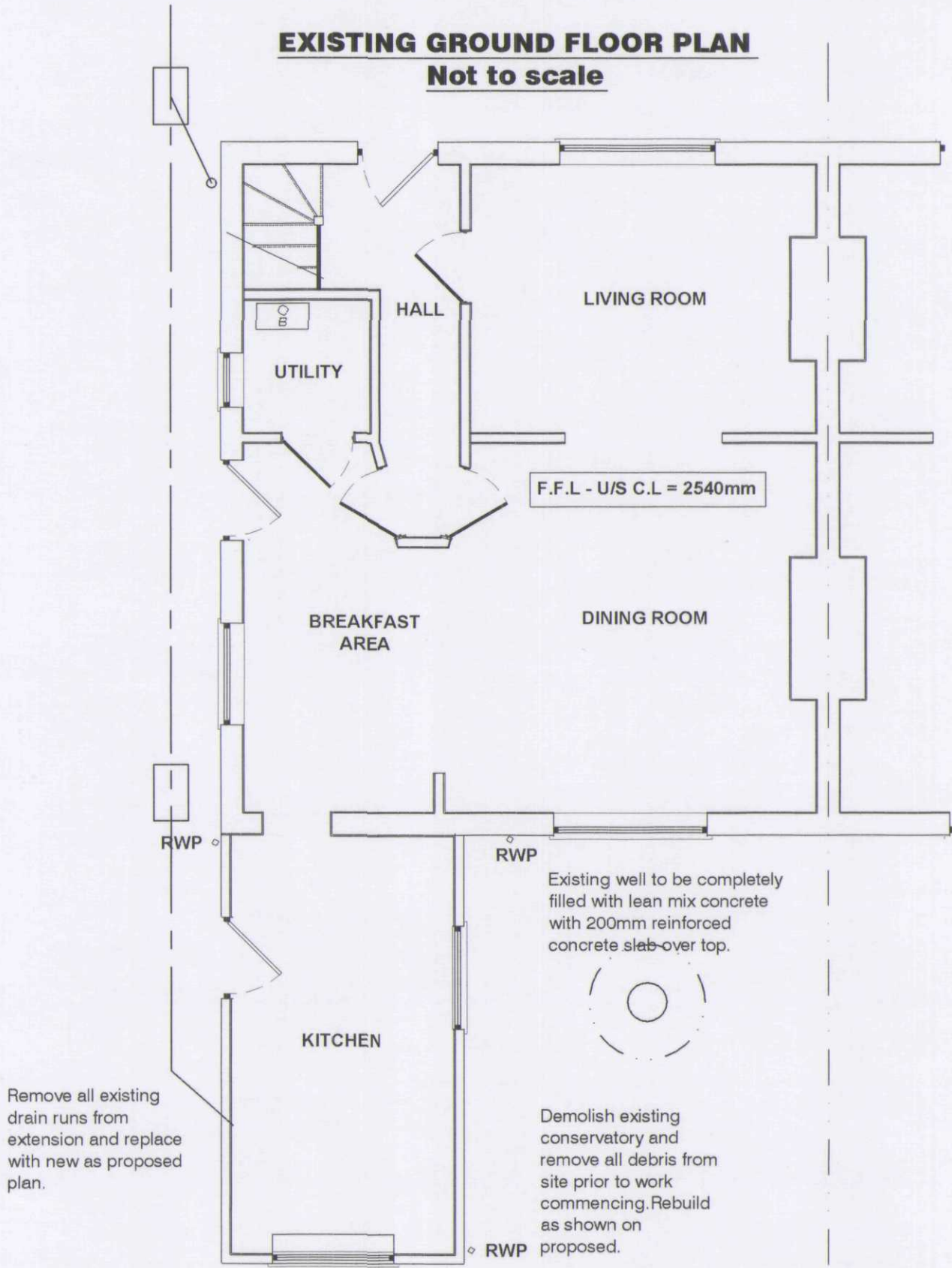
