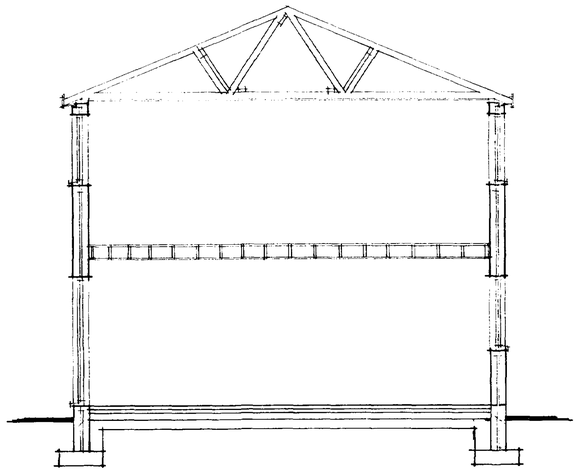
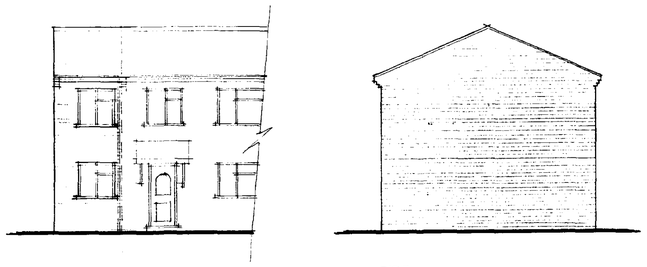


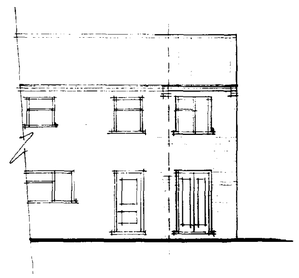
SECTION



FRONT



SIDE



REAR

**Roof Construction**
Concrete interlocking roof tiles (see site plan for details) on 38 x 25 mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150 mm horizontally and 100 mm vertically. Prefabricated roof trusses at 600 mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100 mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100 mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5 mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200 mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

**Fascia and Bargeboards**
To be 25 x 75 mm PSE with 6 mm groove to accept 6 mm thick exterior grade plywood soffit.

**Ceilings**
To all insulated roof ceilings provide 12.5 mm Gyproc Duplex plasterboard or similar and either 5 mm skim or Artex finish. To remaining ceilings provide 12.5 mm Gyproc plasterboard or similar with finishes as above.

**Lintels**
All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450 mm c/c.

**Sub-structure Walling**
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level.

**Wall Construction**
275 mm cavity walls to consist of:
100 mm face brickwork (see site plan for details), 75 mm cavity to be filled with Crown Drytherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100 mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900 mm horizontally and 450 mm vertically to BS1243, 1978. Internal blockwork walls to receive 10 mm sand/cement render and skim finish.

**Habitable Room Trickle Ventilation**
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000 mm²

**Roof Insulation**
To roof spaces provide proprietary 200 mm thick insulation laid as 100 mm between joists and 100 mm across joists. Ensure a gap of 50 mm between roof underfelt and quilt at all times.

**Surface Water Drainage**
To be proprietary 110 mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100 mm pea gravel. Pipes to discharge into 1200 mm diameter soakaways sited 5000 mm away from buildings.

**Protection to Underground Pipes**
Where pipes are not under road and have less than 600 mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 mm pea gravel. If flexible pipes are under a road and have less than 900 mm cover reinforced concrete bridging should be used instead of paving slabs.

**First Floor Construction**
19mm flooring grade moisture resistant decking on timber joists as stated on plan. Joists built into external wall 100 mm. Provide 30 x 5 mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200 mm c/c. At strap positions provide pack and noggin to joists. Provide herringbone strutting if shown on plan. Double up floor joists locally under bath feet and hot water cylinder where applicable.

**Meter Boxes**
Position gas and electricity meter boxes if required in external position to suit client, to be completely sealed around in non-combustible material, to be minimum 500 mm, maximum 1000 mm above footpath to base.

**New/Old Walling**
Where new walling meets old provide proprietary flexible wall starters.

**Oversailing Gabled and Corbelled Eaves**
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

**Roof Ventilation**
At eaves provide proprietary ventilation equivalent to a 10 mm continuous gap along eaves.

**Hot Water Storage**
Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

**Heating System**
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

**Insulated Pipes and Ducts**
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

**Safety Glazing**
Provide safety glass to BS6206 to all windows to a minimum height of 800 mm above floor level plus doors to a minimum height of 1500 mm above floor level. Side screens to be same as doors if within 300 mm of doors.

**Smoke Detection**
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

**Rainwater Goods**
PVC rainwater goods 110 mm half round gutters and 68 mm diameter downpipes.

**Foundations**
As indicated on plan provide concrete strip foundations. To cavity walls provide 700 mm wide x 225 mm thick and to 100 mm walls provide 450 mm wide x 225 mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450 mm wide x 200 mm thick. Widen foundations at chimney breast accordingly and make 300 mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

**Joinery**
All joinery as stated in Schedule or marked on plan by Boulton & Paul. (OC) denotes items handed. All windows to be double-glazed sealed units except to garage.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100 mm internal walls unless stated otherwise.

