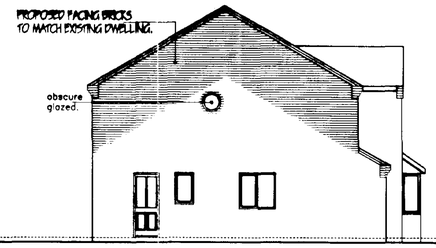
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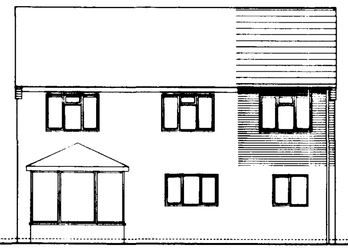
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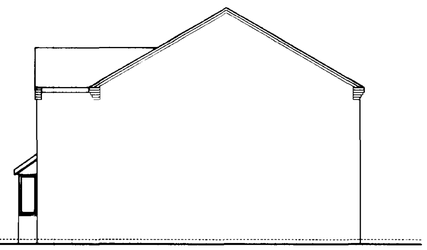
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

ROOF CONSTRUCTION
Concrete interlocking tiles to be of suitable type for pitch and installed in accordance with manufacturer's specification.
Installation to be to BS 5534 PART 1, 1978 with tiles laid to 75mm min. head lap. Dependant on tiles.
38 x 25mm preservative treatment s.w. Battens on underfelt to BS 747 felt to be lapped 150mm min.
Trussed rafter roof to be specialist designed and supplied by Twinaplate Ltd. in accordance with BS 5268 PART 3: 1985.
Trusses to be installed at 600mm ctrs.
100 x 75mm wall plate strapped to walls at 2.0m ctrs. Max. Using 30 x 5mm galvanised steel straps of not less than 1.0m in length.
Provide 30 x 5mm galvanised steel straps at 2.0m CRTs max. From rafter and ceiling chord members to gable walls. Span 3 no.
Trusses with noggings and pack not less than 38mm thick and not less than 2 depth of roof truss member restrained.
Bracing is to be in accordance with the BS 5268 PART 3:1985 as indicated on roof plan.
25 x 100mm ridge node binder. 25 x 100mm ceiling binders, 25 x 100mm 45 diagonal bracing sections.
25 x 175mm P.S.E. fascia with 6mm ply soffit.
All timber to be C16 (SC3) structural grade minimum.
200mm min. approved insulation quilt to entire roof space.
Provide cross ventilation of insulated roof space with 10mm min. continuous (or equivalent C.S. area) gap at opposing eaves. Insect mesh to be provided.
Ensure insulation does not obstruct airflow. Maintain a 50mm air gap.

INTERNAL WALLING
Internal walling to be 100mm-timber studwork.
Stud partitions to comprise 50 x 75mm head and sole plate with 50 x 75mm studs at 400mm ctrs.
Install 75mm thick approved insulation quilt. 12.5mm gyproc plasterboard and skim to both faces.
Nogging at 1200mm vertical ctrs.
Where partitions runs parallel to floor joist span provide doubled up joists directly below partition.
Provide sole plate where partition occurs at right angles to joist span. All doubled up joists to be bolted at 600mm ctrs.

LINTELS
Expose existing lintels to ascertain suitability.
Lintels to be I.G. galvanised steel or similar approved lintel to BS 5977.
Selection and installation to be in strict accordance with manufacturer's instructions.
Provide 150mm-min. end bearing to all lintels with bit. Felt d.p.c. Cavity tray provided in accordance with BS 5628 PART 3: 1985 to all external wall conditions except where protected by eaves overhang.

WINDOWS AND DOORS
All windows to be double glazed and capable of providing not less than 1/20th floor area 'rapid' ventilation of habitable room served In addition, all habitable rooms to have proprietary trickle vents installed to window frame at high level providing not less than 8000 sq. mm of 'background' ventilation. To kitchen, utility, bathrooms and en-suites provide not less than 4000 sq. mm
Glazing to be in accordance with Part N Building Regulations 1991.
All external doors and opening lights to windows to be draught sealed.

GLAZING
To be in accordance with Part N1 Building Regulations and BS 6206: 1981.
All glazing to internal doors where fitted to be toughened / laminated safety glass.
All glazing to external doors to be toughened / laminated safety glass except solid doors incorporating small glazing area not exceeding 250mm width and 0.5m area, e.g. cottage style.
Double-glazing to all external doors and windows.
Each safety glazed panel to incorporate the British Standard Kite Mark, as means of identification.

