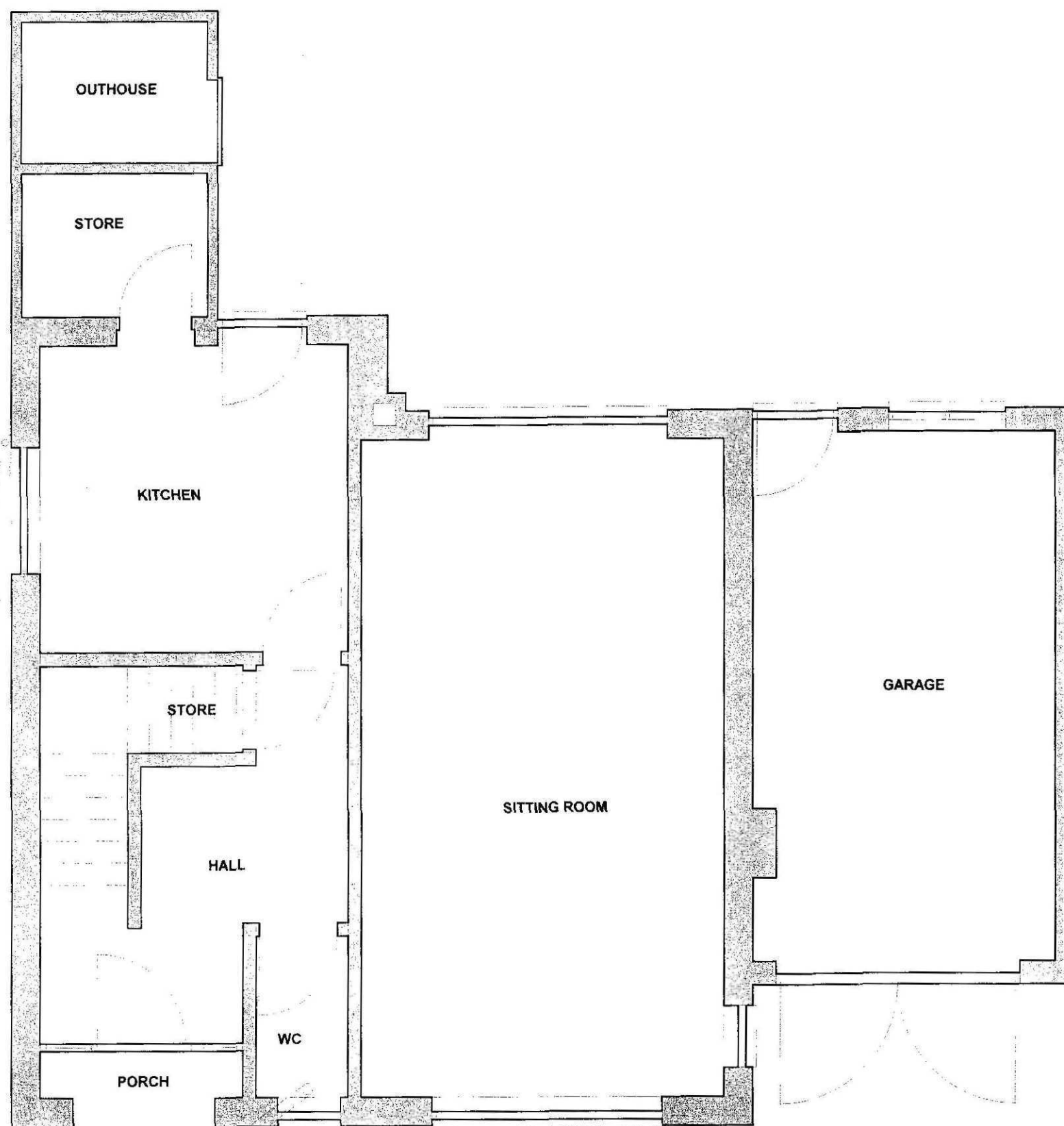


