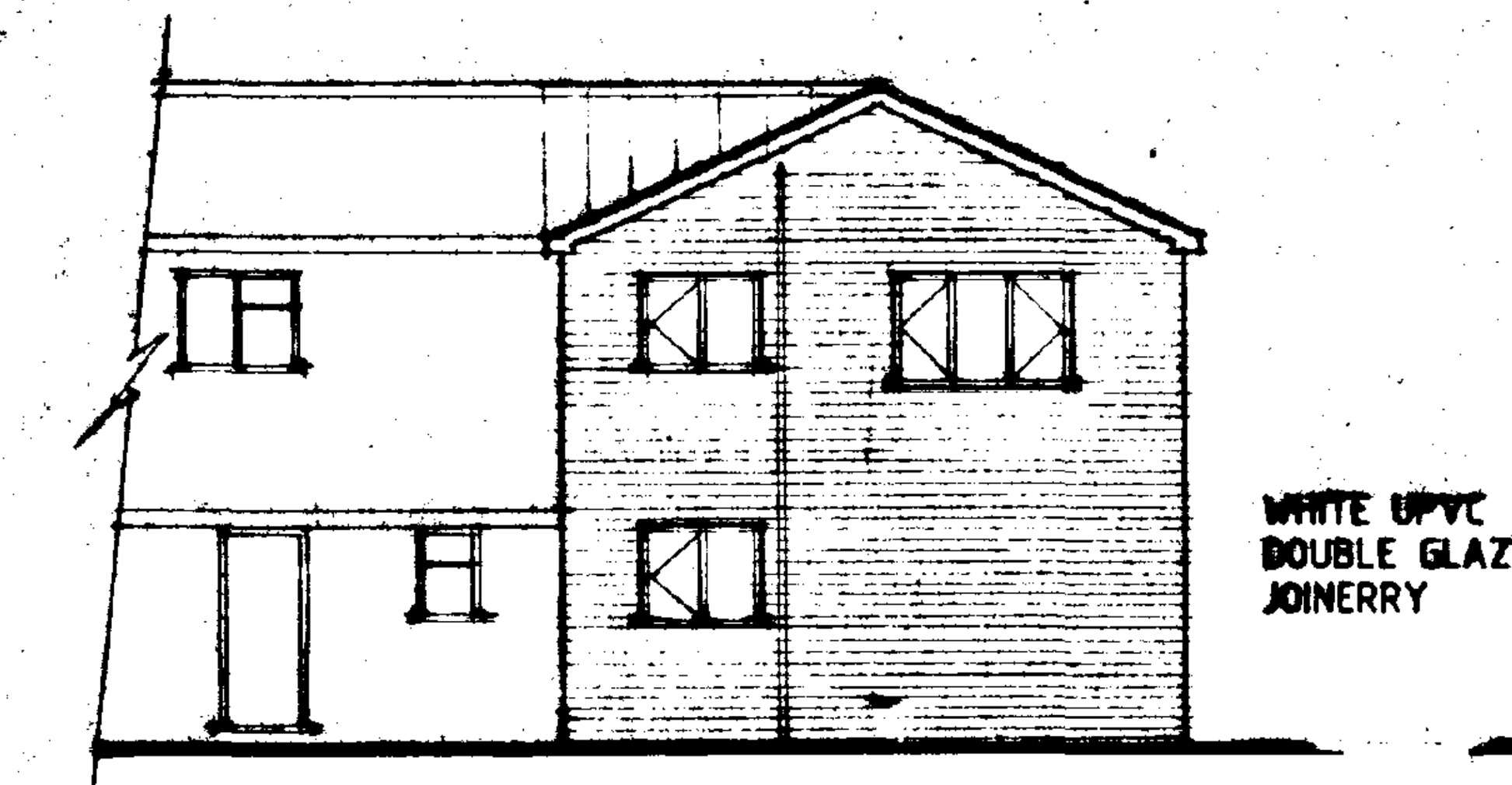
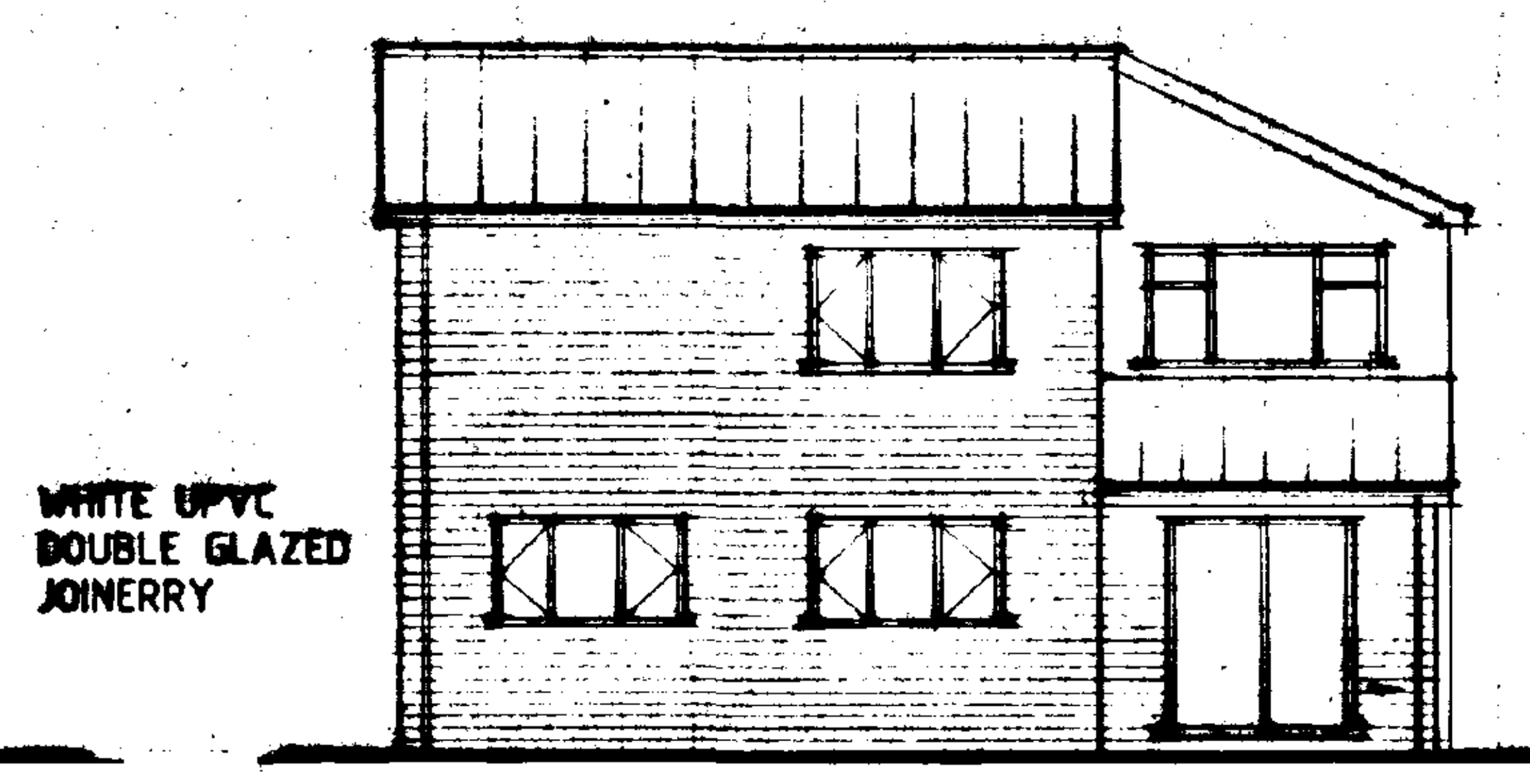
