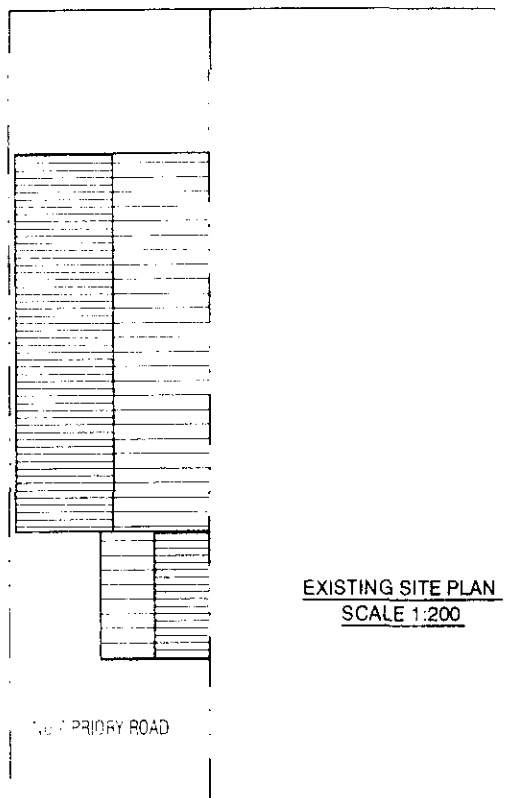
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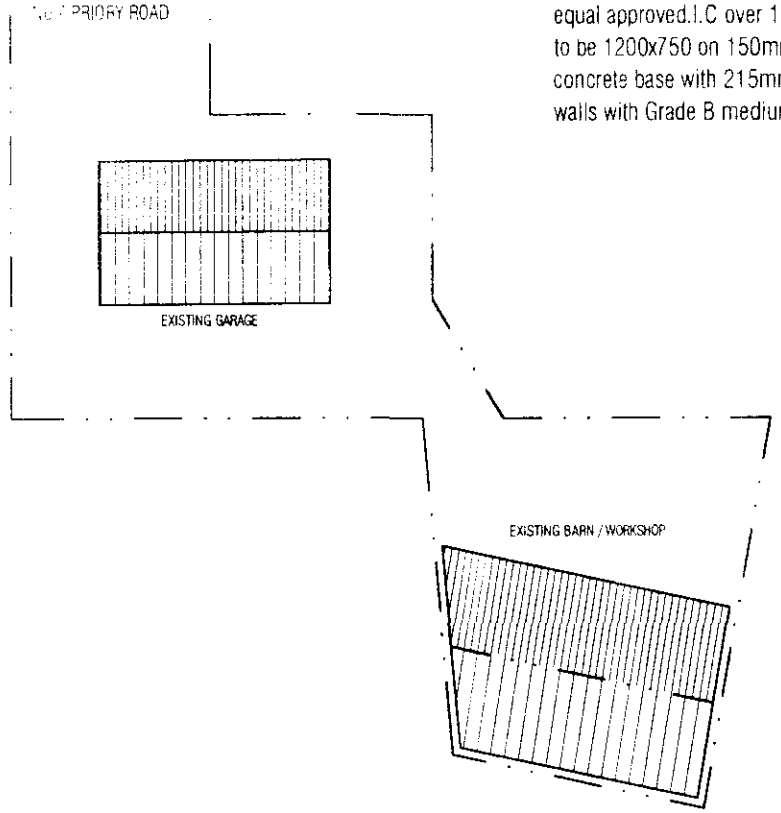
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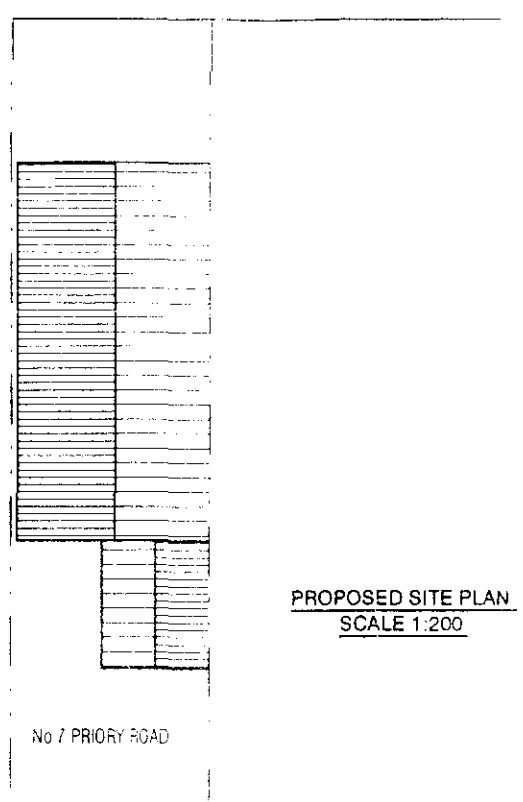
EXISTING SITE PLAN
SCALE 1:200