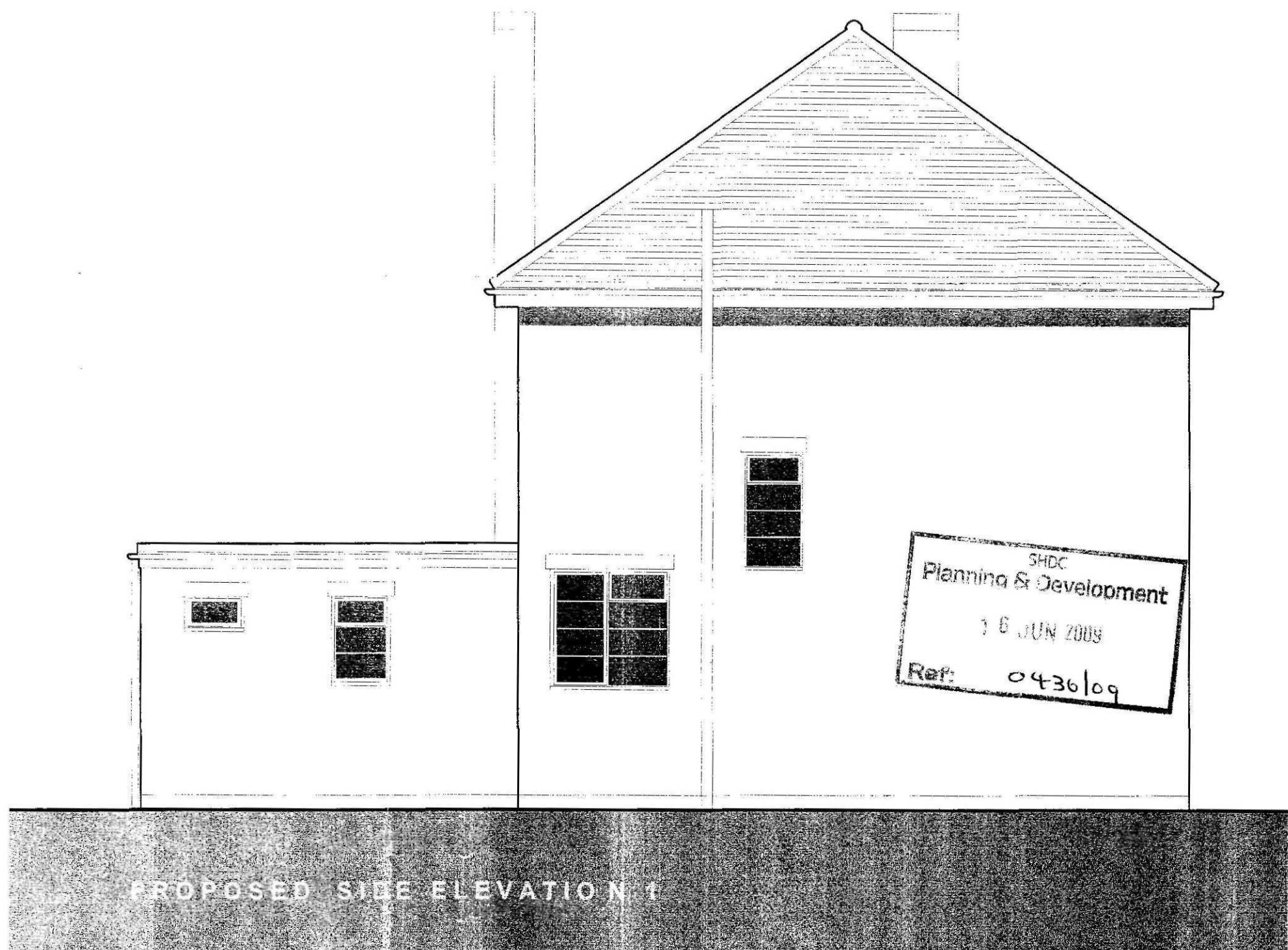
2 MAPLE GROVE, SPALDING.



