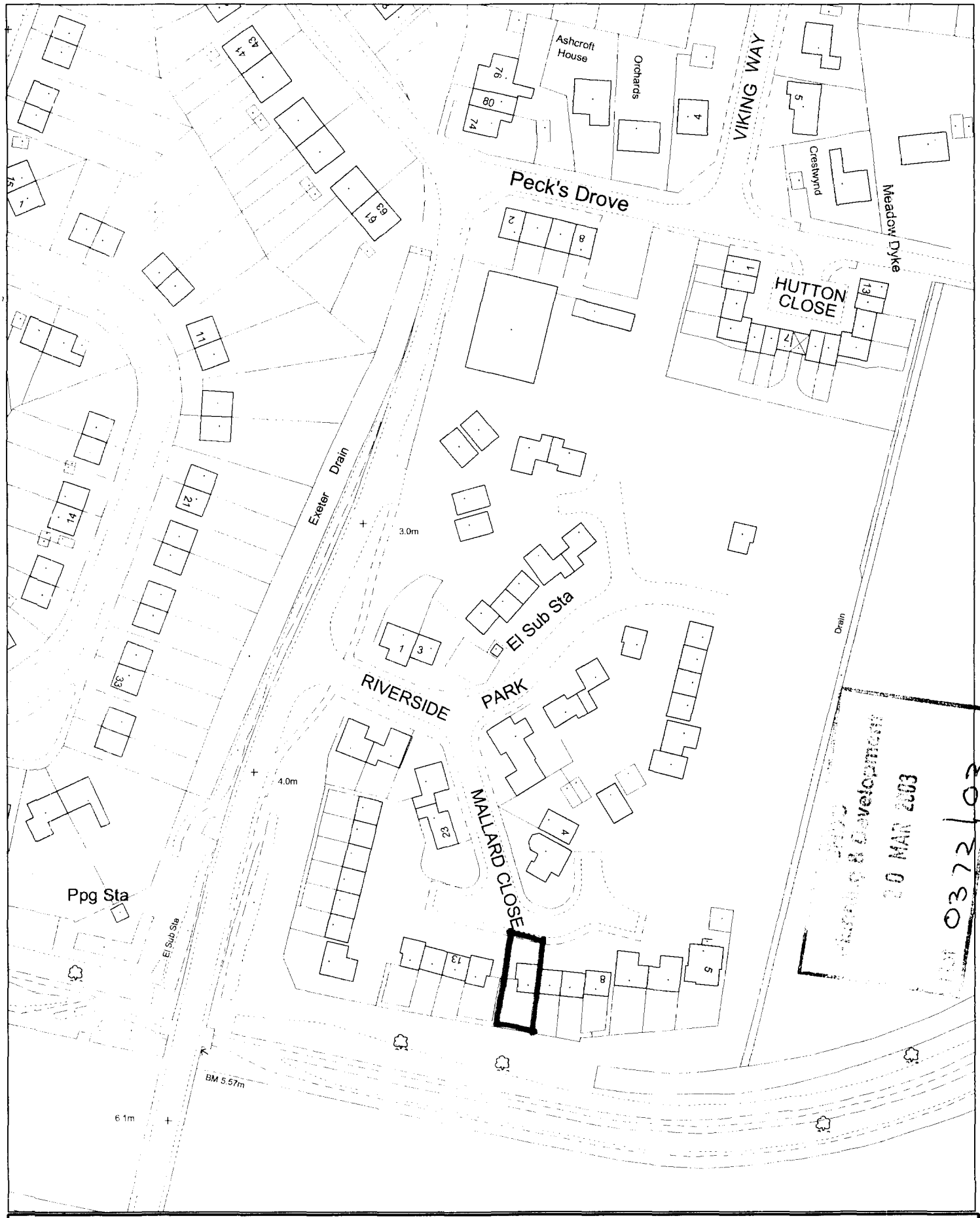


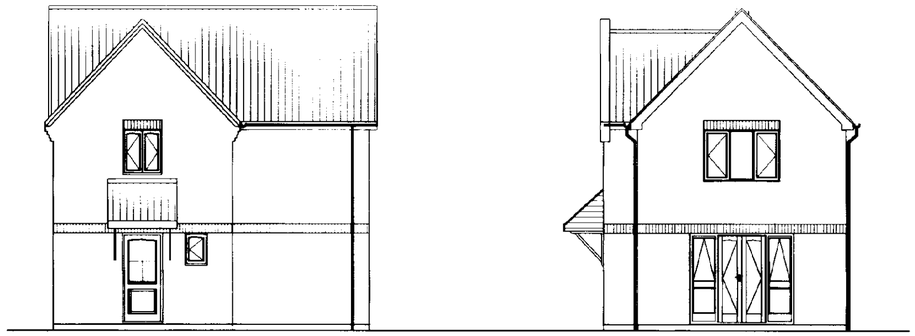
[redacted]

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

Scale: 1:1250

This map is reproduced from Ordnance Survey material with permission of Ordnance Survey on behalf of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Holland District Council LA079413 2003

Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE

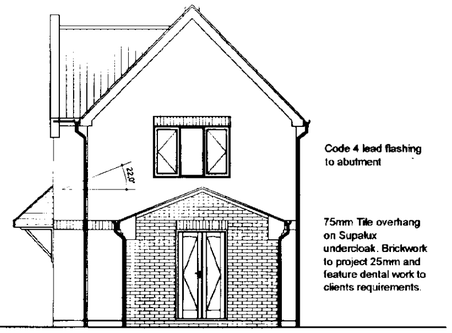


EXISTING SIDE ELEVATION
Scale 1:100

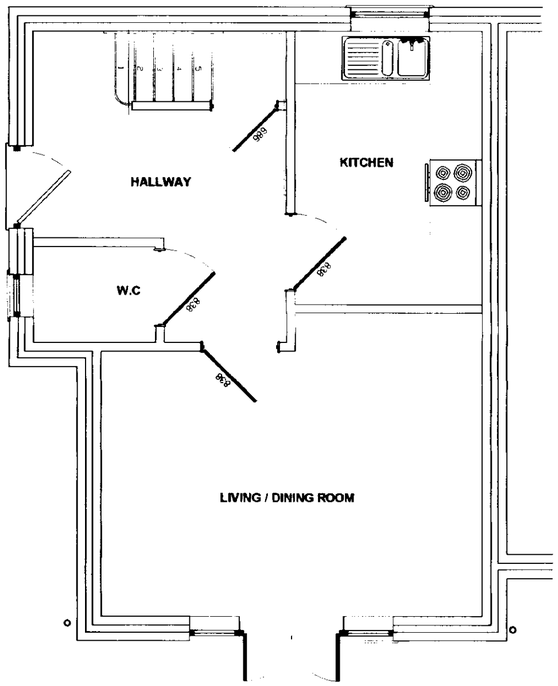
EXISTING REAR ELEVATION
Scale 1:100

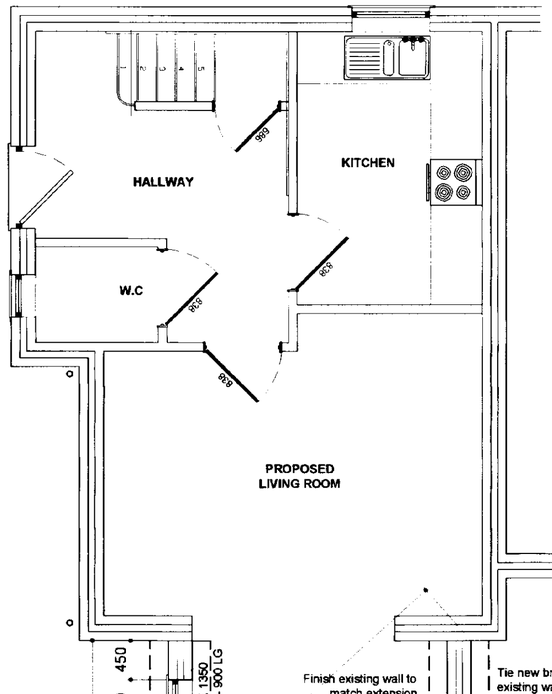


PROPOSED SIDE ELEVATION
Scale 1:100

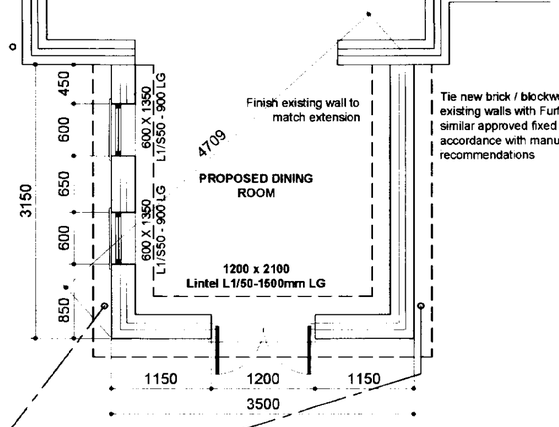


PROPOSED REAR ELEVATION
Scale 1:100





EXISTING GROUND FLOOR PLAN
Scale 1:50

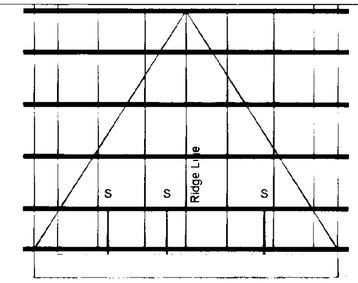


PROPOSED GROUND FLOOR PLAN
Scale 1:50

NOTE:MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO SHDC'S BUILDING CONTROL OFFICER FOR APPROVAL AT LEAST 21 DAYS PRIOR TO FIXING ON SITE

Trussed Rafters to be at max.600mm ctrs.Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings.Calculations to be submitted to the L.A Building Control Officiers approval prior to any materials being placed on order.

