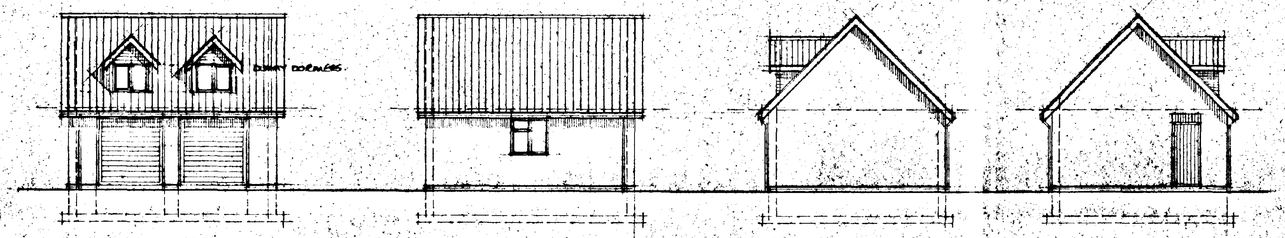
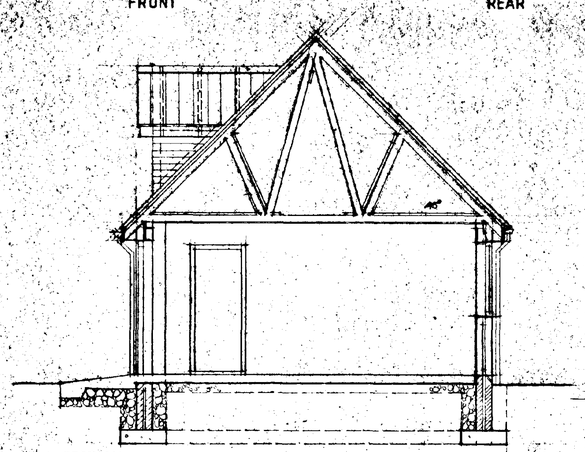
Roof tiles to be Marley Modern (Grey) Roof pitch 45 deg. therefore each tile to be once nailed and in complete accordance with Messrs. Marley fixing spec.

