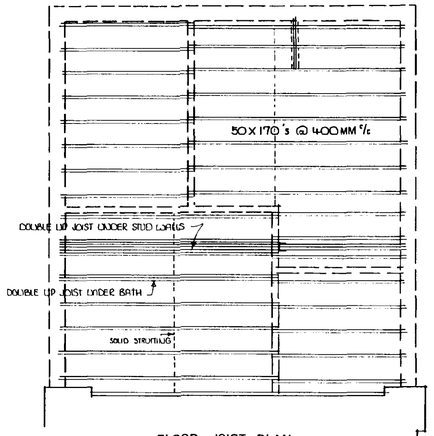
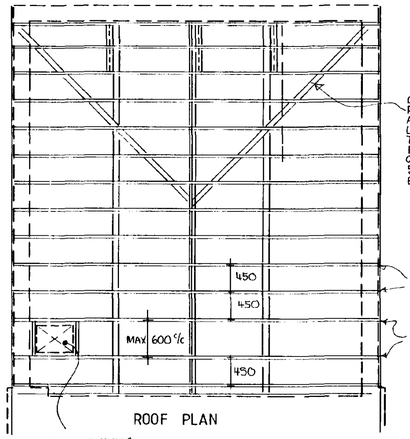


FLOOR JOIST PLAN



ROOF PLAN

FOUNDATIONS:
Strip all top soil, unsuitable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm from ground level or to an approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class.

Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice note 3 and any subsequent amendment.

SUB STRUCTURE WALLING:
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M²) in 1:3 cement mortar. Bricks below DPC to be F.L. designation and to B.S.3921 1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C level. Internal 100mm walls below D.P.C. in class A concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to ext. face of wall.

DAMP PROOF COURSE:

To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutments, flexible cavity trays are to be used and are to rise 225mm up the cavity.

GROUND FLOOR CONSTRUCTION:
75mm sy. screed with chicken wire reinforcement on 500g polythene vapour barrier on 25mm Celotex double R GA2000 insulation boards installed in accord manufacturers details on "Easthspan" suspended pre-cast 175mm deep concrete floor joists with min. 90mm end bearing include building blocks, closure blocks and void ventilators ensure to maintain a void always greater 150mm between ground level and underside joists. Construction and insulation proceedures to be in accord with latest details from manufacturer. Void ventilators and airbricks fixed at no more than 3m centres.

CAVITY WALL CONSTRUCTION:

265mm cavity walling to consist:
100mm facing external brickwork to match as closely as possible to existing @ lower level thereafter 100 mm hemelite
50ml insulation Bonded work
65mm cavity: Build into cavity Rockwool cavity wall insulation Boarding in accord. Makers instructions and agreement certificate N83,1087
100mm internal cavity skin of tarmac hemelite insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonary walls of 100mm tarmac hemelite.
Mortar to B.R.E. digest No178 and CP 121 part 1 1973. And as recommended by bwk. manufacturer. Close cavities at eaves and provide Bituminous felt D.P.C. Provide bit. felt D.P.C also to sills and jambs @t closure. Provide thermal plasterboard to the int jambs of all windows and doors, at the head under lintels and also under sills. Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C cavity tray and code 4 lead flashing with a min 150mm upstand @ all roof/wall abutments.

LINTELS:
Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm %above trays.

FIRST FLOOR STUDWORK WALLS:
50 x 75mm studding at 400c/c
50 x 75 head and sole plate including 2 rows 50 x 75mm horizontal bracing to studs. 12.7 P'board each side with both sides and insulate inbetween studs.

Hot water storage vessel to incorporate a thermostat and time switch. Unless the heat loss from a hot water pipe or duct contributes to space heating they shall be insulated with material having a thermal conductivity of not greater than 0.04W/mºK. All water pipes within the roof space or other unheated areas to be similarly insulated.
Hot water cylinder to be insulated so as to limit heat loss to 90w m² of the surface area of the vessel and storage vessel to be ventilated to the atmosphere. The pluebing installation shall be in strict accordance with water companies bylaws with careful attention to be paid to the accessability of pipe runs/fittings when laid in ground floor screeds.
Pipe runs thro' walls and ceilings to be fully sealed with expanding foam sealant to reduce heat losses to unheated spaces.