30x5 ms straps over 2no. trusses at max 2m ctrs to gable ends and ceiling level. 1no.gable strap to be within 500mm of ridge.



Soffit and fascia profile to match existing fitted strictly in accordance with manufacturer's recommendations

25X100 diagonal and longitudinal wind bracing to be fixed all in accordance with manufacturers details.Lap joints (if required) to be taken over 2no.trusses all in accordance with BS5268 Part 3 - 1985.

ROOF PLAN
Scale 1:50

Note:provide 50x50 timber noggings for partition head fixing and pendant light fixings.position of light fixings to be agreed on site with client.

FOUNDATIONS
Existing building area to be stripped of all vegetable matter and rubbish to a min.depth of 150mm before excavation commences.Concrete mix for foundations to be GEN3 in accordance with BS5328:1981.Foundations to external wall to be min.700mm wide x 225mm deep.Excavate down to existing foundation depth to solid firm strata i.e 750mm deep (min.1000mm if soil is of a shrinkable nature).Exact depth to suit conditions on site and to the strict approval of the L.A Building Inspector.Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

WALLS BELOW D.P.C
1no.Coarse of Class B brickwork & 2no. coarses of Red Engineering brickwork below D.P.C on outer face and 1no.coarse of 7N/mm2 on inner skin of cavity face.Elsewhere to be either 7N/mm2 concrete blockwork or full width trench blocks.Both to be within 225mm of DPC level.Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM lapped onto DPC within walls on min.150mm clean and well compacted hardcore.Depth of hardcore must not exceed 600mm and must be compacted in 150mm thick layers.All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' Value of 0.25w/m²K.

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC "Hyload" or similar approved to all walls in accordance with BS 6515 and set min.150mm above all external ground levels.DPC in walls must be linked / lapped with DPM in ground floor.Provide performed cavity wall trays above windows & doors with weep vents at a max.of 2m centres with a min.of 2no.per opening.

EXTERNAL WALLS
All external walls to be 275mm overall thickness comprising of:
-100mm Brown Butterley Village Honey Gold Brickwork to match existing
-75mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses.
-100mm Thermalite Shield insulating blockwork.
Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties.
External wall to achieve a min 'U' value of 0.35w/m²K.

CAVITIES
Close all cavity walls at jambs with Thermabate or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions. Close top of cavity walls with 75mm Dritherm or similar approved insulation batt supported on wall ties.

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be a consistent colour throughout duration of contract.Finish mortar joints as agreed with Client on site.

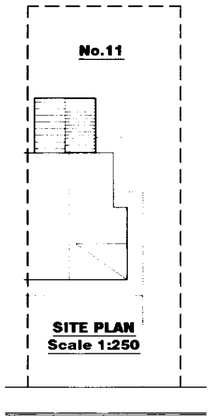
WALL TIES
Cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally.450mm centres vertically and 300mm staggered around all openings.

LINTELS
All lintels to cavity wall to be factory insulated I.G L1 range unless noted otherwise or equalled approved.All lintels must have a min.150mm endbearing and installed in accordance with manufacturer's instructions. Note: lintels are not to have a continuous baseplate.

WINDOWS
All windows to be White uPVC double glazed to match existing with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to give $\frac{1}{20}$ th of floor area rapid ventilation to all rooms.All glazing to meet the requirements of section N of the Building Regulations and BS6206 class B.All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a Low 'E' glass inner pane to achieve a min 'U' value of 2.0 w/m²K.Note all windows to have a perimeter weatherseal both internally and externally.Back of window frame to cover thermabate cavity closer by min. 10mm.Provide frosted glass to all bathroom and En-suite windows.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.



SITE PLAN
Scale 1:250

DETERMINED
PLAN

SHDC
Planning & Development
20 MAR 2003
Ref 0372/03

GENERAL CONDITIONS
Contractors are resonsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for Structural Calculations or "SAP" calculation.If deemed necessary then these will be a chargeable extra.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall.Timber to be SC3 grade.Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

RAINWATER DRAINAGE
White uPVC guttering and downpipes to clients approval.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Downpipes to be connected into underground drains via reducing adapter.Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surronds laid to 1:100 falls to existing soakaway.

ROOF INSULATION
Lay 300mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K.100mm between rafters and 200mm over rafters at right angles to first layer.Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

ROOF FINISH
Concrete interlocking roof tiles to be Sandtoft Pantile Rustic fitted in accordance with manufacturers instructions on 50x25 preservative treated timber battens on untearable sarking felt type IF with min.150mm overlaps.Generally all tiles at perimeter of roof to be clipped and nailed.

ROOF VENTILATION
Roof ventilation to be achieved via soffit level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 25mm gap.Provide at both sides of roof to ensure cross ventilation.

CEILINGS
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Coving and an Artex finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

REV. DESCRIPTION

remway design
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel. 07815 112 058
Fax. 01775 768 921
e-mail: jasor@remwaydesign.co.uk

Project: Proposed Dining Room Extension for Mr K Stokes

Client: 11 Mallard Close
Spalding
PE11 2SA

Date: march 03	DRG No: KS01	REV: