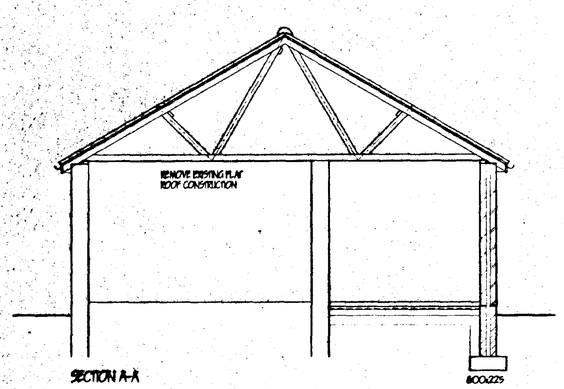
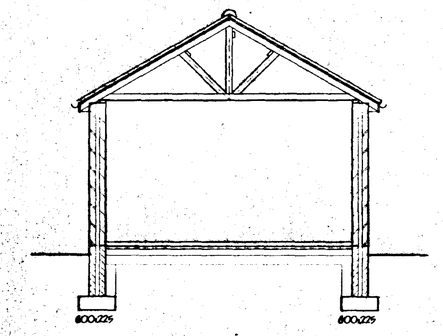


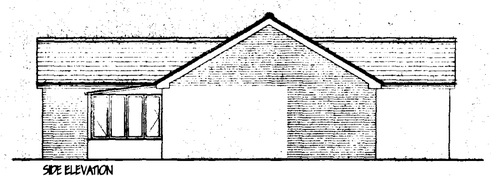
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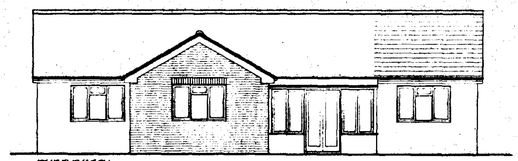
SECTION B-B