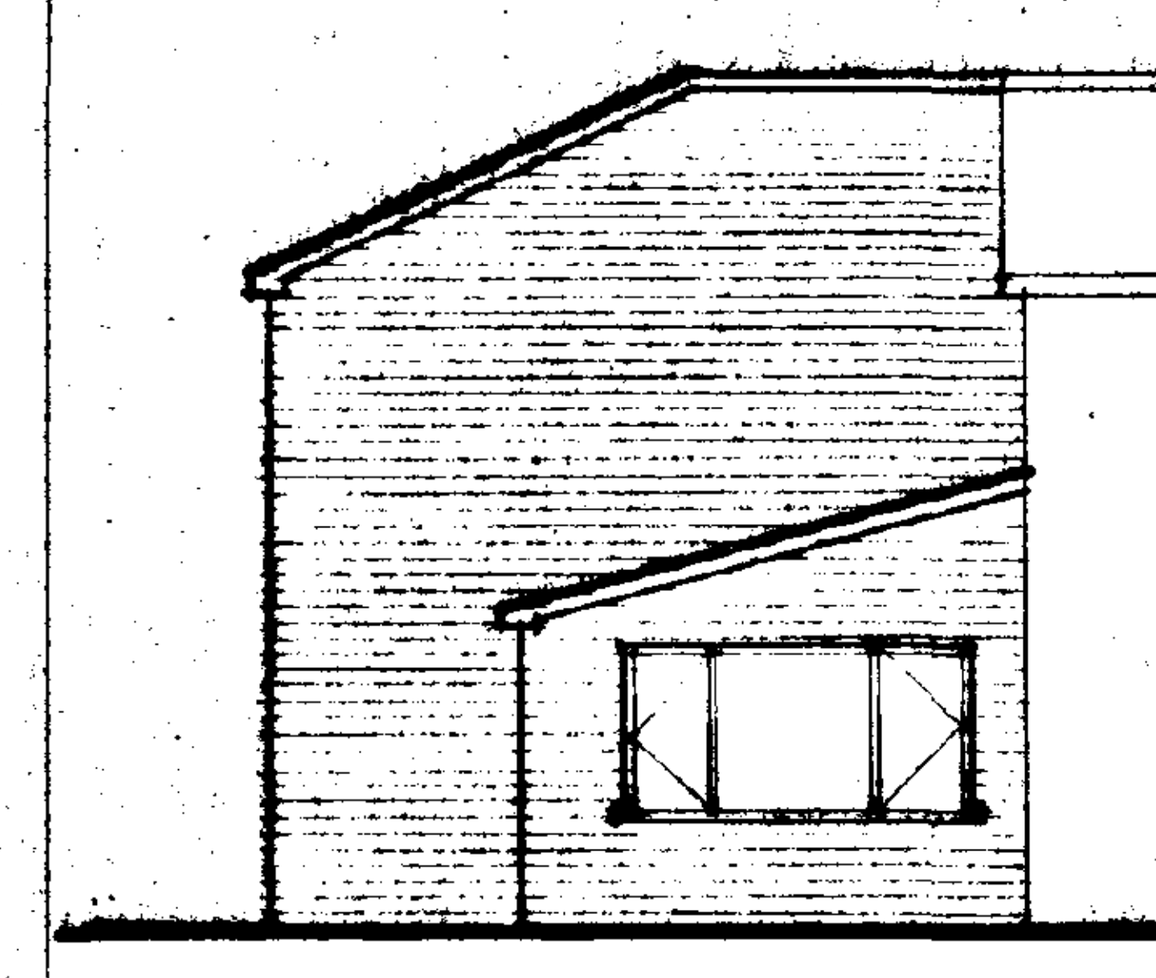