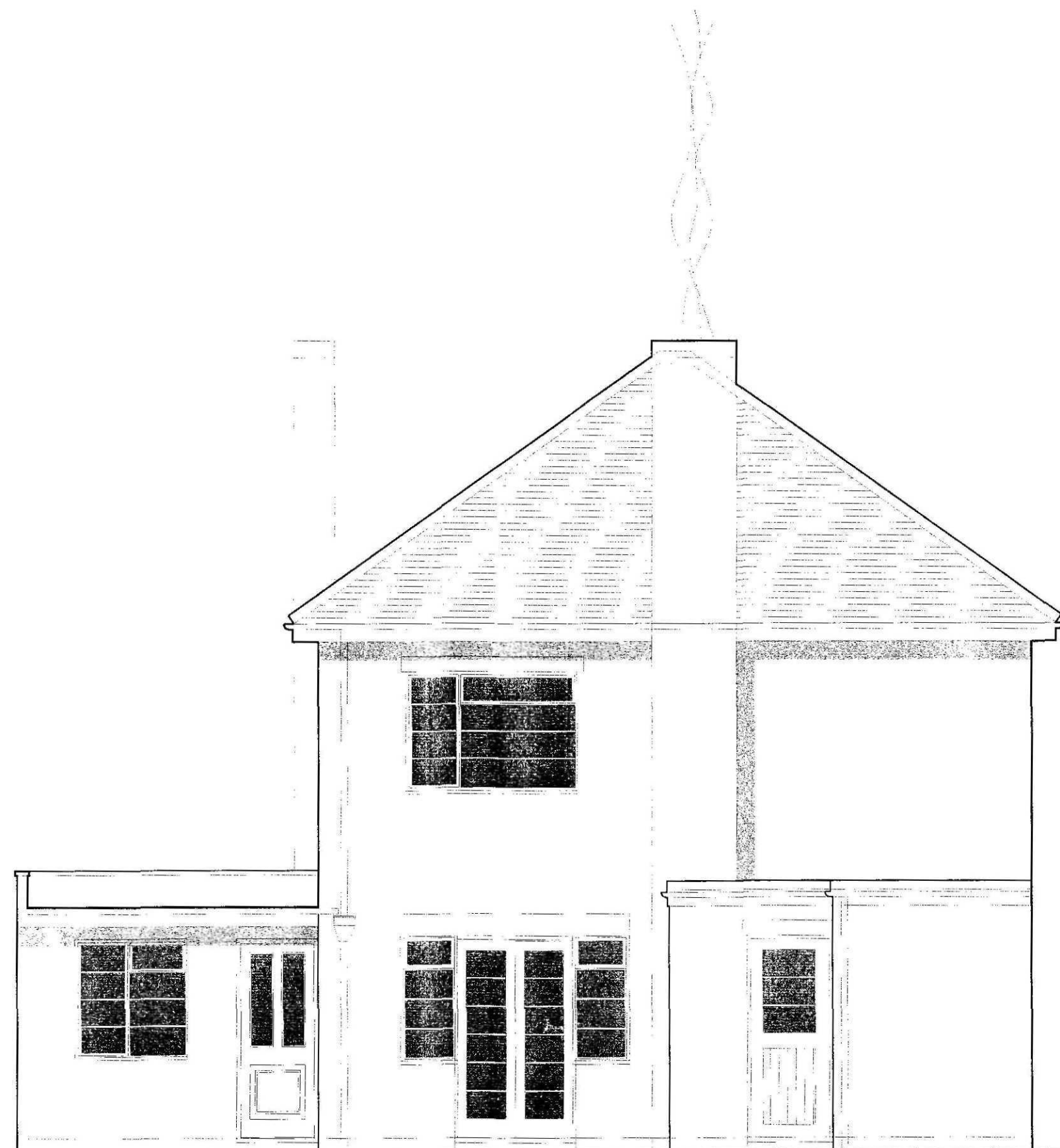
EXISTING GROUND FLOOR



EXISTING GROUND FLOOR



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

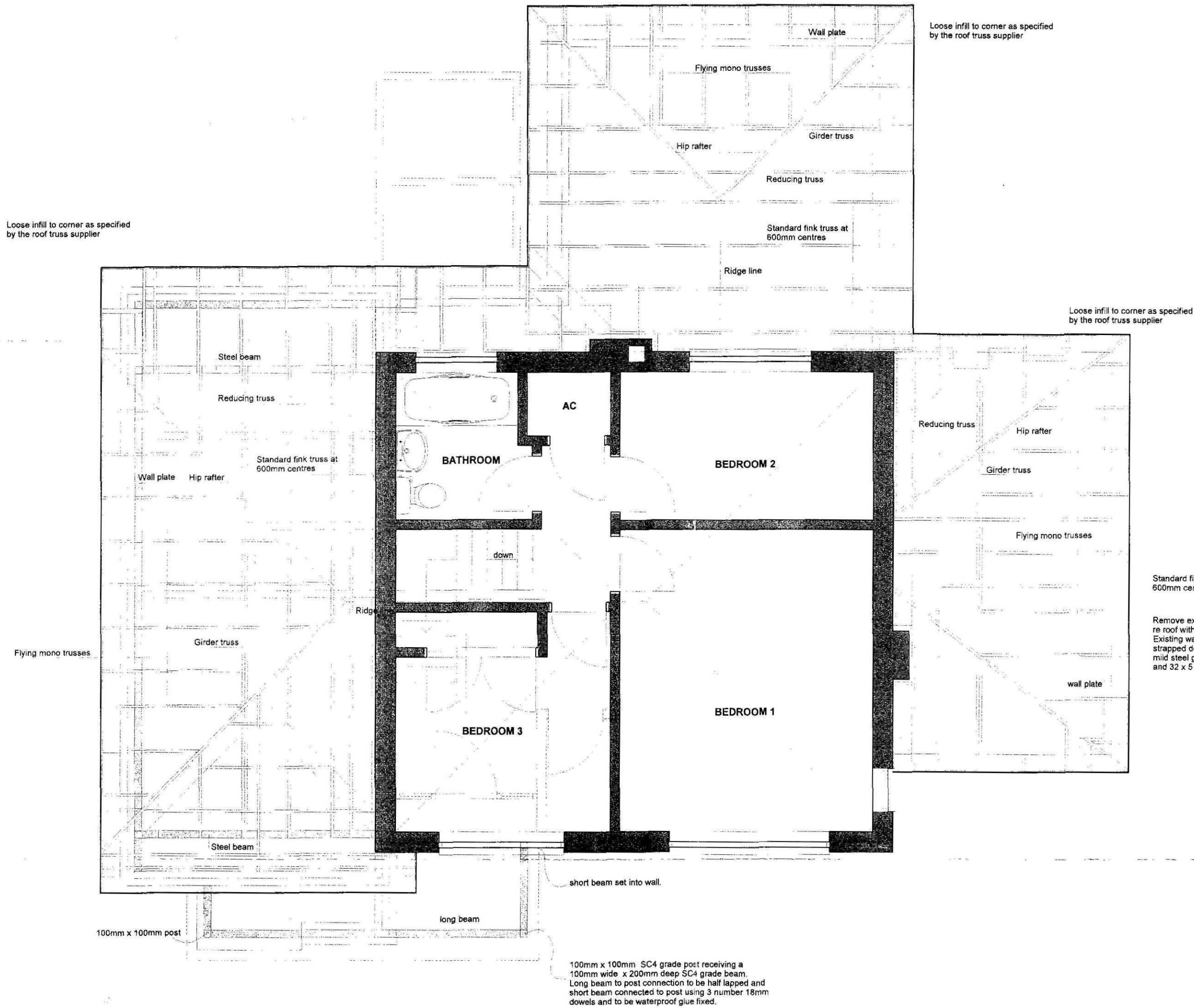
- NOTE
- 1 Do not scale from the drawings
 - 2 Dimensions to be checked on site
 - 3 All work to comply with the current building regulations
 - 4 All work may be subject to revision on site
 - 5 All drawings are the copyright of Baxter & King
 - 6 This drawing may not be copied without prior permission
