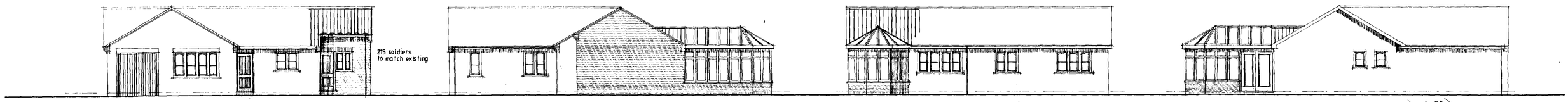
proposed brick & roof tiles to match existing



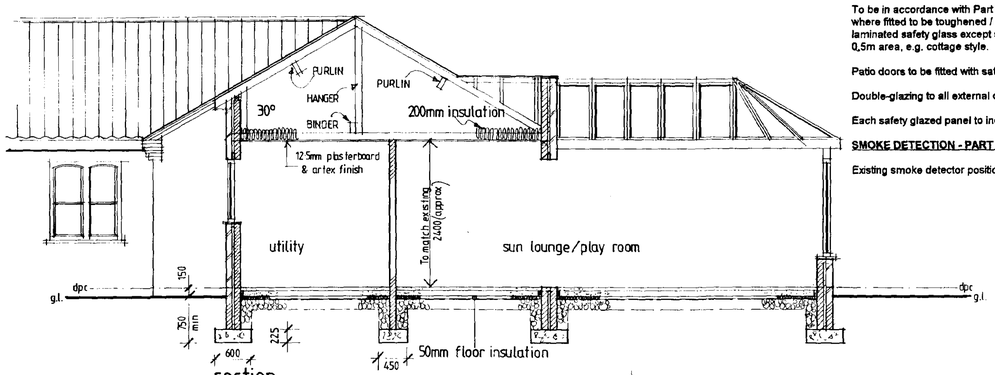
existing ——— proposed

front elevation

side elevation

rear elevation

side elevation



section

GROUND FLOOR CONSTRUCTION

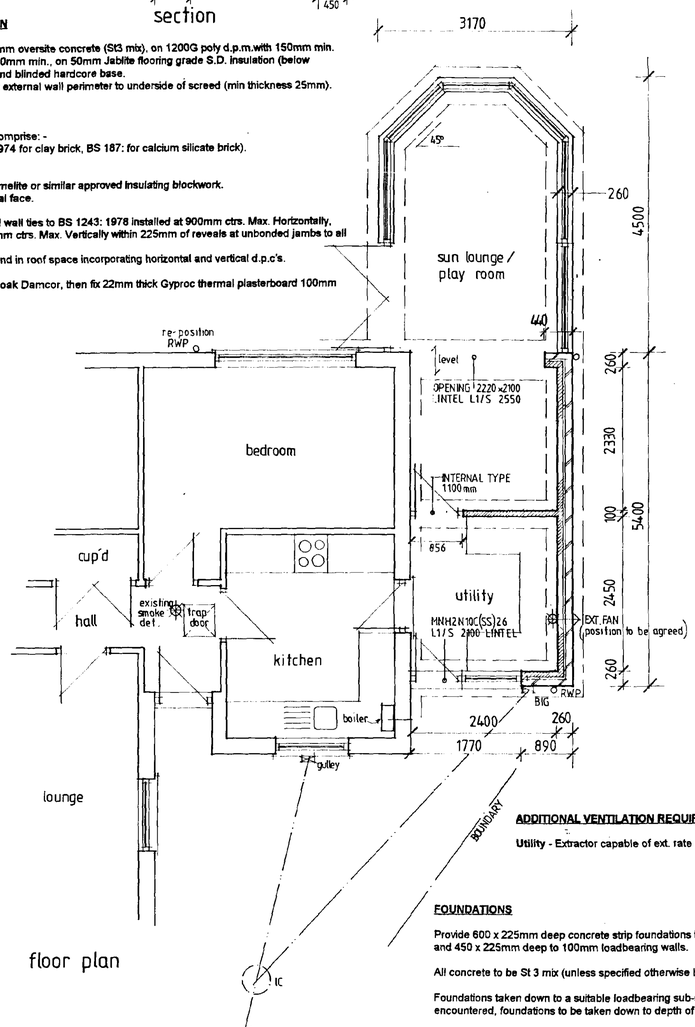
50mm sand cement screed on 100mm oversite concrete (St3 mix), on 1200G poly d.p.m.with 150mm min. laps, and to be lapped with d.p.c. 100mm min., on 50mm Jablite flooring grade S.D. insulation (below oversite), on 150mm consolidated and blinded hardcore base.
Provide Jablite insulation upstand at external wall perimeter to underside of screed (min thickness 25mm).