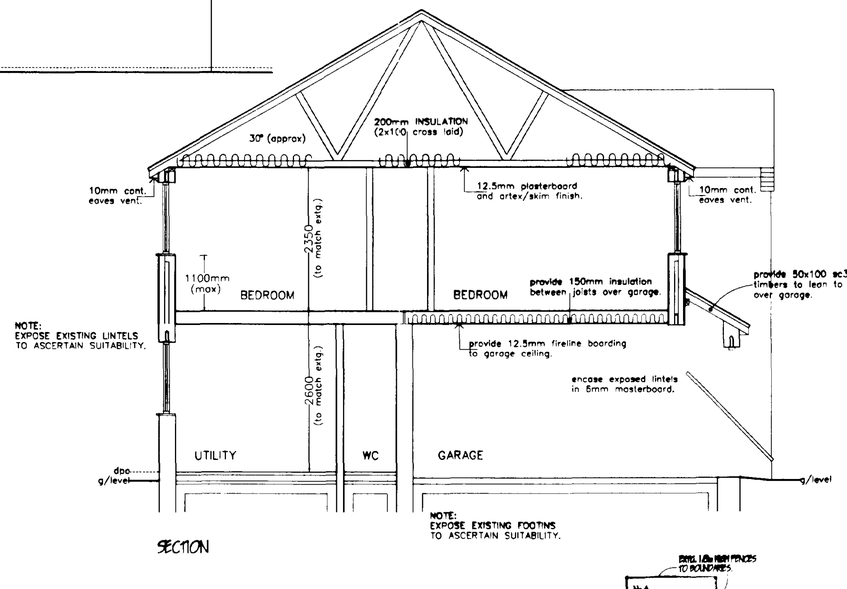
FIRST FLOOR CONSTRUCTION AND CEILING FINISHES
19mm Weyroc decking to floor construction.
12.5mm plasterboard and artex to ground and first floors.
All timber to be C16 (SC3) structural grade minimum.
Provide 30 x 5mm galvanised steel lateral restraint straps at 2.0m ctrs. Max. With pack and noggings not less than 38mm thick and not less than 2 depth of joist. Straps to span 3no. Joists minimum.
Ensure equivalent number of floor restraint straps at trimmers adj. to stairwell opening.
38 x 38mm herringbone strutting required if span is 2.5 to 4.5m mid span.
If more than 4.5m then two rows are required at a third of the span position.

GARAGE CEILING FINISHES
Provide 12.5mm fireline boarding with artex / skim finish to ceiling, fixed to manufacturer's specification.
Where habitable room above, provide 150mm approved insulation quilt between joists.
All exposed lintels to be encased in 6mm masterboard.

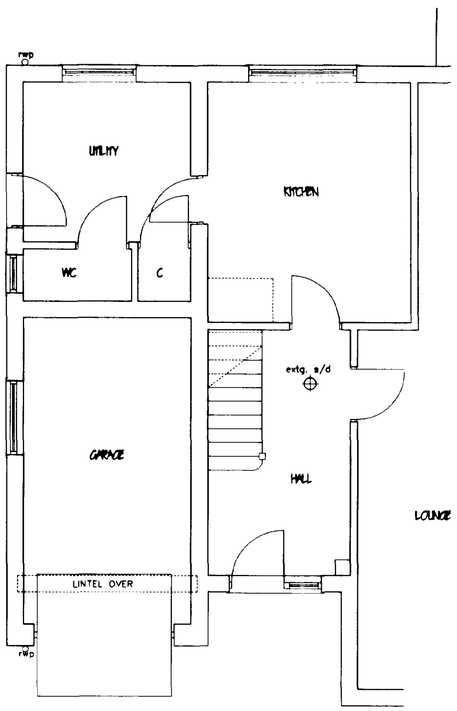
HEATING
Heating to rooms are to be served from existing gas fired boiler.
All hot water and heating pipes insulated in accordance with REG. L1 Building Regulations.
Room thermostat / thermostat valves to radiators installed to control heat output from boiler system.

EXTERNAL WALLS
265mm cavity wall construction to comprise: -
100mm facing brick (to B.S.3921: 1974 for clay brick, BS 187: for calcium silicate brick).
65mm expanded polystyrene bonded bead cavity insulation to be installed by Tebway of Nottingham in accordance with Agrement Board Certificate No. 86/1606.
Inner leaf to be 100mm Tarmac Hemelite or similar approved insulating blockwork.
13mm s/c render and skim to internal face.
Provide galvanised or stainless steel wall ties to BS 1243: 1978 installed at 900mm ctrs. Max. Horizontally, 450mm ctrs. Vertically.
Ties at 225mm ctrs. Max. Vertically within 225mm of reveals at unbonded jambs to all openings.
Cavity to be closed at all openings and in roof space incorporating horizontal and vertical d.p.c's.Damcor insulating vertical d.p.c.