GLAZING:
All windows and doors to be double glazed with 14mm sealed units.
All glazing between F.F.L and 800mm high in windows and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S.6206. Obscure glass to bathroom/en-suits and doors where req'd.

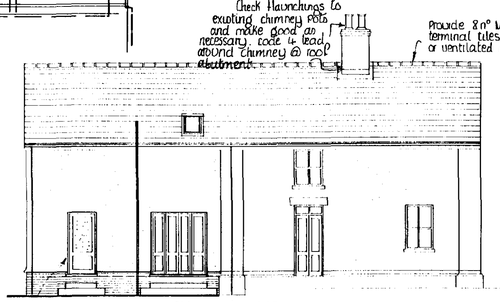
CEILINGS:

12.7mm Gyproc plasterboard ceilings with taped and filled joints and artex and coved ceiling finish. All unrestrained plasterboard edges to be supported by noggings.

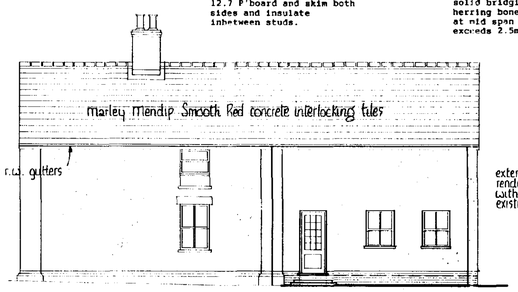
PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES.
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.2m cover reinforced concrete bridging should be used instead of paving slabs.

FIRST FLOOR CONSTRUCTION:
22mm T&G flooring grade chipboard(min m) on 50 x 170 BC3 grade joists at 400c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joists at max. 1.5m c/c straps to be run over min. 3 no. joists with solid bridging beneath: provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m:

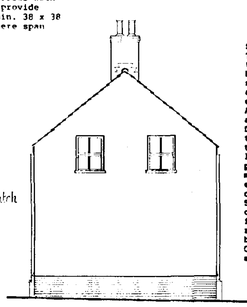
SMOKE DETECTORS: ✳
To be mains operated and self contained to conform to B.S 5446 Part 1 (with battery power backup). Smoke alarms should be interconnected so that they are triggered simultaneously in the event of a fire being detected. Alarms should be permanently wired to a seperately fused circuit at the Distribution Board. Wiring to conform to IEE regulations. Smoke detectors to be sited min.300mm away from any light fitting. Central positions preferred, rechargeable for maintainance purposes. Away also from extreeme temperatures and any condensated areas or cooking area. Sited within 7m of doors which open out into rooms which have potential for fire to start (kitchen, living room etc.), and within 3m of bedroom doors - measured horiz. Corridors should have more than one alarm if length exceeds .