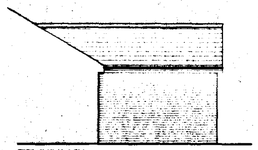
FRONT ELEVATION



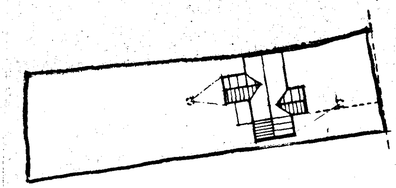
SIDE ELEVATION



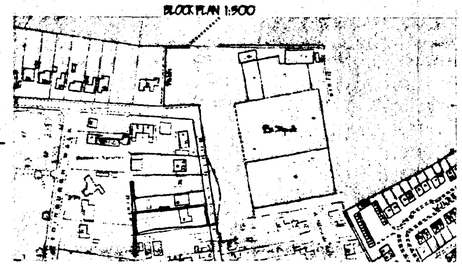
REAR ELEVATION



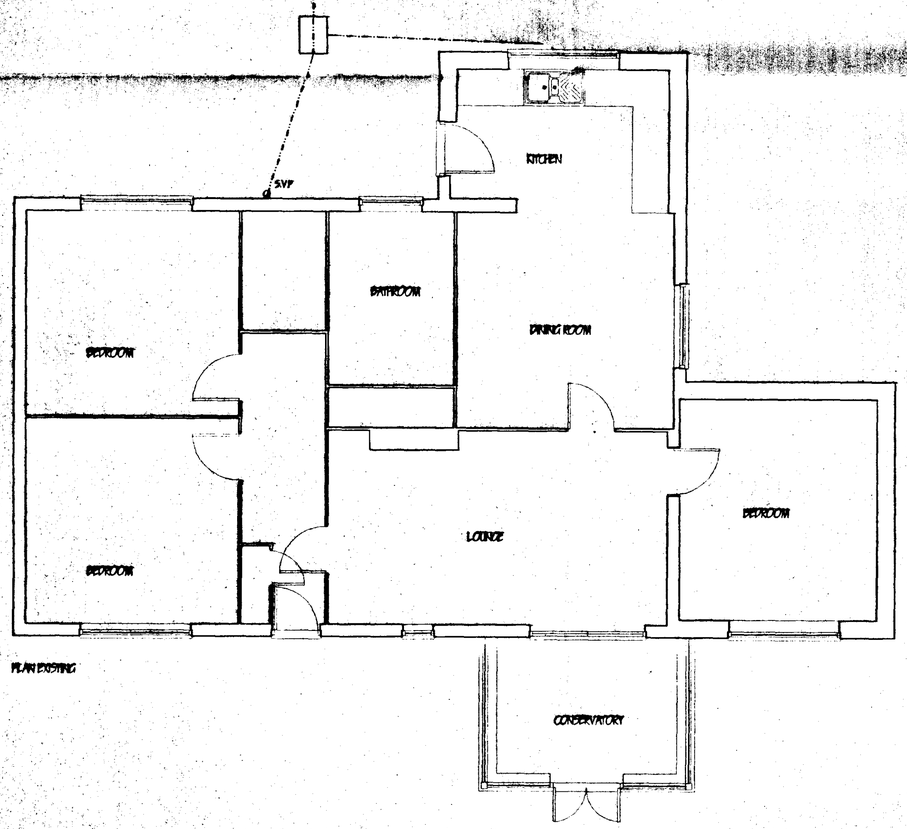
SIDE ELEVATION



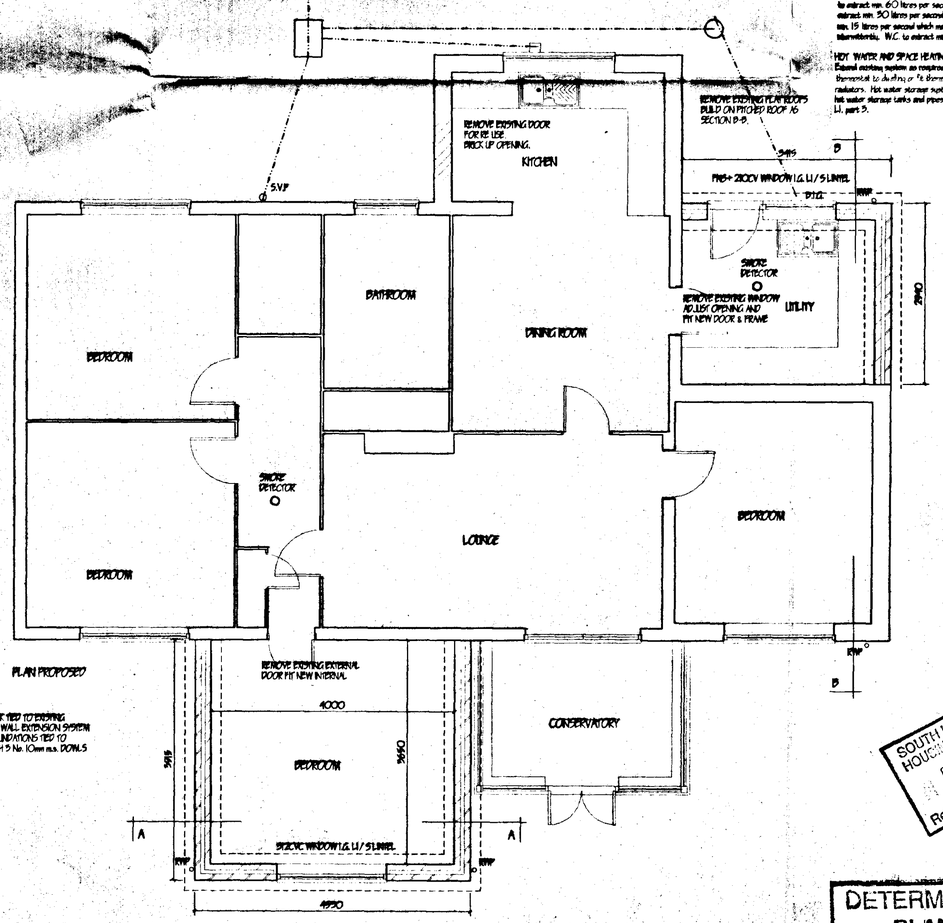
BLOCK PLAN 1:500



LOCATION PLAN 1:2500



PLAN EXISTING



PLAN PROPOSED

ALL NEW DPC TIED TO EXISTING
WITH 'TURFIX WALL EXTENSION SYSTEM
ALL NEW FOUNDATIONS TIED TO
EXISTING WITH 5 No. 10mm m.s. DOWLS