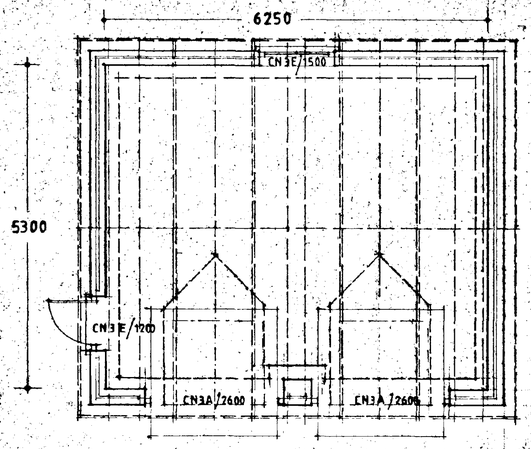


FRONT REAR SIDE SIDE

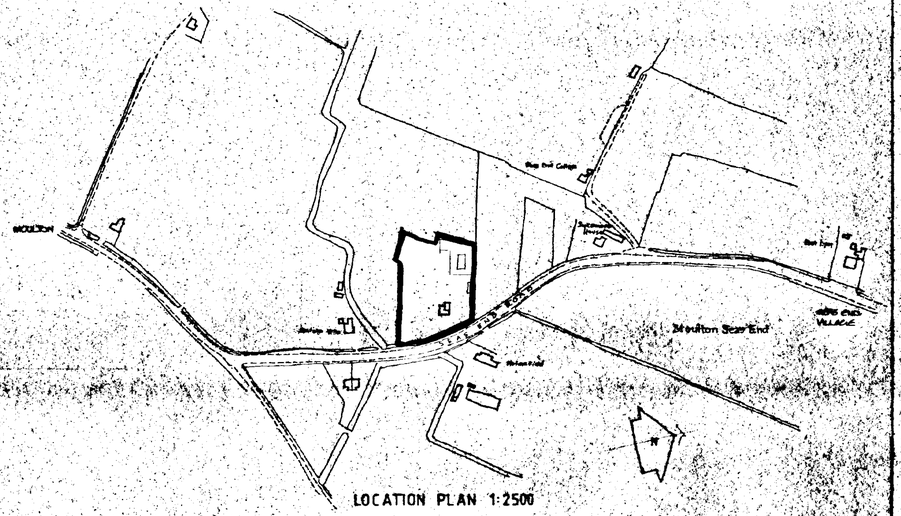


SECTION

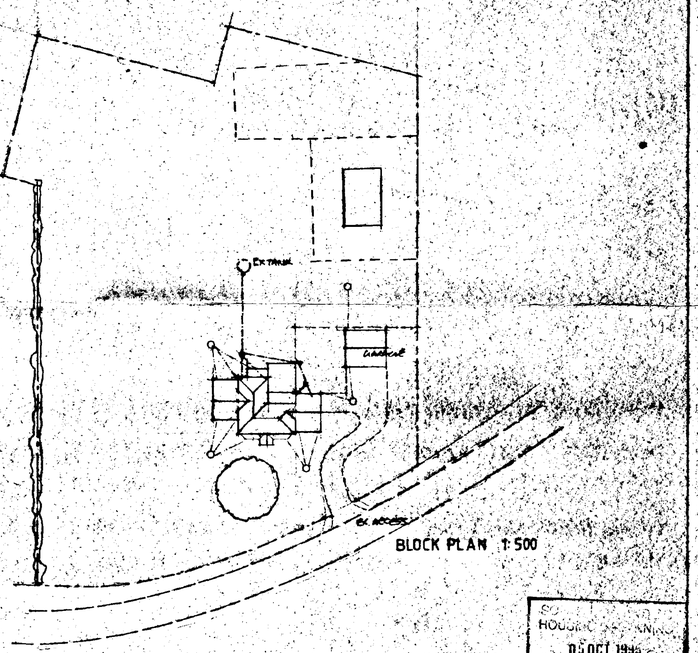
GARAGE CONSTRUCTION:-
As main specification with variation of insulation details. Floor to be 100 conc slab over 1200g. membrane. min 150 well consolidated hardcore. Up and over garage doors.



PLAN



LOCATION PLAN 1:2500



BLOCK PLAN 1:500

05 OCT 1995
Ref: 0979/95

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date	AUGUST 1995	scale	1100 1 50	drawing no	SD //MSE / 95 / 04

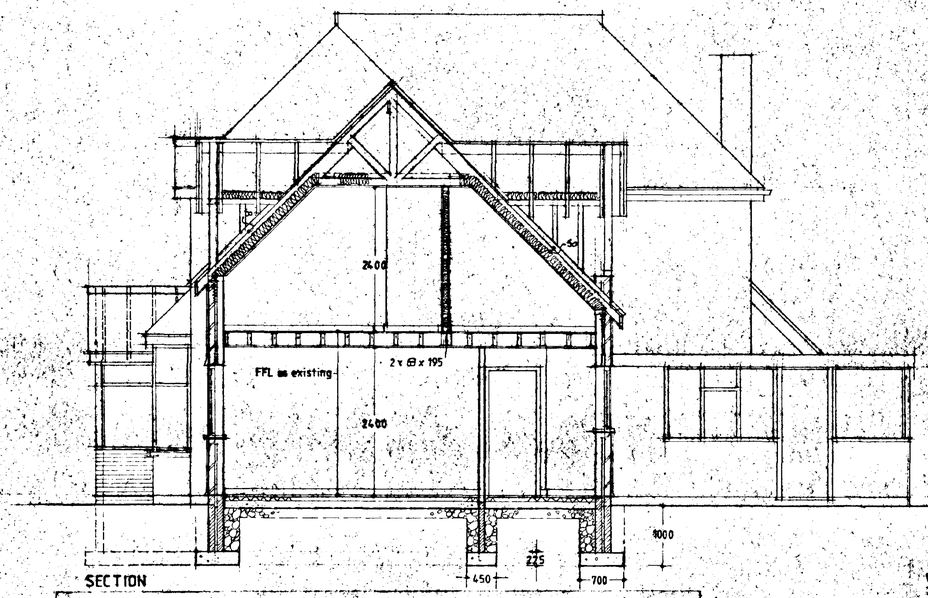
PROPOSED ALTERATIONS AND EXTENSIONS TO PROPERTY
AT 94 SEAS END ROAD MOULTON SEAS END SPALDING.
GARAGE

client
SHARON DISDEL.

