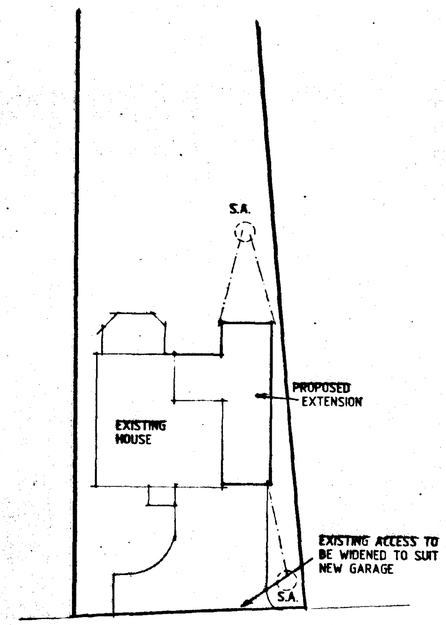


SITE PLAN

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25 mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150 mm horizontally and 100 mm vertically. Prefabricated roof trusses at 600 mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100 mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100 mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5 mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200 mm 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.

Fascia and Bargeboards
To be 25 x 75 mm PSE with 6 mm groove to accept 6 mm thick exterior grade plywood soffit.

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

Garage Floor Construction
100 mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100 mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

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

Garage Cavity Walls
275 mm cavity walls of 100 mm facing bricks; 75 mm cavity and 100 mm internal block skin.

Bonds
All coded bonds as stated in Schedule or marked on plan to be by IG. 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 approximately 450 mm c/c.

Electric Detector
Provide mains operated self-contained smoke detector to BS5446 Part 1 in accordance with Approved Document B1.

Rainwater Goods
PVC rainwater goods 114 mm half round gutters and 68 mm diameter downpipes.

Wall Construction
275 mm cavity walls to consist of:
100 mm face brickwork (see site plan for details), 75 mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100 mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900 mm horizontally and 450 mm vertically to BS1243, 1978. Internal blockwork walls to receive 10 mm sand/cement render and skim finish.

Electricity Sleeve Trickle Ventilator
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000 mm².

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

Surface Water Drainage
To be proprietary 110 mm diameter pvcu pipes flexible jointed to fall 1:70 bedded in 140 mm pea gravel. Pipes to discharge into 1200 mm diameter soakaways sited 5000 mm away from buildings.

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

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

Slate Roof Construction (Warm Deck)
12.7 mm white spar chippings bedded on bitumen on 3 no. layers built up felt (first layer asbestos based) on insulated roof deck (Aerodeck) comprising a 6 mm WBP facing and 75 mm thick RUF foam backing manufactured to BS5750 by Kingspan Insulations Ltd. and shall be applied in accordance with their instructions on 50 mm to 0 mm timber firrings securely spiked to treated timber joists (size stated on drawing). Provide 30 x 5 mm mild steel anchor and lateral restraint straps to joists fixed to walls at maximum 1200 mm c/c. Provide suitably sized fascia board. Form all necessary felt drips including tilting fillets and keep felt drips clear of fascia boarding. If flat roof intersects with pitched roof ensure flat roof felt laps under felt of pitched roof by a minimum of 600 mm.

New/Old Walling
Where new walling meets old provide proprietary flexible wall starters.

Oversailing Gabled and Corbelled Eaves
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10 mm continuous gap along eaves.

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

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

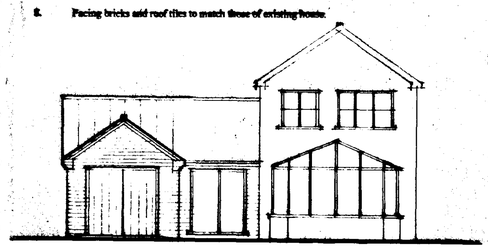
Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