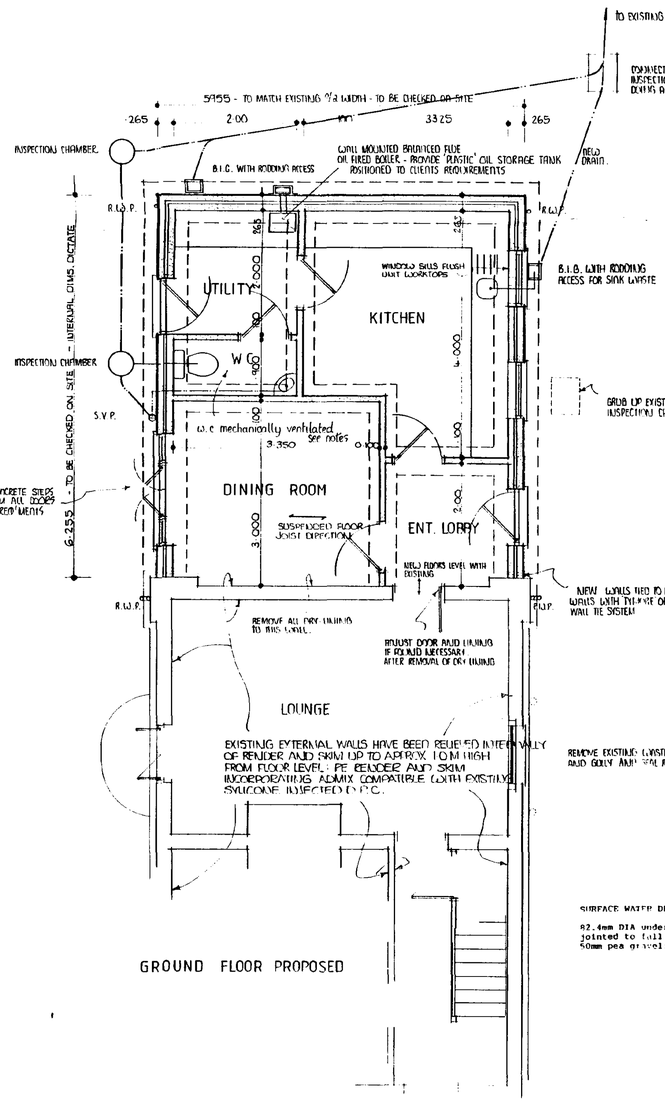
proposed side



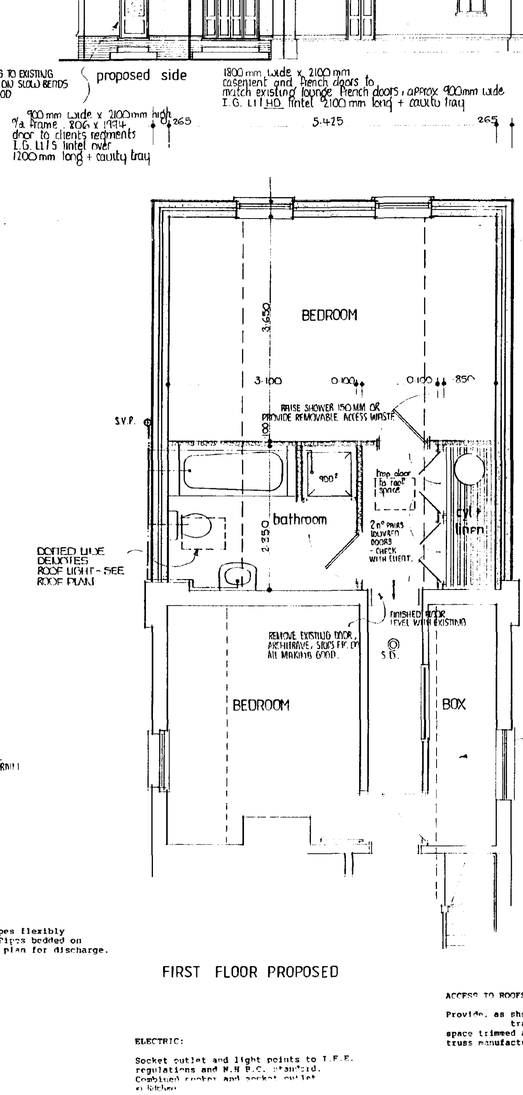
proposed rear



JOHN CARR ECONOMY TOP HUNG CASEMENT WINDOW BY SKYVIEW INCL. BUILT IN FLASHING PACK SIZE : 450 MM WIDE X 730 MM HIGH TRIM TOP & BOTTOM AND EAVES WITH 170 MM BETWEEN SIDES OF TRUSSED RAFTERS - THAT IS THE OPENING WIDTH ALLOWING 10 MM EACH SIDE - CHECK AND INSTALL TO STRICT ACCORD MANUFACTURERS INSTRUCTIONS.



GROUND FLOOR PROPOSED



FIRST FLOOR PROPOSED

ROOF COVERING:
Concrete interlocking roof tiles on 38 x 25mm treated softwood battens, guage to suit tiling on B.S.747 type 1F untearable roofing felt or silimlar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, antisipated wind velocities and roof pitch.

ROOF CONSTRUCTION:

Wall plates generally 100 x 65mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GHS straps at Max 1.5M c/c Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed, together with min. 100 x 25mm sawn SW binders and bracing in accordance with B.S.5268 Part 111 1985 (and any subsequent amendment)
Trusses spaced at maximum 450mm centres and pitched at to match existing - raised tie
Provide 30 x 5mm once bent (900/100) galv.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 2.0M fixed with 4N' 50mm 8 gauge CSK screws or 5N 3.5 x 50mm galv. round wire nails to 2N trusses/ceiling joints minimum ¾solid blocking blocking support and edge packing. All structural timbers to be kept 40mm clear of chimneys, flues etc.

