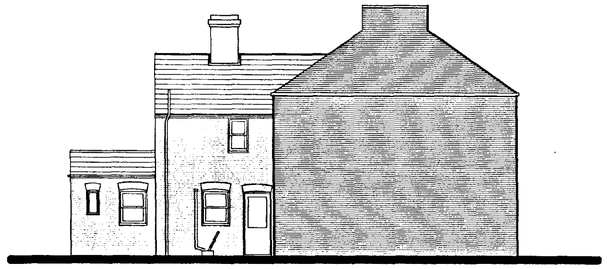
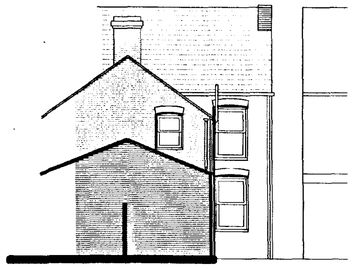


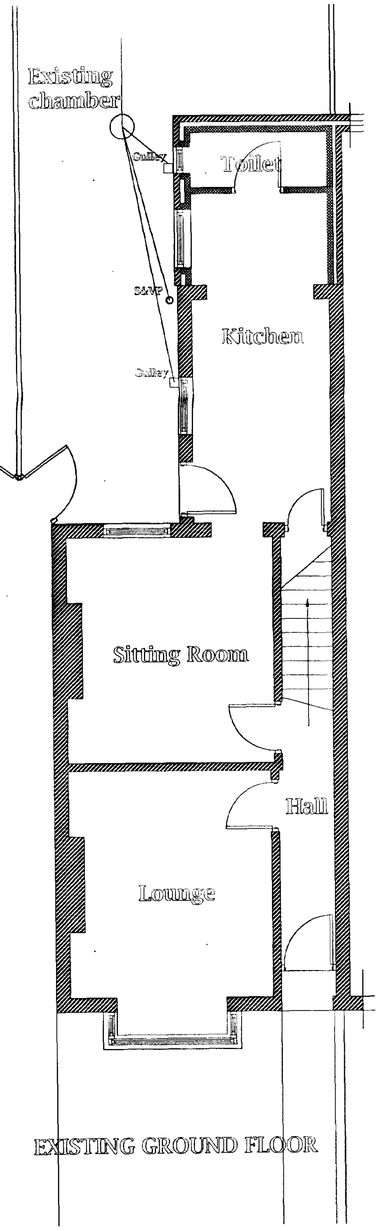
FRONT ELEVATION



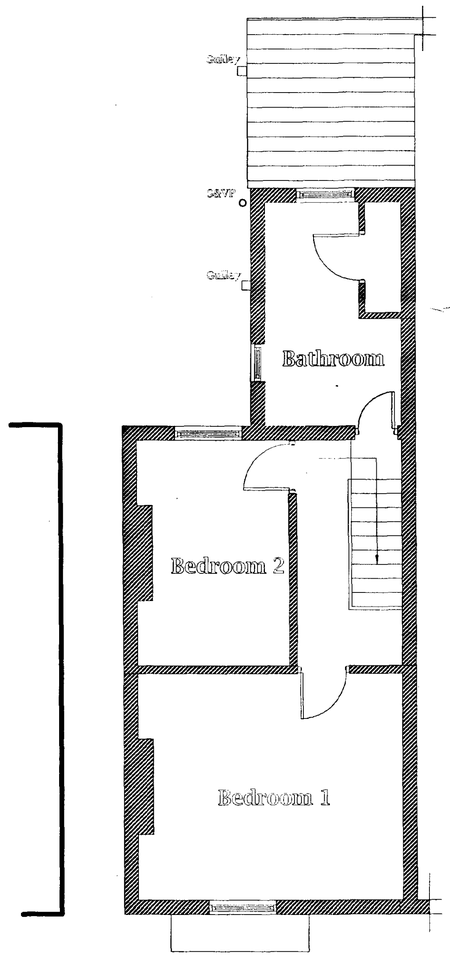
SIDE ELEVATION



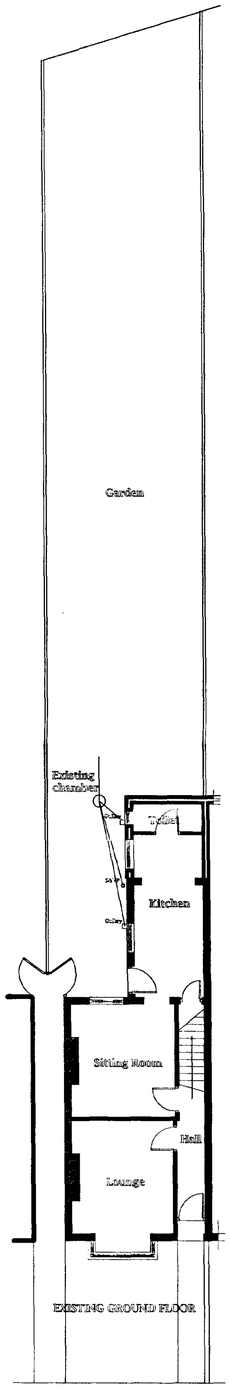
REAR ELEVATION



EXISTING GROUND FLOOR



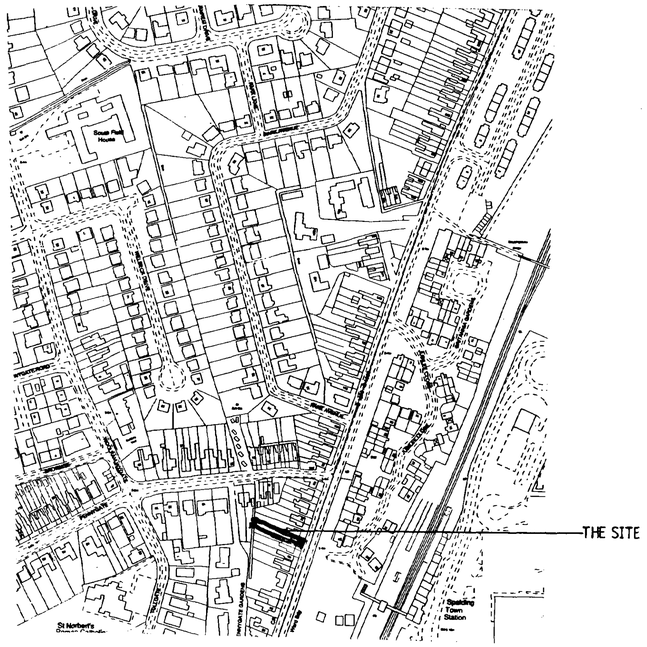
EXISTING FIRST FLOOR



EXISTING GROUND FLOOR

PARK ROAD

SITE PLAN



LOCATION PLAN (scale 1:2500)

DETERMINED PLAN

