

REAR ELEVATION

FRONT ELEVATION

SIDE ELEVATION

Soakaways: -
To be a minimum 5000mm from any buildings and to be lm3 rubble filled with inlet pipe discharging to centre of soakaway.

Doors, Windows and Conservatory: -
To be softwood, hardwood or UPVC by specialist manufacturer. Style as shown on elevations. All to be fitted with double-glazed sealed units (at least 4-6-4).

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.

Heating:
Extend existing system.

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

Roof construction (warm roof): -
Concrete interlocking tiles on 25 x 50 softwood treated timber battens on Monarflex 250 underlay by Monarflex Ltd. lapped 150mm horizontally and vertically on 25 x 50 softwood treated timber counter battens at rafter spacing on 6mm exterior grade plywood decking on 60mm thick Kingspan pitched roofboard or similar approved on 18mm exterior grade plywood decking. On traditional cut roof comprising of the following: - Principal truss which consists of 2no. 50 x 100 rafters with a 38 x 150 rained collar sandwiched between all three members bolted together at intersection with 3no. zinc plated M10 bolts and nuts. 50 x 100 rafters and jack rafters (at 400mm c/ c at 50 deg pitch) all with 38 x 150 collar (where suitable), 50 x 125 hip rafter and 25 x 100 valley lay board with 50 x 100 reducing rafters. NOTE: All roof timber to be SC3 grade timber. Provide also where shown on plan and section a timber panel that is built off principal truss and fixed back to existing wall which is required to support rafters (to front elevation) and reducing rafters. Timber panel is to consist of 38 x 90 @ 1.5 timber sole and vertical studs at 400mm c/ c with a 90 x 100 timber head (to accept pitched rafters), panel to be sheathed one side with 9mm OSB/ 3 board. Roof to be well secured to 50 x 100 treated timber wallplate. Wallplate to be well secured to wall using 30 x 2.5 galvanised ms straps 900 long at 1800mm c/ c.

Flashings: -
All roof and wall abutments provide code 4 lead flashing and dress up wall in 150mm steps and over tiles all in accordance with BS 1178. Connect to patent stepped cavity tray system within cavity to stop the passage of water.

Lintels: -
All lintels to be manufactured by Messrs. IG and to be installed in accordance with makers instructions and to have minimum end bearing of 150mm and at external positions to have cavity tray DPC to CP 121. (See separate note). Internal lintels to be IG 100 BOX type.

Ceilings: -
Provide and fix 9mm Gyproc wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard too fully support sheeting. Then fix 12 x 100 t & g matchboarding finished with a stain or lacquer that offers a class 1 surface spread of flame.

Rainwater goods: -
PVC gutters 115mm half round and 68mm dia down pipes to match including all bends, outlets, clips, brackets, connectors etc., and connect to underground drain to soakaway.

Ground floor base: -
Lay on reduced ground level minimum 150mm maximum 600mm thick well compacted (in 150mm layers) and blinded hardcore. Over lay 1200 gauge DPM then 100mm thick GEN 4 concrete oversite.

Walls: -
265 cavity walling to consist of face brickwork to BS 3921: 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 segment certificate no. 85/ 1087. 100mm Tarmac Hamelite solid insulation blocks or similar. Cavity walls tied together using galvanized iron twist ties set 900 horizontally and 450 vertically to BS 1243: 1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity; close cavities with "thermabate" preformed closer and provide bitumen felt DPC to CP 121: Internal walls of 100mm Tarmac Hamelite solid insulation blocks to receive 10mm sand / cement render and 5mm skim. Movement joints to be installed in blockwork in accordance with BS: 5628, part 3, 1985.

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

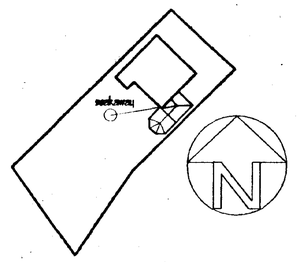
Preparation: -
Excavate site down approximately 100mm to remove topsoil and vegetation.

Foundations: -
Provide generally GEN 3 concrete strip footings under walls as shown on drawing, 700 wide x 225 deep under cavity walls and 225mm thick walls (if any). Foundations taken down to an approved firm base approximately 900mm below ground level, subject to Local authority specifications.

