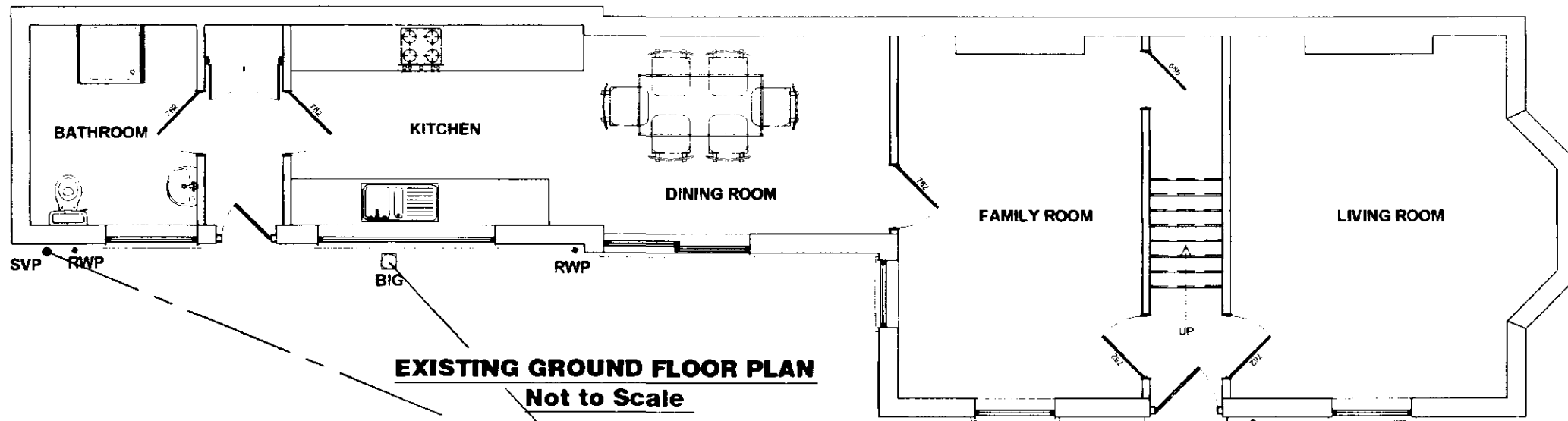
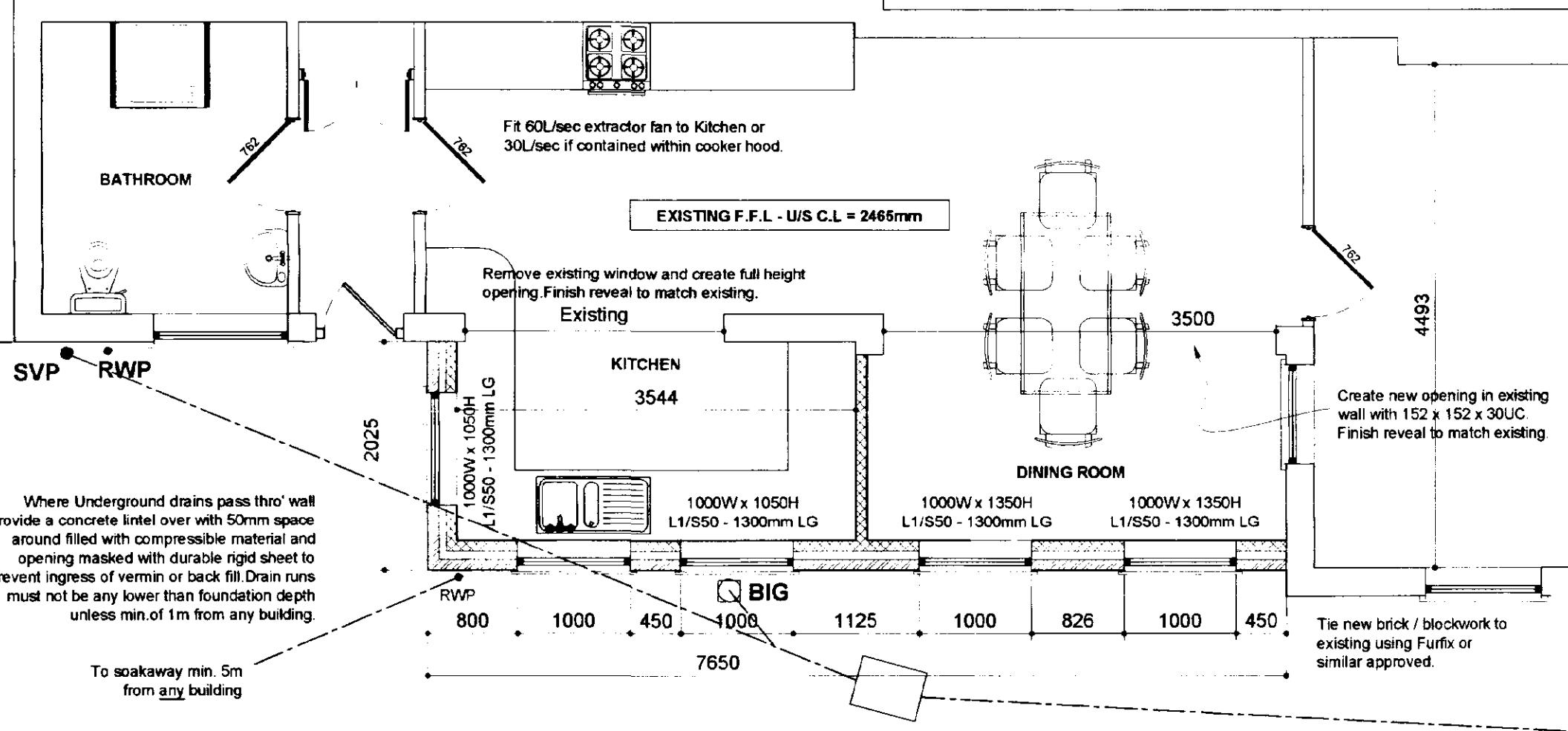




