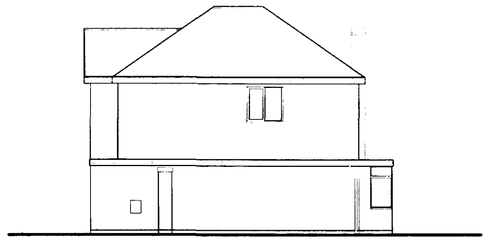


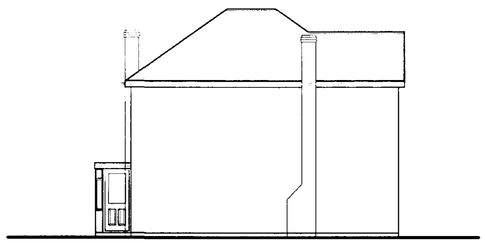
FRONT ELEVATION



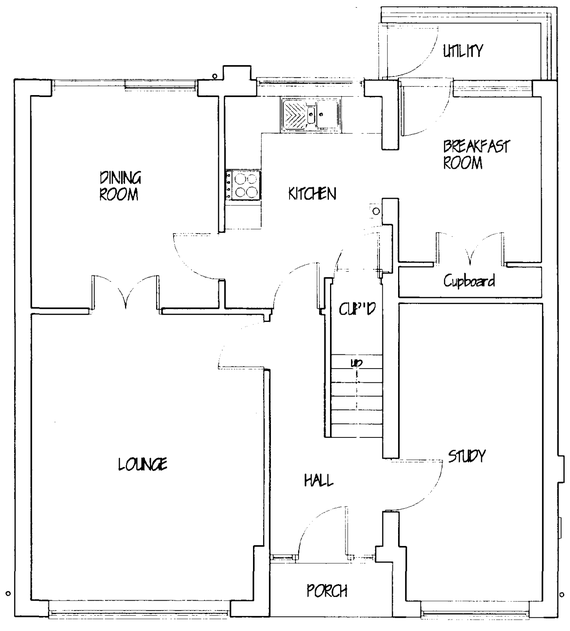
SIDE ELEVATION



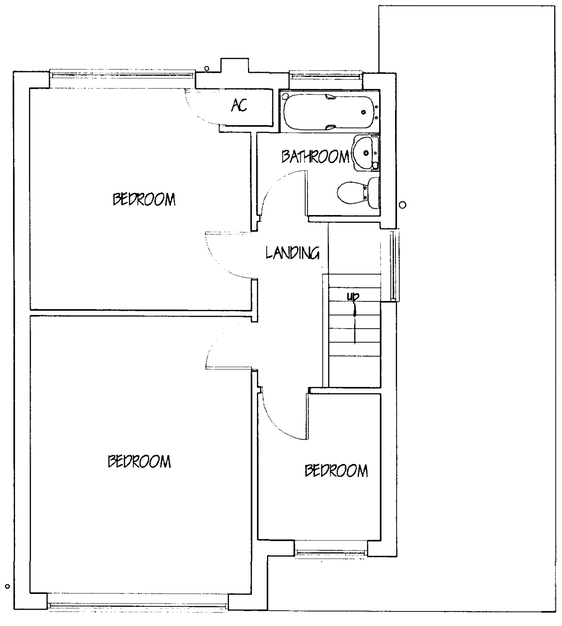
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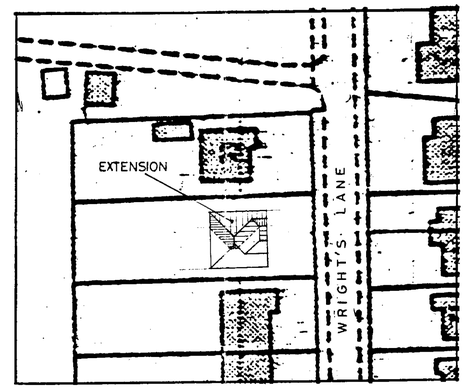
SIDE ELEVATION



GROUND FLOOR PLAN

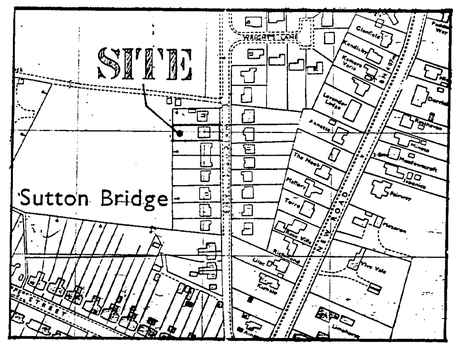


FIRST FLOOR PLAN



SITE PLAN
1/500

NORTH



LOCATION PLAN
1/2500

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SCOPE OF THE WORKS.
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ref	revision	date

