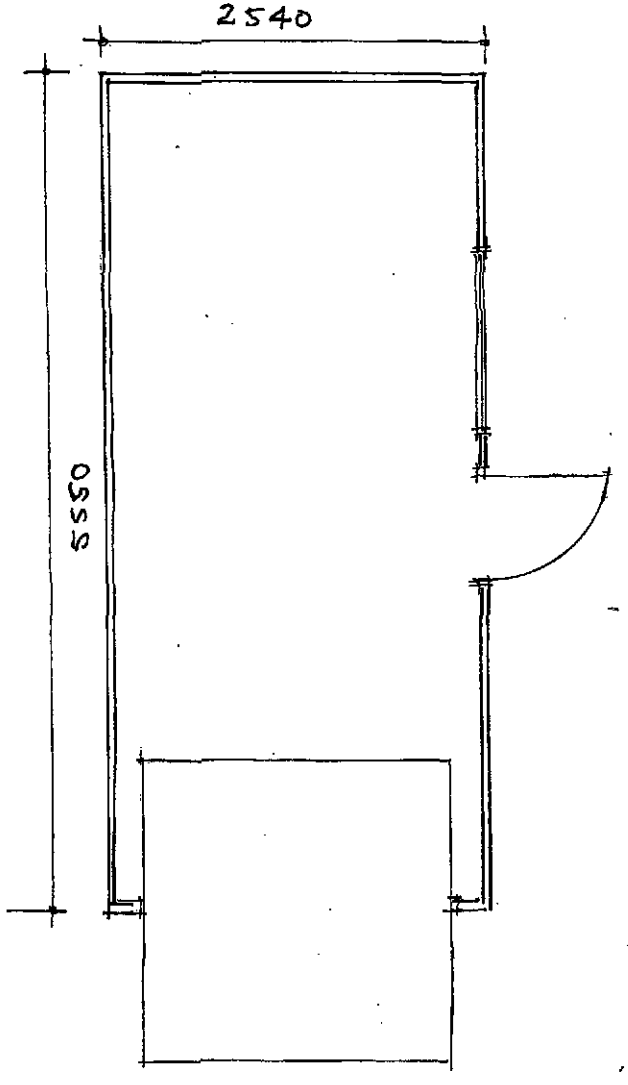
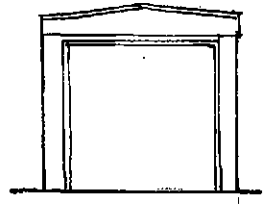
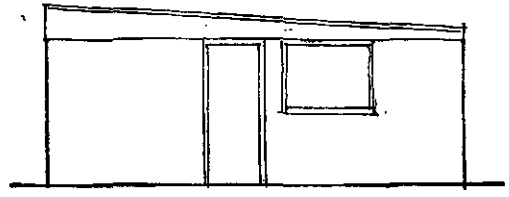
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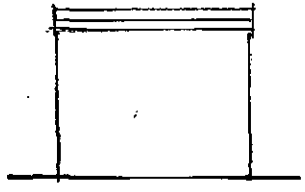
PLAN



