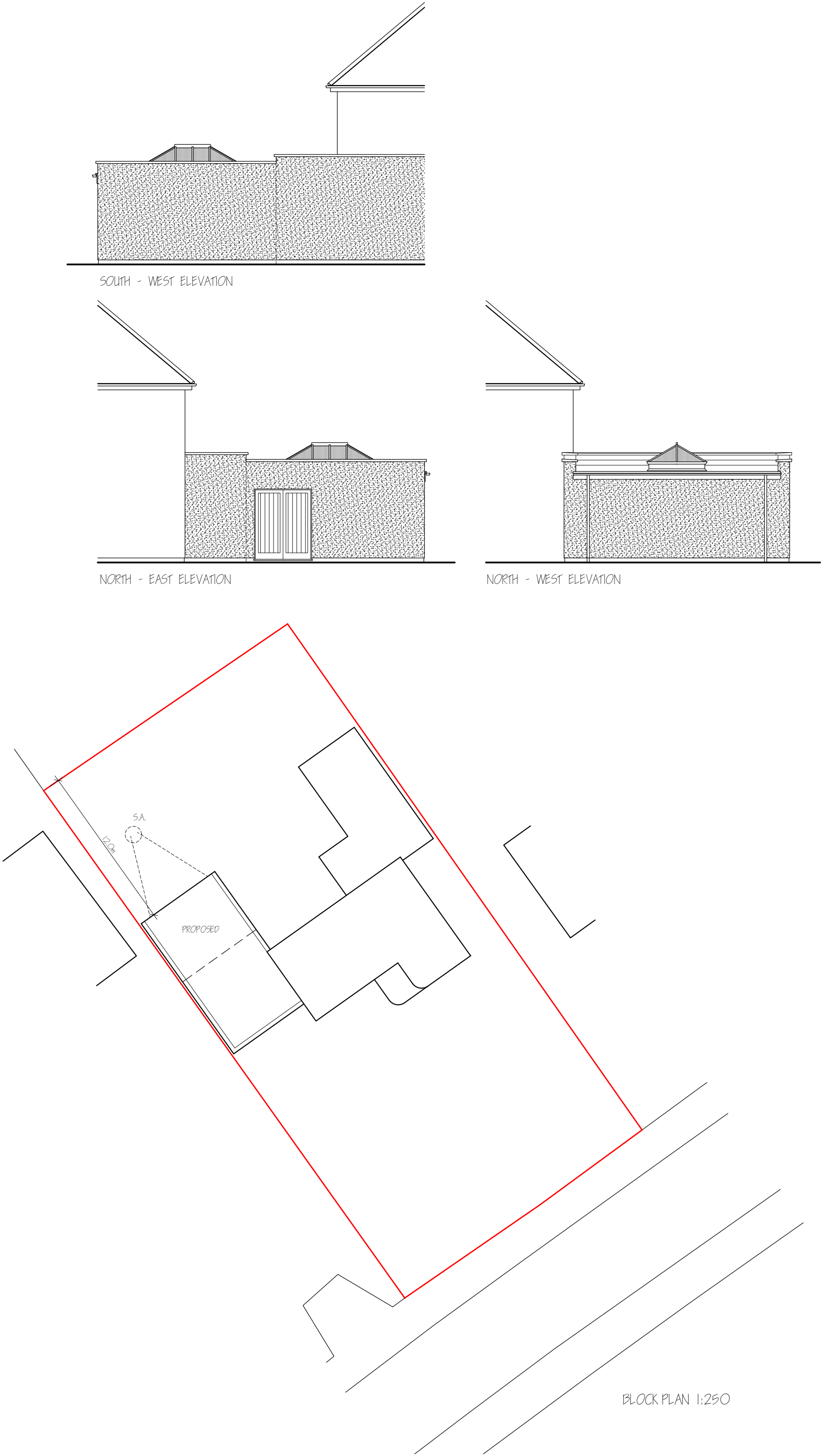