ROOFSPACE VENTILATION AND INSULATION:

Provide eave to eave ventilation equivelent to 25,000mm²/m run. Use either ventilating soffit boards, continuous soffit ventilation strips or continuous over fascia ventilation system: Marley or sim approved. Provide 100mm fibreglass insulation quilt inbetween ceiling ties and 100mm fibreglass insulation quilt over ceiling ties (total 200mm thickness). Ensure to maintain a minimum 99mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal.

VENTILATION:
All window opening lights to have area to exceed 1/20 from floor area.
All habitable rooms to have Trickle Ventilators in window/door heads giving ventilation equivelent to 8000mm² and Trickle Vents in windowm doors of utility/kitchens, bathroom, en-suite to have Trickle Vent giving minimum 4000mm² free air.
All kitchen to have either 60l/second extractor fan, manual switched or duct cooker hood giving 30l/second extraction utility room to have manual switched 30l/second extractor.
Bathrooms and en-suite to have manual switched extractor (15l/second)
All ducting if through roof space to be insulated,
Alternatively provide A.B's instead of Trickle vents by Glidevale: MV250 giving 6000mm² air opening (use 2 no. where 8000mm² ventilation required.

2 n° 915mm wide x 1100mm high top hung hardwood windows to client's requirements see ventilation notes
2 n° I.G. L1/5 lintels over 1200mm long incl. cavity trays

2 n° 915 mm wide x 1200 mm deep windows in bath too hung to clients requirements
I.G L1/5 lintels over 1200mm long incl cavity tray

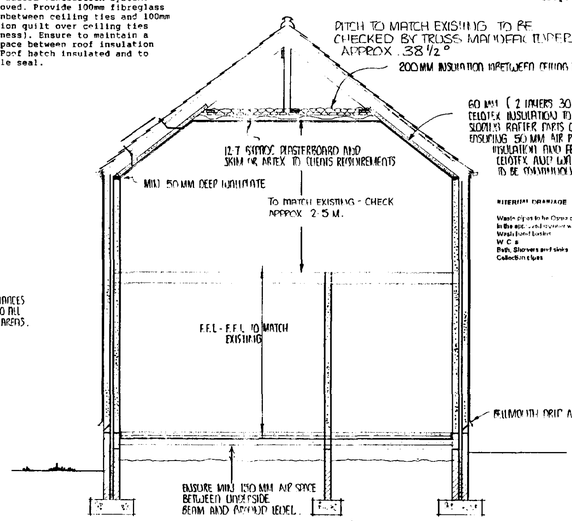
FOUL DRAINAGE:
Inspection chamber construction to be 'Osma' or similar approved manufacturer and installed in strict accordance with manufacturers instructions with internal DIA realated to depth in accordance with B.S.8301:1985. Foul drains to be 100mm diameter P.V.C. to B.S.4660:1983 flexibly jointed and laid to makers instruction with falls minimum 1:70 max 1:40.
Drains bedded on 50mm pea gravel.
Where pipes pass under floors encase pipes in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexible joints to correspond with joints in pipework. Provide 65 x 100mm prestressed concrete lintel bridging where pipes pass through walls, Allow 50mm gap around the pipe. Opening masked both sides with rigid sheet material. Soil and vent pipe 100mm diameter P.V.C. to B.S 5255 75mm deep seal traps and rodding eye across points at every direction change. Increase pipe diameter to 50mm or fit anti-vac traps to all runs over 1.7m. Aniso shower 150mm to ensure access to traps.

LIMITATIONS
This drawing is limited in the amount 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 given 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 on site by Poddingtons or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

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 instructions and relevant Codes of Practice.
Materials shall conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

HEALTH AND SAFETY
The employer/client shall ensure that the selected contractor is conversant with and adopts all measures necessity to achieve compliance with Health and Safety legislation for building sites and work places. The employer/client is advised that should the works need to comply with the Construction Design and Management Regulations an Independent Planning Supervisor will be required.