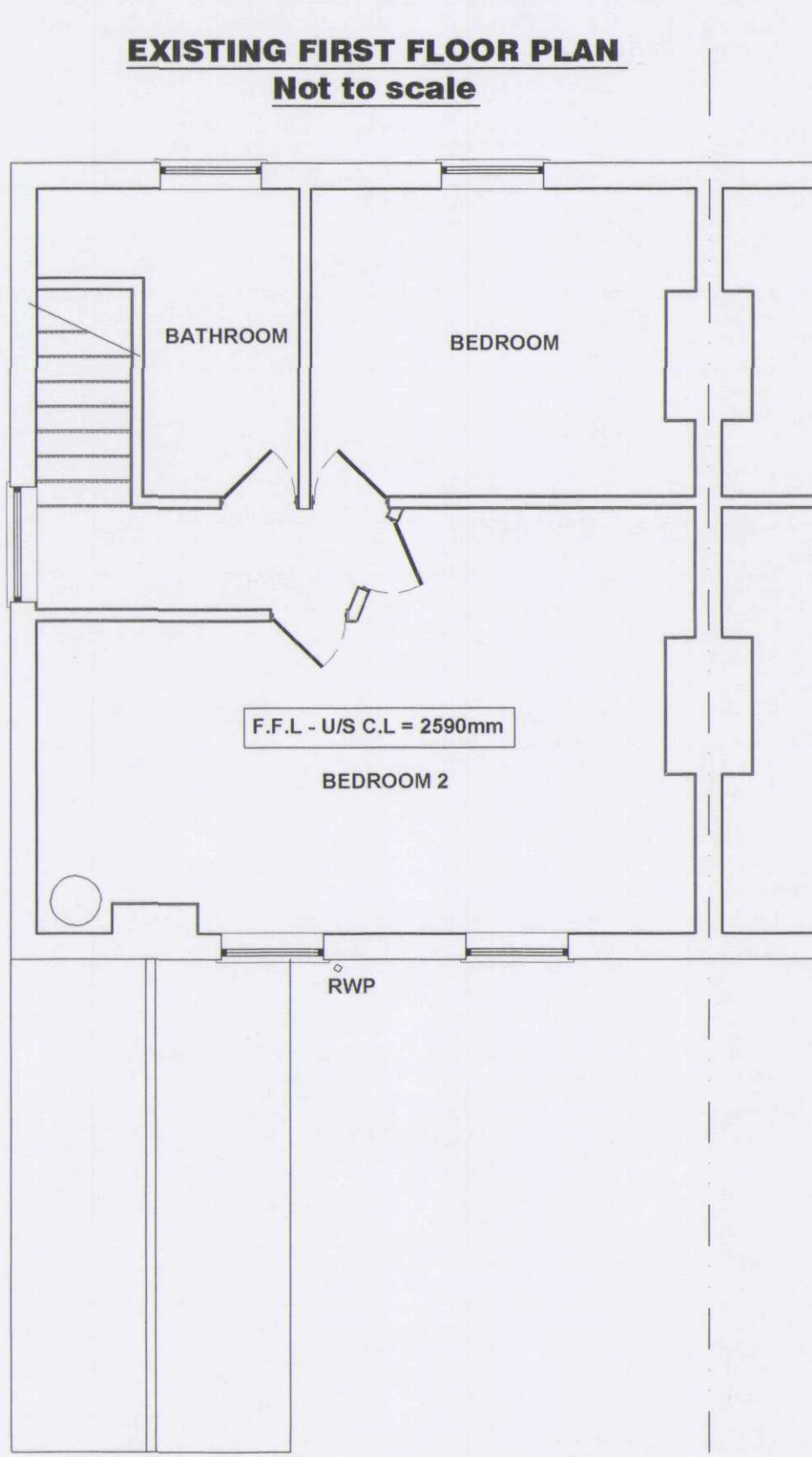


Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask

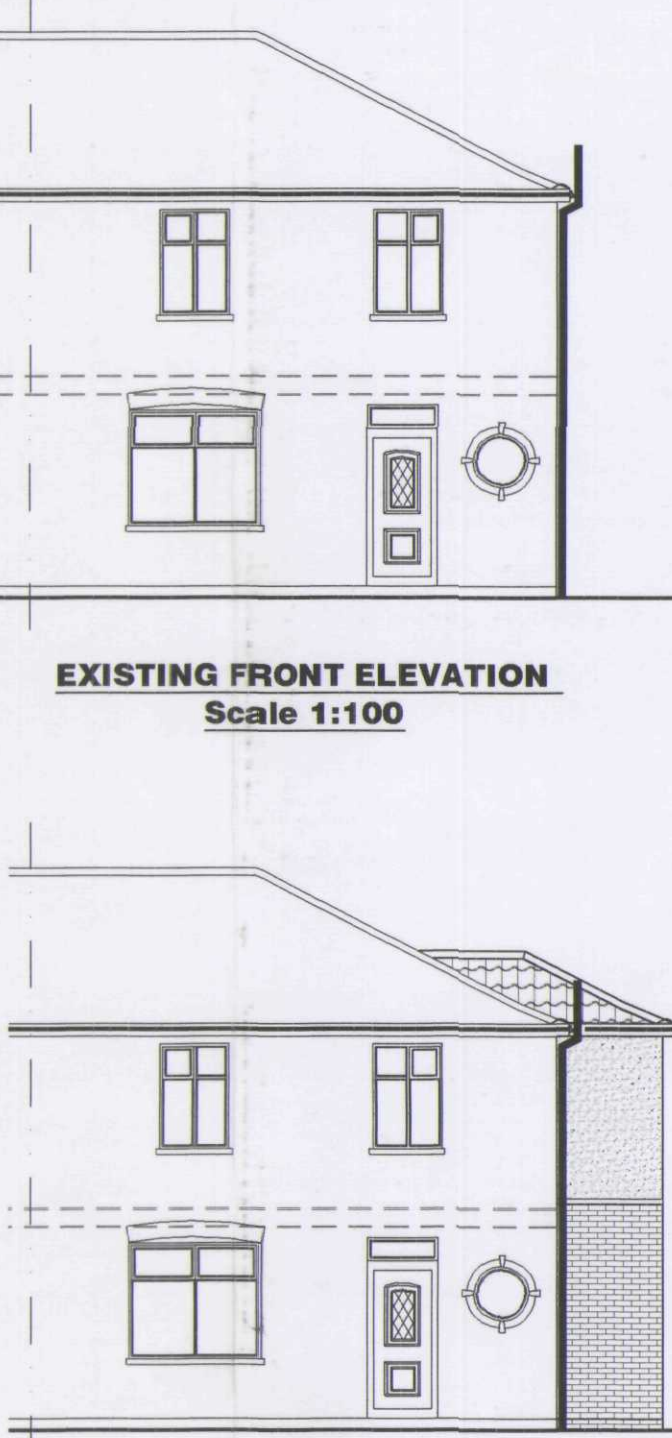
EXISTING GROUND FLOOR PLAN
Not to scale