EXTERNAL WALLS

260mm cavity wall construction to comprise: -
100mm facing brick (to B.S.3921: 1974 for clay brick, BS 187: for calcium silicate brick).

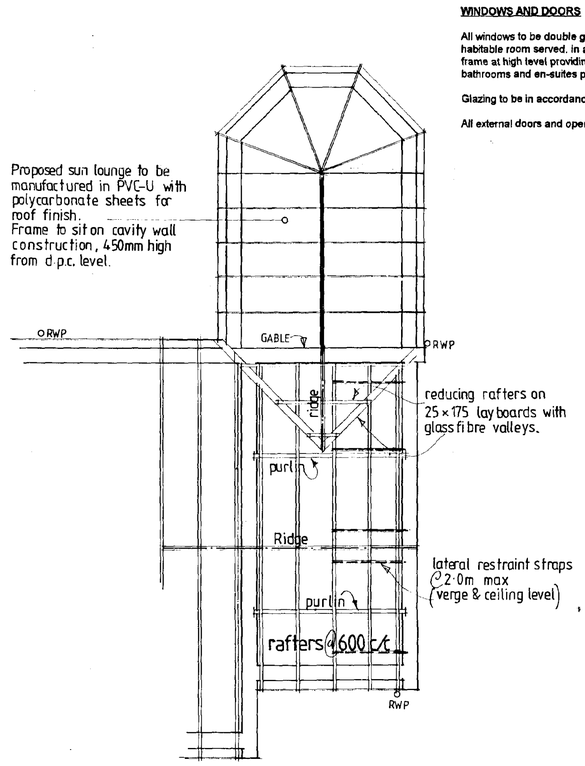
60mm insulated cavity.
Inner leaf to be 100mm Tarmac Hemelite or similar approved insulating blockwork.
13mm s/c render and skim to internal face.

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.
Where doors and windows do not cloak Damcor, then fix 22mm thick Gyproc thermal plasterboard 100mm wide strip to inner block face.



floor plan

Proposed sun lounge to be manufactured in PVC-U with polycarbonate sheets for roof finish.
Frame to sit on cavity wall construction, 450mm high from d.p.c. level.



roof plan

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.

Patio doors to be fitted with safety glazing.

Double-glazing to all external doors and windows.

Each safety glazed panel to incorporate the British Standard Kite Mark, as means of identification.

SMOKE DETECTION - PART B BUILDING REGS 1991

Existing smoke detector positioned in hall.

CEILING FINISHES

12.5mm plasterboard and artex to ground and first floors. Tape and fill all joints and back with noggings to ensure adequate fire resistance (½ hour modified).

HEATING

Existing fan assisted boiler (in kitchen)

All hot water and heating pipes including cylinder to be insulated in accordance with REG. L1 Building Regulations.

Room thermostat / thermostat valves to radiators installed to control heat output from boiler system.

INTERNAL WALLING

Internal walling to be 100mm insulating blocks with 13mm s/c render and skim to both faces

LINTELS

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.

Internal lintels to be I.G. internal type for openings not exceeding 900mm.

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.

DRAINAGE - FOUL WATER

Inspection chambers to be u.p.v.c, Bartol installed in accordance with manufacturer's instructions in positions shown on plan.

Below ground pipework to be 100mm dia. u.p.v.c, Bartol to BS 4460: 1969 flexible jointed paperwork laid in accordance with manufacturer's specification to 1: 70 fall with 150mm pea gravel bed and surround.

Where pipes pass below floors provide 150mm min. pea gravel bed and surround to maintain flexibility.

Drains to be protected under driveway and where cover is less than 600mm, by provision of concrete slabs over min. 75mm pea gravel cover. Below ground drainage is to comply with BS 8301: 1985.

Waste pipes from appliances to discharge directly into soil pipes or gullies as appropriate with access plugs at all changes of direction.

40mm Dia. polypropylene wastes from kitchen/utility sinks, baths, showers, washing machines etc. and 32mm dia. from wash basins with 50mm dia. combined wastes unless otherwise stated.
All appliances to have 76mm deep seal traps. All above ground drainage to comply with BS 5572.

