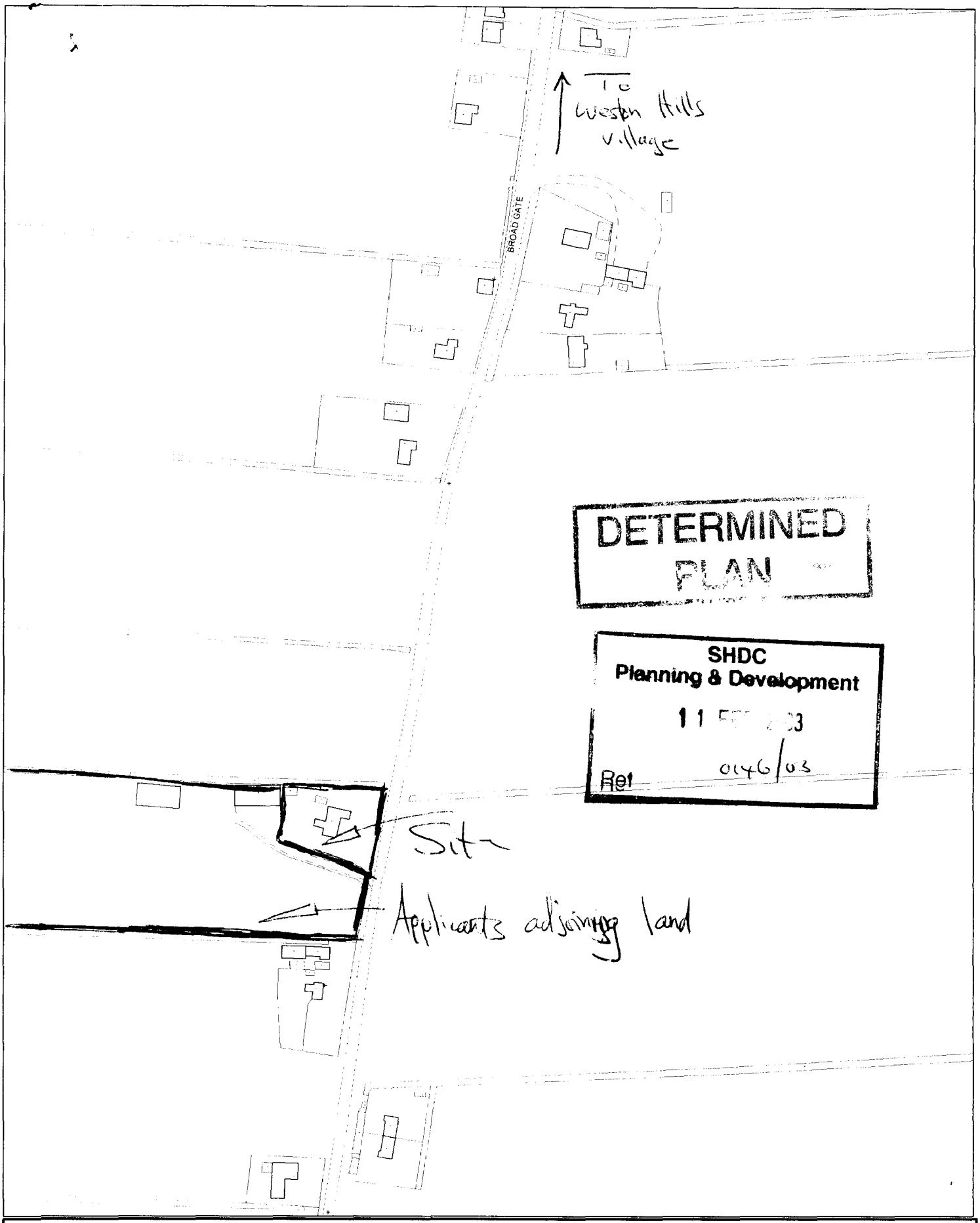


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Scale: 1:2500

Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE

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PROPOSED EXTENSION AT ELDERBERRY LODGE FOR MR + MRS. K. APPLETON.