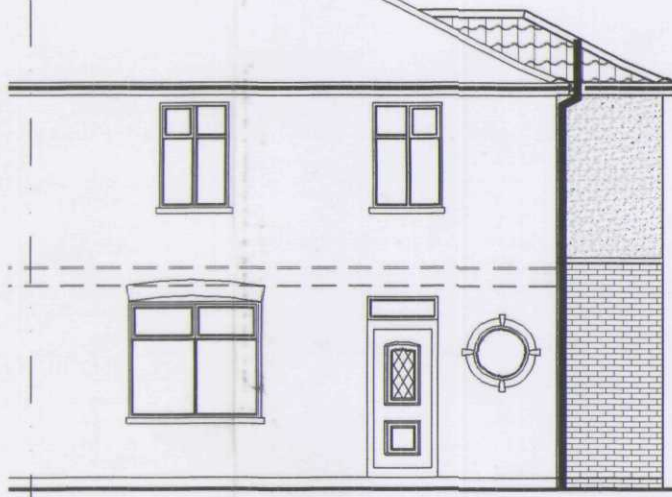
EXISTING FIRST FLOOR PLAN
Not to scale



EXISTING FRONT ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100



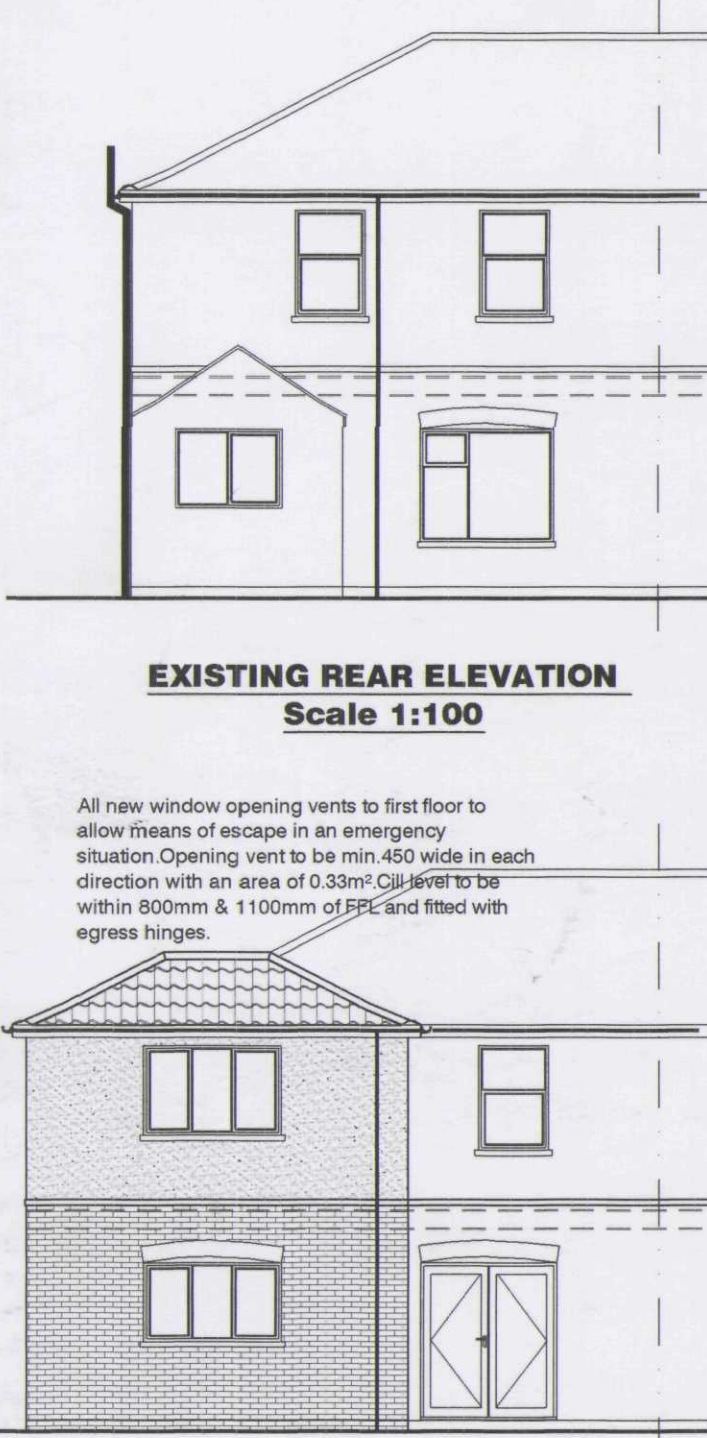
EXISTING SIDE ELEVATION
Scale 1:100



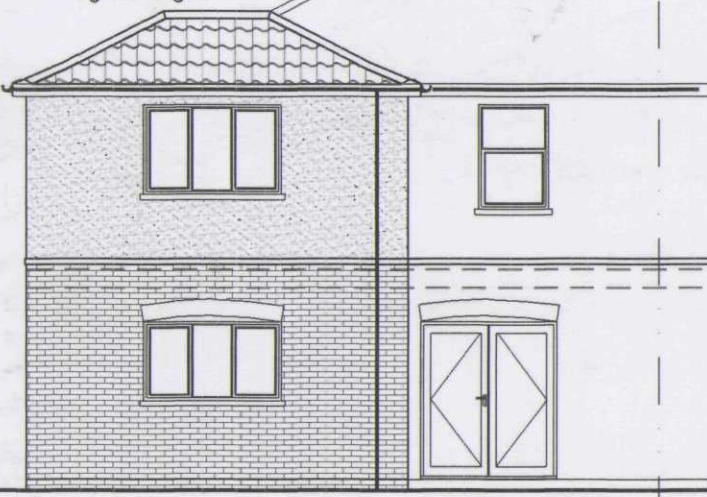