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Project
EXTENSION & ALTERATIONS
21 WRIGHT'S LANE
SUTTON BRIDGE
SPALDING LINCS

Client
MR & MRS W ALFORD

Drawing
EXISTING
FLOOR PLANS & ELEVATIONS

Job Ref	Drawing No.
558-02	01
Date: OCT' 02	Drawn: GRM

Scales
1/100 1/50 [unless otherwise stated]

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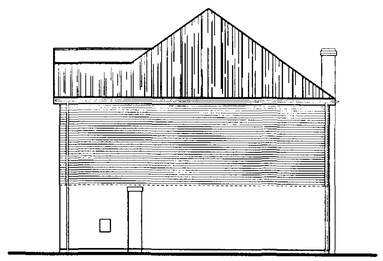
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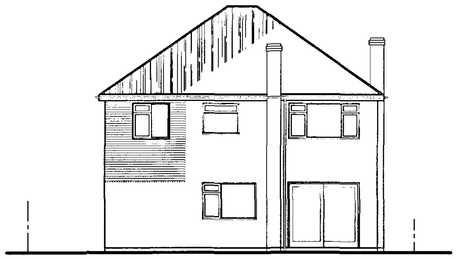
SHDC
Planning & Development
24 FEB 2003
Ref. 0209/03



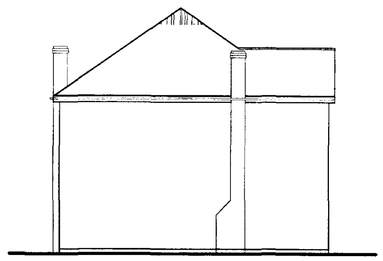
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

GLAZING.
Double glaze extension throughout (minimum 12mm air gap to all units with Low 'E' 0.9 Glass) max 'U' value 2.0 W/ sq.m. K excluding garage. All glazing between F.F.L and 800mm high and between F.F.L and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room.

HOT WATER AND SPACE HEATING.
Extend and uperade existing system as required. Ensure timer switch, suitable zone and boiler control interlocks, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage culinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to B.S. 5422:2001.
Heating Engineer to provide L / A. Building Control with a suitable Commissions Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1 1990 in positions shown on plan. Where more that one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

LIGHTING.
To Bedrooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.
External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

WALLING.
255 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 85 cavity: build into cavity Dritherm cavity wall batt insulation boarding in accord. with makers instructions and agreement cert' No.84/12269 & 86/1984, 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together using galvanised iron twist ties set: 750 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: All work to be carried out in accordance with BS Code of Practice 121 Part 1:1973. External walls to have max. 'U' value of 0.35 W/ sq.m.K : Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/C render and 5mm skim. Stud walls to consist of 38 x 89mm c.l.s studs at 400mm c/ c, both sides to be clad with 12.7mm plasterboard and skim. 100mm dense fibre infill between studs.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 175 SC5 grade joists stamped 'IRO' or 'TO' to indicate moisture content of 20% or less all in accordance with BS. 4978. at 400c/ c. 30 x 5 galvanised. steel anchor and lateral restraint straps to joist at max. 1.5m c/ c straps to be run over min. 5No. joists with solid bridging beneath: Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m: Provide 2No. joists bolted together under all first floor walls where not supported on block work below.
All joists at junction with external wall to be supported in mild steel galvanised hangers. Supported off 47 x 200 wall plate .Rawlbolted to inner skin of blockwork at 900mm centres with M10 x 125 bolts.
Alternatively, screw each hanger to inner skin of blockwork.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Coders L1/ 575 and L1/ HD 75 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Dot tape.. Provide Perp-end weep holes and stop ends to cavity tray.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category, as detailed in B.S 8599. Pt 2. Template specialist may be prefabricated roof trusses to comply with B.S. 5268 part 3 1988.
TRUSS CALC'S TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION . Trusses to be at 600c/ c to a pitch to match existing. 38 x 100 ridge rade binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5 m c/ c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and 1mm proof screen: All structural timber to be min.SC3 grade, stamped 'IRO' or 'TO' to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 9.0m provision additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet - : Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c : Install code 4 lead valley linear.