 - 7 Prior to commencing building works a survey is to be taken to ascertain the main figured dimensions are correct.

REVISION
A 27/05/2009 Drawing first issued

Baxter & King
BUILDERS

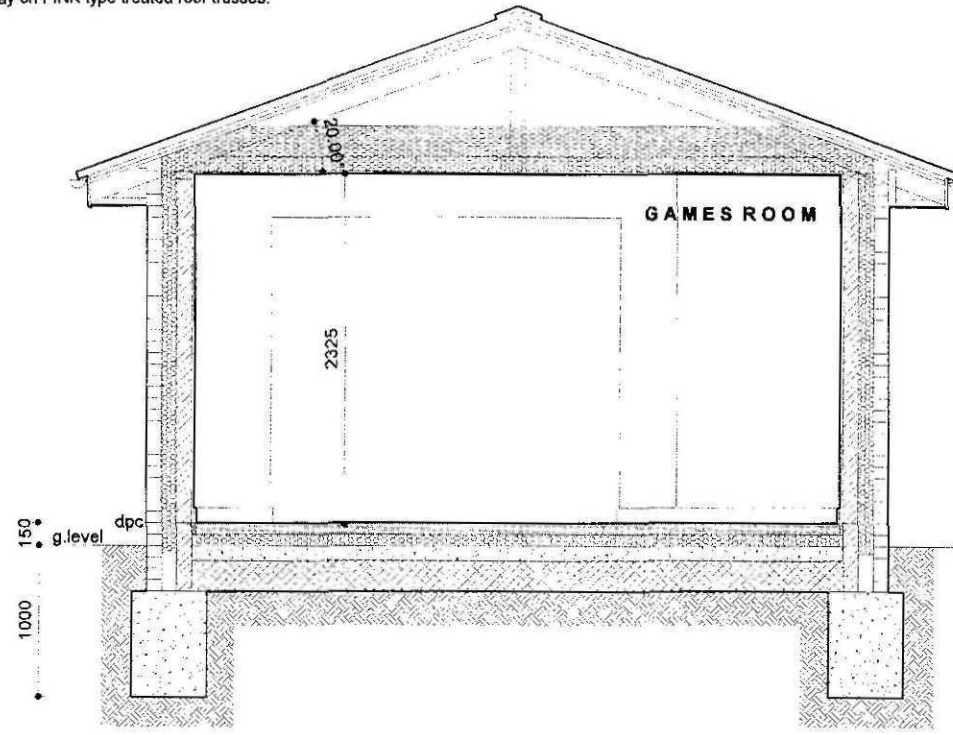
Hards Lane, Frognall
Deeping St James,
Peterborough.
PE5 8PL
Tel: 01778 342516
Fax: 01778 341560

contract 2 MAPLE GROVE, SPALDING	title EXISTING PLANS
scale 1:50	date May 09
drawing no OC/SK01	revision A

