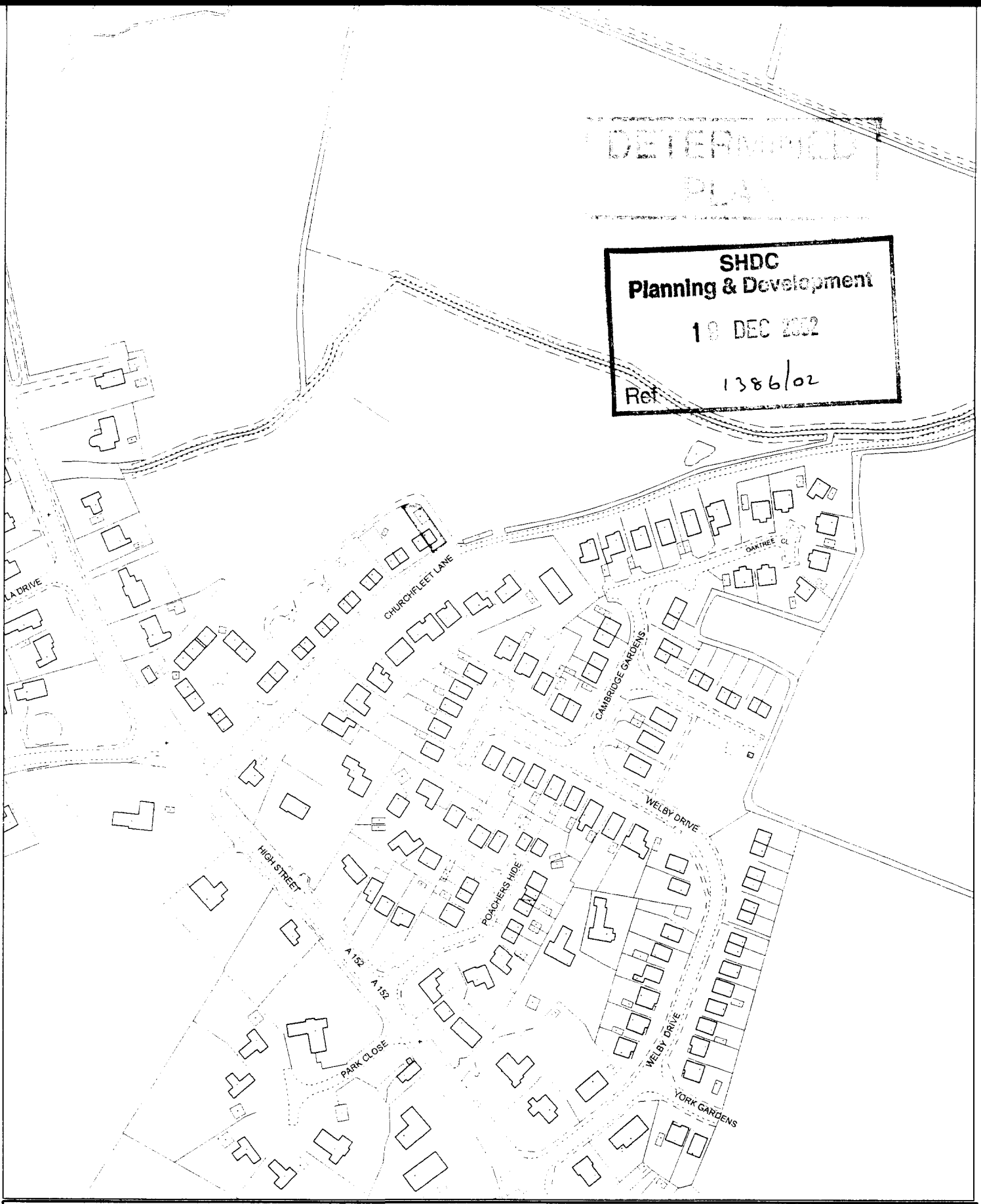


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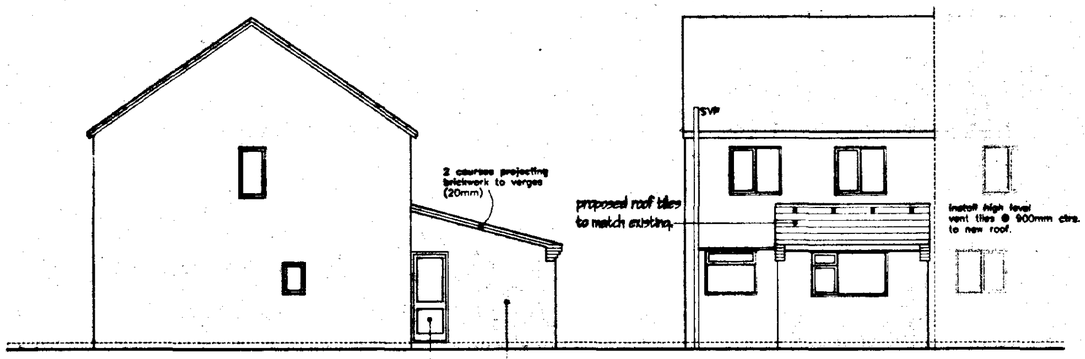
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The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.