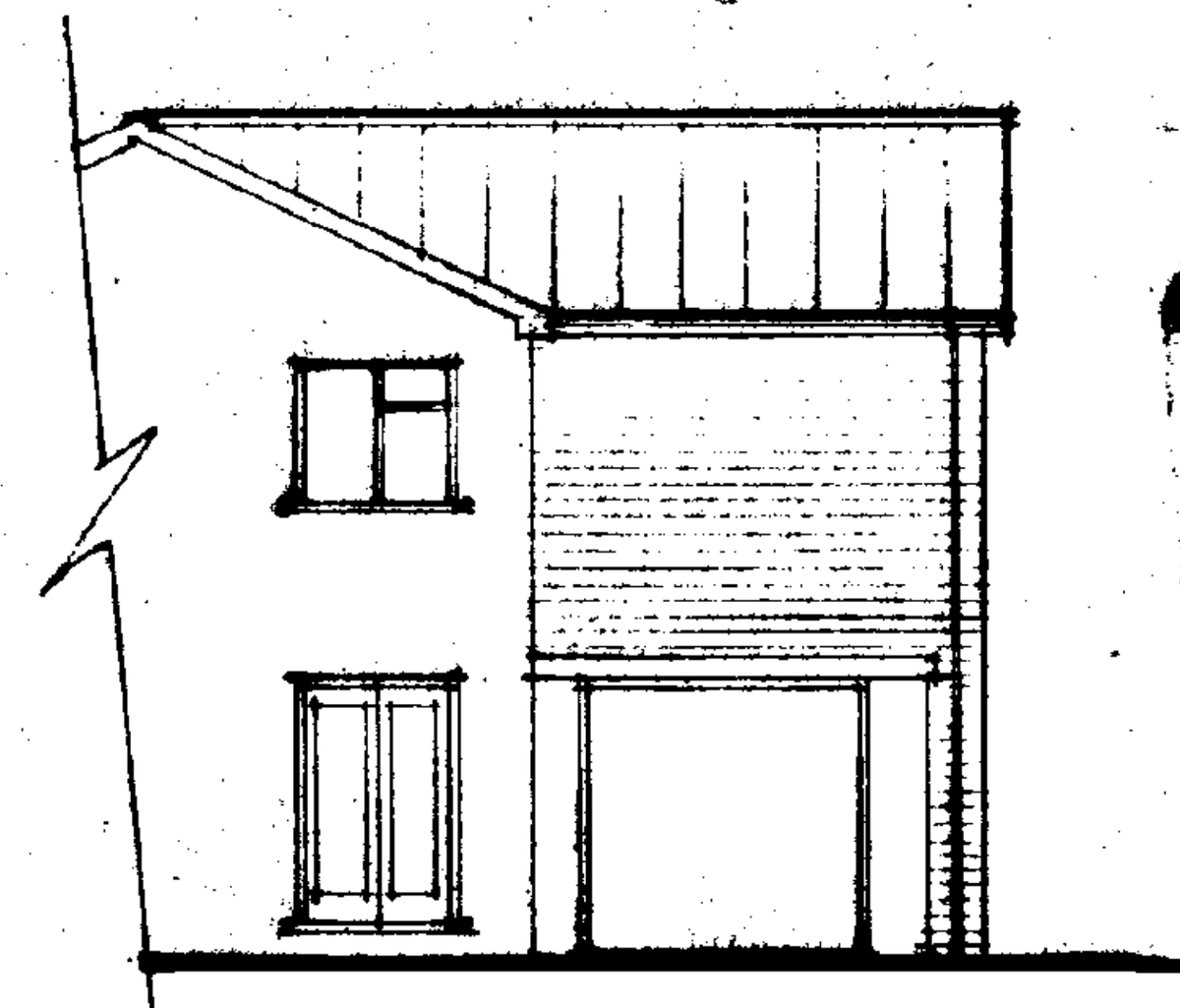
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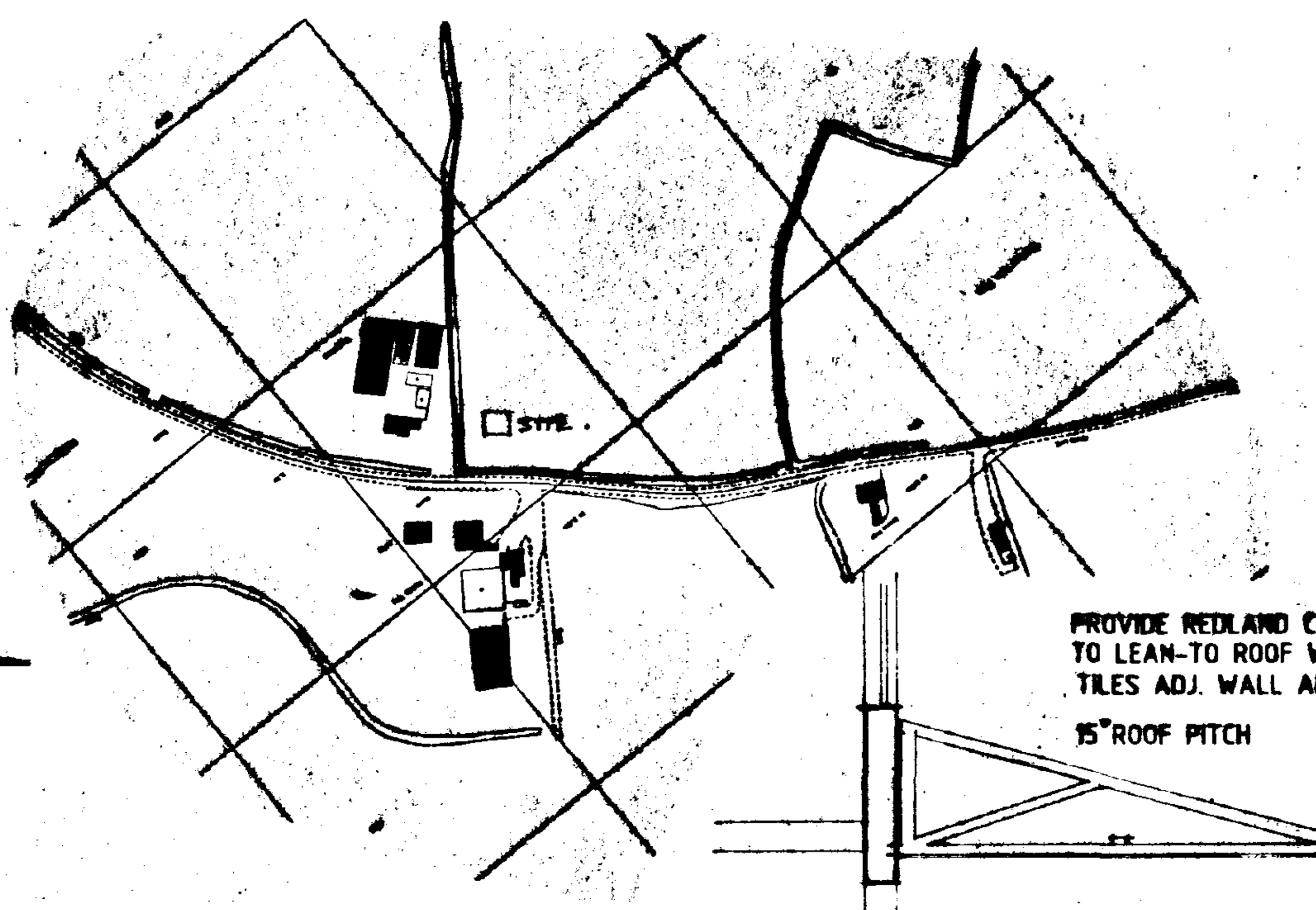