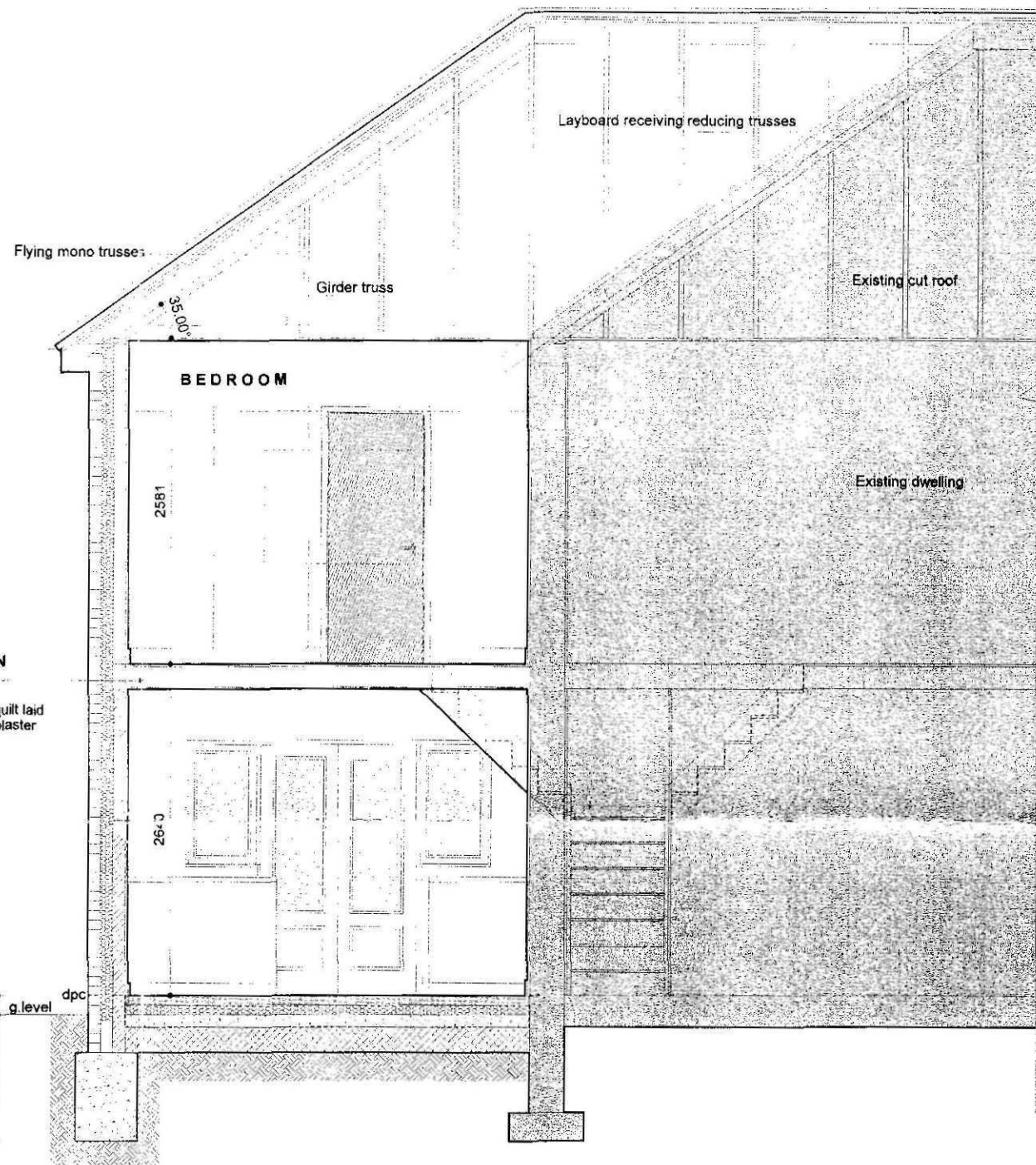


PROPOSED ROOF PLAN

Roof finish from through coloured concrete interlocking roof tiles on 38 x 25 tenailised battens on Tyvek SUPRO underlay on FAK type treated roof trusses.