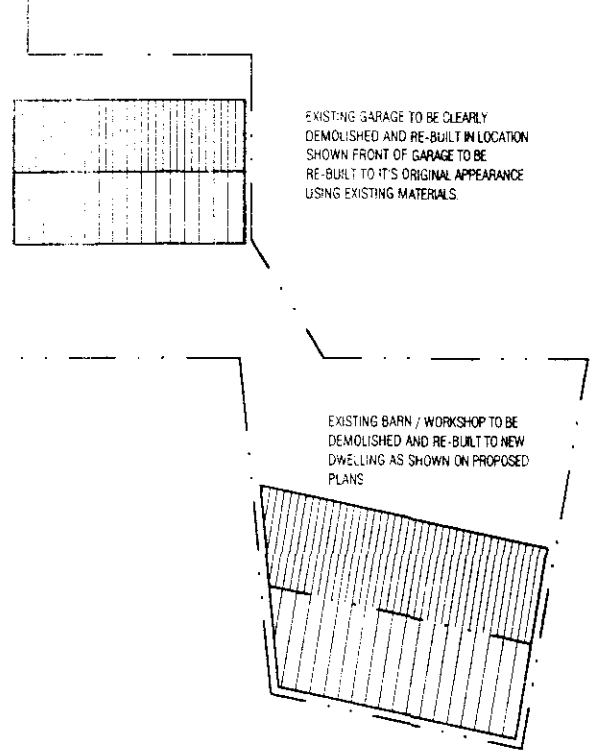
Underground drains to be as rainwater drainage but with min.1:80 and max.1:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill.Drain runs must not be any lower than foundation depth unless min.of 1m from any building.Provide roddable access to all change in bends and junctions.Contractor to ensure no live drains run beneath proposed works.

Underground drains to be 110mmØ uPVC Osma or equal approved with flexible joints laid on 100mm peagravel and min.150mm peagravel surronds.

New I.C less than 650mm deep and only one branch connection to be 225mmØ and I.C between 600mm and 1000mm deep to be 450mmØ uPVC Osma or equal approved.I.C over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.



PROPOSED SITE PLAN
SCALE 1:200



FIRST FLOOR FINISH
Lay 19mm Weyroc tongue and grroved flooring grade wood particle board or equal approved on top of first floor joists.Stagger joints accordingly

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W C = 100mm ø Multikwik or similar approved
W H B = 32mm ø uPVC with 75mm Deep sealed trap
SINK = 40mm ø uPVC with 75mm Deep sealed trap
SHOWER = 40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.
Provide anti-siphon traps where pipe runs exceed 3m and W H B pipe run exceeds 1 8m.

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC 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 also a dpc to all window heads,jambs and cills of all openings in cavity walls which must project 25mm into back of all frames.Provide performed cavity wall trays above windows & doors with weep vents at a max of 2m centres with a min.of 2no.per opening.

CAVITIES
Close all cavity walls at jambs with 15mm Damcor and 50mm reveal blocks or similar approved.Close top of cavity walls with 75mm Dritherm or similar approved insulation batt supported on wall ties.

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

INTERNAL JOINERY SKIRTING & ARCHITRAVES
All internal finished timber to be agreed on site with the client prior to any materials being placed on order.