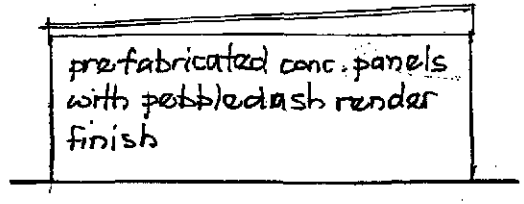
FRONT



SIDE



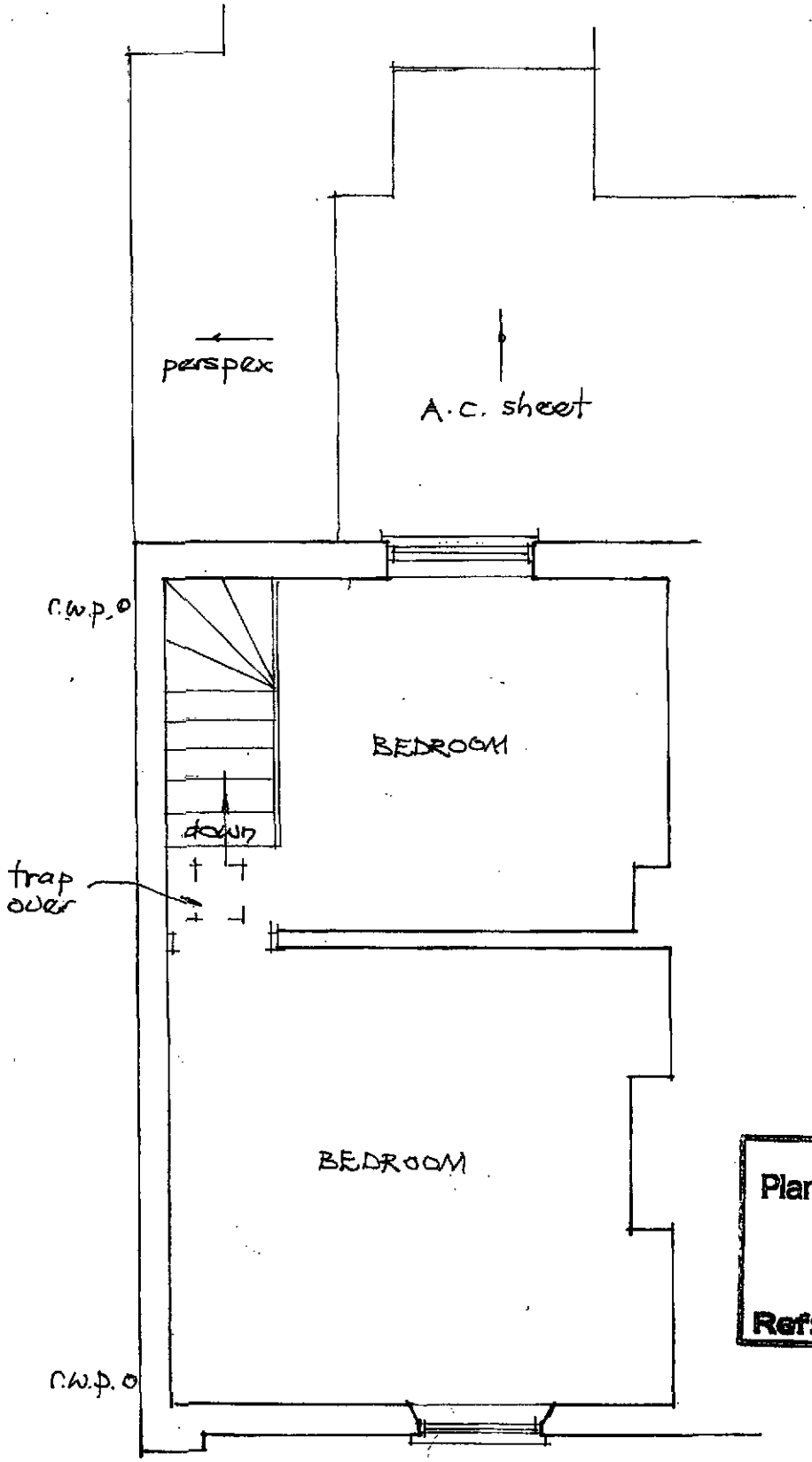
REAR



SIDE

ELEVATIONS