SECTION A A



SECTION B B

FLOOR CONSTRUCTION
18 chipboard on SC3 grade floor joist.
195 deep x 50 wide at 450 centres.
Between floor joists 100 thick mineral quilt laid.
On the underside joists clad with 12.5 plaster board with a mass of 8kg/m2.

ROOF
Interlocking concrete roof tiles on 38mm x 25mm tenailised roofing battens on a vapour permeable underlay which is to be COROVIN 150, TYVEK or ROOFSHIELD with all vertical and horizontal laps of 150mm.
All laid and fixed on preformed roof trusses (Vac vac treated) @ 600 cts.
Eaves left to be uv resistant tray.
Trusses to be located on 100mm x 50mm timber wall plates bedded on the wall below & plate to be strapped to the wall using 100mm x 50mm x 5mm galvanneal mild steel straps at a maximum of 2 metre cts.
Lateral restraint straps to be provided at rafter and ceiling level at a maximum of 2 metre centres and are to be 1500mm x 32mm x 5mm galvanneal mild steel.

Roof to be cross ventilated by proprietary eaves soffit ventilator equivalent to a 10mm continuous air gap within the eaves.
To ensure a clear airflow from eaves vents through into the roof space proprietary ventilation trays are to be fixed between the joists.
Roof insulated with mineral wool quilt 12kg/m3 250mm thick laid in 2 layers.
First layer between the ceiling joists and second layer at 90 degrees to the first.

CAVITY WALL
Cavity wall to be 300mm nominal width.
External leaf of wall to be from clay face brick to match existing.
Mortar to face brickwork and blockwork to be grade 3 ready mixed or site mixed 1:3 (cement:sand mix with plasticiser).
Brick joint to match existing.
Inner leaf from 100mm thick 2.8N Thermalite turbo blocks.
Internal face of blockwork to be dry lined and plaster skimmed or to have 2 coat lightweight plaster finish.
Cavity to be filled 100mm DRITHERM quilt.
Insulation is to be built existing insulation below.
Cavity wall ties shall be stainless steel double triangle type and be bedded a minimum of 50mm into each leaf.
Ties to be laid at 500 horizontal and 450 vertical centres; laid staggered and doubled up at reveals.
The jambs and cills of openings are to be insulated to achieve a U value of 1.0w/m2.k using Thermablate insulated cavity doors.

SOLID FLOOR
To be BS 75 screed to the mix proportions of 1:3:4.5 from cement and sand.
Cement shall be ordinary portland cement or portland blast furnace with fine aggregate sand to BS 882, grading limit M but with no more passing the sieve than 10%. Sieve size 150 microns.
Finish to be trowelled to receive a carpet finish.
Screed to be reinforced with chicken wire with a grid size of 50mm and placed as work proceeds.
Screed to be placed on Celotex tuff R GA 3000 (low density rigid PIR foam) boards and then on a polythene vapour barrier with all laps to be a minimum of 300mm on a sub floor from 100mm GEN3 or S14 concrete placed on 300 micron polythene damp proof membrane on 5 sand blinding on 150mm well consolidated hardcore.
Lambda value of boards 0.023.
Perimeter insulation of 25mm to be used.
The polythene damp proof membrane shall be turned up the wall and into and under the dpc.
Refer to SAP calculations for further and final details of insulation thickness and type.

FOUNDATIONS
Standard foundation type to be 500mm wide and shall be concrete trench fill foundations and to be placed at a minimum of 1000mm & placed upon a lead bearing strata.
Concrete grade to be GEN3 concrete and shall conform to BS 8500 and BS EN 206-1.
The soil classification at this stage is unknown with respect to its shrinkability and sulphate level but is assumed to be medium shrinkage.
Any necessary reinforcement that shall be designed to be required by the NHBC, or any other interested parties shall be in acc with BS 4482 and BS 4483.
Ready mixed concrete shall be placed within 2 hours of the water being added to the cement and shall be placed in a continuous process.
Construction joints to be formed only if they are unavoidable and then in consultation with the inspecting officer.
Unreinforced concrete shall be left to cure for 4 days before any loads are placed upon it.
All the foregoing to be read in accordance with the current drawings.

NOTE
1 Do not scale from the drawings.
2 Dimensions to be checked on site.
3 All work to comply with the current building regulations.
4 All works may be subject to revision on site.
5 All drawings are the copyright of Baxter & King.
6 This drawing may not be copied without prior permission.
7 Prior to commencing building works a survey is to be taken to ascertain the main figured dimensions are correct.