revision

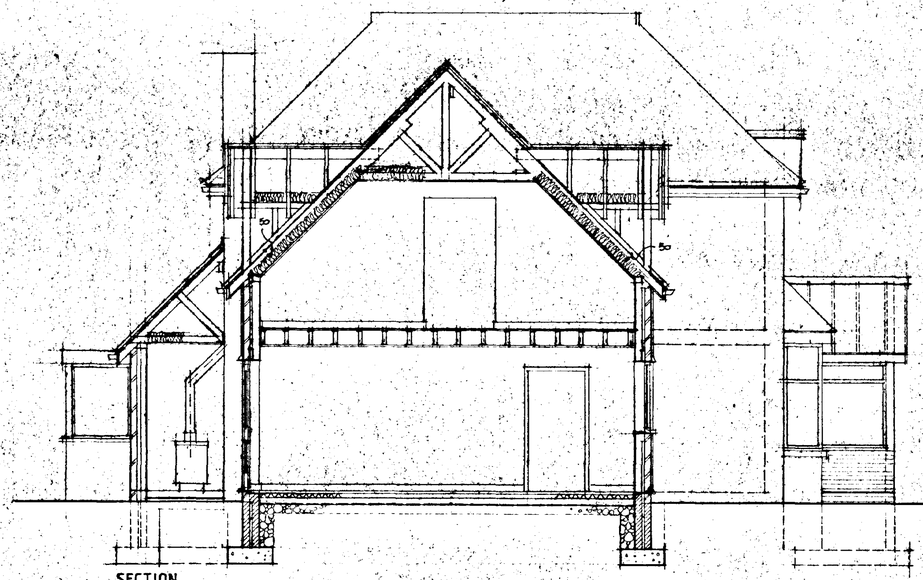
DETERMINED
PLAN

STUB WALLS:
Internal stud walls to be formed from 50x75 members at 600 centres clad on both sides with 12.5 Plasterboard with 3mm skim.Provide 50x100 sole plates. Glassfibre insulation quilt to voids.

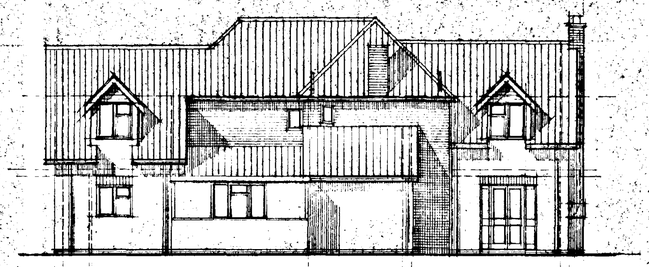


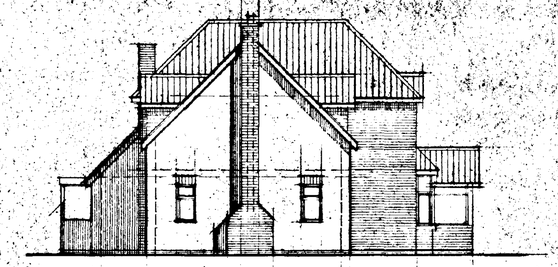
SECTION

FIREPLACE.
Fireplace to be capable of burning smokeless fuel.Hardwood throat unit and lintel. 225 int.dia. rebated clay flue liners to BS:1181:1971.laid sockets uppermost. 100 face brick surround to flue terminating in corbelled out brickwork and clay pot. weak mix infill around flue as work proceeds. At flue roof intersection provide 2 course engineering bricks and Code 4 lead flashing. Ventilation to fireplace shall be an air entry opening of at least 50 per.c. of throat opening area. adjustable plastic vents internally. Flue size as 50 per.c. of the area of the recess opening. Hearth to be constructed from non combustible material min. 125 thick and project from the wall face by 500 and past sides by 150.

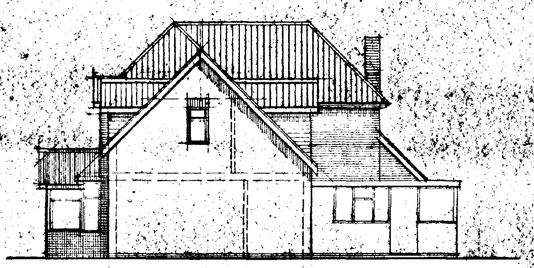

SECTION

EXTERNAL RENDER.
New construction including garage rendered otherwise noted to receive 2 coat sand and cement waterproof render with decorated finish. all terminations at window / door heads and at DPC level to terminate with bell mouth drips.