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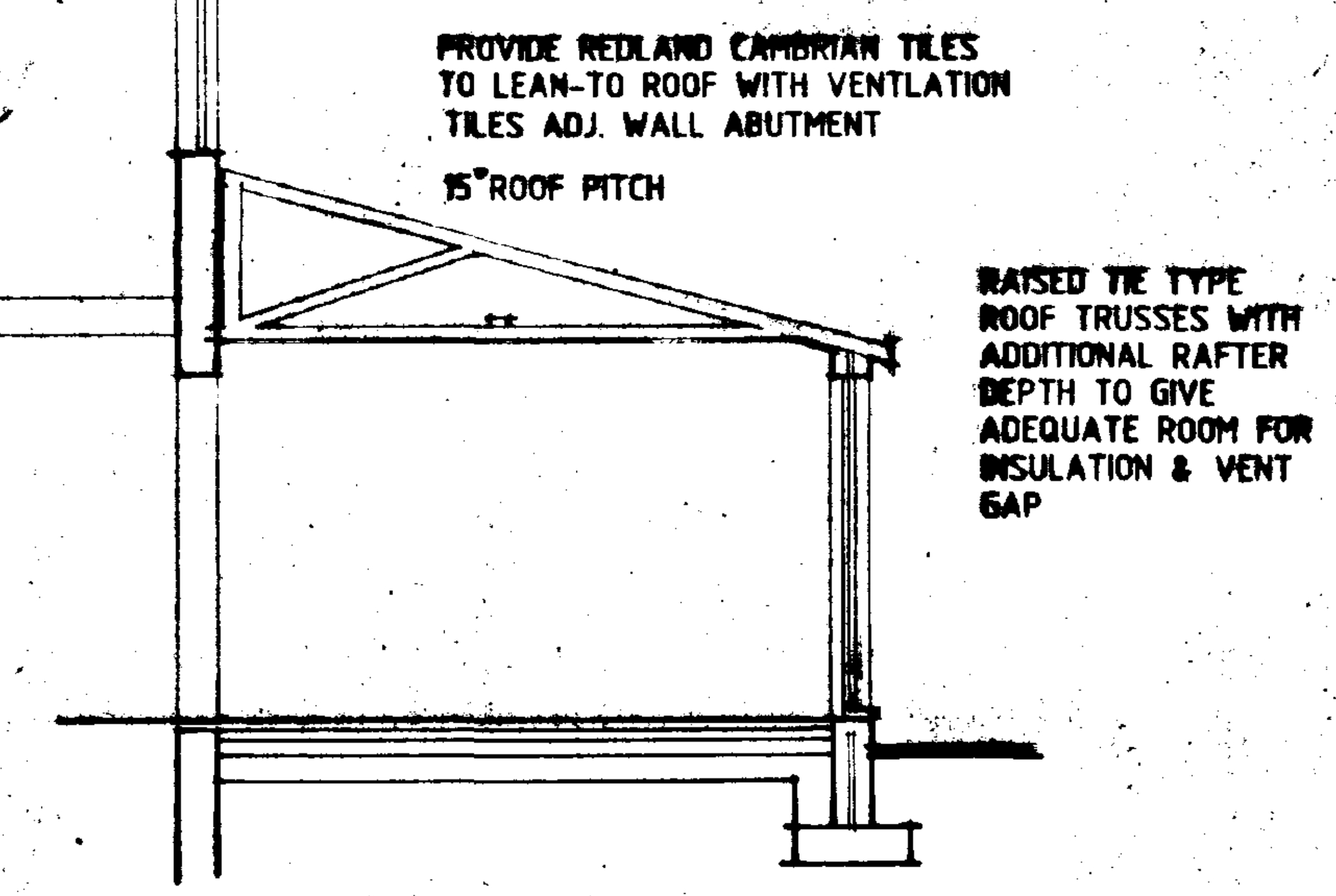
SIDE