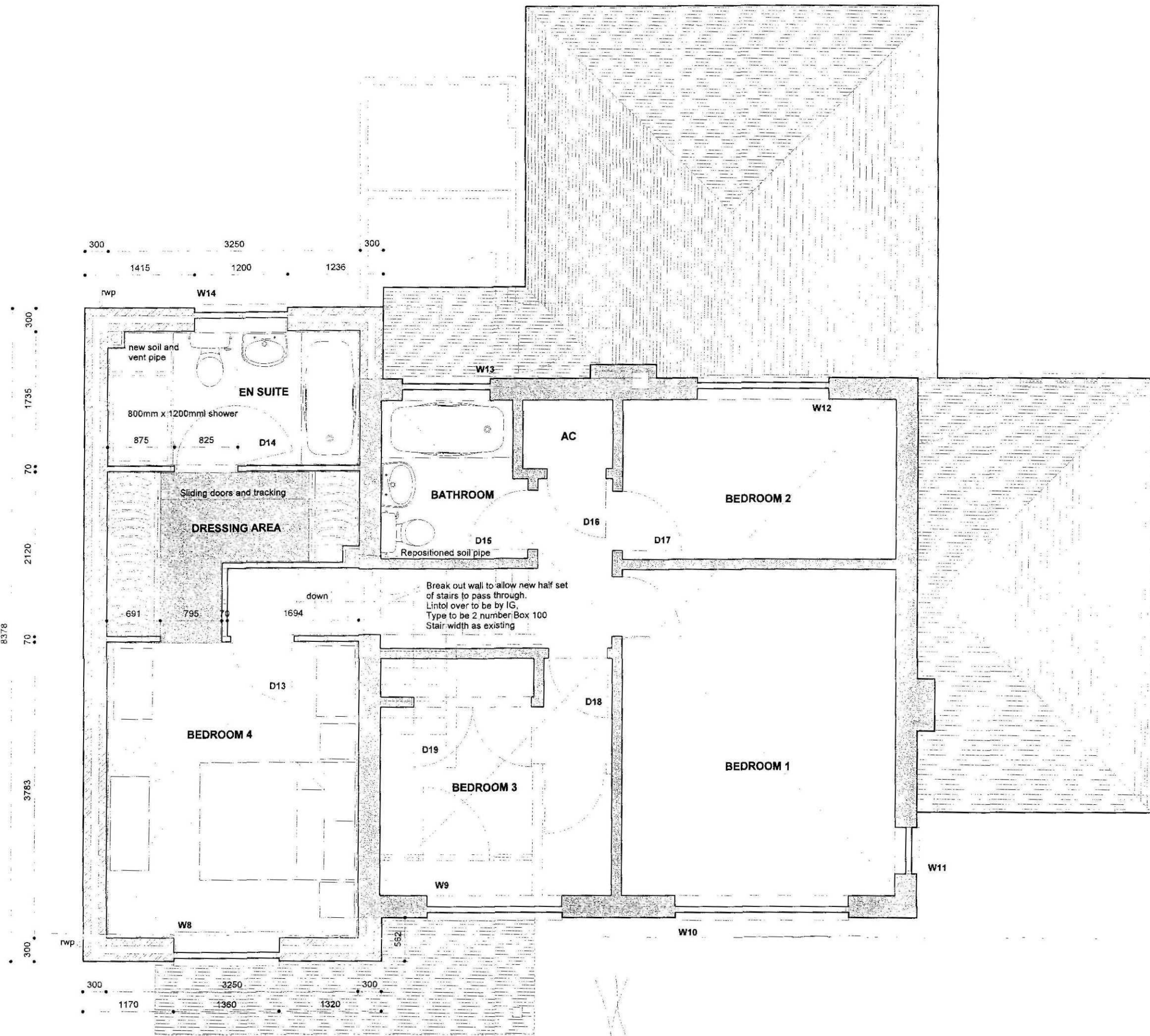
REVISION
A 27/05/2009 Drawing first issued