PORCH ROOF CONSTRUCTION.
As main roof construction up to with 50 x 125 timber beam to opening. All base rafters and ceiling joists to be 47 x 100 at 400 c/ c .Lead soffit with 6mm Masterboard..

FIRE ESCAPE WINDOWS.
All habitable rooms in the upper story of a dwelling should have a window with an unobstructed openable area of at least 0.33 sq.m. and at least 450mm wide x 750mm high (the route through the opening may be at an angle rather than straight through) The bottom of the openable area should not be more than 1100mm above floor level

CEILINGS.
Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over Joists to provide max. 'U' value of 0.16
W/ sq.m.K.Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled.: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board Provide lip face. 100mm Jabbite to top surface. Provide slide bolt fastenings & draught seal all round

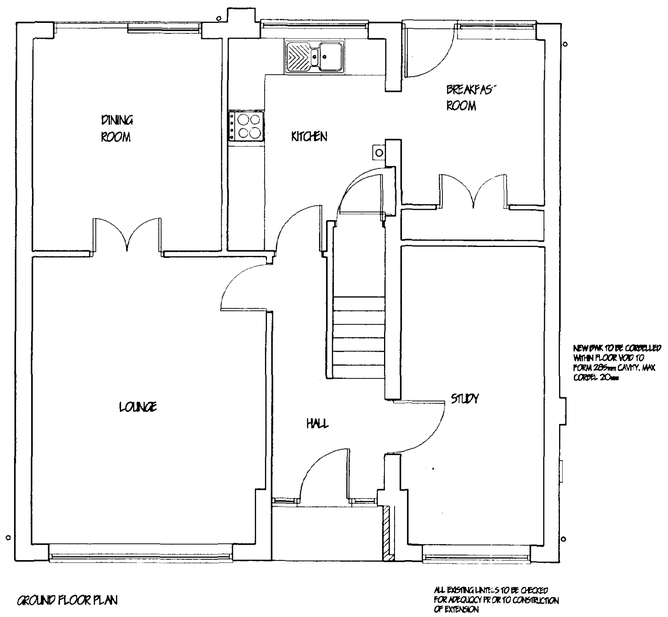
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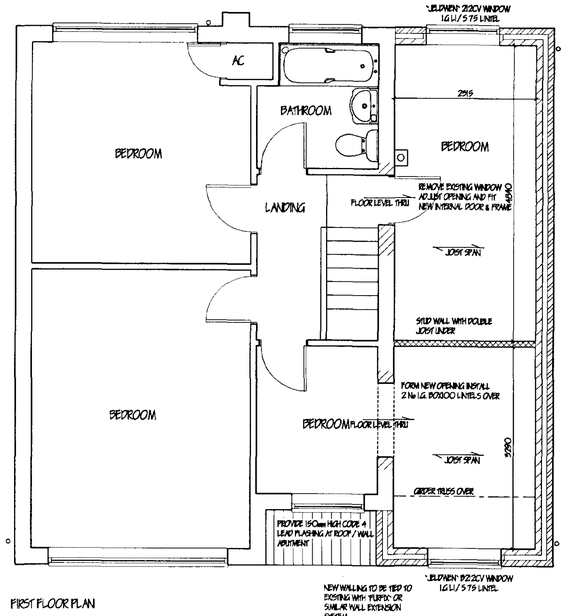
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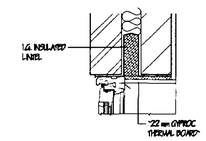


GROUND FLOOR PLAN

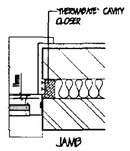
ALL EXISTING UNITS TO BE CHECKED FOR ADEQUACY PRIOR TO CONSTRUCTION OF EXTENSION



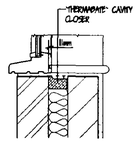
FIRST FLOOR PLAN



HEAD



JAMB



CILL

REVEAL DETAILS

ref.	revision	date
A	CLIENT'S AMENDMENTS	NOV' 02

G. R. MERCHANT
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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12A Park Road, Holbeach,
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Project
EXTENSION & ALTERATIONS
21 WRIGHTS LANE
SUTTON BRIDGE
SPALDING LINCS

Client
MR & MRS W ALFORD

Drawing
PROPOSED
FLOOR PLANS & ELEVATIONS

Job Ref.	Drawing No.
558-02	02A
Date: OCT' 02	Drawn: GRM

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PLANNING
02/09/03