WINDOWS & DOORS
All windows to be purpose made treated timber to clients requirements based on styles shown on elevations in standard metric joinery. Fit with 4000mm² trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations. Opening vents to give 1/20th of floor area rapid ventilation to all rooms. All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with 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 soft Low 'E' coating on 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 and to be fully draught sealed. Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min. 15mm to avoid cold bridging.



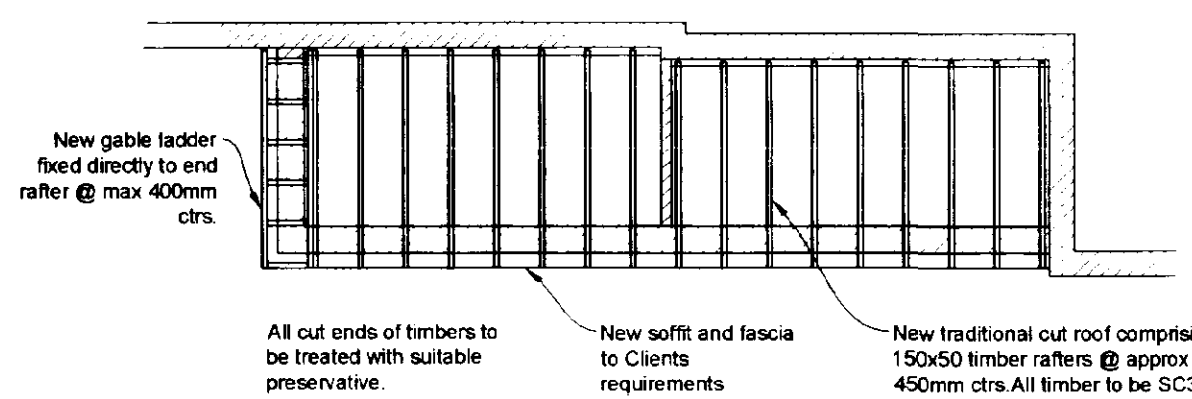
PROPOSED GROUND FLOOR PLAN
Scale 1:50

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 LA 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.