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

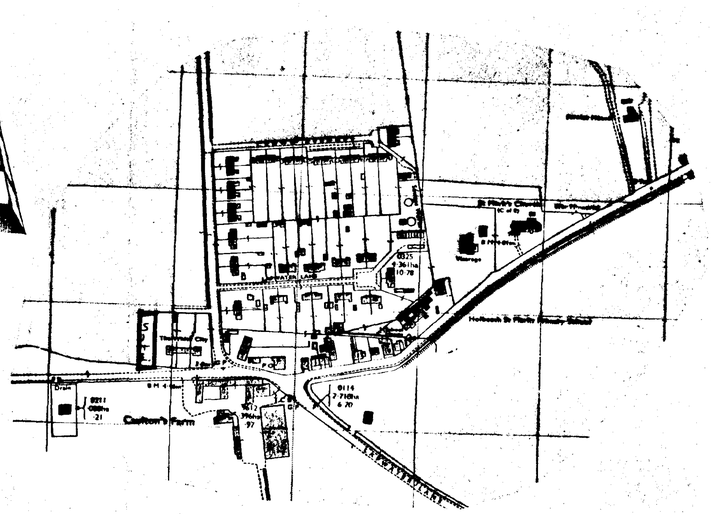
Roof Intersection
If compound truss used where main trusses lie to compound truss provide proprietary truss connectors. Provide 32 x 175 mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.

Notes

1. Build on the rear dining room extension to finishes as shown.
2. Build on pitched roof garage as shown. Roof pitch etc. to match that of existing.
3. Existing garage to be converted to dining room. Cavity wall to have injected cavity wall insulation installed.
4. Ceiling heights, fascia boards, etc. to be in line with existing.
5. Form new opening between kitchen and dining room. Support over with I.G. L1/S lintel. Form arch under.
6. Remove rear window to garage and brick up. Cut down opening to floor and install internal sliding door.
7. Existing front garage doors to be removed and replaced with 1.8m x 1.2m double glazed window to match existing. Brick up opening to suit.
8. Facing bricks and roof tiles to match those of existing house.



REAR



LOCATION PLAN

FLOOR PLAN

Sub-Structure Walling
300 mm Class A dense concrete blocks laid on d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700 mm wide x 225 mm thick and to 100 mm walls provide 450 mm wide x 225 mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450 mm wide x 200 mm thick. Widen foundations at chimney breast accordingly and make 300 mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

Joinery
All joinery as stated in Schedule or marked on plan by
(OC) denotes risers handed. All windows to be double-glazed sealed units except to garage.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100 mm internal walls unless stated otherwise.

Notes

Brickwork below d.p.c. to be F.L. quality.

All soakaways to be minimum 1 m deep.

All external lintels to be insulated type.

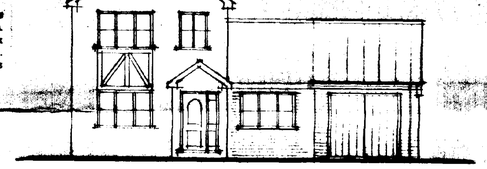
All external joinery to be fully draught proofed.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

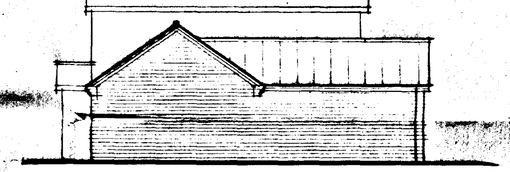
To all domestic floors to external perimeter walls provide 25 mm thick insulation dressed up walls to prevent cold bridging.

Seal all openings and joints to perimeter walls.

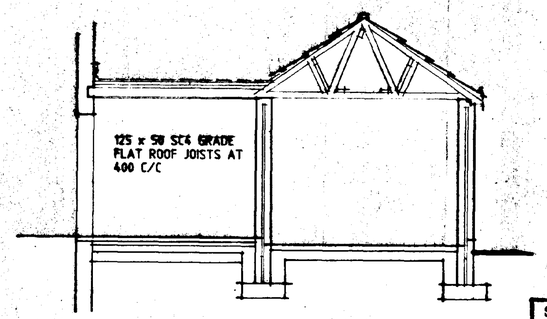
All doors, windows and any loft hatches to be effectively sealed and draught proofed.



FRONT



SIDE



SECTION A-A

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
26 MAR 1998
Ref: 0335/98

JOINERY SCHEDULE

1. Garage doors
2. C110C(SS) - FNS/2RO
3. 1.8m patio doors
4. W812CC(SS)

Joinery to be by Ipsden of Peel (double glazed to Study and Dining Room)

Notes and Reminders

Do not scale from this drawing.

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

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyancing drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO WITSEND, LEADENHALL ROAD HOLBEACH ST. MARKS FOR

MR. & MRS. W. LYNAS

1:2500	1:200	771988/1
1:50	1:100	
MARCH-98		B.GILHAM.

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