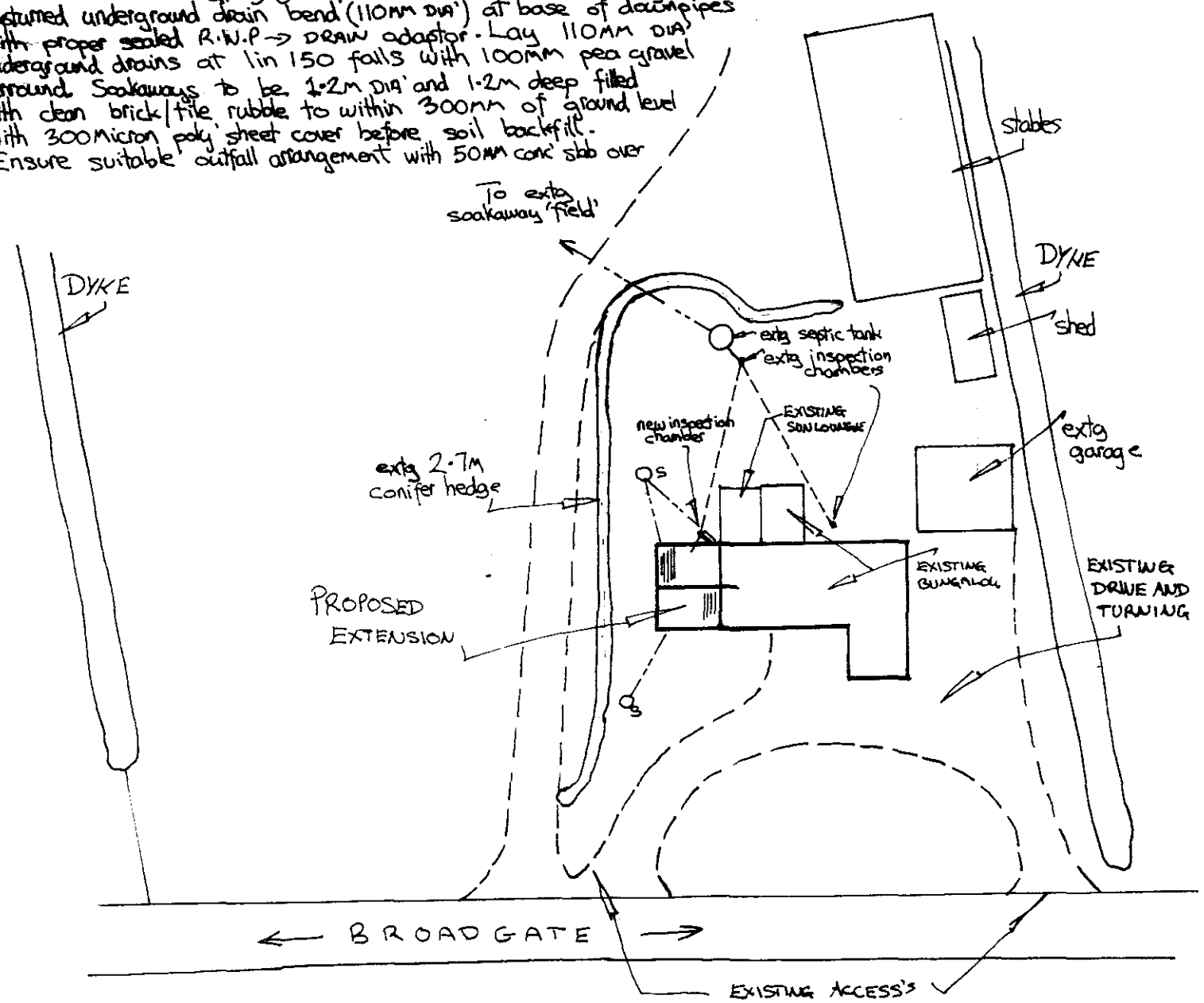
Site Plan - Scale 1:500 Date Dec' 2002 D.w.g 03
To be read in conjunction with drawings 01 and 02.

B'LDG REG' NOTES.

U/G Foul drainage: - Refer to site plan below and Dwg 01 - Use HUNTER PLASTICS. Lay 110mm DIA' P.V.C.U underground drains + fittings to falls of between 1 in 55 max' to 1 in 70 min' layed on and surrounded by 150mm pea gravel. Use new 450mm int' DIA' P.V.C.U HUNTER inspection chamber + raddable trapped bottle gully as shown. Lay drain to new soil + vent pipe, to gully and to proposed W.C. (provide pre-stressed conc' relieving lintels as outlined on D.W.G 02 sub-structure masonary details). Connect new drainage into existing brick manhole or provide new 450mm int' DIA' P.V.C.U chamber. ALL DRAINAGE TO BE INSPECTED + TESTED BY L.A. BEFORE BACKFILLING.