SOUTH HOLLAND DC
HOUSING & PLANNING
06 AUG 1997
Ref. 0894/97

DETERMINED
PLAN

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 to lower then 225 to DPC. All brickwork below DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all unsuitable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500G polythene D.P.M. on 90mm Polyurethane insulation board. on 1200G× polythene D.P.M. lapped continuous with D.P.C. to min. 100mm on 100 concrete oversite. Concrete mix 5:1:4 to B.S. 5925:1980. 150 blinded and consolidated hardcore.
Alternative Floor construction as above but Minus 70G. Marmox grade chipboard on 90mm Polyurethane insulation board laid on oversite in lieu of screed and insulation board. Secure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

FOUNDATIONS.
Under walls as above provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 600 5:1:4 mix to B.S. 5928: 1990. All foundations taken down to lower on load bearing strata min. depth of 600 to top of foundations should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. LINTELS
All lintels to be manufactured by Marvers. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearings of 150mm and at external positions to have cavity trays D.P.C. to CP. 121: Internal lintels to be I.G. 100 Dex taper. Lintels in upstairs to be underlined with 12.7 Firebrex board or receive 12mm render and skim.

FOUL DRAINAGE
Inspection chamber construction to be "Ubbink" and installed in accordance with makers' instructions with the internal channels related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 100mm dia. UPVC. to B.S. 4660:1989 flexible, jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel. Waste pipes to be 40mm dia. PVC to B.S. 5955: 1979 complete with resilient seals at every change of direction not to have 75 deep seal traps

SURFACE WATER DRAINAGE
115 dia. half round rainwater gutters to 65 dia. rainwater pipes 82.4 dia. underground pipes flexible jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glass automatic throughout (common sheet up to 1m sq. units) excludes carriage. All glazing between FFL. and 800mm high and between FFL. and 1500mm high in doors and side lights to be safetly glass to B.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.
All windows to have openable lights to give the equivalent of 1/ 20th the floor area. Provide background ventilator to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All fabric rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second.

HOT WATER AND SPACE HEATING.
Expand existing system as required. Provide suitable thermostat to dwelling or to thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. U. part 5.

WALLING.
265 cavity walling to consist of Face brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity; build into cavity Rockwool cavity wall batts insulation batts in accord. with makers instructions and approved cert' No.85/1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all reveals and closures of cavity. Close cavities with "Thermabate" preformed closer and provide bitumen Felt DPC to C.P. 121. External walls to have min. "U" value of 0.45 W/ m2 deg. C. Internal walls at 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/ C render and 9mm skim.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1 in positions shown on plan.

LIMITATIONS.
This drawing is limited to the extent of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All open dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected as site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawings and details. Work that was not be specifically shown but was be reasonably inferred as necessary to carry out the works shall be deemed to be included.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 50 softwood treated battens on underfelt to B.S. 747 (type F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with request to wind speed, roof pitch and exposure catagory as detailed in CP3 chapter V part 2 1972. Formed from pre-cast, made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALCS TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of approx 30 deg. CHECK ON SITE. 95 x 100 ridge made timber. 50 x 100 cutting purlins. All trusses to be strapped to wall plate by 50 x 5 galvanised metal straps centre as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid brickwork beneath straps. 50 x 100 wall plates bedded on sand and cement. 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10cm wide continuous air gap and fly proof screen. All structural timber to be min SC3 grade. Where span of trimmed rafter exceeds 1.0m provide additional bracing within the plane of the roofs in accordance with Truss Plate Assoc. tech. bulletin sheet 4. At roof intersections provide 25 x 100 tee boards and downthrow trimmers at 600 c/c: Install code 4 lead valley liner. Close cavity at plate level.

CEILINGS.
200mm glass fibre insulation total thickness. 100mm between rafters & 100mm over. Joists: 12.7mm Gyproc "dolphin" plasterboard 9mm skim finish. Provide min. 50 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access traps to roof space openings to be lined with 25 x 25 planted stops. Access panel to be 12mm ply with layer of 12.7mm Firebrex board fixed to face. Provide seal all round

revision	date	init.	revision details.

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BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
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Client
MR K. A. REEDMAN

Project
PROPOSED EXTENSIONS TO BUNGALOW
29 NORTH PARADE,
HOLBEACH,
SPALDING,
LINC'S

Drawing.

Scale	1:50 1:100	Drawing No.	9705
Date.	JULY 97	Drawn.	J.C.