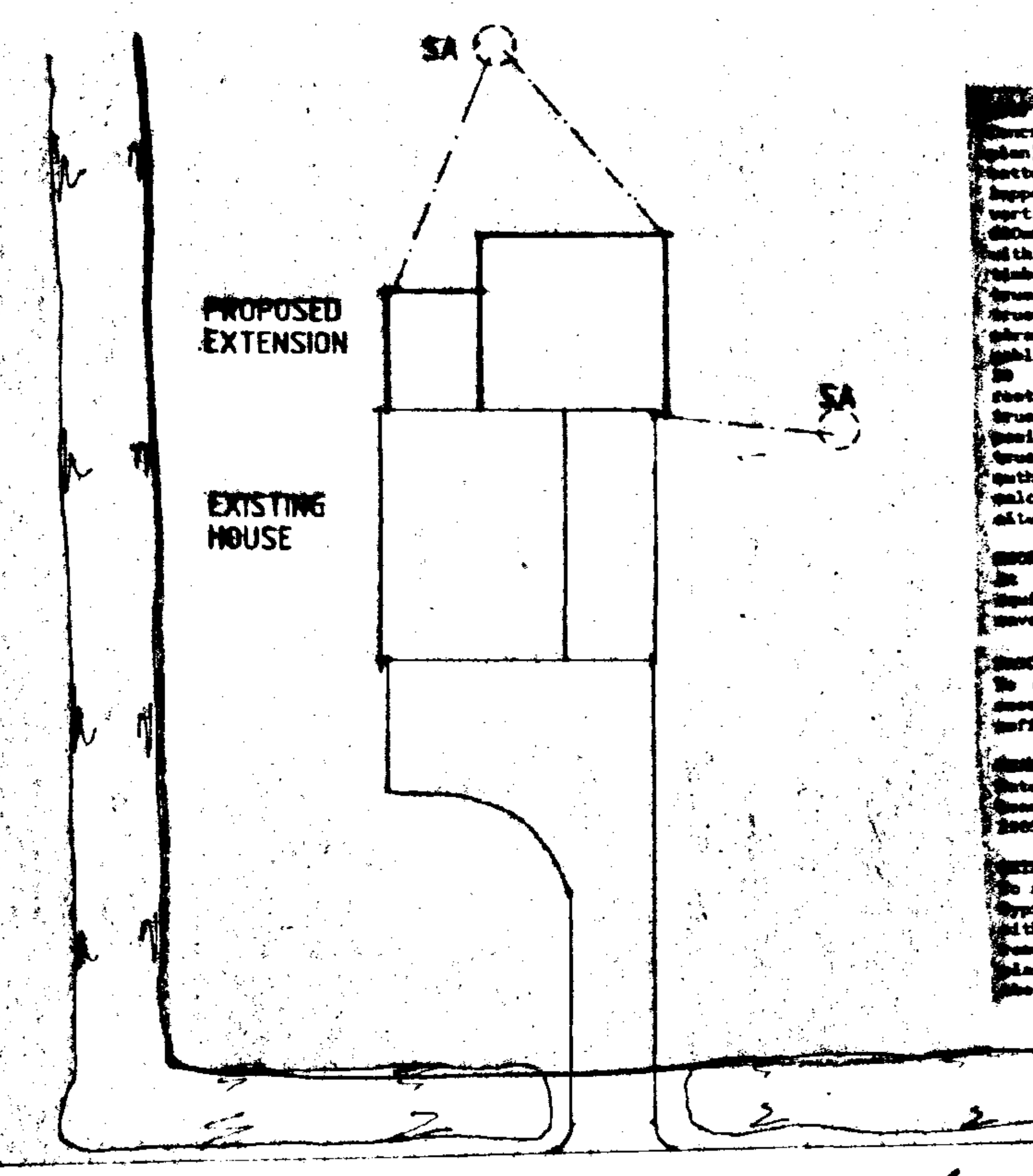
FRONT



LOCATION PLAN



SECTION A-A



SITE PLAN

[illegible]
Concrete interlocking [illegible] on 38 x 25 saftwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

ROOF VENTILATION
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

FASCIA AND BARGEBOARDS
To be 25 x 175mm PAR [illegible] except 6mm thick exterior grade plywood soffit.

[illegible]
Water tank in roof space to be supported on trusses to spread the load to BS5268 Part 3 1985.

CEILINGS
To all insulated roof ceilings provide [illegible] Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

[illegible]
Underground drainage to be proprietary [illegible] diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized access from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5572 and all underground drainage to BS8301.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 150mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

[illegible]
Provide proprietary [illegible] ventilation unit capable of extracting 60lts/second. Alternatively provide proprietary cooker hood capable of extracting 30lts/second.

BATHROOM VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

HOT WATER STORAGE
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

HEATING SYSTEM
Provide room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422 1977.

SAFETY GLAZING
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

RAINWATER GOODS
P.V.C. rainwater goods 110 half round gutter and 68mm diameter downpipes.

[illegible]
275mm cavity walls to consist of:- 102mm face brickwork (see site plan for details), 65mm cavity to be filled with Owens Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

WALL CONSTRUCTION
255mm cavity walls to consist of:- 102mm face brickwork (see site plan for details), 65mm cavity to be filled with Instafibre blown fibre cavity wall insulation in accordance with BBA Certificate no's 88/1976, 89/2294 & 91/2668 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 100mm sand/cement render and skim finish.

HABITABLE ROOM TRICKLE VENTILATION
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

KITCHEN/UTILITY/BATHROOM/WC TRICKLE VENTILATION
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

UTILITY VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 30lts/second. System to offer intermittent operation.

ROOF INSULATION
To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

[illegible]
Provide 50 x 75mm timber [illegible] at 600mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either side of stud partition joist beam to fix flooring.

FIRST FLOOR CONSTRUCTION
18mm flooring grade moisture resistant decking on timber joists as stated on plan. Joists built into external wall 100mm. Provide 30 x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggin to joists. Provide herringbone strutting if shown on plan. Double up floor joists locally under bath feet and hot water cylinder where applicable.

SUBSTRUCTURE WALLS
100mm Class A [illegible] concrete blocks. [illegible] d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 400mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 400mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST2 grade unless noted otherwise.

[illegible]
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

GROUND FLOOR CONSTRUCTION
65mm sand/cement screed on proprietary 50mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