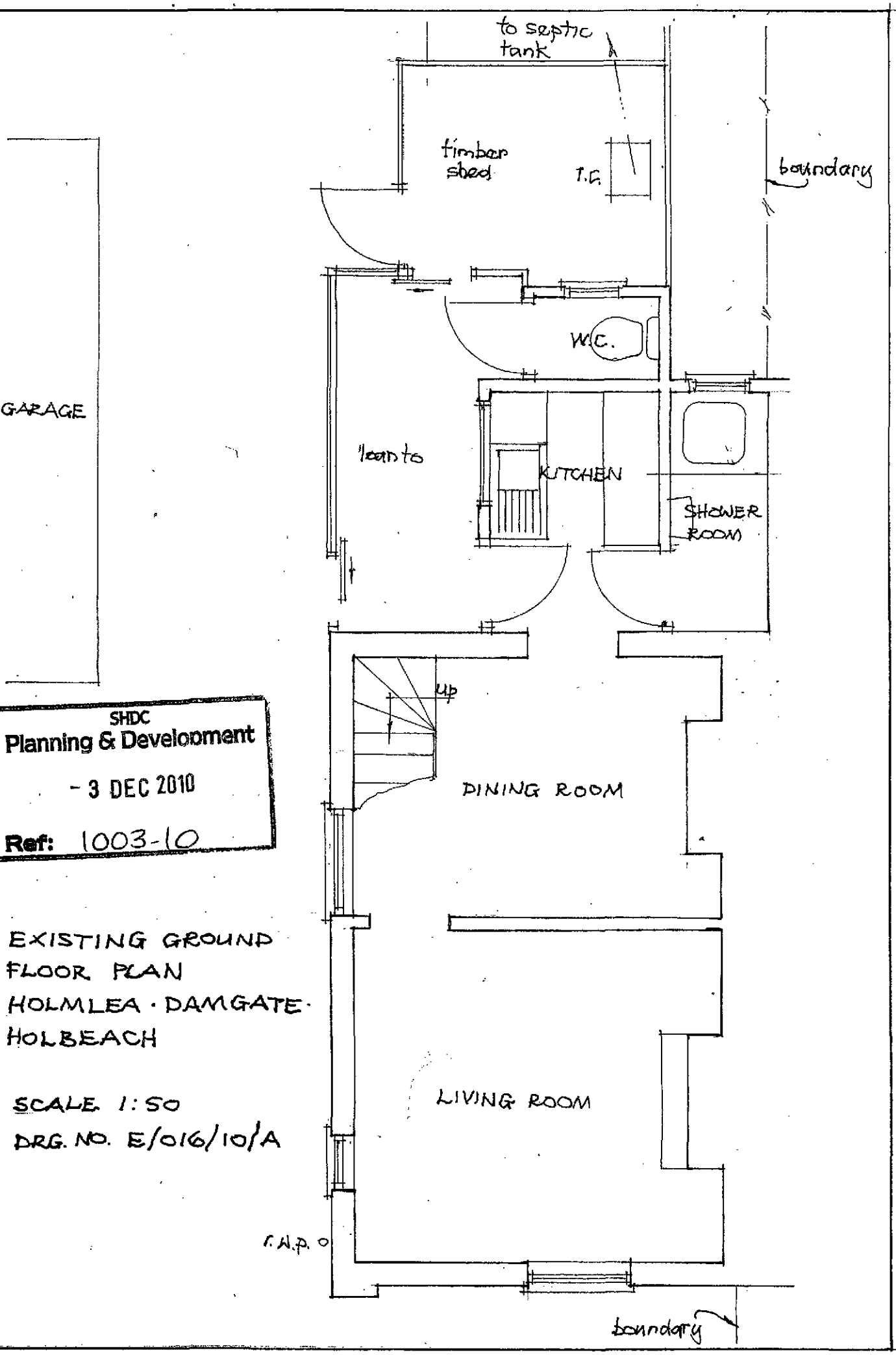
EXISTING GARAGE TO BE RELOCATED
HOLMLEA · DAMGATE · HOLBEACH
SCALES · 1:100 & 1:50 DRG. NO E/016/10/D