Above ground drainage: All waste pipes to be P.V.C.U by HUNTER PLASTICS, fully accessible for inspection and cleansing along their entire length with rodding eyes at changes of direction. Bath and shower wastes to be 40mm DIA' and wash basin 32mm DIA' all with 75mm deep sealed traps discharging into new 110mm soil/vent stack and trapped gully. (Where into gully then waste to discharge below grating but above water line. The shower is to have access trap at skirting level. The new soil/vent pipe is to be extended min' 915mm above highest opening ventilator with 'balloon' cage cover.

Roof surface water: All downpipes to be connected to soakaways (Os) at 5.0m from nearest building. Use large radius upturned underground drain bend (110mm DIA') at base of downpipes with proper sealed R.W.P -> DRAIN adaptor. Lay 110mm DIA' underground drains at 1 in 150 falls with 100mm pea gravel surround. Soakaways to be 1.2m DIA' and 1.2m deep filled with clean brick/tile rubble to within 300mm of ground level with 300micron poly' sheet cover before soil backfill. Ensure suitable outfall arrangement with 50mm conc' slab over

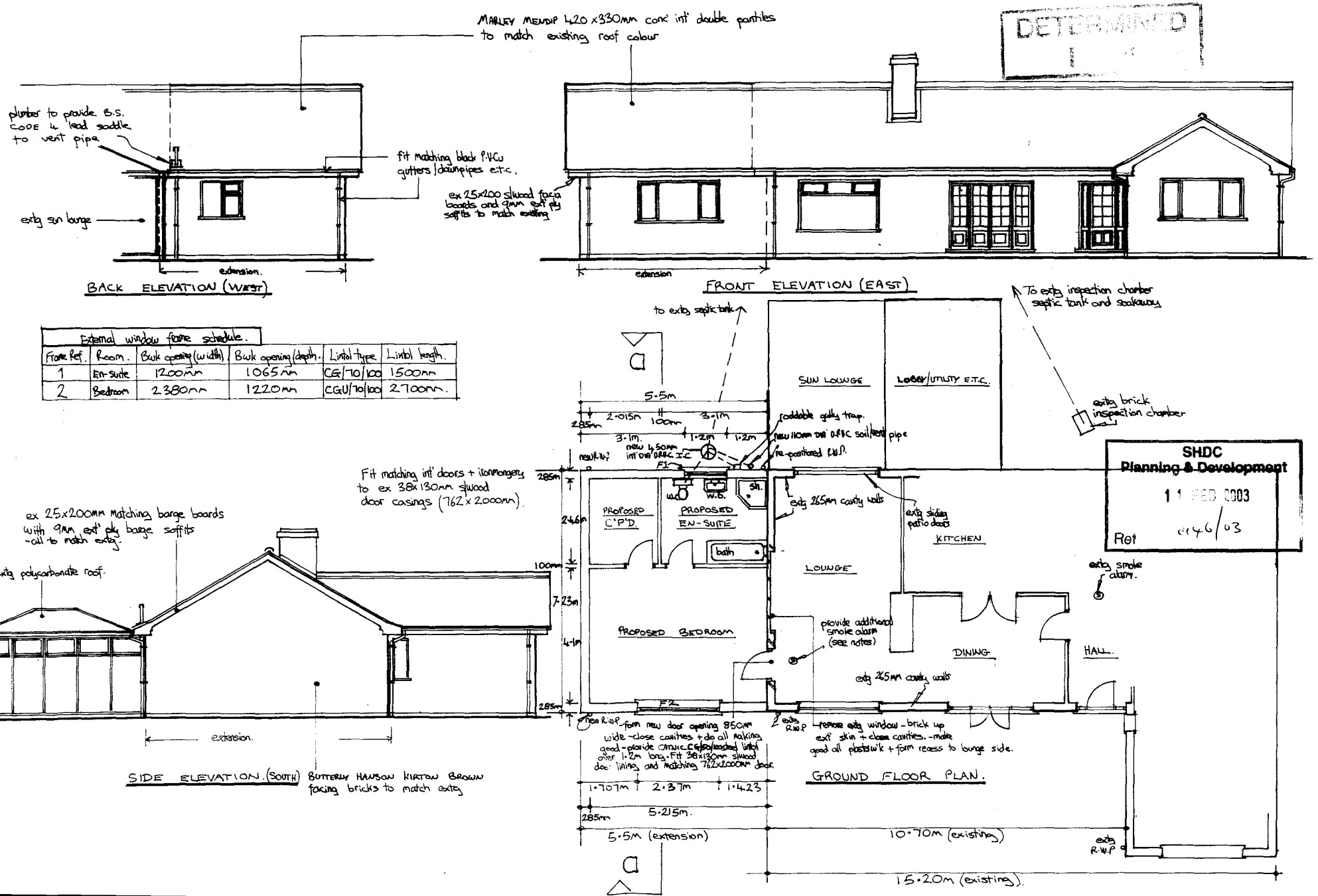


DETER... PLAN...

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PROPOSED EXTENSION AT ELDERBERRY LODGE FOR MR+MRS K. APPLETON.

Date Dec' 2002. Scale 1:100 D.W.g. 01. To be read in conjunction with drawings 02 and 03.



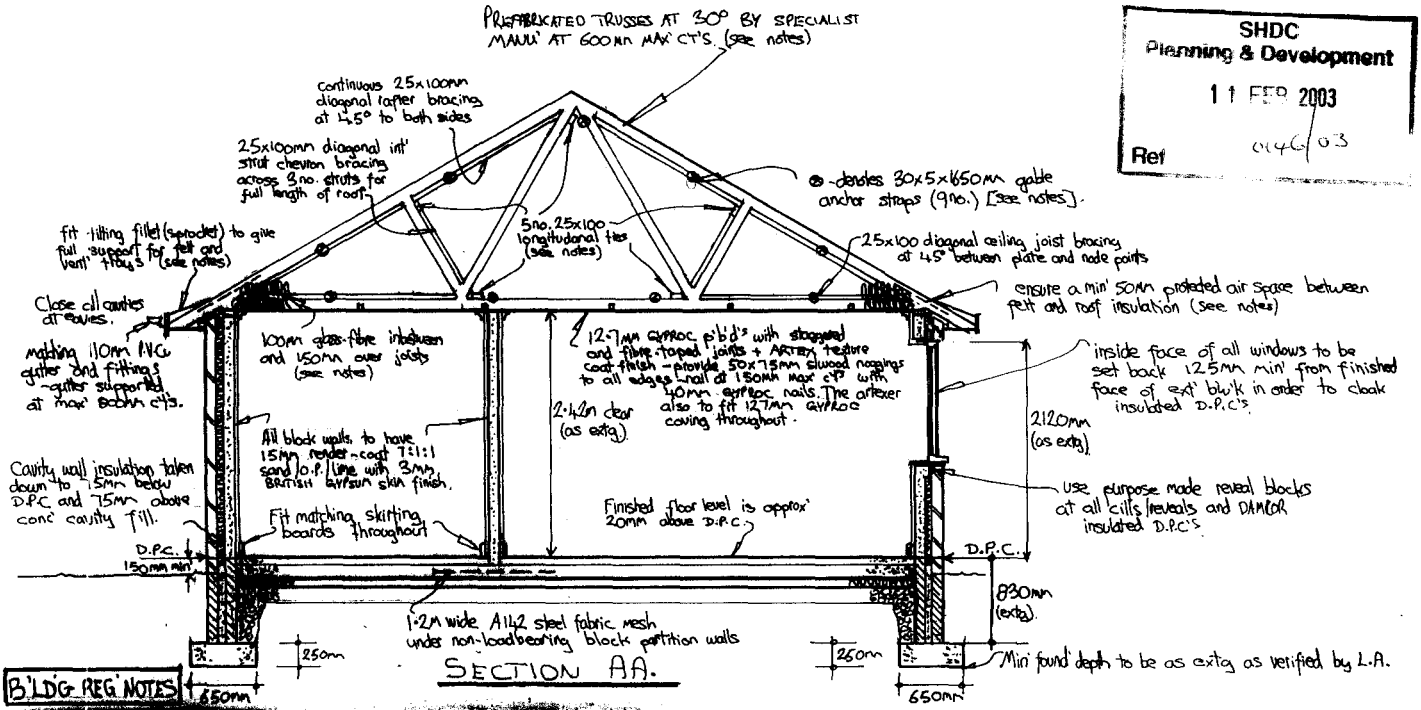
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PROPOSED EXTENSION AT ELDERBERRY LODGE FOR MR+MRS K. APPLETON.