REAR ELEVATION


SIDE ELEVATION


FRONT ELEVATION


SIDE ELEVATION

WALLING:
265 cavity wall construction to consist of face brickwork to BS:3921:1974 for clay bricks.65mm cavity with built in 'Dritherm' cavity wall insulation installed in complete accordance with makers instructions. Inner leaf to be 100mm solid insulation blocks 'Tarmac Topbloc' or similar. Cavity walls tied together using galvanised Iron twist ties set at 900 horizontally and 450 vertically to BS:1243:1978. wall ties to be positioned at 225 vertical centres at all unbonded closures of cavity. Walls to have max U value of 0.45Wm²degC. At all closures of cavity to jambs,lintels and cills provide Thermabate or similar fixed in accordance with makers instructions.Internal walls to receive set plaster and skim (except garage).

SUB STRUCTURE WALLING:
Walling to be 100mm Class A dense concrete blocks to BS:6703 Part 1:1981. DPC set min 150 above finished ground level. Weak mix infill to base of cavity and to come no closer to DPC than 225.DPC's to BS:6398 & 8215:1991.

GROUND FLOOR:
To consist of min. 150 well consolidated hardcore with sand or dust blinding 1200g polythene membrane lapped continuous with DPC by 100mm. 100mm ST4 concrete laid oversite: 50mm Jablite floor insulation boards: 500g membrane 22mm Flooring grade impregnated chipboard.

FOUNDATIONS:
ST4 concrete strip foundations 225x700 under cavity walls and 225x450 under internal walls (unless otherwise shown) all to be taken down to bear on suitable load bearing strata (deemed to be 1.0M) or as directed by L.A. Building Inspector.

FIRST FLOOR CONSTRUCTION:
Min. SC3 grade timber: Joists to be 50 x 195 @400mm centres with solid bridging at mid span. Trimming arrangement at stairs to be doubled up members bolted together.Other doubled joists as specified on plan.22mm flooring grade chipboard.12.5mm Gyproc plasterboard with Artex finish to ceilings. Joist spacing to be generally 400mm centres. Any double members to be in addition to normal joist spacing.Provide 30x5 galvanised metal lateral restraint straps at max. 2M cs. where joists run parallel to walls over min. 3No. members with solid bridging beneath.

DORMER CONSTRUCTION.
Dormers to be constructed as follows: Roof covering as main spec. 50 x 100 rafters and ceiling joists at 400 cs. 50 x 100 head plate. Dormer cheeks to be from 50 x 100 studding clad internally with 12.5 Gyproc Duplex plasterboard. fibreglass insulation to voids. 12mm external grade sheathing ply. breather paper or felt. 19 x 38 vertical battens. min. 16mm thick t.g.&v jointed boarding subjected to suitable preservative treatment. code 4 lead to upstands flashed up by min. 150.

BAY WINDOW CANOPY AND PORCH ROOF.
Existing bay window canopies extended to meet porch roof from 50 x 100 at 400 cs. provide 2 No. 50 x 150 bolted together over 2No. 100 x 100 vertical posts within porch construction to carry new construction. Porch roof members to be 50 x 100 at 400 cs. over 75 x 100 head plate. 100 x 100 corner posts. timber joinery over face brickwork base construction with balance clad as dormer cheek construction.

WINDOWS/DOORS/GLAZING:
All windows to be standard pattern timber and to be double glazed. Provide toughened or laminated glass to doors and windows in accordance with the Regs.Provide rapid ventilation equal to 1/20th floor area part of which is at least 1.75M above floor level: Provide controllable background ventilation via trickle vents of at least 4000sq.mm.

SVP's (EXPOSED)
SVP's to be encased internally with provision of removeable access panels to facilitate cleansing. Each also to be provided with proprietory plastic ventilation grilles at both ground and first floor levels.

LEAD FLASHINGS:
Flashings to be Code4 or Code6 with min.upstand of 150mm.Abutments of roofs to cavity walls to have stepped cavity tray DPC's.