WINDOWS
All windows to be uPVC double glazed to match existing with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to cive $\frac{1}{20}$ th of floor area 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 12mm air gap with a Low 'E' inner pane all to achieve a 'U' value of 2.0w/m²K

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 2m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 2m ctrs to anchor wallplate to blockwork wall

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.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations

RAINWATER DRAINAGE
White uPVC guttering and downpipes to match existing.Falls to 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 mains sewer in road.Soakaway specification detailed elsewhere.All *existing discharges to be re-positioned when work commences.Contractor to ensure no* live drains exist beneath proposed extension

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.

MORTAR
All mortar to be 1:1:6 sand/cement/lime or equally approved and to be a closest match to existing as possible.

Plan
14 JUN 2002
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PROPOSED NEW ONE BEDROOM ANNEXE FOR MR & MRS FORD @ 7, PRIORY ROAD, SPALDING

REV DESCRIPTION:			
DRG No. : 01	MAY 02	REV.	

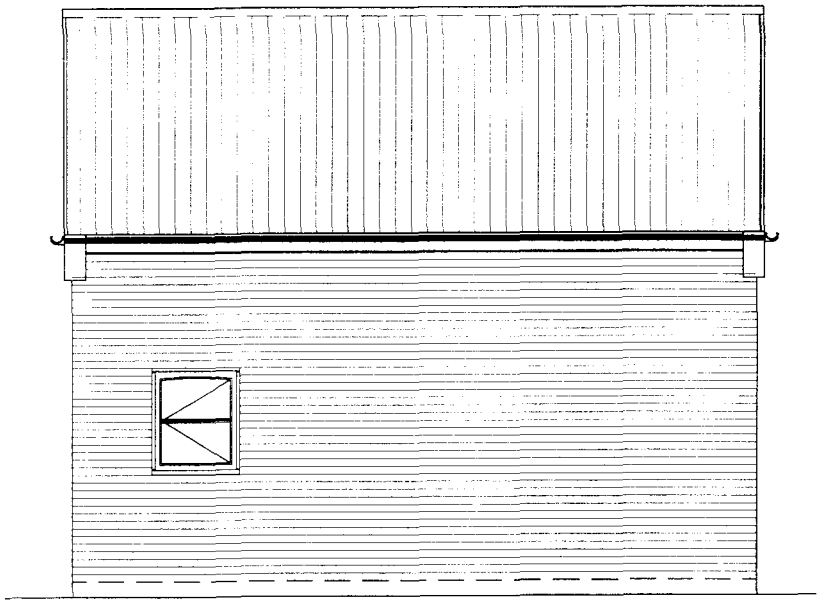
GENERAL CONDITIONS

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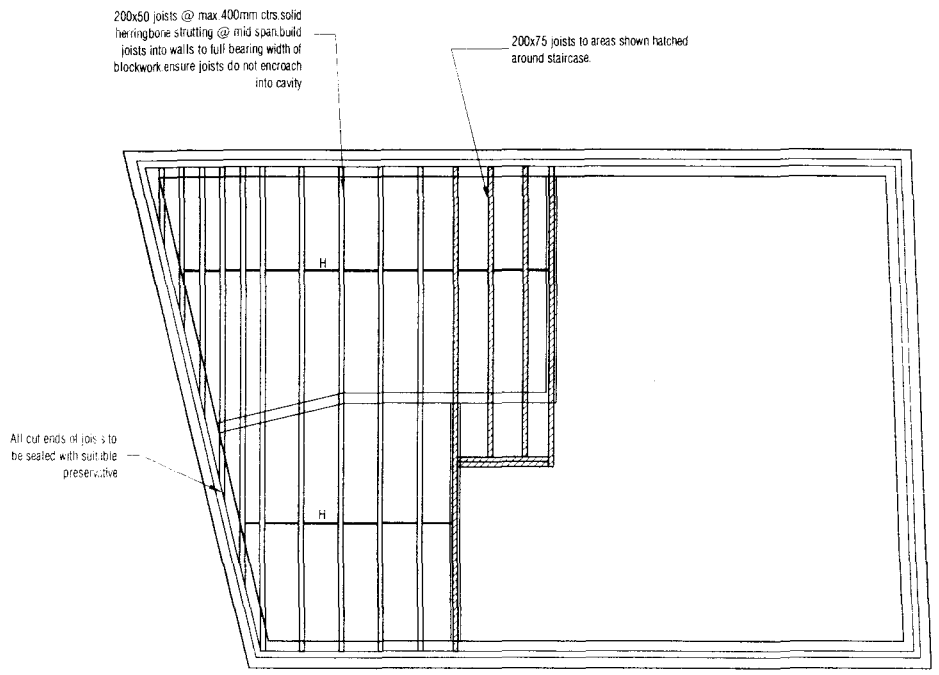
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PROPOSED REAR ELEVATION
SCALE 1:50