Where waste run exceeds 3.0m provide anti-syphon traps to appliances.

Where drains run through walls provide concrete lintel over 900mm-min. long length dependant on angle and number of drain runs A 50mm gap should be left all round the pipe with the opening covered by a rigid sheet material.

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 existing soakaways
All work to comply with Part H3 Building Regulations 1991.

ROOF CONSTRUCTION

Concrete interlocking tiles to match existing 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.

Rafters 47x100 SC3 grade at 600mm ctrs.
Ceiling ties 47x100 at 600mm ctrs
Purlins 63x150
Binder 63x150
Hanger 50x100 at 1200mm ctrs
Wall plate 75x100 strapped at 2.0m 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.

Rafters to be installed at 600mm ctrs.

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 ½ depth of roof truss member restrained.

25 x 175mm P.S.E. fascia with 6mm ply soffit.

All timber to be C16 (SC3) structural grade minimum.

Loft access door 600x600 (to clients position).
Trimming to loft access to be in accordance with BS 5268 PART 3: 1985.

200mm min. approved insulation quilt to 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.

ADDITIONAL VENTILATION REQUIREMENTS

Utility - Extractor capable of ext. rate not less than 30 litres per second. With 15min overrun.

FOUNDATIONS

Provide 600 x 225mm deep concrete strip foundations to 260mm walls and 450 x 225mm deep to 100mm loadbearing walls.

All concrete to be St 3 mix (unless specified otherwise by structural engineers).

Foundations taken down to a suitable loadbearing sub-strata at min. depth of 750mm. If shrinkable sub-soil is encountered, foundations to be taken down to depth of 1.0m below finished ground level.

Foundation depth to be in accordance with N.H.B.C. Standard, chapter 4.2 building near trees, where landscaping schemes are proposed

WALLING BELOW D.P.C.

Any brickwork below d.p.c. Level to be F. L. quality.

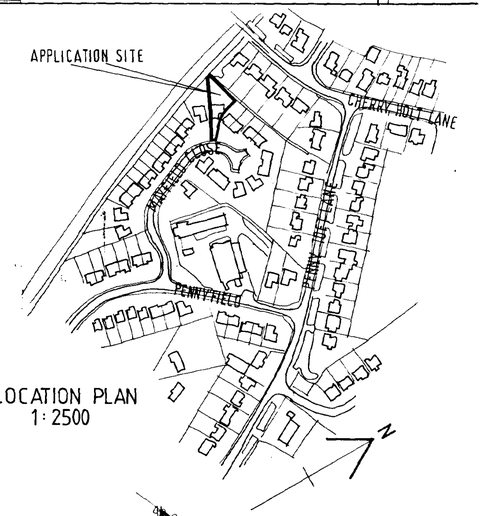
Class A blockwork to be used below d.p.c. To BS 6073.
Below ground to be Celcon Trench Block.

Provide lintel to wall where penetrated by services.

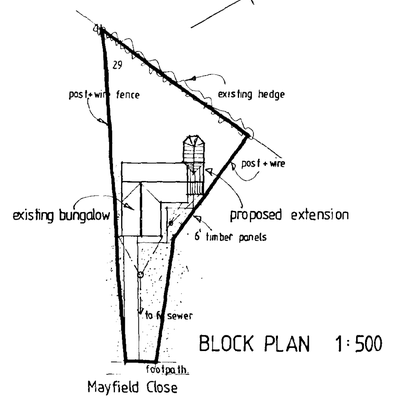
Provide horizontal d.p.c. At 150mm min. above finished ground level.

D.p.c. to be continuous and lapped with d.p.m.

Lean mix to cavity to terminate 225mm below lowest d.p.c.level.



LOCATION PLAN
1: 2500



BLOCK PLAN 1: 500

SOUTH HOLLAND DC
HOUSING & PLANNING
12 JUL 1999
Ref: 0692/99

DETERMINED
PLAN

BROADGATE BUILDERS LTD

The Race Ground, Spalding, Lincolnshire PE11 3AP
Telephone: 01775 725616 Fascimile: 01775 725097

project title

Proposed extension at
29 Mayfield Close,
Pinchbeck,
Spalding, Lincs.
for: Mr & Mrs Avery
Working Drawings

rev	des	date

scale 1:100, 1:50, 1:500, 1:2500 | drawn MD

date