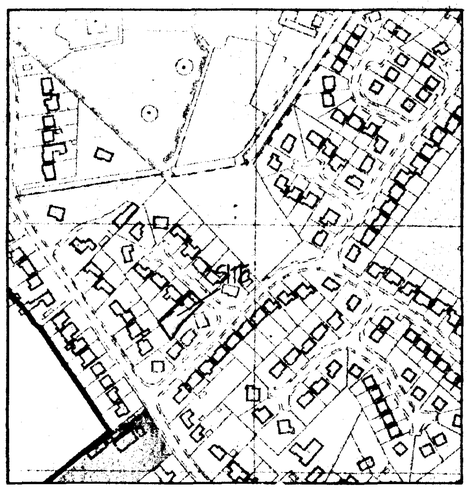
Sub-structure Walling: -
100mm thick class A dense concrete blocks (7N/ mm2) made upped 150mm above ground level with PL quality splash course brickwork (commons internally, engineering or facing brickwork externally). Provide weak mix concrete infill to base of cavities to terminate 225mm below lowest 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 on external walls provide suitable DPC cavity tray over lintel with stopends and at least 2no. catnic or sim. Weepholes in brickwork per opening not more than 450mm apart.

Underground drainage: -
To be 110mm diameter UPVC pipes by approved manufacturer to be laid at a minimum fall of 1:70 bedded and surrounded in 100mm thick pea gravel. Protection to underground pipes as follows; where pipes are not under a road and have less than 600mm cover, concrete paving slabs should be laid as brickdrop above the pipes on minimum 100mm pea gravel. All underground drainage to BS 8301.



BLOCK PLAN



LOCATION PLAN

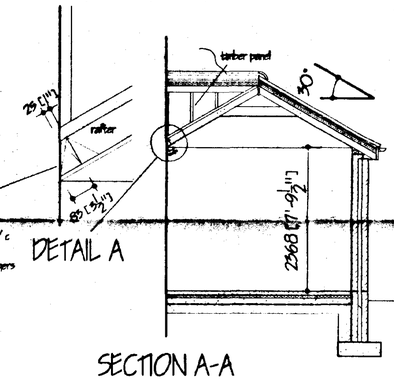
Ventilation: -
Natural ventilation areas of windows to offer at least 1/ 20th of room floor area. All windows to have trickle ventilators fitted to head to give 8000mm2 ventilation to habitable rooms and 4000mm2 to all others.

Ground floor finish: -
Off oversite provide 50mm flooring grade insulation then 500 gauge polythene vapour barrier then 65mm sand / cement screed with 1no. layer of chicken wire reinforcement.

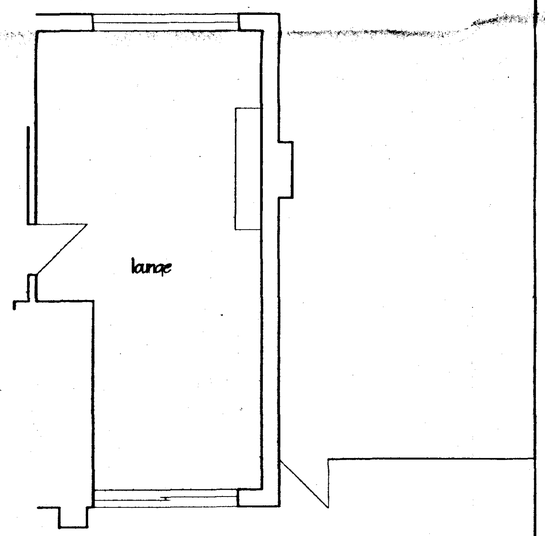
Decoration: -
Allow for decorating all new surfaces; ensure fill and proper preparation of all surfaces in accordance with the coating manufacturers specification.

Electrical installation: -
All work to be carried out in accordance with the latest IEE regulations. Extend electrical circuits from customer unit in ring mains and install lighting and power points in position as directed.