PROPOSED SIDE ELEVATION
Scale 1:100



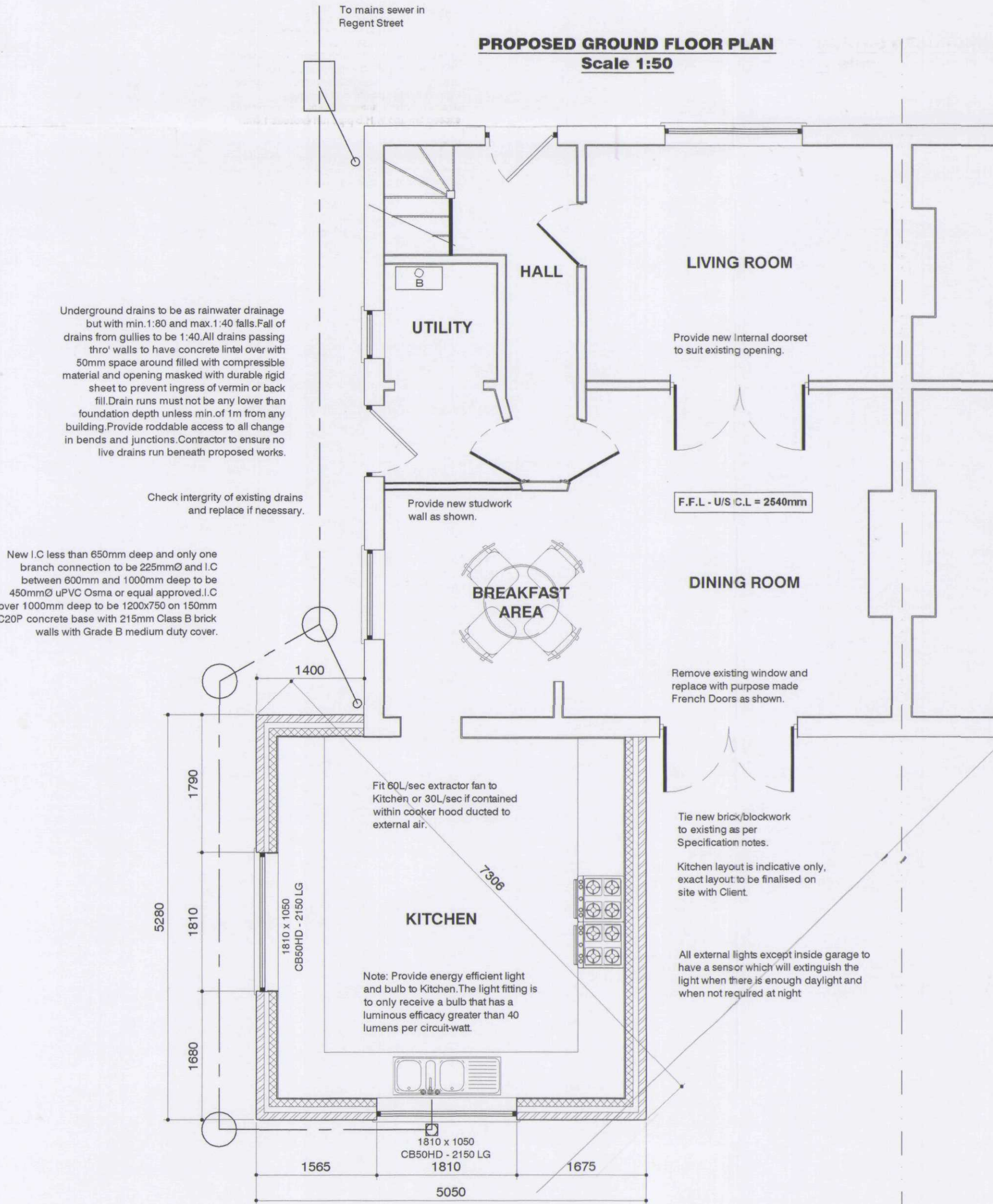
EXISTING REAR ELEVATION
Scale 1:100