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EXISTING FIRST FLOOR PLAN
HOLMLEA · DAMGATE · HOLBEACH

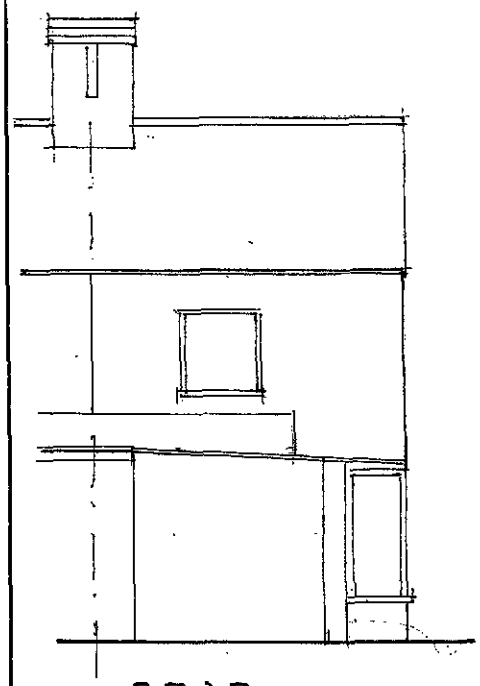
SCALE 1:50 DRG. NO. E/016/10/B



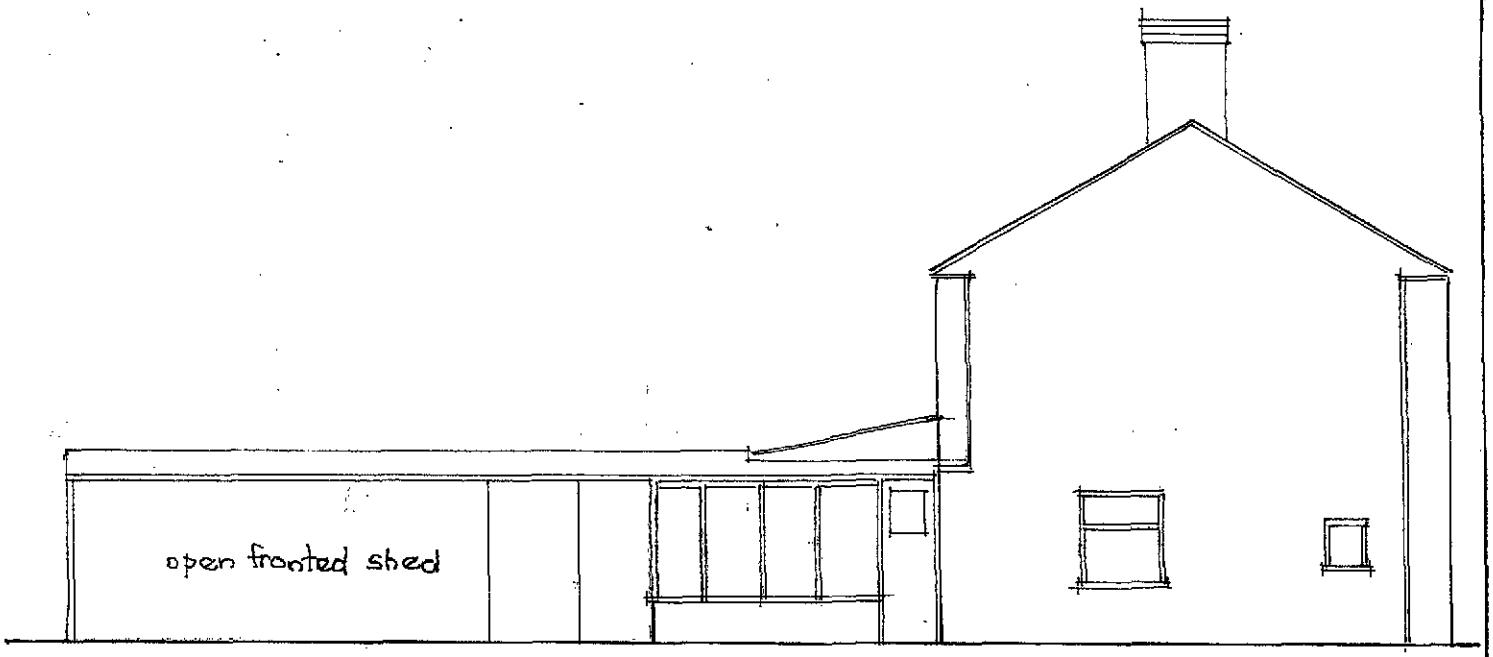
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Ref: 1003-10