SC
0 OCT 1995
Ref: 0979/95

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date	AUGUST 1995	scale	1:100 1:50	drawing no	SD/MSE/95/03

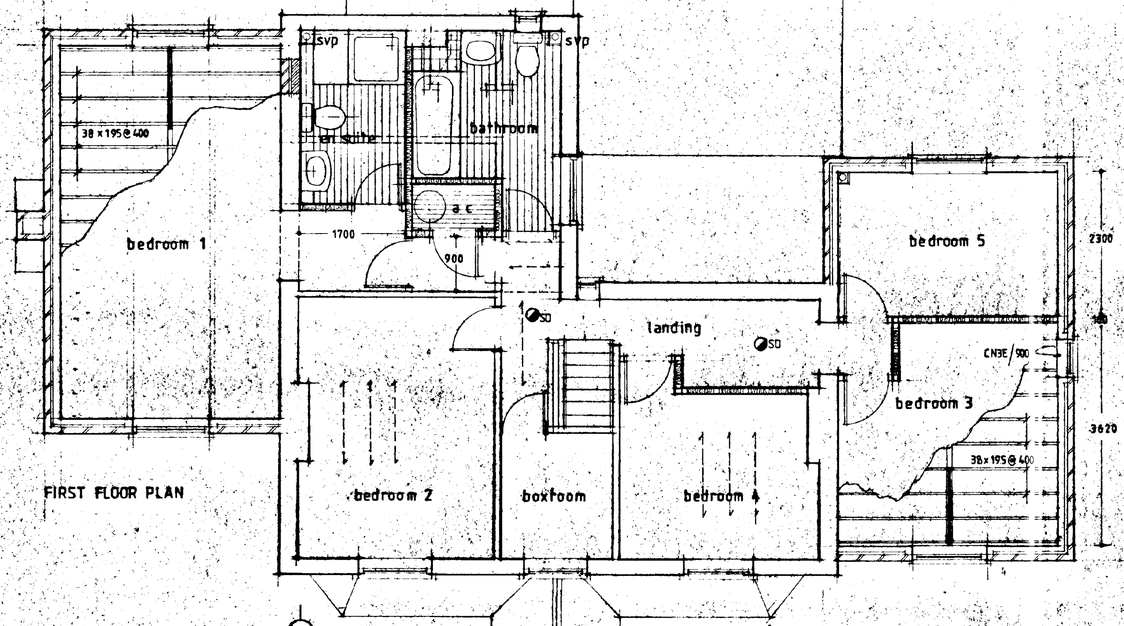
PROPOSED ALTERATIONS AND EXTENSIONS TO PROPERTY
94 SEAS END ROAD MOULTON SEAS END SPALDING.

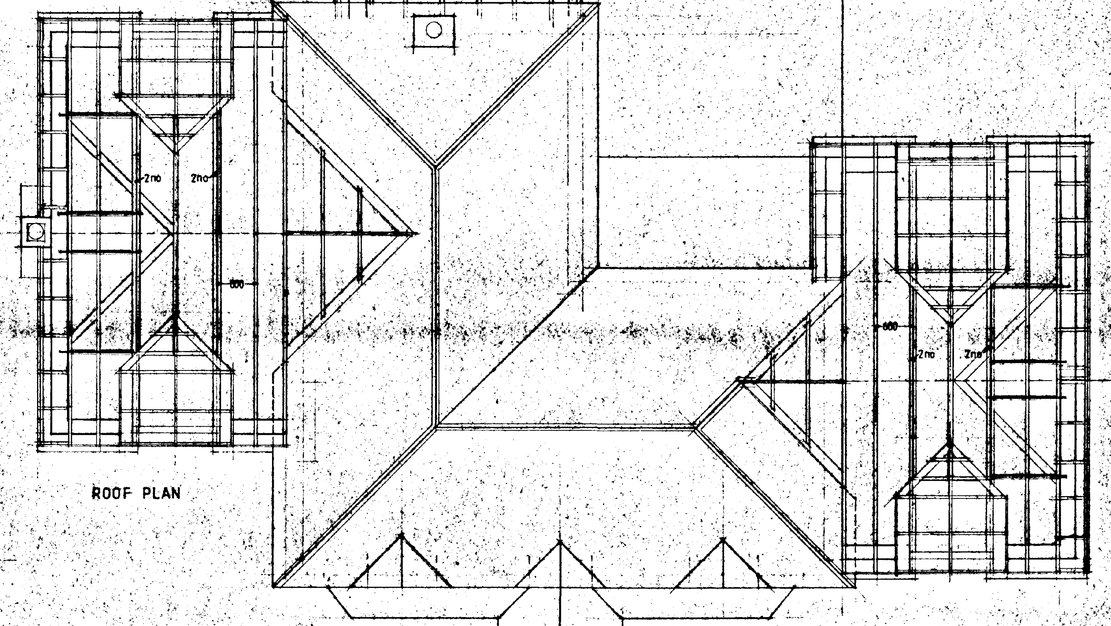
client SHARON DISDEL | revision

DETERMINED
PLAN

HOT WATER SYSTEM:
Hot water cylinder to be ventilated to the atmosphere and insulated to the requirements of the Regulations. Provide room stat. or thermostatic Radiator valves and thermostat and time switch to hot water vessels. Insulate all pipes not contributing to useful heat output.