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



TYPICAL SECTION THRO'

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
20 OCT 1998
Ref: 1039/98

ACCESS TO ROOFSPACE:
Provide, as shown dotted on plan, trap door access to roof space trimmed around in accordance with truss manufacturers instructions.

ELECTRIC:
Socket outlet and light points to I.E.E. regulations and N.H.B.C. standard. Combined combos and socket outlet in kitchen

SURFACE WATER DRAINAGE:
82.4mm DIA underground pipes flexibly jointed to full 3 in 70. Pipes bedded on 50mm pea gravel: see site plan for discharge.

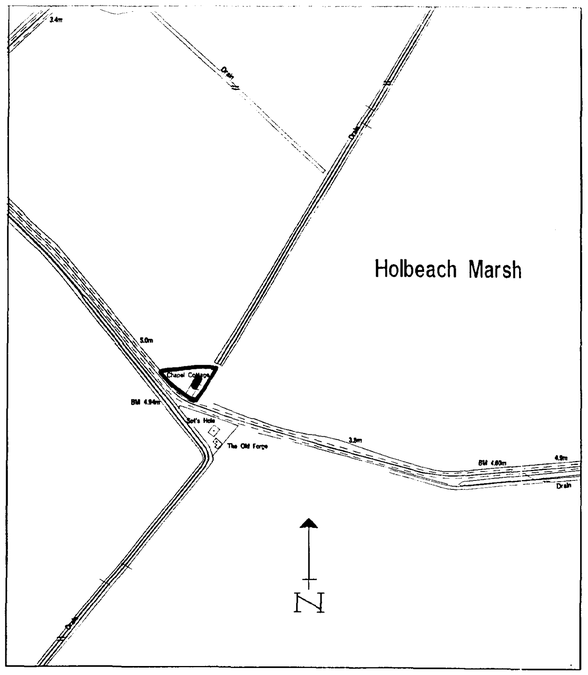
CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

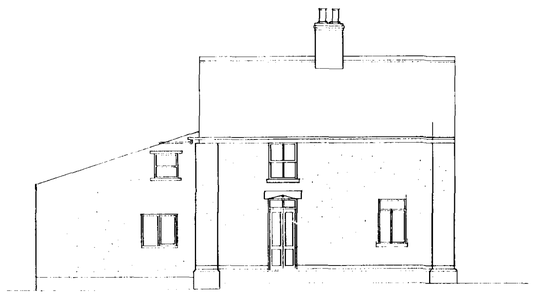
PODDINGTONS
Architectural Design Consultants
13 Double Street, Spalding, Lincs. PE11 2AA
Tel 0775 761858 & 768296. Fax: 0775 710218

project
PROPOSED EXTENSION
CHAPEL COTTAGE, SOTH HOLE,
HOLBEACH ST MATHEW
SPALDING LINCS
FOR MR AND MRS COOPER

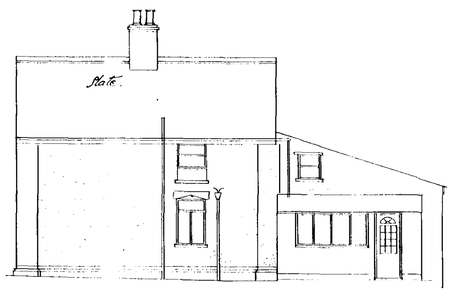
drawing
Plan as Proposed

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date	drawn J CUTTERIDGE
OCTOBER 98	checked