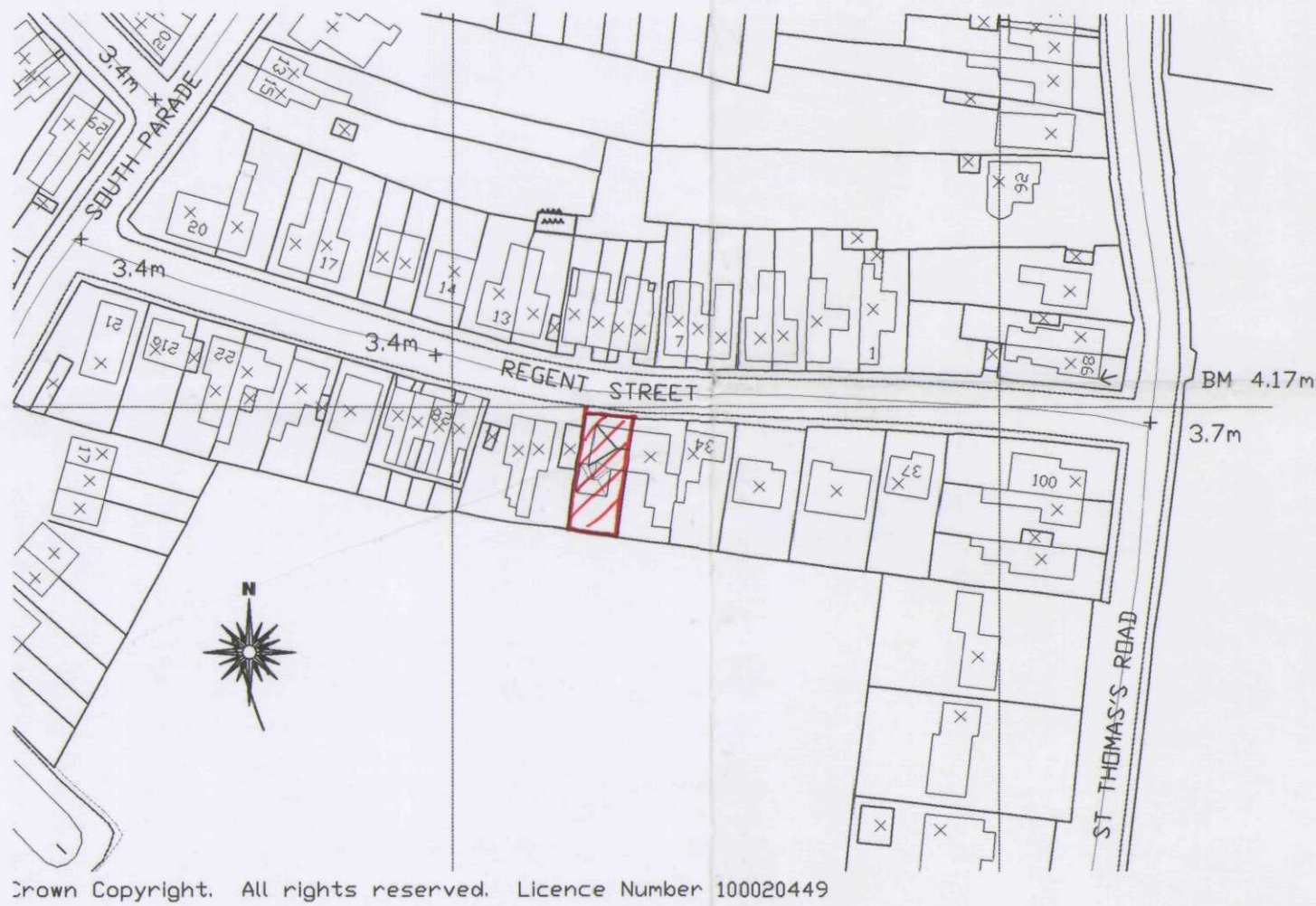
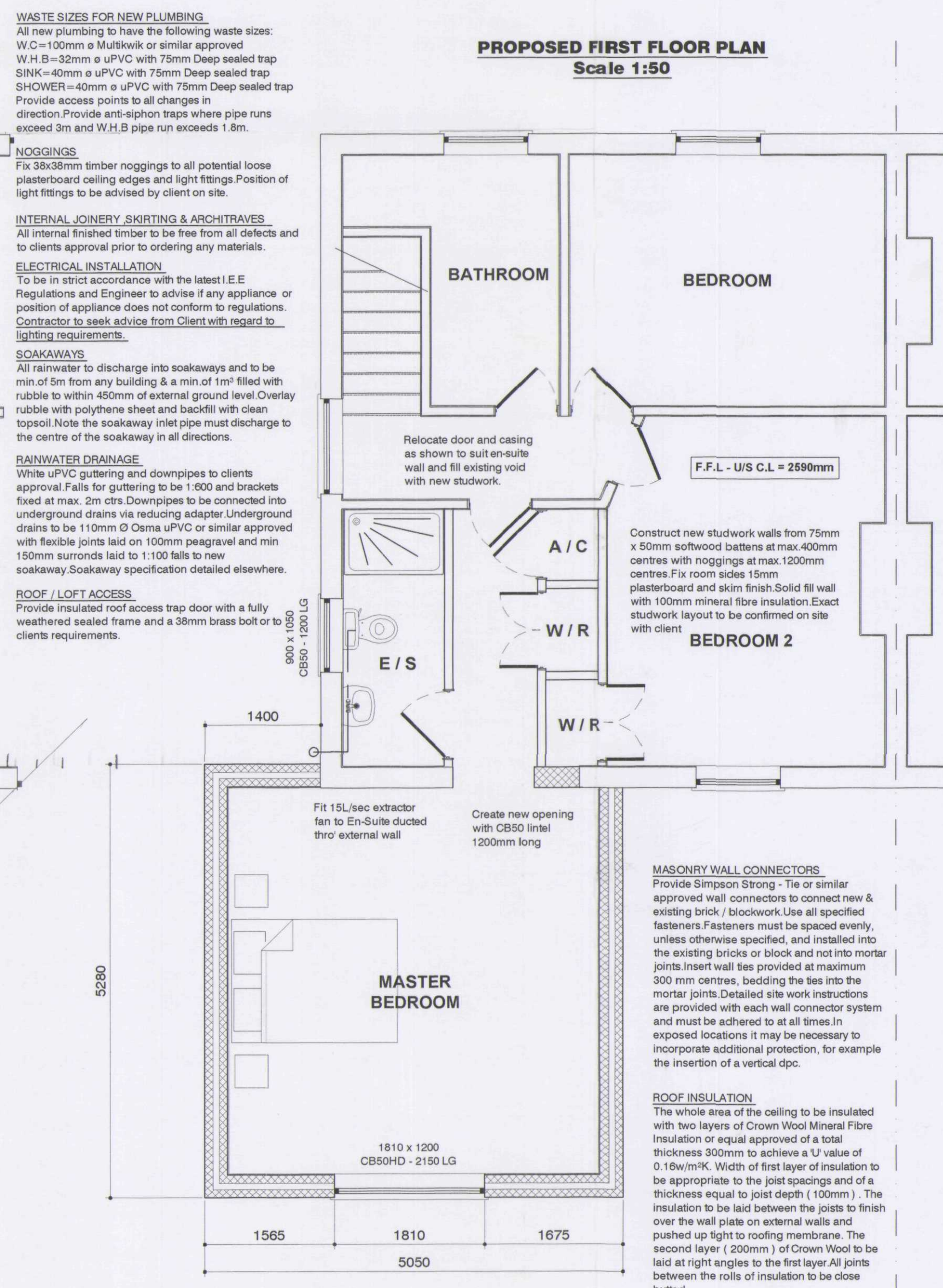
PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50