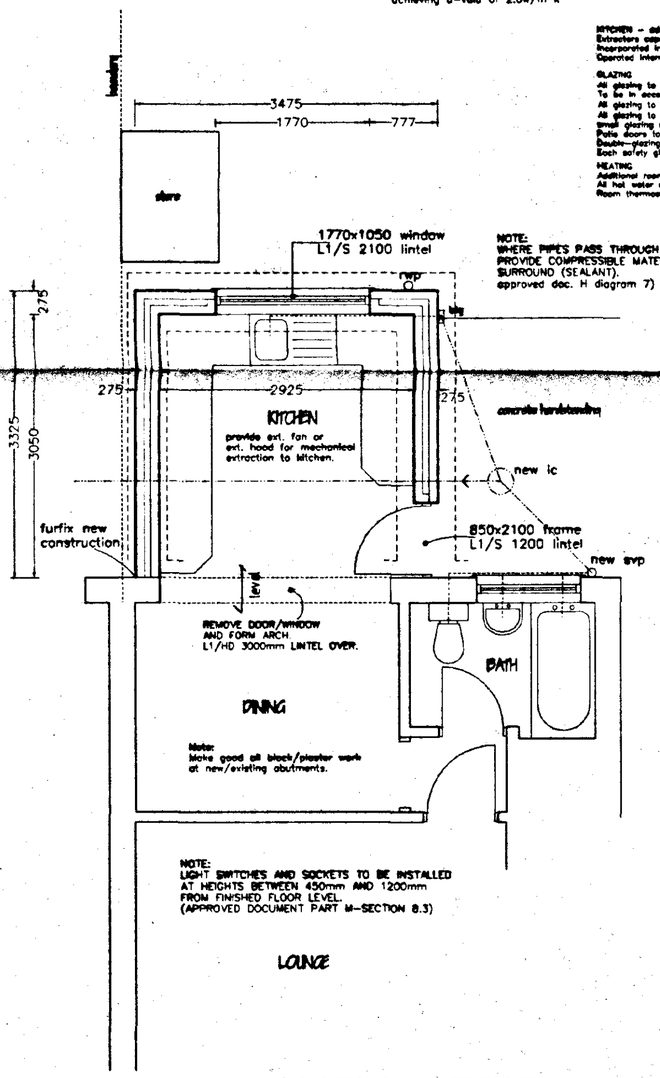


SIDE ELEVATION

REAR ELEVATION

PROPOSED ELEVATIONS

Note: provide double glazing (low–e. 0.05) with 16mm air gap. achieving u–valu of 2.0w/m² k



NOTE:
WHERE PIPES PASS THROUGH WALL PROVIDE COMPRESSIBLE MATERIAL SURROUND (SEALANT).
approved doc. H diagram 7)

KITCHEN – additional ventilation requirements.
Extractors capable of ext. rate not less than 60 litres per second or
Incorporated in a cooker hood capable of 30 litres per second.
Operated intermittently and ducted to exterior of dwelling.

GLAZING
All glazing to be Low –e type glass with 16mm air gap. (Pilkington toughlite or equivalent)
To be in accordance with Part N1 Building Regulations and BS 6206: 1981
All glazing to internal doors where fitted to be toughened / laminated safety glass.
All glazing to external doors to be toughened / laminated safety glass except solid doors incorporating small glazing area not exceeding 250mm width and 0.5m area, e.g. cottage style.
Patio doors to be fitted with safety glazing.
Double–glazing to all external doors and windows.
Each safety glazed panel to incorporate the British Standard Kite Mark, as means of identification.

HEATING
Additional room to be served off existing heating system.
All hot water and heating pipes to be insulated in accordance with REG. L1 Building Regulations.
Room thermostat / thermostat valves to radiators installed to control heat output from boiler system.