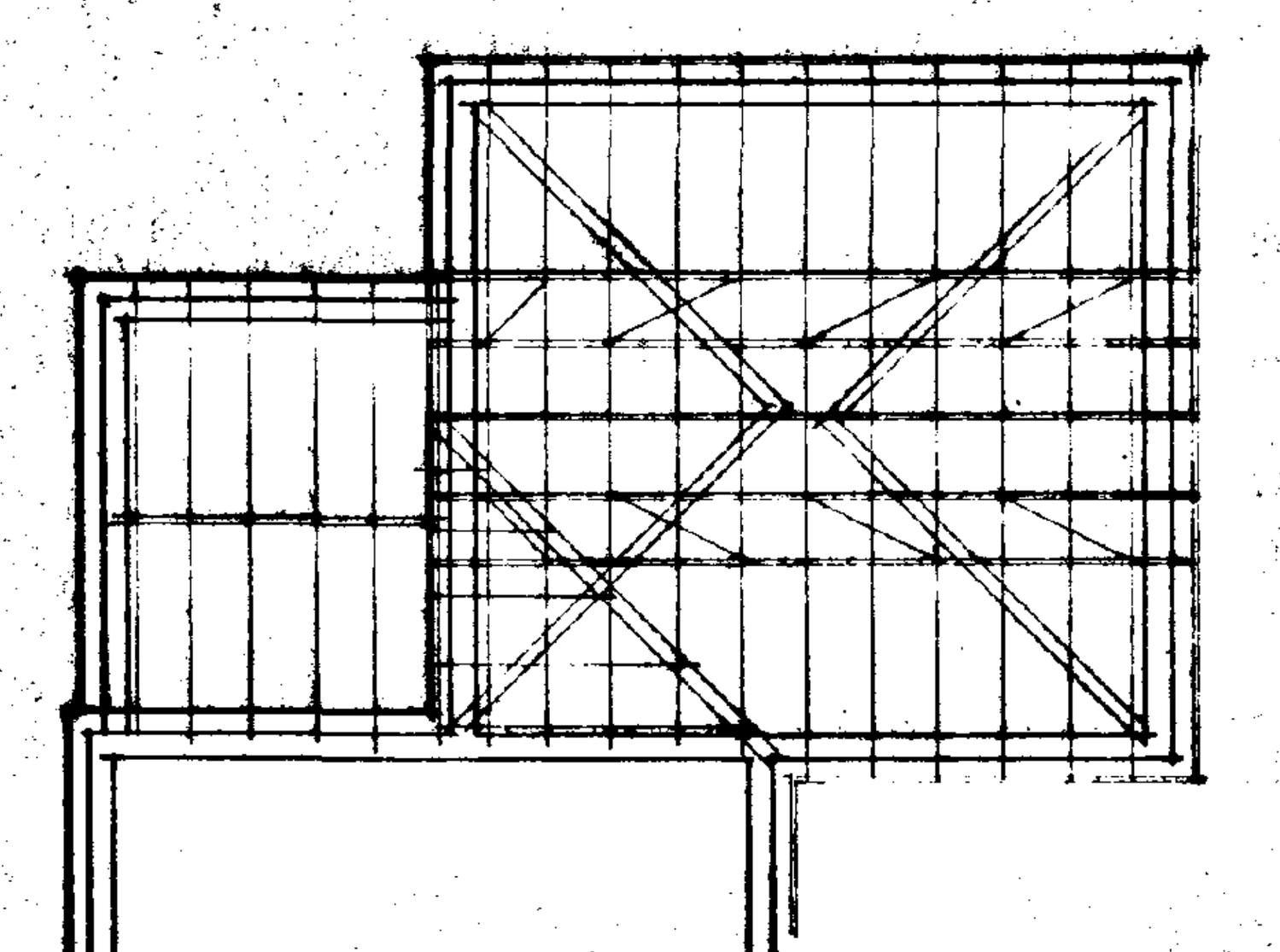
LINTELS
All coded lintels as stated in schedule or marked on plan to be by
to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

[illegible]
Ensure the [illegible] through all window and door reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. Also at every closure of cavity provide d.p.c.

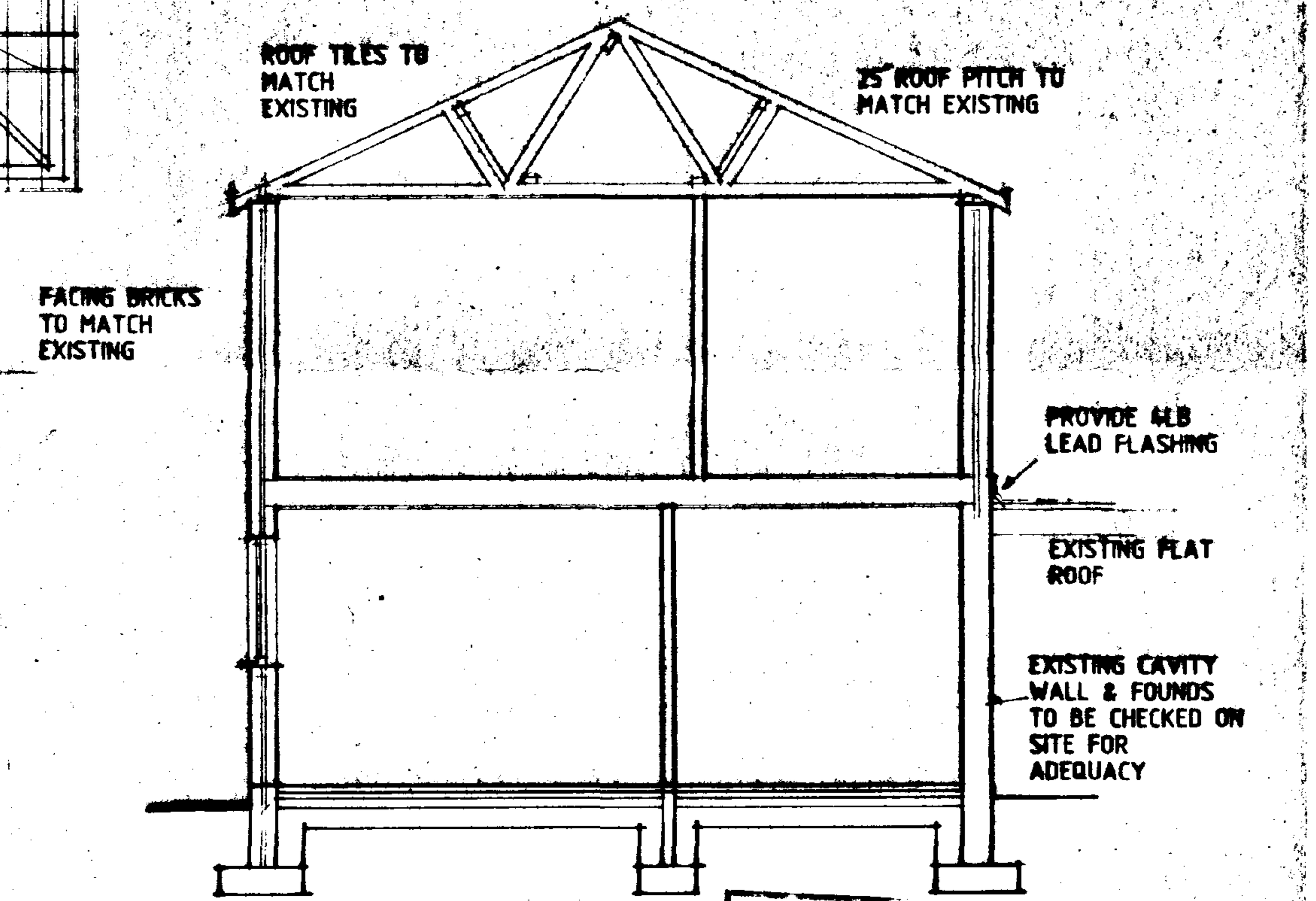
[illegible]
Where new walling abuts old provide proprietary vertical flexible wall starters.