Baxter & King
BUILDERS

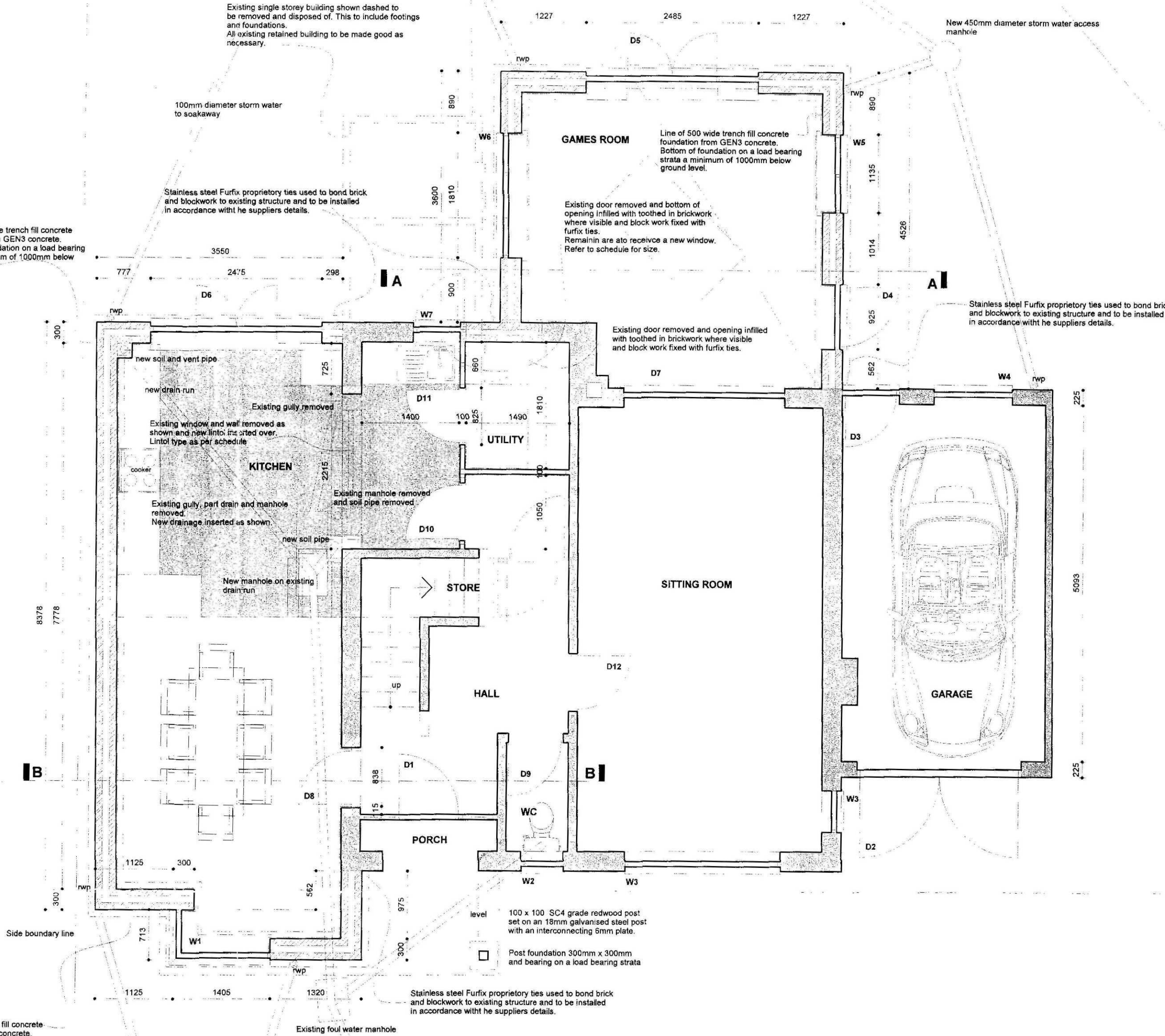
Haris Lane, Frognall
Drepping St James,
Peterborough.
PE8 8RL
Tel: 01778 342518
Fax: 01778 341500

contract	2 MAPLE GROVE, SPALDING	title	SCHEME DETAILS
scale	1:50	date	May 09
drawing no	OC/SK03	revision	A

DETERMINED
PLAN



PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR



SHDC
Planning & Development
15 JUN 2009
Ref: 0436/09

NOTE
1 Do not scale from the drawings
2 Dimensions to be checked on site
3 All work to comply with the current building regulations
4 All works may be subject to revision on site
5 All drawings are the copyright of Baxter & King
6 This drawing may not be copied without prior permission
7 Prior to commencing building works a survey is to be taken to ascertain the main figured dimensions are correct.

REVISION
A 27/05/2009 Drawing first issued

Baxter & King
BUILDERS

Hard Lane, Fognall
Deeping St James,
Peterborough.
PE5 8EL
Tel: 01778 342516
Fax: 01778 341560

contract	2 MAPLE GROVE, SPALDING	title	PROPOSED PLANS & ELEVATIONS
scale	1:50	date	May 09
drawing no	OC/12	revision	A