EXTERNAL WALLS
275mm cavity wall construction to comprise –
100mm facing brick (to B.S.3921: 1974 for clay brick, BS 187: for calcium silicate brick).
75mm dritherm insulation to cavity.
Inner leaf to be 100mm Tarmac Topblo or similar approved insulating blockwork.
13mm s/c render and skim to internal face.
Provide galvanised or stainless steel wall ties to BS 1243: 1978 installed at 900mm ctrs. Max. Horizontally, 450mm ctrs. Vertically. Ties at 225mm ctrs. Max. Vertically within 225mm of reveals at unbonded jambs to all openings.
Install Thermabate 75 cavity closures.

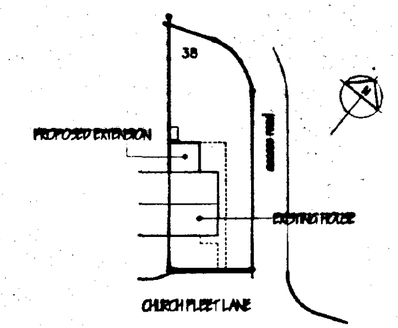
WALLING BELOW D.P.C.
Any brickwork below d.p.c. Level to be F. L. quality.
Class A blockwork to be used below d.p.c. To BS 6073.
Below ground to be Celcon Trench Block.
Provide fillet to wall where penetrated by services.
Provide horizontal d.p.c. At 150mm min. above finished ground level.
D.p.c. to be continuous and lapped with d.p.m.
Lean mix to cavity to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
Provide 700x225mm concrete strip foundations to 275mm walls and 450x600 concrete trench foundations to 275mm wall adj. to boundary.
All concrete to be 9N 3 mix (unless specified otherwise by structural engineers).
Foundations taken down to a suitable load–bearing sub–strata at min. depth of 750mm.
If shrinkable sub–soil is encountered, foundations to be taken down to depth of 1.0m below finished ground level.
Foundation depth to be in accordance with N.H.B.C. Standard, chapter 4.2 building near trees.

DRAINAGE – FOUL WATER
Inspection chambers to be u.p.v.c. Bartel installed in accordance with manufacturer's instructions.
To discharge into existing foul sewer.
Below ground pipework to be 100mm dia. u.p.v.c. Bartel to BS 4660: 1989 flexible jointed pipework laid in accordance with manufacturer's specification to 1: 70 fall with 150mm pea gravel bed and surround.
Where pipes pass below floors provide 180mm min. pea gravel bed and surround to maintain flexibility.
Drains to be protected under driveway and where cover is less than 900mm, by provision of concrete slabs over min. 75mm pea gravel cover.
Below ground drainage is to comply with BS 8301: 1985.
110mm dia. u.p.v.c. Soil and vent pipes to be installed in positions shown on plan.
Provide balloon grating to terminate at 900mm min. above adjacent openings within 3.0m.
Provide access plate at base of stack.
Waste pipes from appliances to discharge directly into soil pipes or gullies as appropriate with access plugs at all changes of direction.
40mm Dia. polypropylene wastes from kitchen sinks,washing machines etc.
All appliances to have 75mm deep seal traps. All above ground drainage to comply with BS 5572.
Where waste run exceeds 3.0m provide anti–syphon traps to appliances.
Where drains run through walls provide compressible material surround (sealant). approved doc. H diagram 7
Where pipes have less than the minimum recommended cover, necessary protection (compressible material) should be provided as set out in diagram 11 approved doc H1.

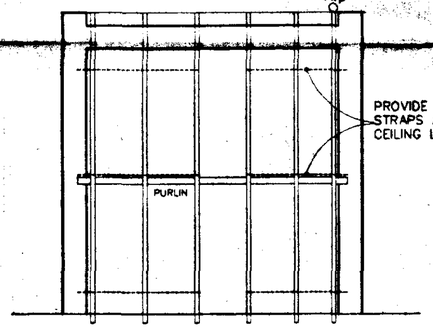
DRAINAGE – SURFACE WATER
112.5mm dia. half round u.p.v.c. Gutters to discharge into 68mm dia. downpipes.
Below ground pipework to be 82mm dia. u.p.v.c. Flexible with 100mm–min. pea gravel bed and surround.
Pipes to be laid 1: 70 fall to 12m soakaways at 5.0m min. from any building.
All work to comply with Part H3 Building Regulations 1991.

GROUND FLOOR CONSTRUCTION
50mm sand cement screed on 100mm overslite concrete (1:3 mix), on 1200g poly d.p.m. with 150mm min. laps, and to be lapped with d.p.c. 100mm min., on 100mm Jablite floating grade S.D. insulation (below overslip), on 150mm consolidated and blinded hardcore base.
Provide Jablite insulation upstand at external wall perimeter to underside of screed (minimum thickness 50mm).