EXISTING GROUND FLOOR PLAN
HOLMLEA · DAMGATE · HOLBEACH

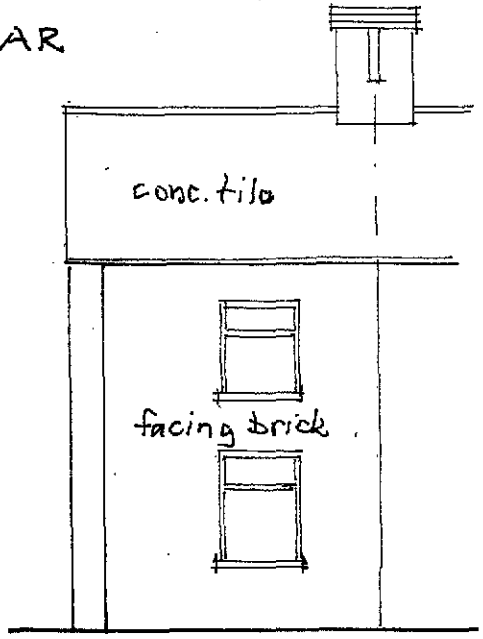
SCALE 1:50
DRG. NO. E/016/10/A



REAR



SIDE

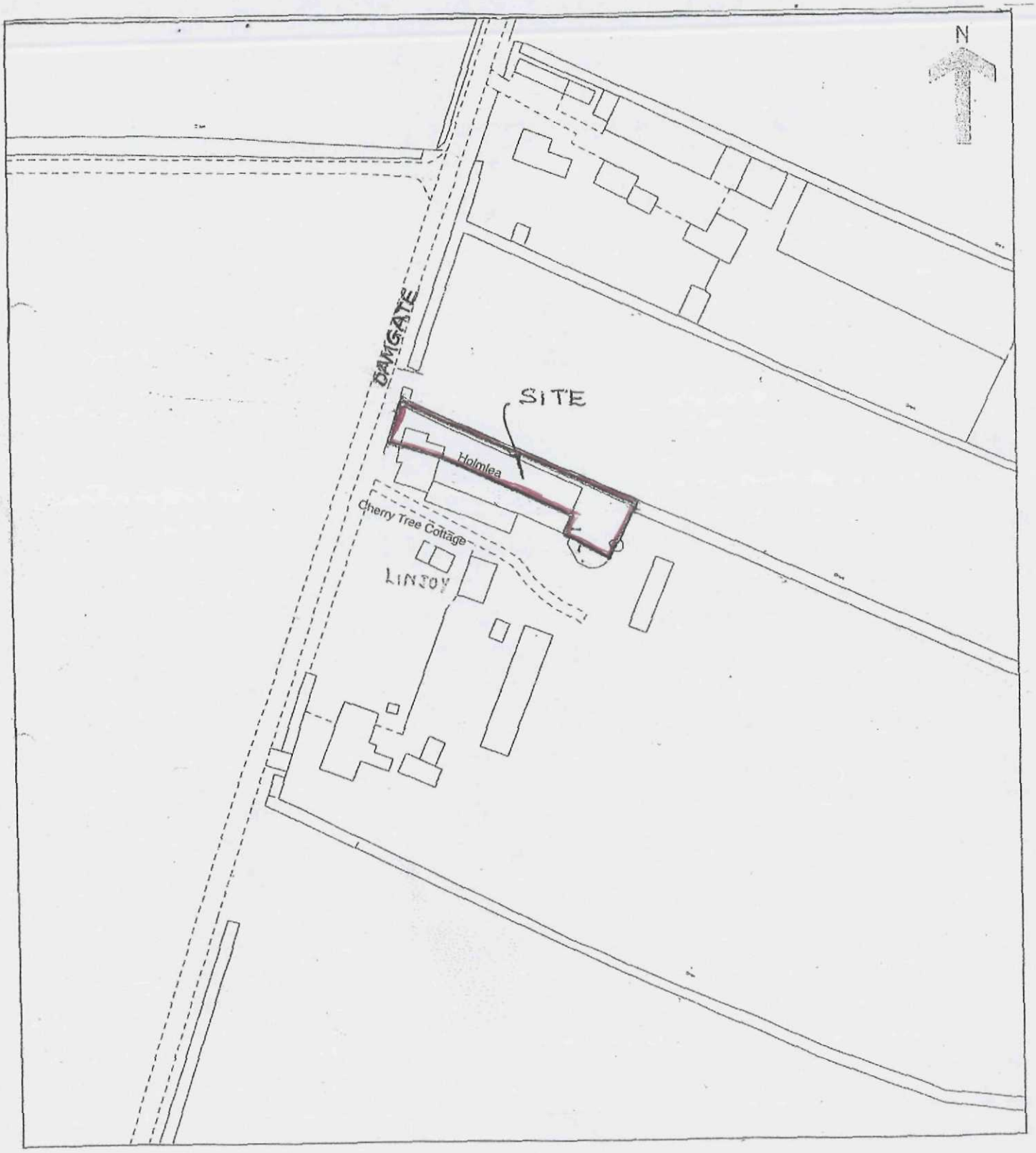


FRONT

EXISTING ELEVATIONS
HOLMLEA · DAMGATE · HOLBEACH

SCALE 1:100 DRG NO E/016/10/C

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Ref: 1003-10



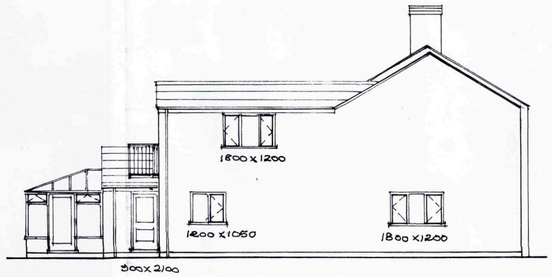
LOCATION PLAN
HOLMLEA,DAMGATE,HOLBEACH

SCALE 1:1250

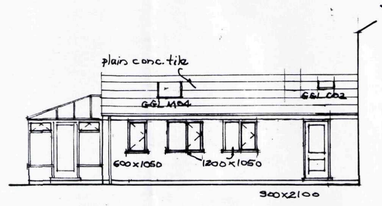
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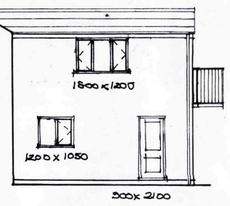
FRONT ELEVATION



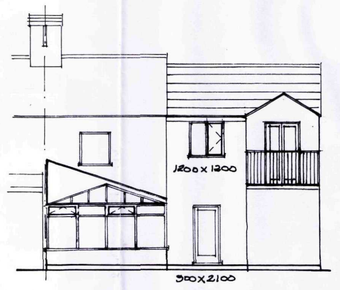
SIDE ELEVATION (NORTH)



SIDE ELEVATION (NORTH)



SIDE ELEVATION (SOUTH)



REAR ELEVATION

EXTERNAL FINISHES

Code 4 lead flashings to abutments with 150mm.upstand.
Code 5 lead valleys.