MECHANICAL VENTILATION:
To Kitchen provide mechanical ventilator with extract rate of at least 60 litres per sec. or 30 litres in a cooker hood. To Bathrooms WC's etc. provide mechanical ventilators offering min. 3 No. air changes per hour with 15 min. over run and an extract rate of at least 15 litres per sec.



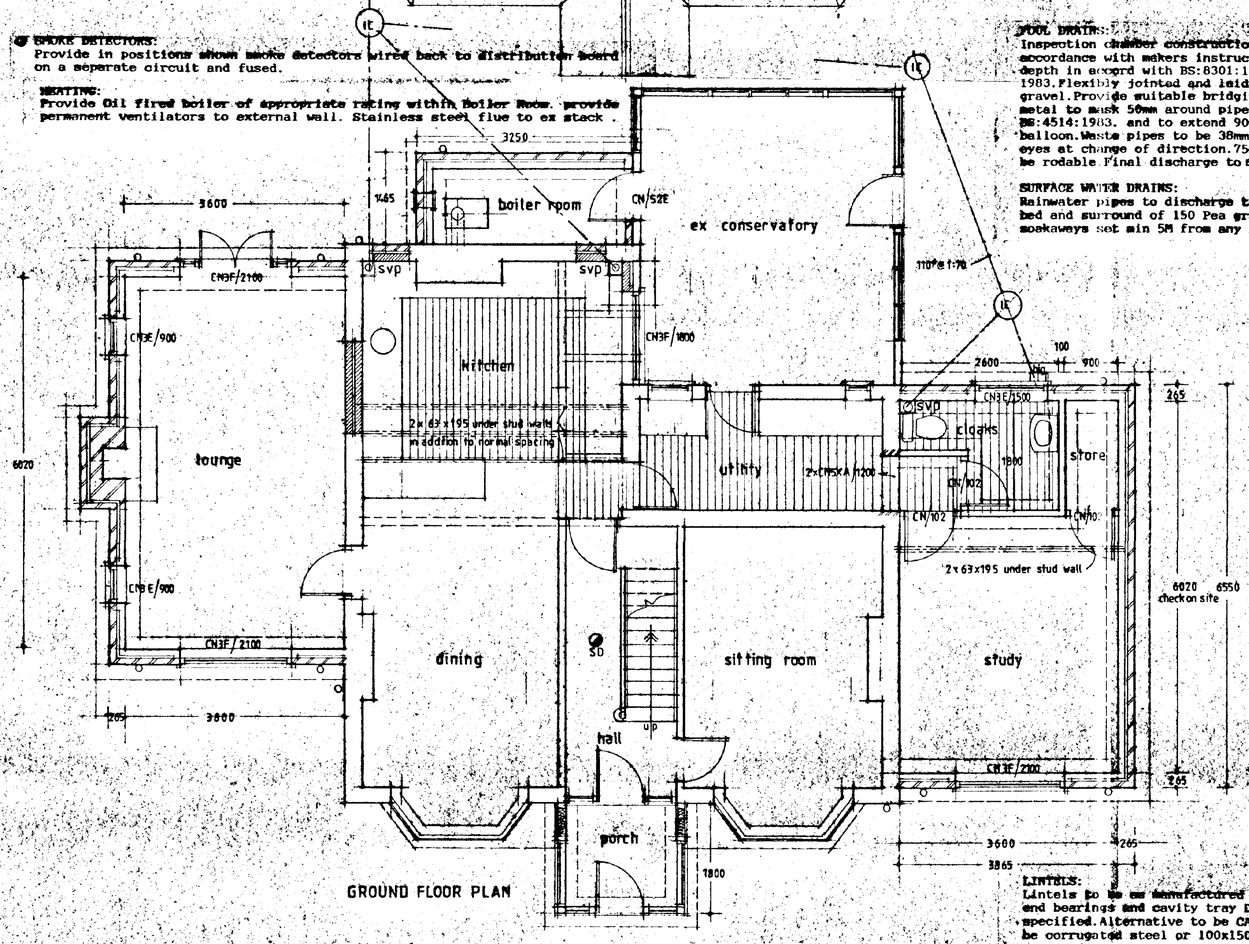


SMOKE DETECTORS:
Provide in positions shown smoke detectors wired back to distribution board on a separate circuit and fused.