Notes

Brickwork below d.p.c. to be F.L. quality

All soakaways to be minimum 1 m deep.

Provide cavity trays above in situ meter boxes.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

To all domestic floors to external perimeter walls provide 25 mm thick insulation dressed up walls to prevent cold bridging.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

Existing gas and electricity meter boxes to be repositioned to new external wall as necessary.

Expose existing foul drains where under new extension and encase in 150mm concrete.

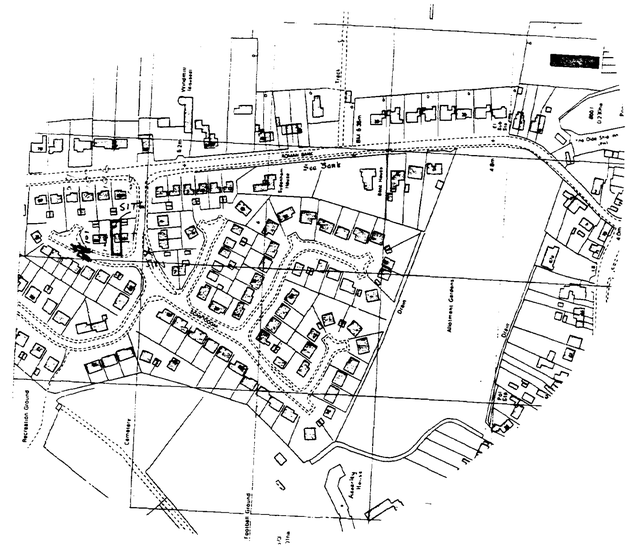
For openings in existing cavity wall form access to new extension. Support over with IG L1/S75 Lintel.

Floors, roof pitch and fascias, etc. all to be in line with existing.

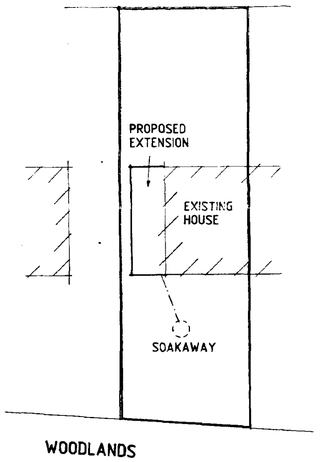
External materials to match those of existing.

Floor joists to be 50 x 100mm SC4 grade at 400mm centres.

Gutters to be connected to existing. Provide additional rainwater downpipes as necessary and connect to new soakaways positioned 5.0m from dwelling.

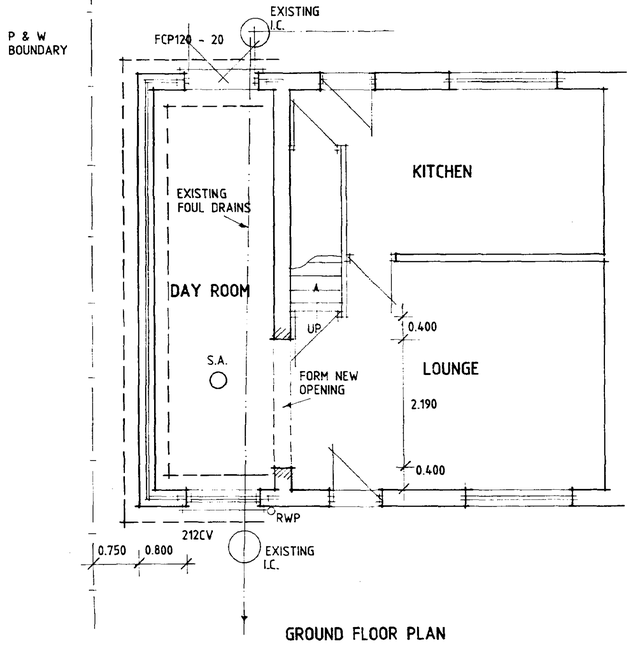



LOCATION PLAN

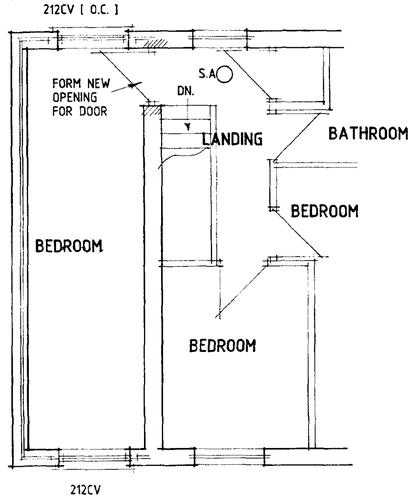



WOODLANDS

SITE PLAN




GROUND FLOOR PLAN




FIRST FLOOR PLAN

**Notes and Revisions**

Do not scale from this drawing.

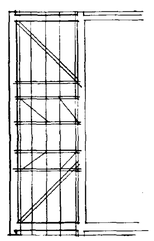
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).



ROOF PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
29 MAR 1999
Ref: 0306/99

DETERMINED
PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTESION TO
103 WOODLANDS, LONG
SUTTON FOR

MR & MRS A ROFFE

| | |
|---|---|
| 1:200 1:2500<br>1:50 1:100 | 772049/1 |
| MARCH-99 | B.GILHAM. |

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702