VALLEYS
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

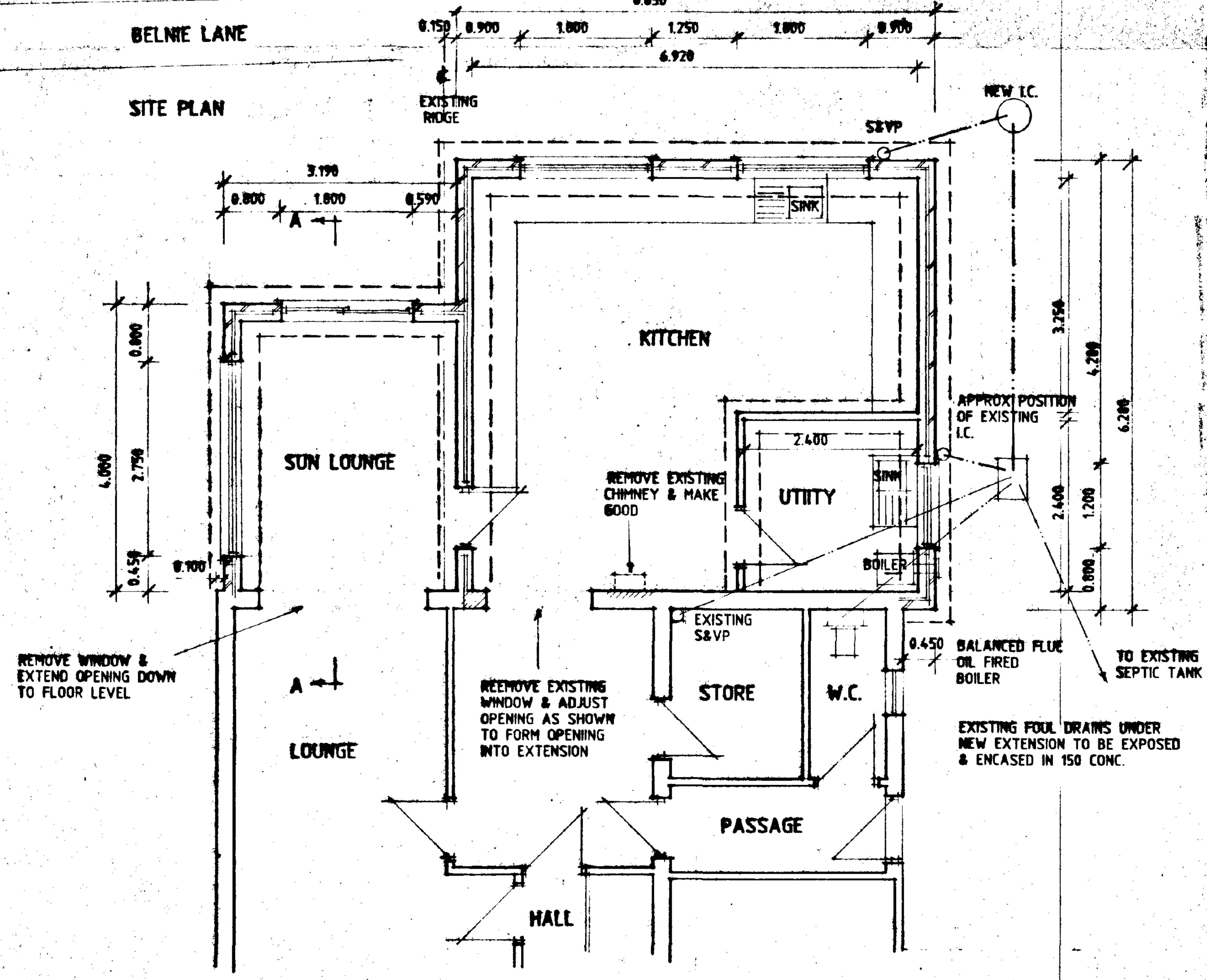
I.G. LI/S LINTELS TO CAVITY WALL & I.G. INT. LINTELS TO 100 INT. WALLS