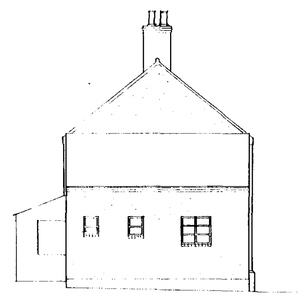




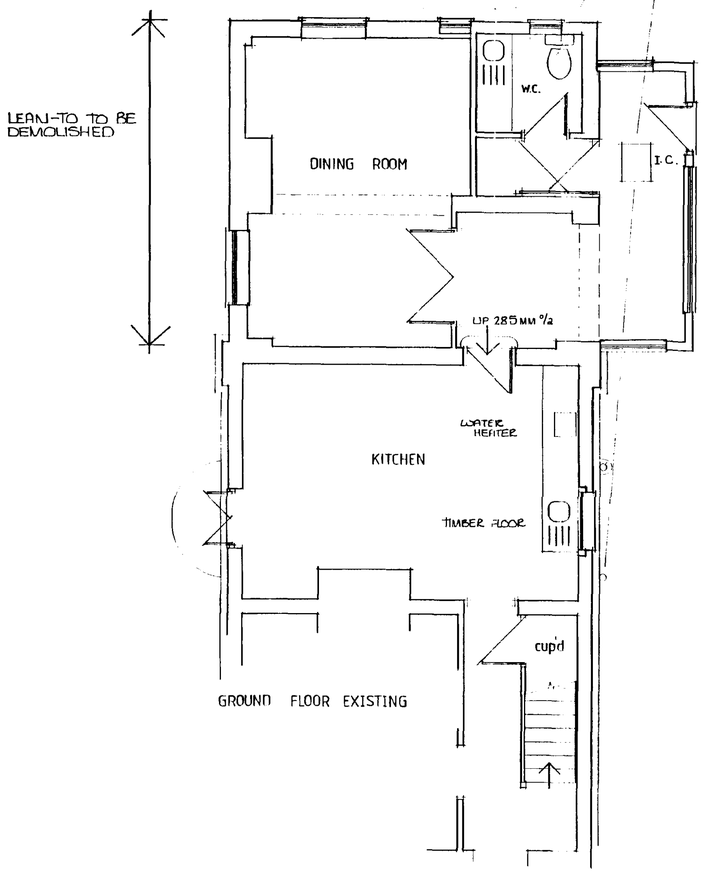
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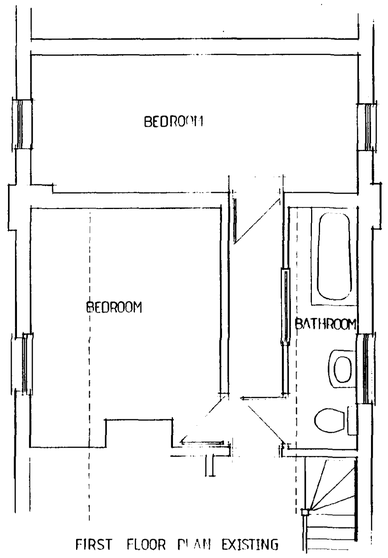


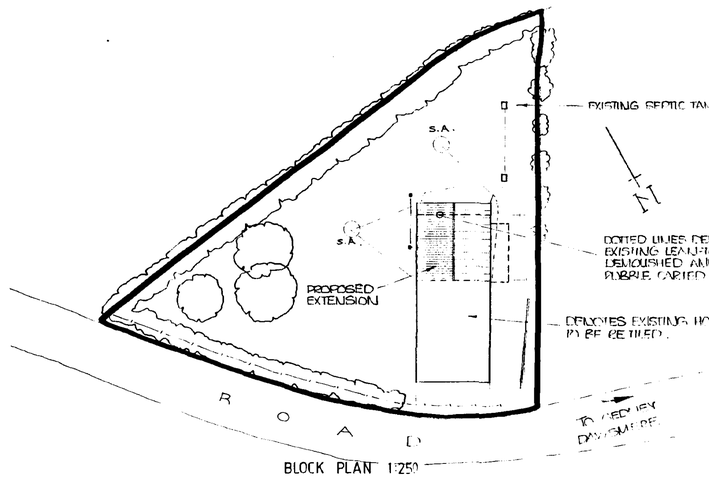
existing side



existing rear







DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
20 OCT 1998
Ref. 1039/98

PODDINGTONS

Architectural Design Consultants

43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768706. Fax: 0775 710718

project
PROPOSED EXTENSION,
CHAPEL COTTAGE, SUTTON HOLE,
HOLBEACH ST. MATTHEW
SPALDING LINCS
FOR MR AND MRS COOPER

drawing
Plan as existing

scale
1:50 1:100
1:2500 1:250

drawing no
2864-2

date
OCTOBER 98

drawn J.C. CHURCHILL

checked