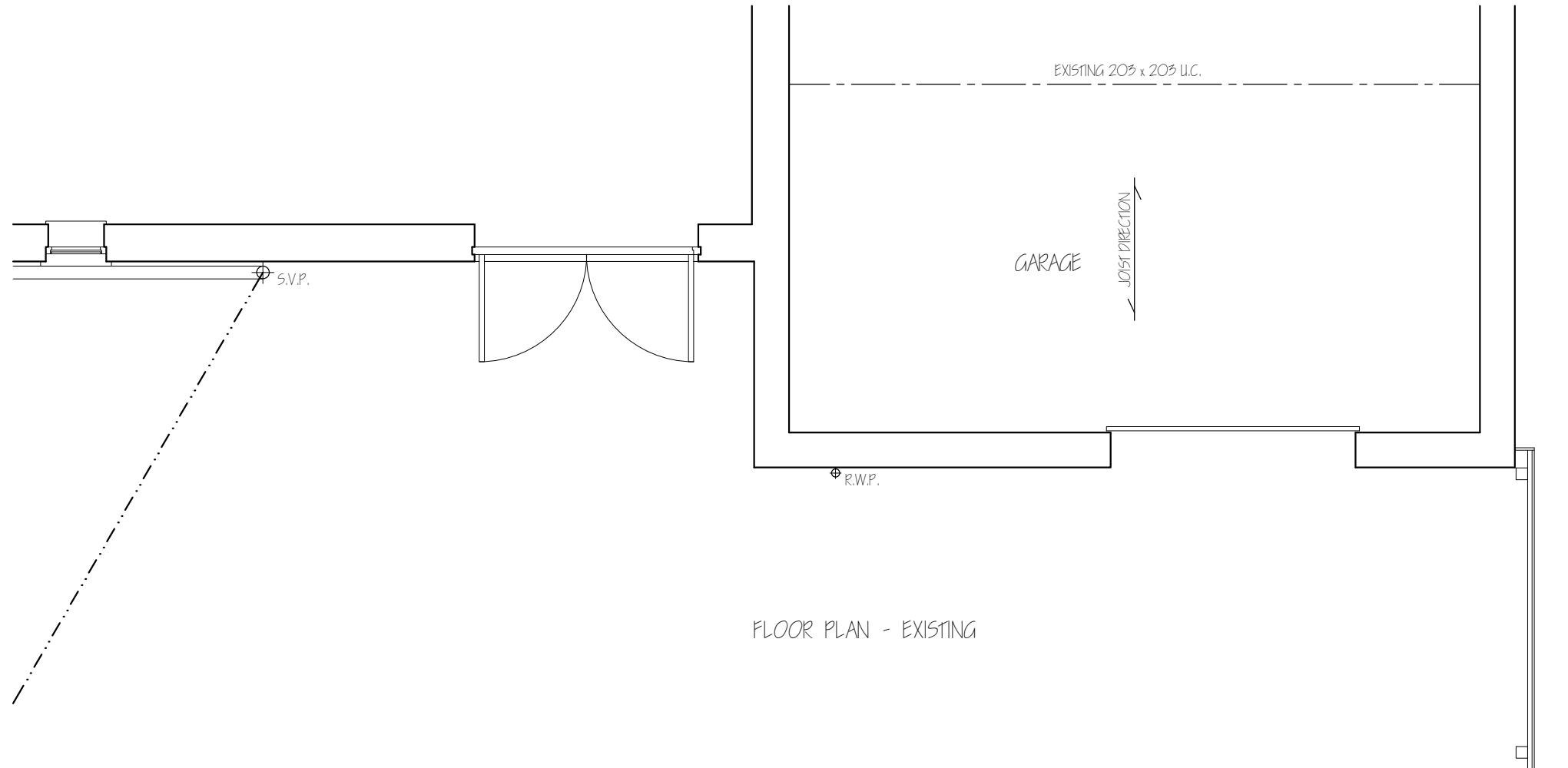