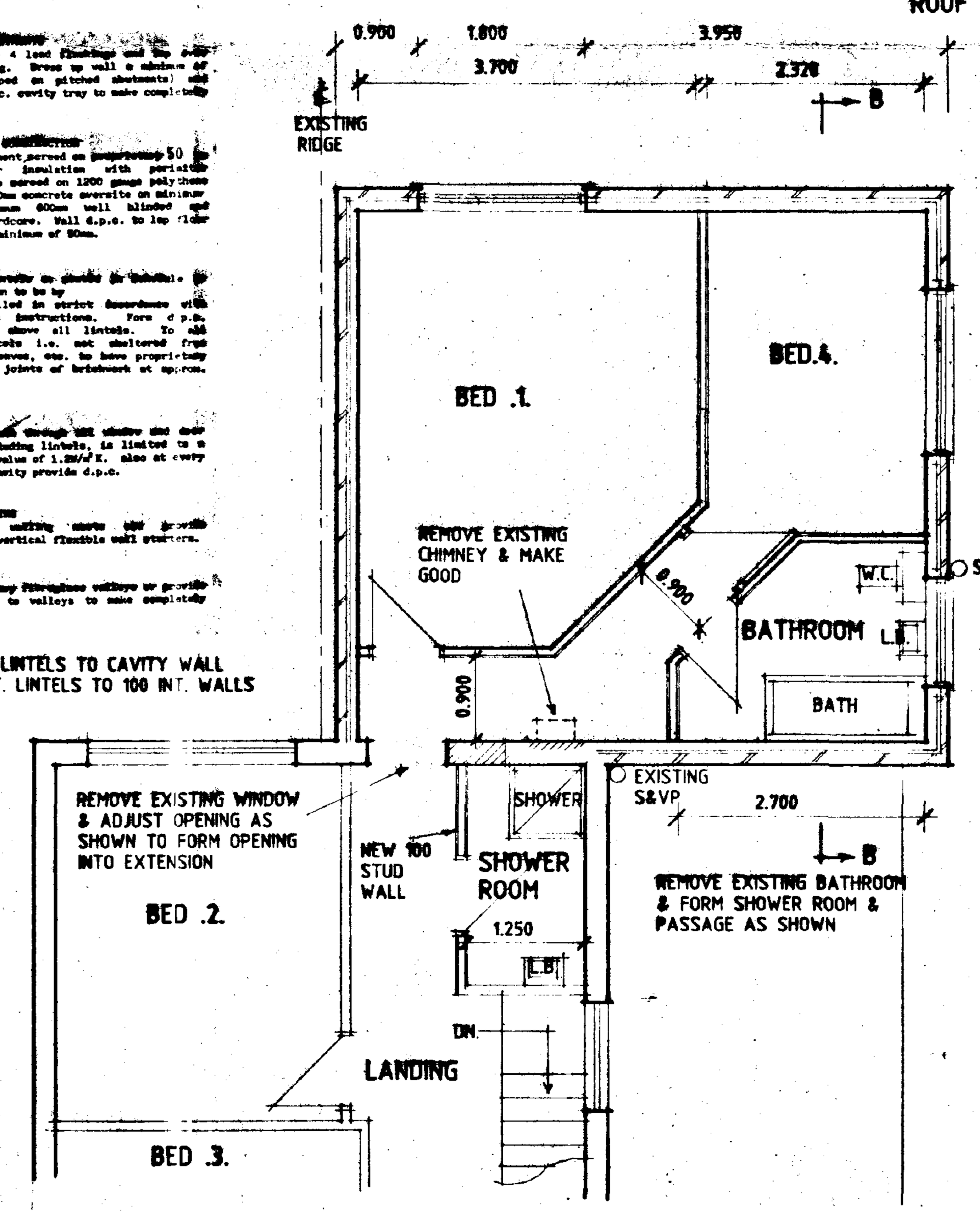
ROOF PLAN



SECTION B-B



GROUND FLOOR PLAN

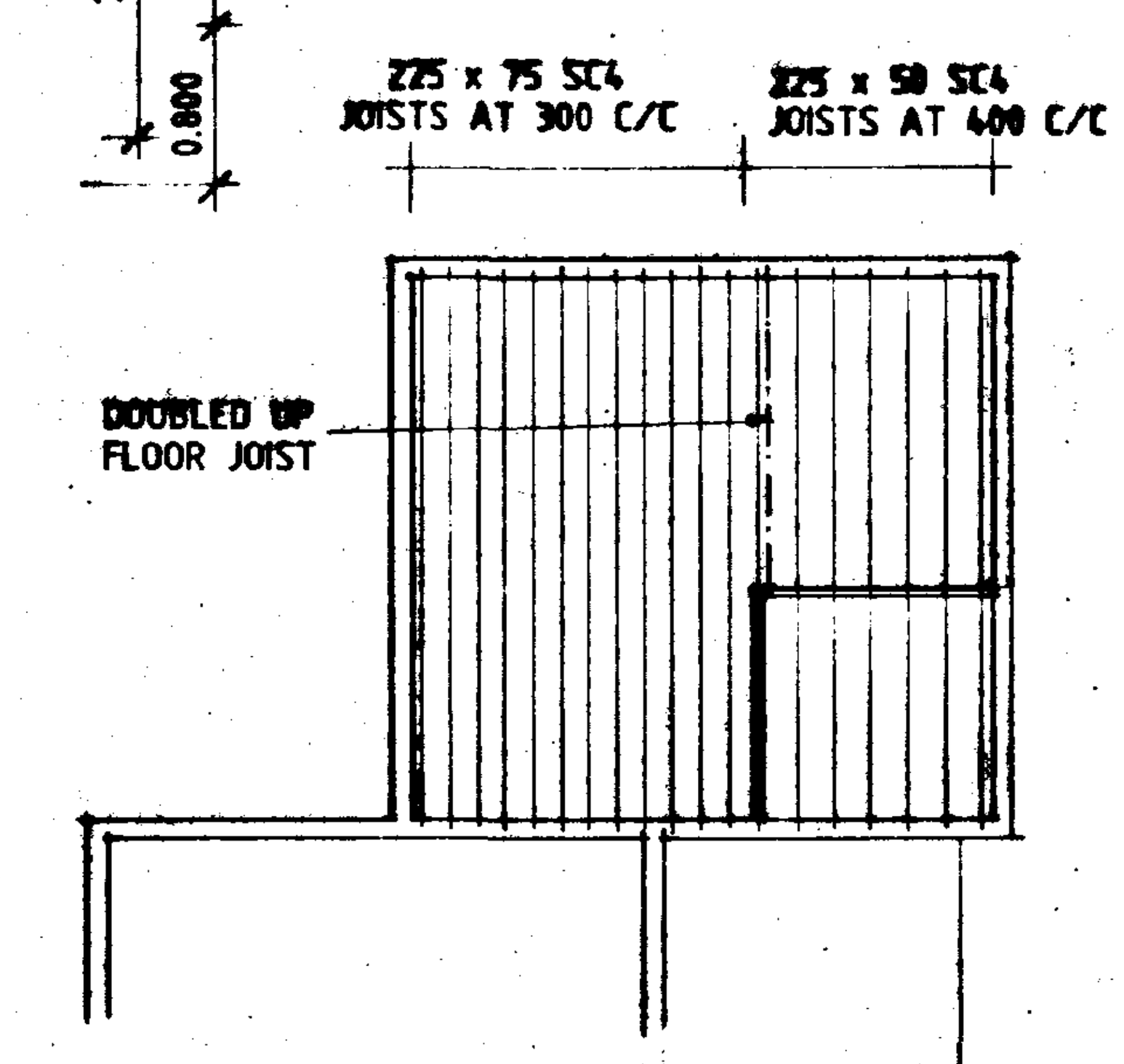


FIRST FLOOR PLAN

NOTES

FLOOR LEVELS, FASCIA LINE & ROOF PITCH TO MATCH EXISTING

MAKE GOOD TO ALL DISTURBED & AFFECTED AREAS



FLOOR JOIST PLAN

SOUTH HO[illegible]
HOUSING [illegible]
15 DEC 1995
Ref: 1213/95

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING.

PROPOSED EXTENSION TO LYDHAM HOUSE, BELNIE LANE, GOSBERTON FOR

MR. W.M. & MRS S.M. SMITH

1:250 1:2500		771873/1
1:100 1:50		
DEC-95		B.GILHAM

DETERMINED PLAN

Status House, 1 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 01406 424343 Fax: 01406 490702