Date - Dec' 2002. Scale - 1:50. Dwg 02. To be read in conjunction with drawings 01 and 03

DETERMINATION PLAN

SHDC
Planning & Development
11 FEB 2003
Ref 0146/03



SECTION AA.

B'LDG REG' NOTES

Foundations: To be strip type with min' 250MM GEN 3 concrete ready mix with 50MM slump - min' 650MM wide under cavity walls and 500MM wide under 100MM load-bearing walls onto firm loadbearing strata as approved by L.A. Any reinforcement over 'soft spots' to be verified by L.A. In the event of unforseen prevailing soil conditions with either a wide variation in ground conditions or weak sub-soil then advice of structural engineer should be sought.

Masonry details: Sub-structure walling from dense concrete blocks and/or CLASS B engˈ bricks laid in 4:1 sand/O.P.C mix by volˈ. (Blocks to be CLASS A) Fill all cavities to within 200MM of D.P.C. with lean mix concˈ and use tie wires as for main above ground cavity walls. Provide pre-stressed concˈ relieving lintols over extg drains where pass through walls with minˈ 150MM end bearings (100MM wide, single course) and mask walls with durable rigid sheet material either side of openings - ensure 50MM clearance between drains and lintols and fill with compressible fillet. Above ground external walling from 285 cavity walls - outer skin from 102MM BUTTERLEY KURROW BRICK facing bulk to match extg laid in 5:1 sand/o.p.c. mortar by volˈ - inner skin 100MM 3·5N/MM² PLASMOR FIBRELIGHT dinker blocks by JACKSON builders merchant laid in 1:1:1 sand/o.p.c./lime by volˈ. Tie skins together with STAFIX 225MM stainless steel ties at 750MM horizontal and 450MM vertical c'ts staggered in alternate rows, with additional ties set every block course at all reveals positioned 115MM from openings. Fit 75MM PLUMVERG DRITHERM cavity wall insulation batts within cavities as work proceeds strictly in accordance with manuˈ instˈ and keep covered from inclement weather. Close all cavities at cills and reveals with purpose-made block reveals and incorporate 150MM wide insulated DAMCOR D.P.C's Close all cavities at eaves. Tie new work to extg with CATNIC stronghold stainless steel profiles fixed strictly in accordance with manuˈ instˈ. All inner partition walls 100MM 3·5N/MM² PLASMOR FIBRELIGHT.

Ground floor constˈ: Strip all veg/top soil on 200MM deep. Remove extg paths etˈc. Lay minˈ 150MM max 400MM stone hardcore (graded 75MM down) mechanically compacted in 100MM layers to L.A approval. Cover with 18MM sand blinding and fit 48MM CELOTEX GA2048 insulation boards with 300 micron D.P.M over, lapped into walls at D.P.C. level. Pour minˈ 100MM GEN 3 readi-mix concˈ over 50MM slump. The D.P.M is to have 300MM lapped laps. The floor insulation should be turned up at ext' wall edges to prevent cold bridge up to 50MM below D.P.C. At a later stage lay 65MM sand/cement trowelled screed coat (3½:1 sharp sand/o.p.c.). Where internal partition walls are built off oversite then provide 1no. layer A142 mesh under 1·2M wide.

Damp proof courses: Bed 110MM ZEDCOR heavy duty polythene D.P.C's under all 100MM brick/block walls to BS 6515 for full width of walls linked to D.P.M. Instal 150MM wide DAMCOR insulated D.P.C's where cavities closed. Fit 225MM high cavity tray D.P.C's over all openings with stopends and weep vents at 450MM c'ts to lintol manuˈ recommended

Lintols: Use CATNIC COUGAR (see schedule) insulated steel lintols to all openings in external walls with minˈ 150MM end bearings with cavity tray D.P.C's over. Incorporate concealed weep holes and lintol stopends all installed as per manuˈ specification. Use 100MM x 65MM single course pre-stressed concˈ lintols with minˈ 150MM end bearings over openings in internal wa

