ACCESS ROAD & CAR PARKING AREAS.
Strip surface vegetation.
Lay geotextile.
150 mm compacted hardcore.
Blinded hardcore layer.
Topped with consolidated road plannings.
Tarmac Finish.

PUSH BAR TO OPEN SIGN

ABC POWDER EXTINGUISHER (6Kg) TO B.S. EN3

WATER FILLED EXTINGUISHER (9litre) TO B.S. EN3

EMERGENCY LIGHTING TO B.S. 5266 pt.1.

E EMERGENCY EXIT SIGN TO B.S. 5499 pt.1. 100mm HIGH LETTERING

Soakaways: -
To be a minimum 5000mm from any building and to be 1m3 rubble filled with inlet pipe discharging to centre of soakaway.

Chain link fencing

kerb

Soakaway

Soil to be de-compacted & layed with Grass

1m

CAR-PARKING - Beneath tree.
[Hardcore, road plannings & gravel finish]

CAR-PARKING
[Hardcore, road plannings & tarmac finish]

Gully

Car park drainage system

EXTREMITY OF TARMAC FINISH

EXTENSION

6400

15600

1500

400

1160

9000

9700

Purlin

Arched Opening

Purlin

700mm x 450mm Strip Foundations

2Nr 178mm x 102mm x 19kg/m UB. (See design sheets) Encase with Fireline board & skim

Roof joists

HOLBEACH WEIGHT TRAINING CLUB

HEATING.
Extend and upgrade existing system as required.
Electric night storage radiators, as existing.

Clean Int. Facing

Wall

Footpath

GENTS

LADIES

Grass

kerb

TIMBER POST & RAIL FENCING SYSTEM WITH VERTICAL BOARDING ABOVE LEVEL OF WALL TO AVOID VEHICLE HEADLIGHTS SHINING INTO REAR OF ADJACENT BUNGALOW.

ACCESS ROADWAY
[Hardcore, road plannings & tarmac finish]

Car park drainage system

kerb

kerb

5 Metres

Car Parking

SHRUB & BUSH PLANTING

ALISON AVENUE

FLOOR & SITE LAYOUT.

SOFT LANDSCAPING (SHRUBBERY) AREAS

PLANT NAME & SPECIFICATION (for planting season) Oct-Mar only

Berberis Thunbergii - Transplant 1+2 450-600mm high
Cotoneaster Franchetti - Transplant 1+1 450-600mm high
Hedera Helix 'Hibernica' - 300-450mm spread. 9cm.pot. minimum of 3 no. breaks
Ligustrum Ovalifolium 'Aureum - 300-450mm high. 3L.pot
Lonicera Pileata - 300-450mm spread. 3L.pot
Prunus Lusitanica - 450-600mm high. 3L.pot
Prunus 'Otto Luyken' - 300-450mm spread. 3L.pot
Pyracantha 'Sdell D'Or' - 450-600mm high. 3L. pot
Rosa Rugosa 'Frau Dagmar Hastrup' - 300-450mm high. Bare root
Rubus Cockburnianus - 600-900mm high. 3L. pot
Rubus Tridel Benenden - 450-600mm high. 3L. pot

N B: AFTER PLANTING 65MM DEEP LAYER OF MEDIUM GRADE BARK MULCH TO BE APPLIED.

SHRUB & BUSH PLANTING

TIMBER POST & RAIL FENCING SYSTEM WITH VERTICAL BOARDING ABOVE LEVEL OF WALL TO AVOID VEHICLE HEADLIGHTS SHINING INTO REAR OF ADJACENT BUNGALOW.

ENERGY METERS
Contractor to provide and fit suitable Energy Metering to enable the owner/ occupier to monitor energy consumption. Also to provide sufficient instructions, including an overall metering strategy, that shows how to attribute energy consumption to end uses and how meter readings can be used to compare operating performance with published benchmarks. All in accordance with Building Regulation approved document L2 section 5.

LOG BOOK
Contractor to provide the owner/ occupier off the building with a log book detailing the installed services, plant and controls, their method of operation and possible future maintenance to enable energy consumption to be monitored and controlled. All in accordance with Building Regulation approved document L2 section 5.

2 Metre high Chain link fencing

REAR ELEVATION

TIMBER POST & RAIL FENCING SYSTEM WITH VERTICAL BOARDING ABOVE LEVEL OF WALL TO AVOID VEHICLE HEADLIGHTS SHINING INTO REAR OF ADJACENT BUNGALOWS.

Footpath

Car Parking

2m

Existing wall

Fascia and bargeboards (if any): -
All to be 32mm thick treated PSE softwood timber, depths to be determined on application. Provide a 6mm groove near bottom of boards to accept 6mm thick plywood or masterboard soffit.

Protected glazing areas: -
Provide toughened glass to BS6206 (1981) to following areas. To all windows within 800mm of finished floor level. To all door glazing within 1500mm of finished floor level. This also applies to side screens within 300mm of door. Protected glazing to be permanently marked with BS kite mark.

SIDE ELEVATION

VENTILATION.
New openable windows to have opening lights to give the equivalent of 1/20th the floor area.
Provide background ventilation min. 4000mm sq. permanent free air ventilation - all windows fitted with trickle vents.

Doors and Windows: -
To be softwood, hardwood or UPVC by specialist manufacturer. Style as shown on elevations. All to be fitted with double-glazed sealed units (as leads 12mm cavity) using low-E glass (0.05).

TIMBER POST & RAIL FENCING SYSTEM WITH VERTICAL BOARDING ABOVE LEVEL OF WALL TO AVOID VEHICLE HEADLIGHTS SHINING INTO REAR OF ADJACENT BUNGALOWS.

Posts @ 2.50m centres

Rails

2m

Existing wall

SECTION

VIEW FROM BUNGALOWS

Flashings: -
At roof and wall abutments provide code 4 lead flashing and dress up wall 150mm in accordance with BS1178.

2 Metre high Chain link fencing

SIDE ELEVATION

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes LI/S 178 and LI/HD 178 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Plus type. Lintels in garage to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Perp-end weep holes and stop ends to cavity tray.

JOINERY / LINTEL SCHEDULE

ALL JOINERY REFERENCES & SIZES ARE TO "JELD-WEN" UK LTD
ALL LINTEL CODES ARE BY I.G. LINTELS LTD.

POSITION	JOINERY	JOINERY OPENING	LINTEL 2Nr 178mm x 102mm x 19kg/m UB.	LINTEL Ref. 4950
1	-	-	-	-
2	5NOW	WINDOW 1800 wide x 1050 high	I.G. LI/HD178	2100
3	5NOW	WINDOW 1800 wide x 1050 high	I.G. LI/HD178	2100
4	5NOW	WINDOW 1800 wide x 1050 high	I.G. LI/HD178	2100
5	FD7020-MOB	FRENCH DOOR 1200 wide x 2100 high	I.G. LI/HD178	1800
6	5044E	WINDOW 1800 wide x 450 high	I.G. LI/HD178	2100
7	204A	WINDOW 1800 wide x 450 high	I.G. LI/HD178	1050
8	204A	WINDOW 1800 wide x 450 high	I.G. LI/HD178	2750
9	204A	WINDOW 1800 wide x 450 high	I.G. LI/HD178	2100
10	204A	WINDOW 1800 wide x 450 high	I.G. LI/HD178	2100

LG INSULATED LINTEL

22mm DIAMOND STRAIN BOARD

HEAD

RENDERING CAVITY CLOSER

75mm INSULATION

RENDERING CAVITY CLOSER

JAMB

CILL

REVEAL DETAILS

Ceilings: -
Provide and fix 12.5mm Gyproc wallboard to all ceilings.
Nail all perimeters and board joints pro- to fixing plasterboard too fully support skeleton. Fix Gyproc coving and arken or skim finish to centre.

25°

3000 approx.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500G polythene D.P.M. on 60mm "Celotex" GA4060" insulation board, on 120G polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete over site. Concrete mix GEN4 to B.S. 5928: pt 1991: 150 blinded and consolidated hardcore.

FOUNDATION DEPTH TO SUIT GROUND CONDITIONS. TO BE AGREED ON SITE WITH L.A. BUILDING CONTROL OFFICER

700 x 229

SECTION

700 x 229

Roof construction -
Concrete interlocking tiles on 25 x 38 softwood treated timber battens on underfelt to BS 747 (type 1F) lapped 150mm horizontally and vertically. On raised ceiling tie prefabricated trusses at 600mm centres and pitch as stated on drawings all in accordance with BS 5268 part 3 (1985). All bracing to be 25 x 100 softwood and positioned all in accordance with manufacturers instructions. Bracing to be fixed to gable wall. Trusses to be well secured to 90 x 100 wallplate. Provide 30 x 5 galvanized mild steel anchor and lateral restraint straps along line of wall plate, rafters and ties at 1800mm centres. Straps to be fixed to gable wall + span 3no. trusses. Provide pack and noggins to trusses at strap position. Roof truss design and certificate to be supplied to building control prior to erection on site.