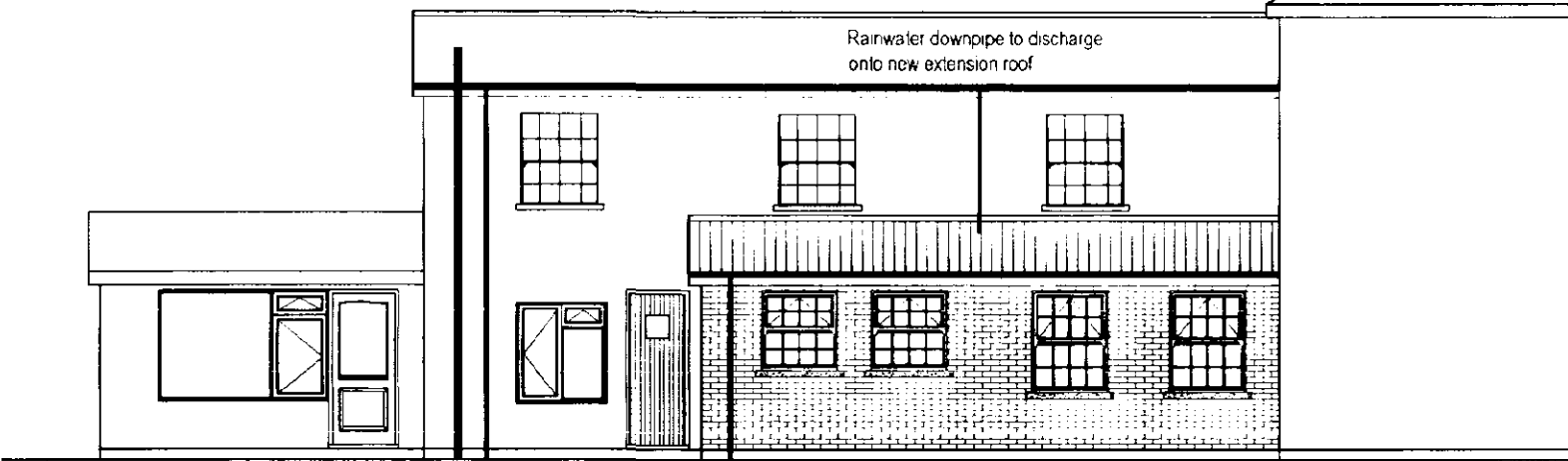
WALLS BELOW D.P.C.
1no. Coarse of Class B brickwork & 2no. courses of Red Engineering brickwork below D.P.C. on outer face and 1no. coarse of 7N/mm² on inner skin of cavity face. Elsewhere to be either 7N/mm² concrete blockwork or full width trench blocks. Both to be within 225mm min. of D.P.C. level.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

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene 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 2000 gauge DPM lapped onto D.P.C 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 perforated cavity wall trays above windows & doors with weep vents at a max. of 2m centres with a min. of 2no. per opening.



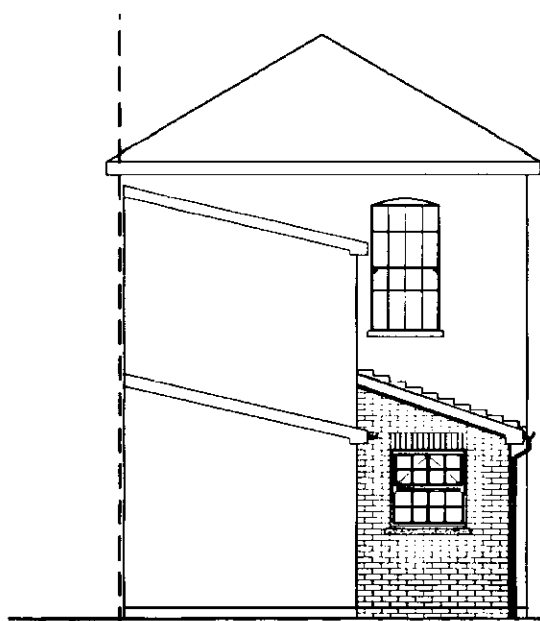
PROPOSED ROOF PLAN
Scale 1:50



PROPOSED SIDE ELEVATION
Scale 1:100

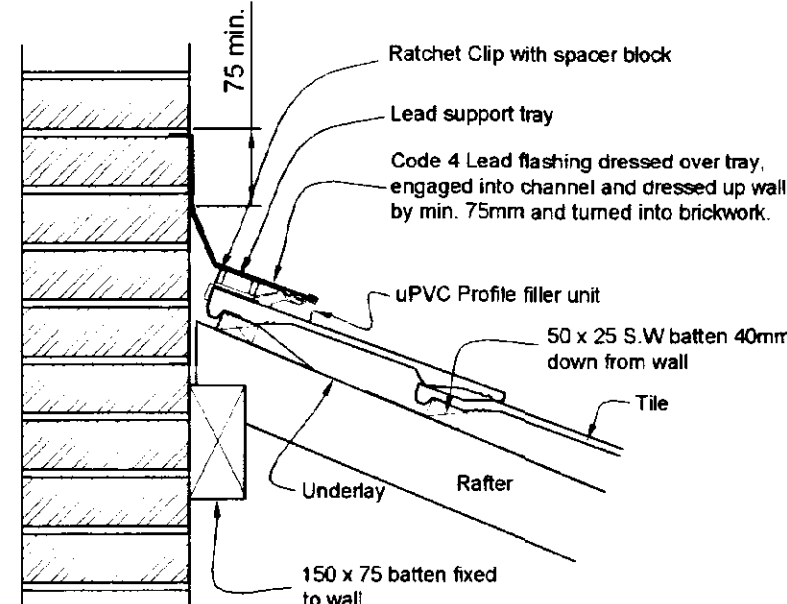
INTERNAL JOINERY, SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

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.