PROPOSED FLOOR JOIST PLAN SCALE 1:50



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14 JUN 2002
0688/02

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PROPOSED NEW ONE BEDROOM ANNEXE FOR MR & MRS FORD @ 7, PRIORY ROAD, SPALDING

REV DESCRIPTION:

DRG No 04 | MAY 02 | REV

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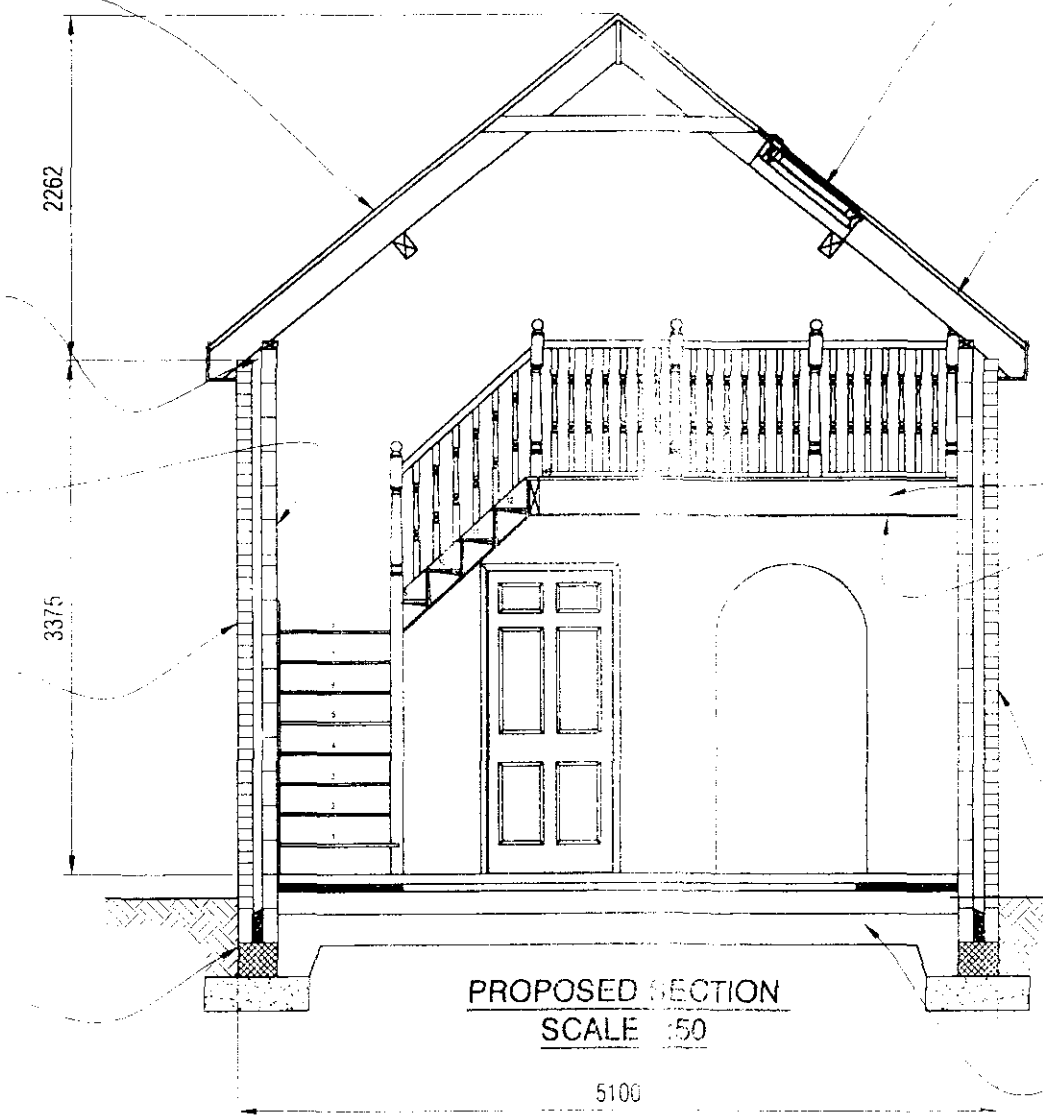
Concrete interlocking roof tiles to match existing in accordance with manufacturers instructions on 38x25 preservative treated timber battens on unterable sarking felt with min.150mm overlaps.