UPVC windows and doors to be double glazed (6 give a min.U value of 1.8 W/m2 C)
Doors and sidelights to be fitted with toughened glass to B.S.6206:1981.
Windows to bedrooms to be fitted with an opening sash of min.460x460 mm.toen area of 0.33m.square. Cill height to be between 800mm.and 1100mm.

grey Santoft 'Lindum' conc. tiles to all roof slopes unless otherwise stated.

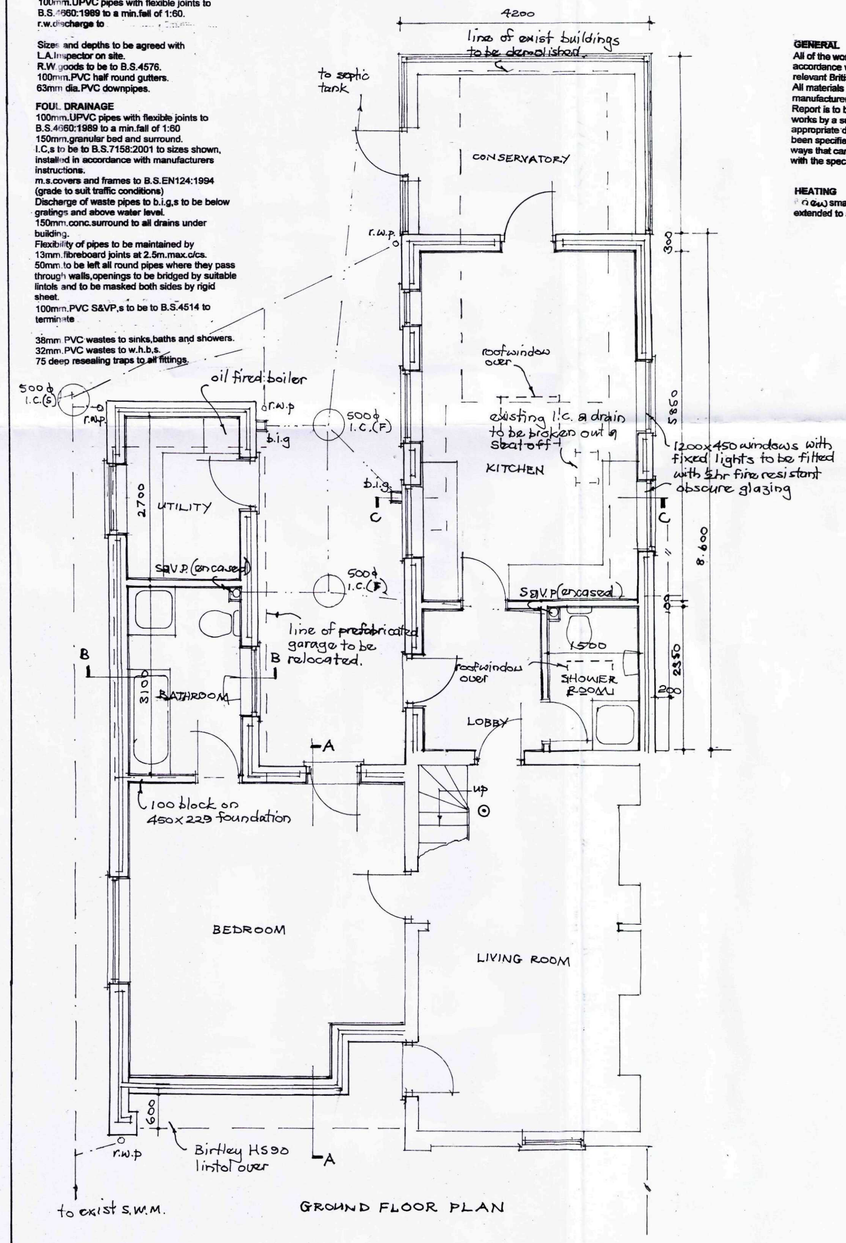
colourwashed sgc render to all walls unless otherwise stated.

STORM DRAINAGE
100mm.UPVC pipes with flexible joints to B.S.4660:1989 to a min.fall of 1:60.
r.w.discharge to

Sizes and depths to be agreed with L.A.Inspector on site.
R.W.goods to be to B.S.4576.
100mm.PVC half round gutters.
63mm dia.PVC downpipes.