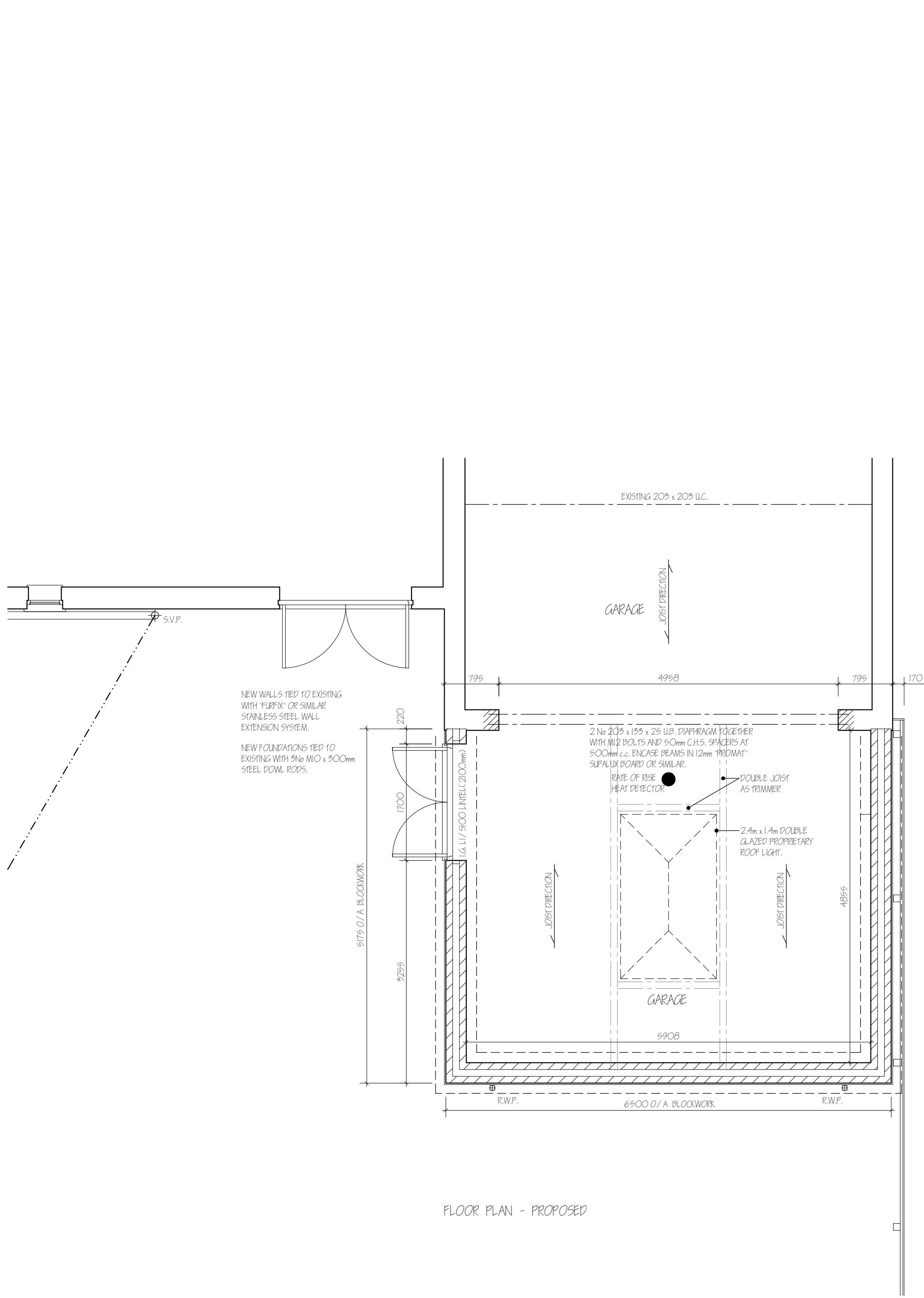