HEATING:
Provide Oil fired boiler of appropriate rating within boiler Room. provide permanent ventilators to external wall. Stainless steel flue to ex stack.

POOL DRAIN::
Inspection chamber construction to be Bartel or similar installed in complete accordance with makers instructions with the internal dia. related to the depth in accord with BS:8301:1985. Foul pipes to be 100 dia. PVC to BS:4660: 1983. Flexibly jointed and laid to falls with bed and surround of 150 Pea gravel. Provide suitable bridging where pipes pass through walls. Rigid sheet metal to mask 50mm around pipe opening in wall. SVP's to be 100 dia. PVC to BS:4514:1983. and to extend 900 above window heads and terminate with PVC balloon. Waste pipes to be 38mm int. dia. to BS:3943:1979. complete with rodding eyes at change of direction. 75mm deep seal traps to appliances. Gullies to be rodable. Final discharge to Septic Tank. 50 dia. waste to showers.

SURFACE WATER DRAINS:
Rainwater pipes to discharge to 110 dia. underground pipes laid to falls and bed and surround of 150 Pea gravel. Discharge to 1.2M dia. properly formed soakaways set min 5M from any building.



ROOF CONSTRUCTION:
Interlocking concrete roof tiles to BS:473:500 Part 2: 1972 on 19x38 softwood treated battens on untearable roofing felt to BS:747 Type 1F and in all cases to be lapped by 150 both horizontally and vertically. Tiles to be laid with a min. head lap of 75mm and be fixed in accordance with regard to wind speed roof pitch and exposure category as detailed in CP3 chapter 5 Part 2:1972. Specialist made prefabricated roof trusses to BS:5268:Part 5:1985 set at 600 centres. 38x100 ridge node binders and intermediates as shown. Provide wind bracing in accordance with Truss Plate Ass. Tech. Bulletin. Sheet 1. Provide additional bracing within the plane of the web. 38x100 ceiling ties. 63x100 wall plate bedded on sand and cement. Provide 30x5 galvanised metal straps to act as anchor and lateral restraint straps set at max 2M centres. Provide solid bridging beneath straps over a minimum of 3No. members. All structural timber to be min. SC3 grade. Provide 9mm external grade ply soffit complete with 25mm wide continuous air gap with fly proof screen. 150mm Glassfibre insulation quilt. 32x194 P.S.E fascia boards. RV601 eaves ventilators. close cavities at plate level. 112 Hunter Hiflow gutters to 68 downpipes. Ceilings to be 12.5 Gyproc duplex plasterboard with Artex Finish. Trussed rafter details to be provided by manufacturers not less than 28 days prior to fabrication/erection on site. Vulcanal fibreglass trough vallies.

LINTELS:
Lintels to be as manufactured by Messrs I.G. and to be complete with 150 end bearings and cavity tray DPC's. Lintels to be type L/1S or as otherwise specified. Alternative to be CATNIC of equivalent value. Internal lintels to be corrugated steel or 100x150 box beams where specified.

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
05 OCT 1995
Ref. 0979/95

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date	AUGUST 1995	scale	1:50	drawing no	SD/MSE/95/02

PROPOSED ALTERATIONS AND EXTENSIONS TO PROPERTY
AT 94 SEAS END ROAD MOULTON SEAS END SPALDING.

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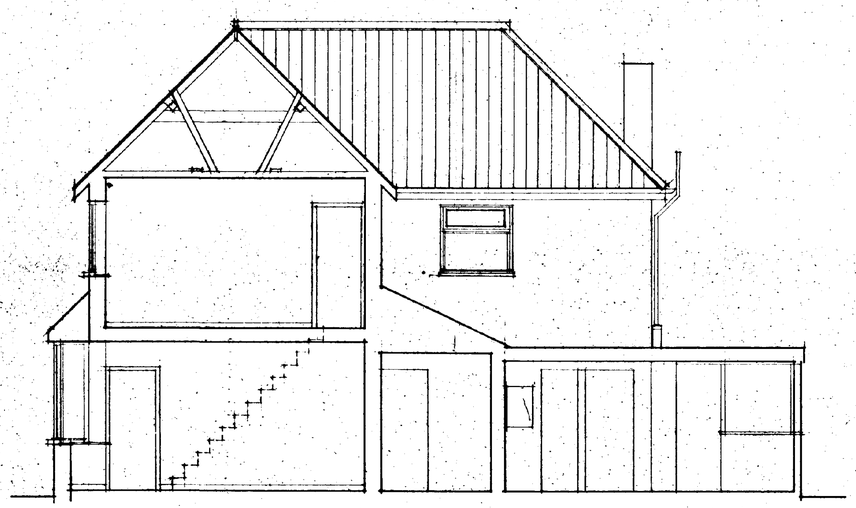