FOUL DRAINAGE
100mm.UPVC pipes with flexible joints to B.S.4660:1989 to a min.fall of 1:60
150mm.granular bed and surround.
I.C.s to be to B.S.7158:2001 to sizes shown, installed in accordance with manufacturers instructions.
m.s.covers and frames to B.S.EN124:1994 (grade to suit traffic conditions)
Discharge of waste pipes to b.i.g.s to be below gratings and above water level.
150mm.conc.surround to all drains under building.
Flexibility of pipes to be maintained by 13mm.fibreboard joints at 2.5m.max.c/cs.
50mm.to be left all round pipes where they pass through walls,openings to be bridged by suitable lintols and to be masked both sides by rigid sheet.
100mm.PVC S&VP,s to be to B.S.4514 to terminate

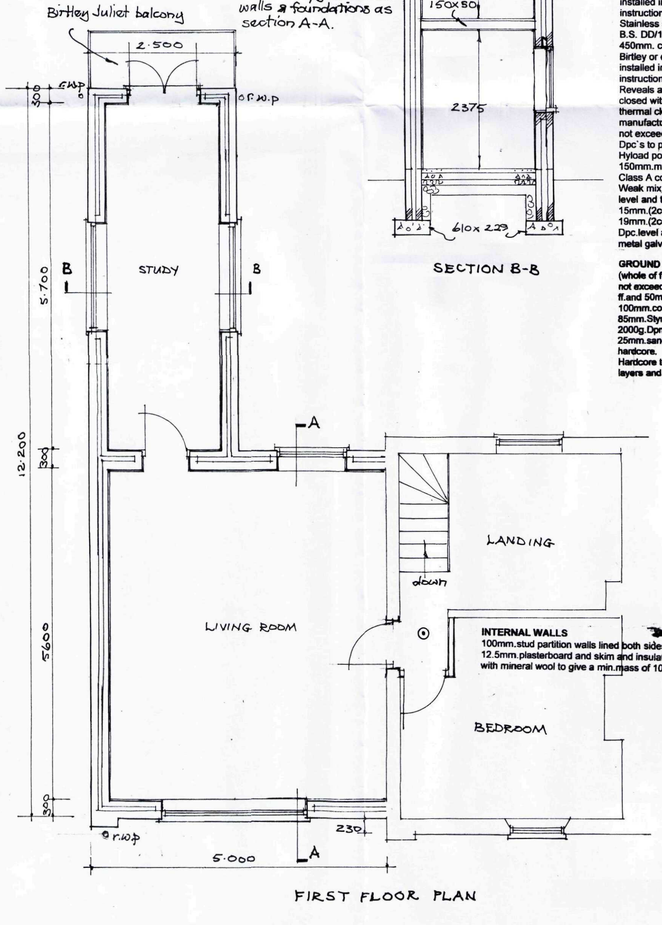
38mm PVC wastes to sinks,baths and showers.
32mm.PVC wastes to w.h.b.s.
75 deep resealing traps to all fittings.



GROUND FLOOR PLAN

GENERAL
All of the works to be carried out and materials used in accordance with all current Regulations and to comply with relevant British Standards and Codes of Practice.
All materials to be installed in accordance with manufacturers instructions.
Report is to be submitted to the LA upon completion of works by a suitably qualified person confirming that appropriate design details and building techniques have been specified,and that the work has been carried out in ways that can be expected to achieve reasonable conformity with the specifications.

HEATING
new) small bore central heating to be extended to all new areas.



FIRST FLOOR PLAN

INTERNAL WALLS
100mm.stud partition walls lined both sides with 12.5mm.plasterboard and skim and insulated with mineral wool to give a min.mass of 10kg/m

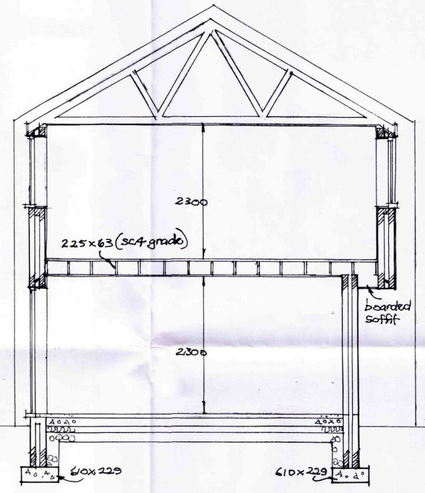
SECTION B-B

PITCHED ROOF
(Whole of roof construction to give a 'U' value not exceeding 0.16 W/m²K)
conc.tile
50x25mm.softwood battens.
Tyvek Supro or equal approved breather membrane installed in accordance with manufacturers instructions.
Standard trussed rafters to B.S.2568:Part3:1985 Manufactured by specialists,installed in accordance with manufacturers instructions and set at 600mm.c/cs.
100x50mm.wall plates.
100mm.fibreglass quilt insulation laid between trusses,further 150mm.fibreglass laid across.
12.5 mm.plasterboard and skim.
30x5 m.s.anchor straps at 1800mm.max.c/cs.