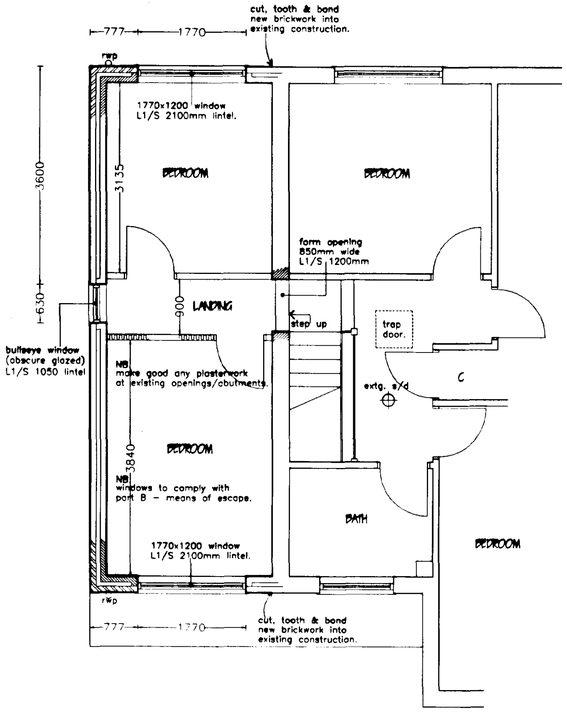
DRAINAGE - SURFACE WATER
112.5mm dia. half round u.p.v.c. Gutters to discharge into 68mm dia. downpipes.
Below ground pipework to be 82mm dia. u.p.v.c. Flexible with 100mm-min. pea gravel bed and surround.
Pipes to be laid 1: 70 fall to discharge into existing soilaways or sw sewer.
All work to comply with Part H3 Building Regulations 1991.



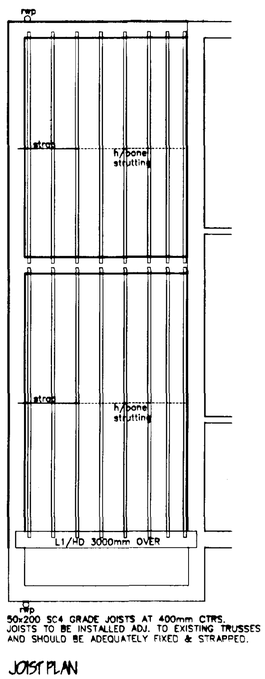
SECTION



GROUND FLOOR LAYOUT

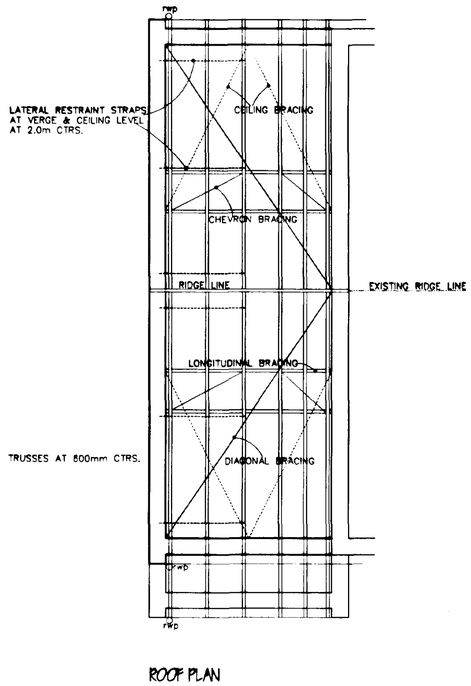


FIRST FLOOR LAYOUT

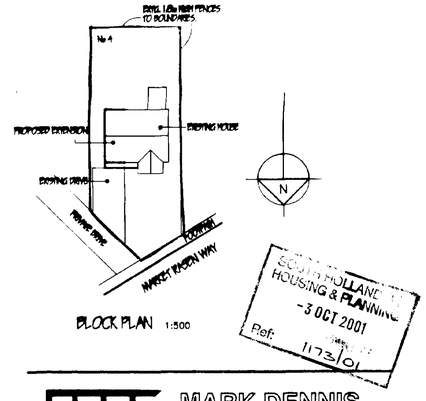


50x200 SC4 GRADE JOISTS AT 400mm CTRS.
JOISTS TO BE INSTALLED ADJ. TO EXISTING TRUSSES AND SHOULD BE ADEQUATELY FIXED & STRAPPED.

JOIST PLAN



ROOF PLAN



BLOCK PLAN 1:500

MARK DENNIS
architectural services
90 STATION ROAD - SUTTLEET - SPALDING
LINCOLNSHIRE - PE11 4DB
TEL: 01775 680183 FAX: 01775 680183

PROJECT TITLE
PROPOSED FIRST FLOOR EXTENSION AT 4 MARKET RASEN WAY, HOLBEACH, SPALDING, LINCOLNSHIRE.

FOR: MR A CORNELL.

DETERMINED PLAN

PLANS AS PROPOSED.

REV.	DESCRIPTION	DATE	BY
A	bullseye window to side elevation/landing formed. joist layout revised.	09/01	md

SCALE 1:100, 1:50
DRAWN MD
DATE JULY 01
DRAWING No. 01.090/01 A