BLOCK PLAN 1:500

RAFTERS AT 600mm CTRS.



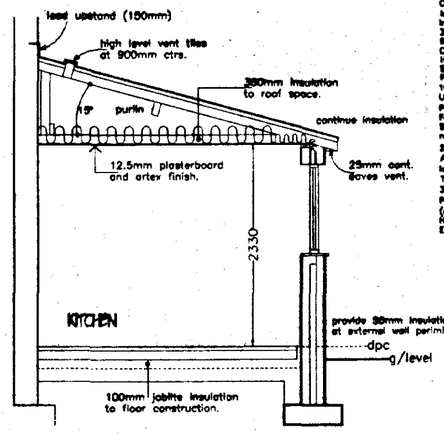
PROVIDE LATERAL RESTRAINT STRAPS AT VERGE AND CEILING LEVEL AT 2.0m CTRS.

ROOF PLAN

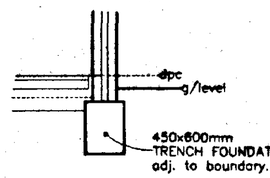
LINTELS
Lintels to be LG. galvanised steel or similar approved listed to BS 0077.
Selection and installation to be in strict accordance with manufacturer's instructions.
Provide 150mm–min. end bearing to all lintels with bit. Felt d.p.c. Cavity tray provided in accordance with BS 8020 PART 3: 1985 to all external wall conditions except where protected by eaves overhang.

WINDOWS AND DOORS
All windows to be double glazed and capable of providing not less than 1/20th floor area 'rapid' ventilation of habitable room served. In addition, all habitable rooms to have proprietary trickle vents installed to window frame at high level providing not less than 8000 sq. mm of 'background' ventilation.
To kitchen, utility, bathrooms and en–suites provide not less than 4000 sq. mm.
Where patio or French doors provide the only means of ventilation to a room provide 10,000mm vent to frame
Glazing to be in accordance with Part N Building Regulations 1991.
All external doors and opening lights to windows to be draught sealed.

ROOF CONSTRUCTION
Concrete interlocking tiles to be of suitable type for pitch and installed in accordance with manufacturer's specification.
Installation to be to BS 5534 PART 1: 1978 with tiles laid to 75mm min. head lap. Dependent on tiles.
38 x 25mm preservative treatment s.r. Battens on underfelt to BS 747 felt to be lapped 150mm min.
Battens 50 x 100 sc3 grade at 900mm ctrs
Ceiling ties 50 x 100 sc3 grade at 600mm ctrs.
Hangers 50 x 100
Binders 50 x 150
Purlin 63 x 175
100 x 75mm wall plate dressed to walls at 2.0m ctrs. Max.
Lying 30 x 5mm galvanised steel straps of not less than 1.0m in length.
Provide 30 x 5mm galvanised steel straps at 2.0m CRTs max.
From rafter and ceiling chord members to gable walls.
Room 3 no. Trusses with noggings and purlin not less than 38mm thick and not less than 2 depth of roof truss member restrained.
25 x 175mm P.S.E. fascia with 6mm ply soffit.
All timber to be C16 (SC3) structural grade minimum.
Loft access door to be installed in position to be confirmed by client.
Trimming to be in accordance with BS 5268 PART 3: 1985.
300mm min. approved insulation quilt to entire roof space.
Provide cross ventilation of insulated roof space with 25mm min. continuous (or equivalent C.S. area) gap at opposing eaves. Insect mesh to be provided.
High–level vent tiles to be installed to mono pitch roof @ 900ctrs. Max. Where applicable.
Ensure insulation does not obstruct airflow. Maintain a 50mm air gap.



SECTION



SHDC Planning & Development
19 DEC 2002
Ref. 1386/02

FLOOR PLAN – AS PROPOSED

MARK DENNIS
architectural services

32 PRIMROSE CRESCENT – PINCHBECK
SPALDING – LINCOLNSHIRE – PE11 3RT
TEL: 01775 760396 FAX: 01775 760396

PROJECT TITLE

PROPOSED SINGLE STOREY EXTENSION AT 38 CHURCHFLEET LANE, GOSBERTON, SPALDING, LINCS.

FOR: MR & MRS EDGOOSE

DETERMINED PLAN

WORKING DRAWINGS
floor plan, elevations & block plan.

REV	DESCRIPTION	DATE	BY

SCALE 1:100, 1:50 | DRAWN MD

DATE DEC 02 | DRAWING No. 02.054/01