Roof insulation -
Insulation to roof space to be 250mm thick fibreglass laid 100mm between and 150mm over ceiling ties.
If insulation is required to a rafter section of the roof in raised ceiling tie trusses, then provide in between rafters Celotex double R GA2000 board (2no. layers of GA2040) or similar approved product, maintaining 50mm air gap between insulation and underfelt. Ensure there is a spacer fitted in the eaves so that the insulation can be installed over and beyond the wall plate.

Roof ventilation -
Provide ventilation to roof space at eaves via patent system eg. Marley Mini Mod. Insulation as follows: -
1) On a pitched roof of 15 degrees or more provide at eaves ventilation equal to a 10mm continuous gap running along eaves.
2) On a roof where pitch is less than 15 degrees or where the ceiling follows the line of the roof i.e. attic trusses, provide at eaves ventilation equal to a 25mm continuous gap running along eaves.
3) Also on roofs where ceilings follow roofline ventilation is required at ridge/line with suitable ridge vent (by the manufacturer), to give ventilation equal to a 5mm continuous gap running along ridge.
4) At roof / wall abutment ventilation required in form of a tile vent or similar to give ventilation equal to a 5mm continuous gap along perimeter.
Ensure 50mm air space between insulation and underfelt.

Walls -
225 cavity walling to consist of face brickwork to BS 5628: 1974 for clay bricks and BS 187: 1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwall cavity wall batts insulation boarding in accordance with makers instructions and agrement certificate no. 89/1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together using suitable stainless steel wall ties at 750 horizontally and 450 vertically to BS 1243: 1978 wall ties positioned at 300 vertical centres to all unbonded closures of cavity (within 225mm) close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to CP 121: Internal walls of 100mm Tarmac Hemelite solid insulation blocks to receive 10mm sand / cement render and 3mm skim. Movement joints to be installed in brickwork and blockwork in accordance with BS 5628, part 3, 1985 and manufacturers own design considerations.

Plasterwork: -
Walls to be plastered cement/lime sand render with skim finish a total of 15mm thick including reveals and lintel soffits.

Preparation: -
Excavate site down approximately 100mm to remove topsoil and vegetation.

Foundations: -
Provide generally GEN 5 concrete strip footings under walls as shown on drawing, 700 wide x 225 deep under cavity walls.
Foundation is taken down to an appropriate firm stratum approximately 900mm below ground level, subject to (recommended) soil test report, NHBC and Local authority specifications.

Sub-structure Walling: -
100mm thick class A dense concrete blocks (7N/mm2) made upped 150mm above ground level with PL quality spleen course brickwork (common internally, engineering or facing brickwork externally). Provide weak mix concrete infill to base of cavities to terminate 225mm below lowest DPC level.

DPC's: -
All openings to be formed with vertical and horizontal polythene DPC's in cavity. DPC minimum 150mm above ground level to be lapped to ground floors DPM minimum 50mm. To lintels above openings an external walls provide suitable DPC cavity tray over lintel with stopends and at least 2no. catric or sim. Weepholes in brickwork per opening not more than 450mm apart.

ELECTRICAL INSTALLATION.
All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) - 1st January 2005 must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Council must be satisfied that either
a) an electrical installation certificate issued under a competent person scheme has been issued, or
b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

G.	SURFACING UNDER TREE.	OCT'06.
F.	CONDITION COMPLIANCE AMENDMENTS	AUG '06
E.	PLANNING APPLICATION CONDITION COMPLIANCES.	JUNE '06.
D.	BUILDING REGULATIONS AMENDMENTS.	MARCH '06.
C.	BUILDING REGULATIONS APPLICATION.	MARCH '06.
B.	AMEND PARKING AREA - SOFT LANDSCAPING.	JAN '06.
A.	SITE DIMENSIONS ADDED	DEC '05
ref:	revision	date

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Project
EXTENSION TO WEIGHT TRAINING CLUB.
ALISON AVENUE,
HOLBEACH,
SPALDING, LINC'S. PE12 7BQ.

Client
HOLBEACH WEIGHT TRAINING CLUB.

Drawing
FLOOR PLAN & ELEVATIONS - PROPOSED.

SHDC PLANNING & DEVELOPMENT
Drawing No 0 OCT 200
02a. 1171/06
Ref.

Job Ref.
1273-05.

Date
NOV '05.

Drawn
GRM.

Scales
1/100.

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DETERMINED

AMENDED PLAN

Ref: A1