Pitched roof constˈ: From pre-fabricated gangnail trussed rafters at 600MM max c'ts to a pitch of 30 DEG (as extg) made by specialist truss manuˈ in compliance with B.S. 5268 pt 3 CP TRUSS CALCULATIONS to be submitted to L.A. minˈ 28days prior to erection. All roof to be tied and braced with 25x100MM sluwod, twice nailed all to B.S 5268 pt 3 onto bedded 50x100MM sluwod wall plates using galvˈ M.S. proprietary truss clips. Secure wall plates with 30x5MM galvˈ M.S. anchor straps at 1·5M max c'ts fixed to walls with minˈ 3no. NO8 x 50MM screws per strap. Trusses spanning over 5·0M to have internal strut-diagonal chevron bracing across 3no. trusses and diagonal ceiling joist bracing from plate to node point all in accordance with truss plate assocˈ tech bulletin sheet 4. Anchor gable ends to roof with 30x5x1650MM galvˈ M.S. straps at 1·5M max c'ts across minˈ 3no. ceiling joists/rafters (having been nogged with 50x15 sluwod before hand) turned down cavity face of gable blockwork 150MM, providing 5no. NO8x50MM screw fixings per strap. Form eaves overhang to match extgs giving a 400MM overhang - do same for gable barge overhang. All timber to be min S.C.3 grade stamped 'DRY' or 'KD' to indicate moisture content 20% max'.

Provide tilting fillet at eaves over rafters up to 1st tile batten for proper support of tiles felt support trays. Facia - 22x200MM sluwod. Soffit 9MM ext' ply housed into facia.

Pitched roof coverings: MARLEY MENDIP 413x330MM int' concˈ double camber on 25x38 sluwod treated battens on underslaters felt to B.S. 747 type 1F. Fix all eaves and top course and verge tiles and each tile every 4th course with alloy clips and or nails. Tiles to have min 76MM headlap. Felt to have minˈ 150MM laps. Battens to span across minˈ 3 rafters with joints staggered and nailed with 65MM galv' nails. Form valleys from G.R.P. DANELAW preformed troughs installed to manuˈ instˈ. Fit to eaves approved combined proprietary rig P.V.C. felt support tray incorporating over facia ventilator and eaves filler. Bed all ridge tiles/verge and valley tiles on sand/cement 3:1 by volˈ and neatly point. Overhang verge tiles approx 50 onto suitable durable underlock. Note: Tiler to also fit dove-tailed roll-out rafter ventilation trays over rafters by approved manuˈ to ensure protected air space between felt and insulation within roofspace. THE VENTILATION AT EAVES IS TO BE EQUIVALENT TO A CONTINUOUS 10MM GAP.

External windows: To be MANUFACTURED P.V.C-U fully weatherstripped with 28MM o/A (4:20:4) sealed glazing units from Low 'E' (K glass) by approved specialist. All rooms to be served by windows giving a min 1/20th opening sash area. All windows to have fully controllable background ventilation by way of trickle vents giving 8,000MM² free air ventilation per room. All glazing between finished floor level and 800MM high to be safety glass to B.S. 6206. Note: Any internal glazed doors to have safety glass to B.S. 6206.

Roof insulation: Throughout roofspace provide 100MM glassfibre insulation laid between and 150MM over joists ensuring a minˈ 50MM protected space between insulation and roof felt.

Hot water, space heating, electrical: All by specialist approved contractors. Extend and upgrade/amend systems as reqˈ. 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. Insulate all pipe runs with foamed pipe wrap with minˈ 18M wall thickness, ARMAFLEX or similar. Electrical installation in accordance with I.E.E. Reg's. All switches, sockets, tel + T.V. points positioned between 450MM and 1200MM from floor le

Mechanical extract ventilation: To be provided to EN-SUITE - ceiling mounted and vented directly to external air via 100MM flexible ducting to eaves soffit at output of 30 litres/sec.

Fire detection: Fit ceiling mounted, self contained, interlinked smoke alarms wired to separately fused circuits with battery back up no further than 7·5M from any intˈ door opening (see ⊛ on pl

Means of escape: - the proposed bedroom window is to have fire escape sash with minˈ clear opening of 0·33M² with the least lateral dimension being