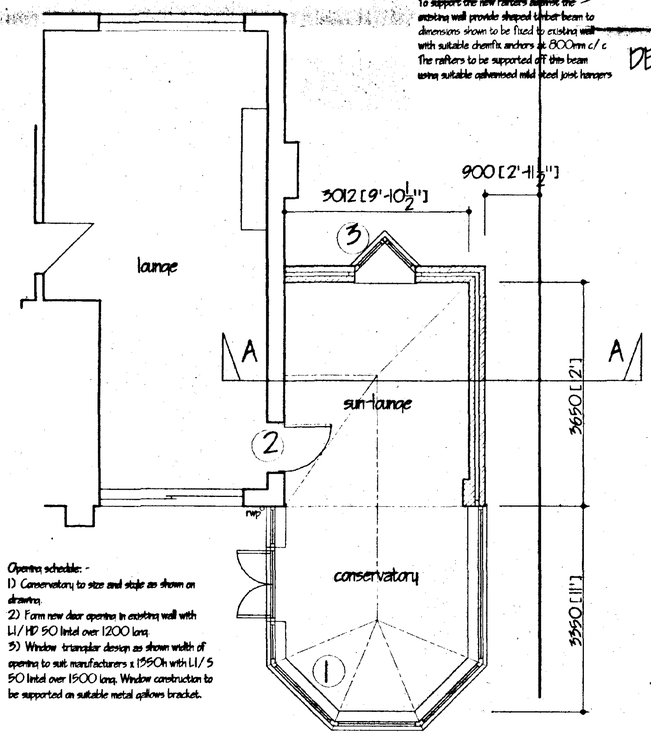
Joinery: -
Doors, frames, linings, skirting, architrave's, window board and timber midrail etc., to be of standard manufacturer



DETAIL A

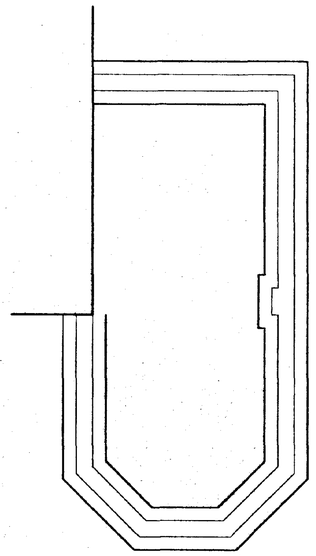


GROUND FLOOR PLAN AS EXISTING



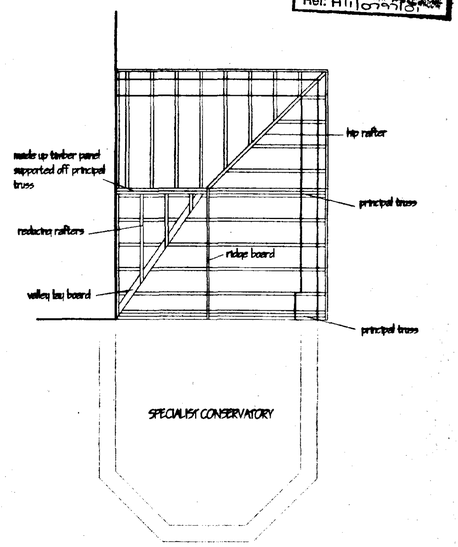
Opening schedule: -
1) Conservatory to size and style as shown on drawing.
2) Form new door opening in existing wall with LI/ HD 50 lintel over 1200 long.
3) Window triangular design as shown width of opening to suit manufacturers x 1350h with LI/ S 50 lintel over 1500 long. Window construction to be supported on suitable metal apllows bracket.

GROUND FLOOR PLAN AS PROPOSED



SECTION A-A

FOUNDATION PLAN



ROOF PLAN

A	CLIENT ALTERATIONS	JUN 2001
ref:	revision	date

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SOUTH HOLLAND DC
HOUSING & PLANNING
28 JUN 2001
Ref: H/1077/01

Project
PROPOSED EXTENSION & ALTERATIONS AT
9, STURTON WAY
LONG SUTTON
SPALDING LINCS

Client
MR & MRS R HOWLETT

Drawing
PLANS, ELEVATIONS AND SECTION

Job Ref.	Drawing No.
256/ 01	01 a
Date	Drawn
JUN 2001	JPW

Scales
1/ 50 1/ 100 1/ 10

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect on that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. 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 Planning / Building Regulations approval. This drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by G R Merchant or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.
All materials to be new unless otherwise stated and all components and materials etc. to be used fixed and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is competent with and allocate all resources necessary 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. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.