FLAT ROOF CONSTRUCTION.
12mm white spar shippings bedded on 3 layers Glass Felt. 38 roofing felt OR Polystyrene 150mm Celotex EL5000 insulation boarding on 20mm ply decking on s/w firrings to 180 fall. 219mm Deep GANGL-NAL V2-B Ecogel or similar Joists at 400 c/c with 50 x 25 m.s. straps at max. 1.5m centres 20mm marine ply fascia.
"U" value 0.15 W/ m2K.

CEILING.
Flat ceiling 15mm Gypsum Ffretline board,skim finish. All joints to be taped and filled.

WALLING.
500mm cavity walling to consist of 20mm Sand/ Cement render to B.S. 5262; 100mm Tarmac Toplite Standard 3.6 N/ mm2 solid insulation blocks or similar; 100mm cavity; Build into cavity 100mm Knaf Earthwood Dritherm 52cavity wall batts insulation boarding in accord. with makers instructions and agreement cert' No.84/ 1268 & 86/ 1584; 100mm Tarmac Toplite Toplite G11. 2.9 N/ mm2 (Thermal Conductivity 0.11W/ mK) solid insulation blocks or similar; Cavity walls tied together using stainless steel vertical twist ties set 750 horizontally and 450 vertically all to B.S. EN 5419 wall ties positioned at 500 vertical centres at all unbraked corners of cavity. Close cavities with "Thermabatt" perforated 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.
"U" value 0.23 W/ m2K.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: Lay 100mm concrete over site. Concrete mix GENI in non aggressive soils and FND2 mix in sulphate bearing soils to B.S. 5528; pt1 1991 on 500µ polythene D.P.M. on 100mm Celotex FR 5000 insulation board on 1200µ polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 150 Handed and consolidated hardcore.
"U" value 0.16 W/ m2K.

FOUNDATIONS.
Under walls as shown provide 225 x 600 strip concrete foundations all 225 min to B.S. 5528; pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to top of foundations. should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. In all cases foundations are to be designed in accord with NHB.C. Foundation Practice Guidance Notes where localised trees and shrubs are present.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt1 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.

LINTELS.
All lintels to be manufactured by Messrs. L.G. Codes L1/ 5100 and L1/ HD 100 all to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121. Internal lintels to be L.G. 100 Rn type. Lintels in garage to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Perp:and weep holes and stop ends to cavity tray

SURFACE WATER DRAINAGE.
112mm dia. half round rainwater gutters to 68mm 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. All footpaths and drives to slope away from building.

HEAT DETECTORS.
Provide ceiling mounted mains operated self-contained Raze of Rise Alarms to BS 54-5 Type R 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.

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 ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site work.
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 BBA 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.

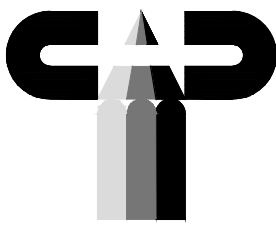
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

ELECTRICAL INSTALLATIONS.
All electrical work to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.
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.I.
Electrical consumer units to be positioned so that switches are mounted between 1350mm & 1450mm above F.F.I.
Prior to completion of the works the Local Authority must be satisfied that either:-
An electrical installation certificate issued under a competent persons scheme has been issued.
OR
An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

LIGHTING.
provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens.
External lighting is to be fitted with Dawn/Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 45 lumens per circuit.
All lighting to be in accordance with the Domestic Building Services Compliance Guide.

GENERAL.
All electrical switches and socket outlets to be positioned at appropriate heights between 450mm & 1200mm from F.F.I.

ROOM DIMENSIONS ARE INTERNAL OF WALL FINISHES			
revision	date	init.	revision details.



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Client. MR & MRS P THOMAS

Project. PROPOSED EXTENSION
25 HALMER GATE
SPALDING
Lincs
PE11 2DU

Drawing.

Scale 1:50	Drawing No. 1552-01
Date. SEPT. 15	Drawn. J.C.