EXTERNAL WALLS
(Whole of wall construction to give a 'U' value not exceeding 0.28 W/m²K) comprising 100 block,100 cavity,100 insulation blockwork.
100 Dritherm 34 Super or equal approved cavity insulation,
installed in accordance with manufacturers instructions.
Stainless steel cavity wall ties to B.S.5228 or B.S. DD/140 at 750mm. c/cs. horizontally and 450mm. c/cs.vertically.
Birtley or equal approved galv. Steel lintels installed in accordance with manufacturers instructions over all openings.
Reveals and cills to doors and windows to be closed with Manthorpe or equal approved thermal closers installed in accordance with manufactirers instructions.(to give a 'U' value not exceeding 1.2 W/m²K)
Dpc's to project 30mm into back of all frames.
Hyload polymer Dpc.at base of all walls to be 150mm.min.above finished ground level.
Class A conc. blocks below Dpc.level.
Weak mix conc.fill to within 150mm.of Dpc. level and to discharge externally.
15mm.(2coat) lightweight plaster internally.
19mm.(2coat) render externally to be finished at Dpc.level and external corners with expanded metal galv.render stop.

GROUND FLOOR
(whole of floor construction to give a 'U' value not exceeding 0.22 W/m²K)
ff.and 50mm.sand and cement screed.
100mm.conc.oversite.
85mm.Styrofoam or equal approved insulation.
2000g Dpm.lapped up into horizontal Dpc.
25mm.sand blinding on 100mm.min.compacted hardcore.
Hardcore to be compacted in 300mm.max. layers and not to exceed 600mm.in total.

FOUNDATIONS
Conc.strip foundations to sizes shown.
Depth to suit L.A. Inspector but nominally to be 750mm.deep (1000mm.in shrinkable clay)



SECTION A-A

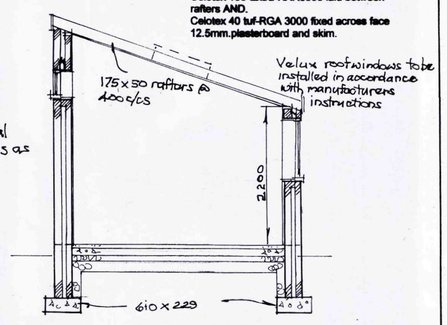
FIRST FLOOR
19mm.flooring grade chipboard.
joists at 400 c/cs.
12.5mm.plasterboard and skim.
30x5 m.s.anchor straps at 1800 max.c/cs.
mineral wool insulation to give a min.mass of 10kg/m³
Double joists under all stud partitions where parallel with joists.
solid strutting @ centre of span.

ELECTRICAL INSTALLATION
The proposed electrical installation is tobe undertaken by a competent person registered with an electrical installation scheme and a suitable completion document to be provided.
NB energy efficient lighting is to be provided at a min.of 1/4 fittings and to have a max.energy output of 40 lumen per watt of power.

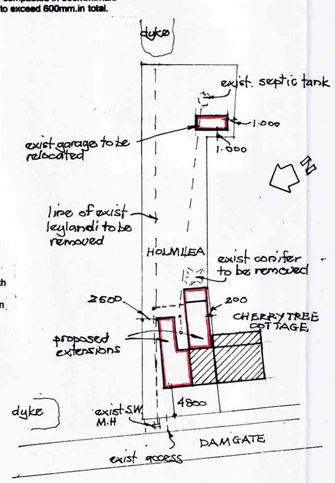
VENTILATION
Habitable rooms to have an opening 1/20th.of floor area and a background opening min.8000mm.²
Bathrooms,Shower Rooms and Ensuites to be fitted with mechanical extractor capable of extracting at a rate of 15L/S,may be operated intermittently and ducted to external air
WC's to have an opening 1/20th.of floor area OR mechanical extract at 6L/S and ducted to external air.
Kitchens to be fitted with with mechanical extractor capable of extracting at a rate of 60L/S (30L/S if in cooker hood) AND background ventilation min.8000mm²
Utility rooms to be fitted with mechanical ventilation capable of extracting at a rate of 30L/S and ducted to external air.

FIRE PRECAUTIONS
Ⓢ Indicates mains operated smoke detector.

ROOF INSULATION
(where insulation follows rafters)
50x25mm.softwod battens
Tyvek Supro or equal approved breather membrane installed in accordance with manufacturers instructions.
Celotex 100 Extra-RXR3000 laid between rafters AND.
Celotex 40 tuf-RGA 3000 fixed across face
12.5mm.plasterboard and skim.



SECTION C-C



BLOCK PLAN
1:500

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Ref: 1003-10

Project PROPOSED EXTENSIONS
Site HOLMLEA : DAMGATE HOW.BEACH
Client MRS. P CLINTON

Scale 1:100 & 1:50
Date NOV. 2010.
Drg. No E/0/16/10/E

JP DESIGN
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