PROPOSED REAR ELEVATION
Scale 1:100

SOAKAWAYS
All rainwater to discharge into soakaways and to be min. of 5m from any building & a min. of 1m² filled with rubble to within 450mm of external ground level. Overlay rubble with polythene sheet and backfill with clean topsoil. Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.



TYPICAL CANOPY TOP ABUTMENT DETAIL
Not to Scale

Note: The detail shown is a typical constructional method to provide the roof space with 5000mm² at the top edge. This detail should be adapted to suit specific site conditions and always to the satisfaction of the Building Inspector.

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
-100mm to match existing
-65mm 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. Ensure cavity wall insulation is continuous with roof insulation.
External wall to achieve a min 'U' value of 0.35w/m²K.

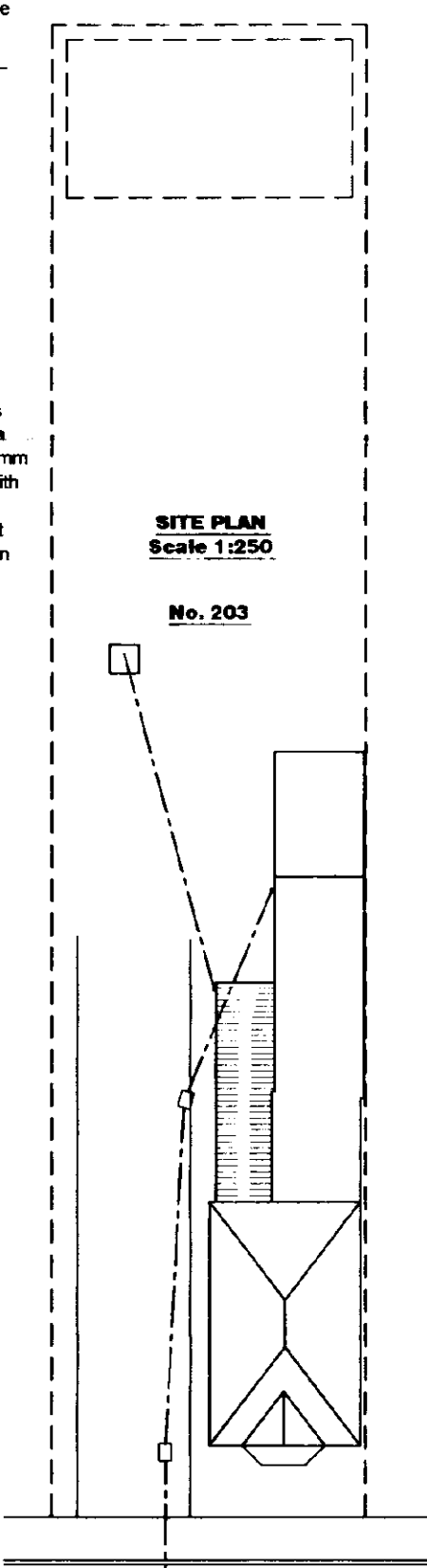
CAVITIES
Close all cavity walls at jambs with Thermabate or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions. Ensure roof insulation and wall insulation are continuous.

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
Stainless steel 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.

SHDC
2 MAY 2003
0557/03



SITE PLAN
Scale 1:250

No. 203

WINSOVER ROAD

GENERAL CONDITIONS
Contractors are responsible 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
The 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. Provide solid strutting beneath every strap.

RAINWATER DRAINAGE
uPVC gutters 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 surrounds 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. Solid pack void between last rafter and blockwork with mineral fibre insulation.

ROOF FINISH
Concrete interlocking roof tiles to match existing 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 10mm gap and Top Abutment Ventilation system which will supply the equivalent of continuous 5mm gap as detail.

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

REV DESCRIPTION

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PROJECT Proposed Kitchen & Dining Room
Extension for Rex Andrew Building
Contractors

CLIENT 203, Winsover Road
Spalding
PE11 1HH

DRAWN remway 03 DRG No RA01 REV

DETERMINED PLAN