LOCATION PLAN
Scale 1:1250

DETERMINED PLAN

NO.32
SITE PLAN
Scale 1:250

NO.33
SITE PLAN
Scale 1:250

HEATING SYSTEM

PLEASE NOTE:

BUILDING CONTROL SPECIFICATION

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 750mm wide x 225mm deep. Excavate down 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.
3no Courses of Class B brickwork below D.P.C on outer face and 1no course 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 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 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 265mm overall thickness comprising of:
-100mm Brickwork to match existing
-65mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses. Insulation batts should be kept clean and free from mortar droppings, all joints should be closely butted. Any cutting and fitting should be neatly done and not distort the layers of glass wool which comprise the material. All DPCs should be installed to ensure that penetrating water is directed only to the outer leaf.
-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. Roof insulation to be continuous with wall cavity insulation. Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x 65mm wide (to equal cavity width) at jambs and cills of all openings in masonry cavity walls. Secure with the proprietary clips provided at maximum 800mm centres. Ensure that closers fit tightly to each other and to the lintel. The closer at the jamb must completely lap the closer at the cill.

MORTAR
All mortar to be 6:1:1 sand/cement/fine 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 BS 1243:1978. To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally. 450mm centres vertically and 300mm staggered around all openings. Ensure wall ties are level or at least sloping to the outside leaf. Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

LINTELS
All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equal approved. All lintels must have a min 150mm endbearing and installed in accordance with manufacturers instructions. Do not allow masonry to overhang lintel by more than 25mm. Note: lintels are not to have a continuous baseplate.

WINDOWS & DOORS
All windows to be White uPVC to clients requirements based on styles shown on elevations. Fit with 4000mm² trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturers recommendations. Patio doors to be fitted with 10000mm² ventilators. Opening vents to give 1/20 th 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 8AII double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a soft foam 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. Provide frosted glass to all Bathroom, W.C.s and En-suite windows. Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min 10mm to avoid cold bridging.

TIMBER WALL PLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall. Timber to be SC3 grade and use a min. length of 3m and half-lap plates at joints and corners. 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 a min 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

CEILING
Ceilings to be 12.7mm plasterboard to BS1230.
Rafters to be have Coving and an Arflex 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.

SMOKE ALARMS
To be self contained, interconnected and wired to a separately fused circuit with a battery back up. Smoke alarms to be fitted to side of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max 3m from any bedroom door. All alarms to be BS5446 in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

SHDC
Planning & Development
- 8 JUN 2004
Ref: 763/04

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 any Structural Calculations a SAP calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.
All materials not specified to be of a standard suitable for the work proposed and to be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.

Project: Proposed Two Storey Rear Extension
Client: Mr R Cooke
32 Regent Street
Spalding
PE11 2YN
Date: may04 **DRG No.:** rem19-8-01 **REV:**