Close all cavity walls at jambs with 15mm Damcor and 50mm reveal blocks or similar approved.Close top of cavity walls with 75mm Dritherm or similar approved insulation batt supported on wall ties.

All internal walls unless noted otherwise to be 100mm Thermalite shield or equal approved insulating blockwork with 12.7mm plasterboard with skim finish

New external walls to be 265mm overall thickness comprising of
-100mm external facing brickwork to match existing
-65mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses
-100mm Thermalite Shield insulating blockwork in accordance with BS6073 parts 1 & 2. External wall to achieve a min.'U' value of 0.35w/m² K. C.

WALLS BELOW D.P.C
3no.Coarse of Class B 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 min. of 225mm below DPC with lean concrete mix



PROPOSED SECTION
SCALE 1:50

Roof ventilation to achieve 0.4 % of roof plan area via Ubbink over fascia ventilating system and Ventilated ridge tiles full length fixed strictly in accordance with manufacturers recommendations

"Velux" roof window fitted strictly in accordance with manufacturers instructions.

Roof to achieve a 'U' value of 0.16w/m²K by using 2no layers of 60mm Celotex Double R GA2000 rigid insulation board fixed between rafters on timber noggings fixed securely to sides of each rafter with 12.7mm Duplex plasterboard.Celotex boarding & noggings to be fixed, cut and installed strictly in accordance with manufacturer's instructions. Noggings to be fixed to ensure min.50mm ventilation gap

Refer to proposed joist plan for sizes and specification.Lay 19mm Weyroc flooring grade board or equal approved onto proposed floor joists with staggered joints

All ceilings to be 12.7mm plasterboard to BS1230
Ceilings to be have 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

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

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 on 100mm thick ST4 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.All service entries to be sealed with pressure sensitive tape. Floor to achieve a min. 'U' value of 0.25w/m²K

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 ST4 Grade in accordance with BS5328:1981.Foundations to external walls to be min.700mm wide x 225mm deep.Excavate down to solid firm strata i.e.750mm deep (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.

Planning Development
14 JUN 2002
Ref 0688/02

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PROPOSED NEW ONE BEDROOM ANNEXE FOR MR & MRS FORD @ 7, PRIORY ROAD, SPALDING

REV DESCRIPTION:

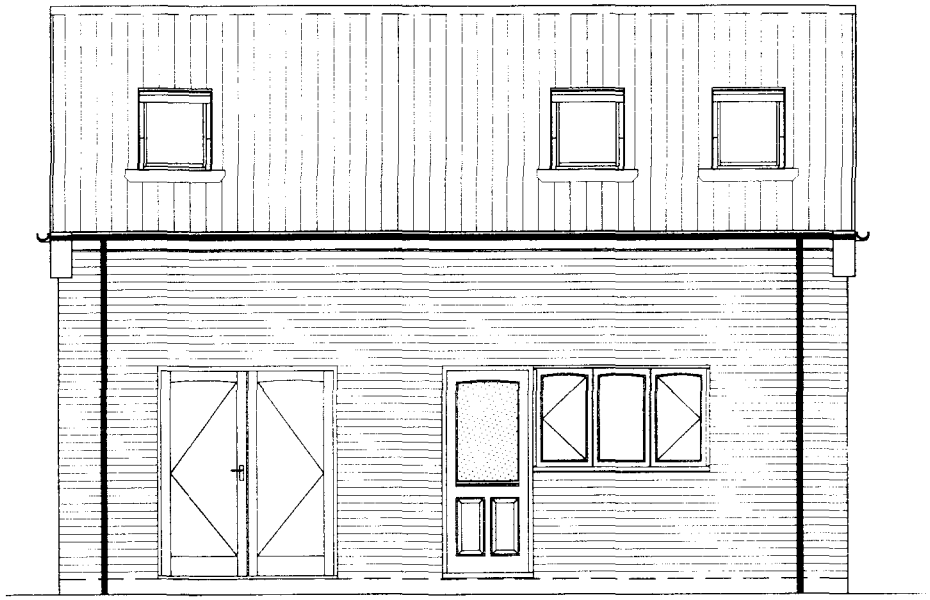
DRG No.: 05	MAY '02	REV.