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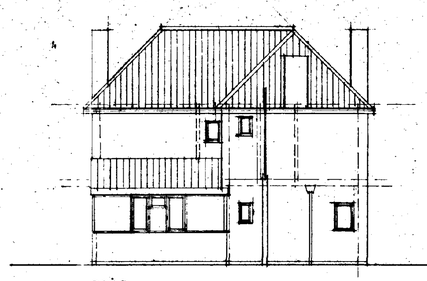

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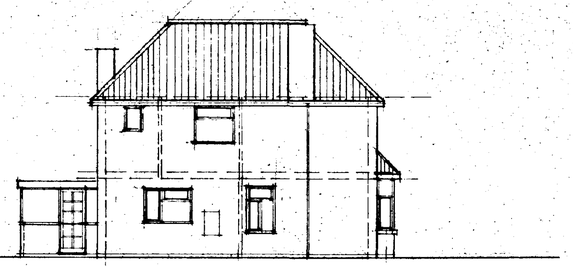
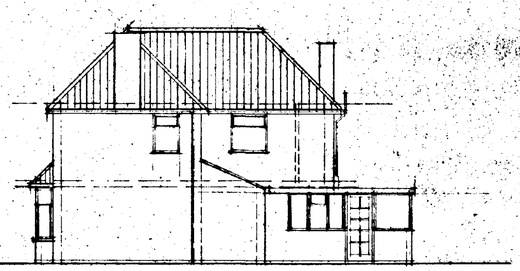


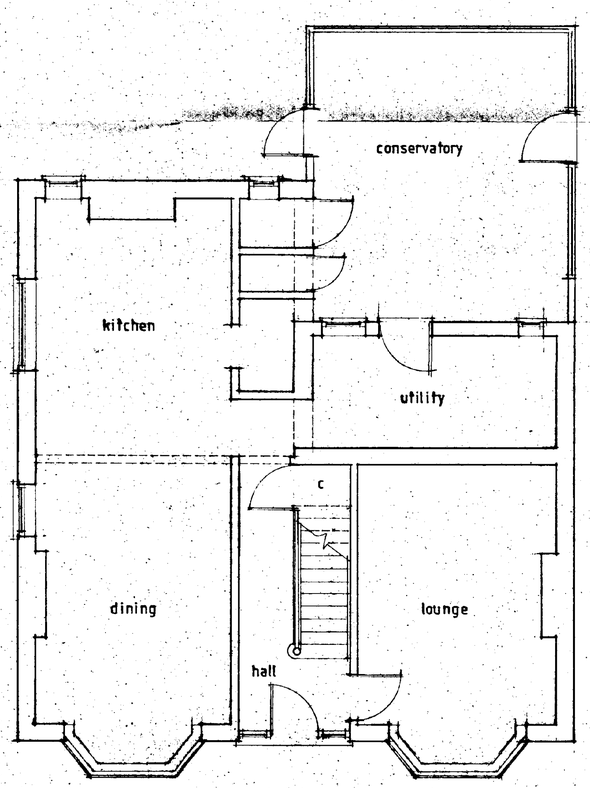
SIDE



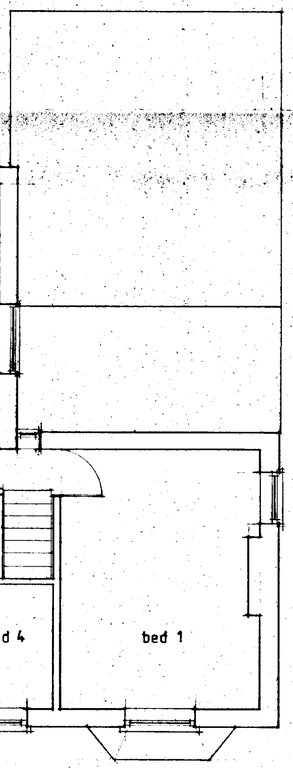
FRONT



SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SD HOUSING
05 OCT 1995
Ref: 0979/95

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PLAN AS EXISTING
94 SEAS END ROAD MOULTON SEAS END SPALDING

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