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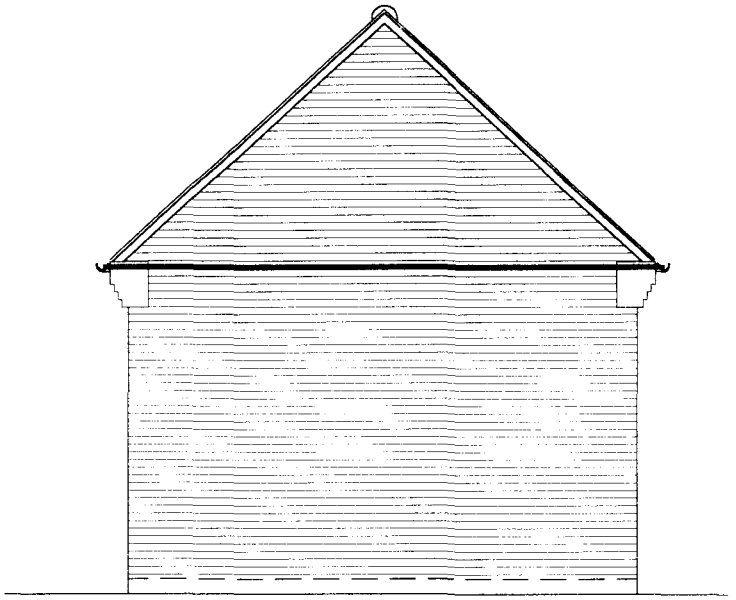
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PROPOSED FRONT ELEVATION
SCALE 1:50



PROPOSED SIDE ELEVATIONS
SCALE 1:50

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Planning Department
14 JUN 2002
0658/02

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PROPOSED NEW ONE BEDROOM ANNEXE FOR MR & MRS FORD @ 7, PRIORY ROAD, SPALDING

REV DESCRIPTION:

DRG No: 03 MAY 02 REV

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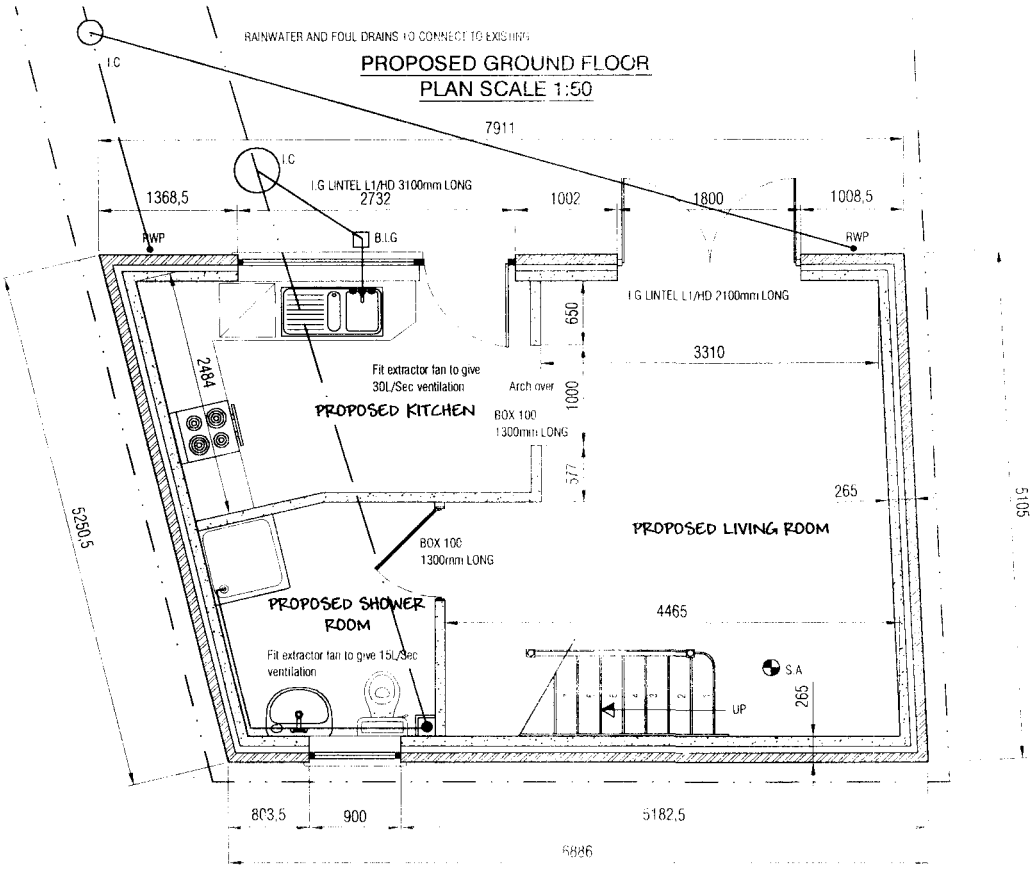
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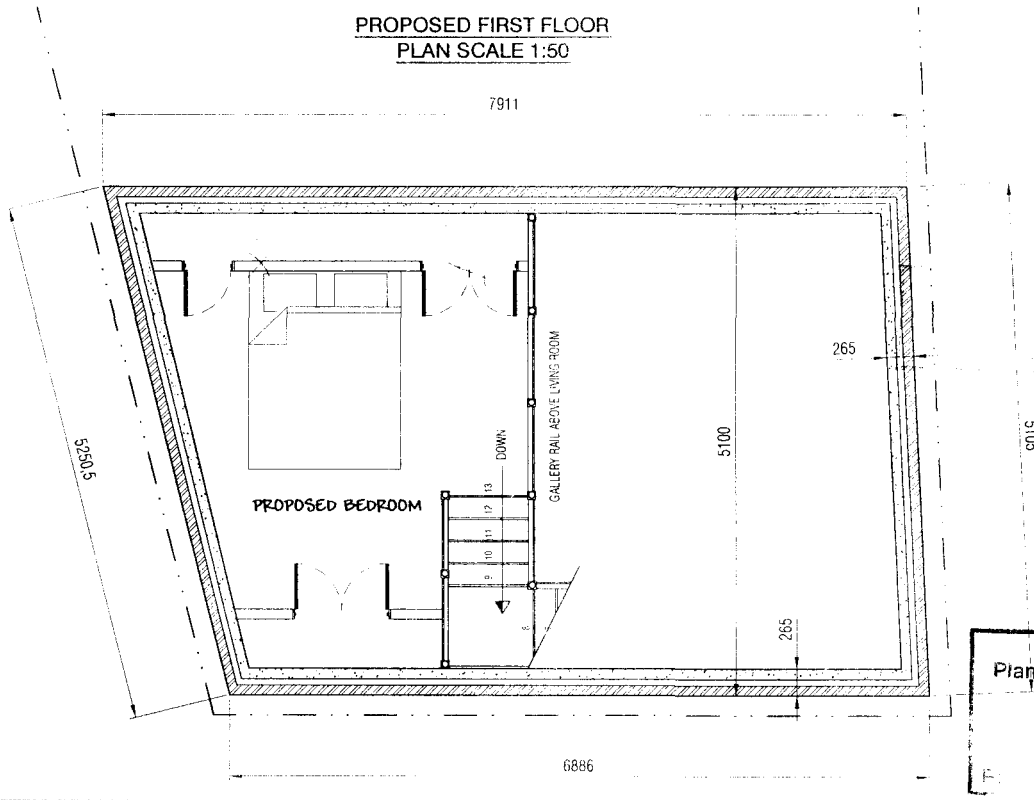
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RAINWATER AND FOUL DRAINS TO CONNECT TO EXISTING

PROPOSED GROUND FLOOR
PLAN SCALE 1:50



PROPOSED FIRST FLOOR
PLAN SCALE 1:50



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PROPOSED ONE-BEDROOMED ANNEXE FOR MR & MRS FORD @ 7,PRIORY ROAD, SPALDING

REV DESCRIPTION:

DRG No	02	MAY '02	REV