SHDC Planning & Development 24 FEB 2003 Ref 0210/03

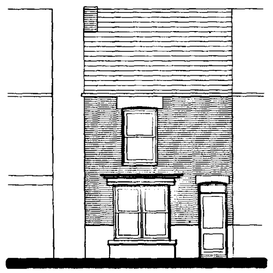
JOHN D LYNCH partnership
CHARTERED ARCHITECTS

Client:-
Mr & Mrs Fairbanks

Project:-
Alterations and extension to No. 72 Park Road, Spalding

Drawings
Plans & Elevations of existing dwelling

Date:	*Drawn*
Feb. 2003	**JDL**
Job No. **1584**	*Drawing No.* **AL/1**
Scale. **1:50, 1:100, 1:2500**	*Revision No.*



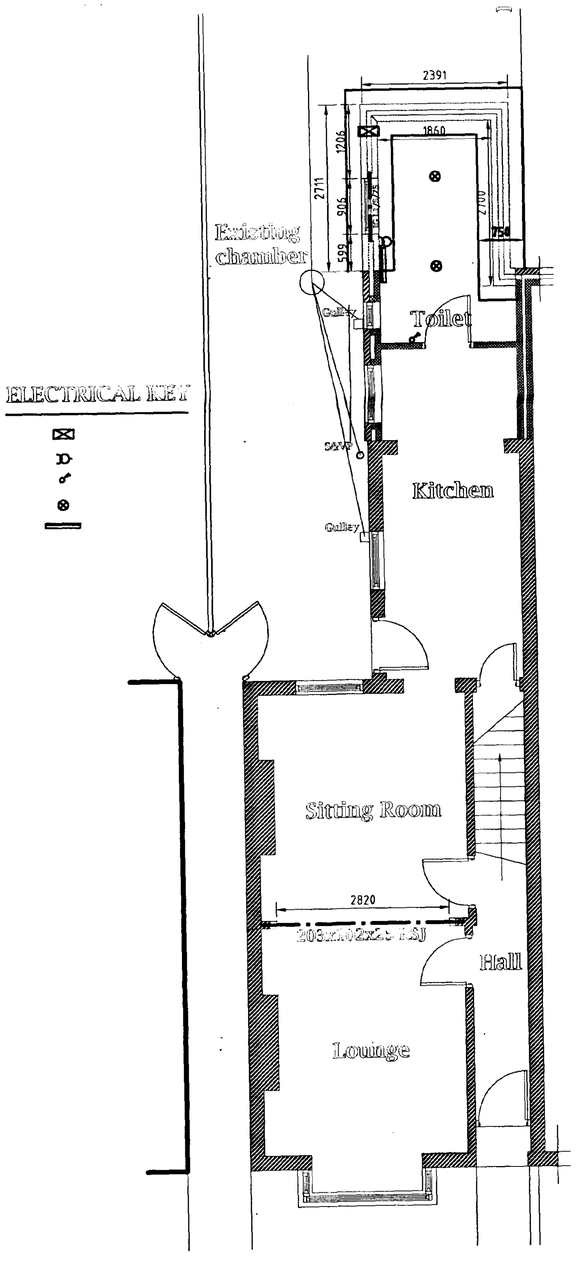
FRONT ELEVATION



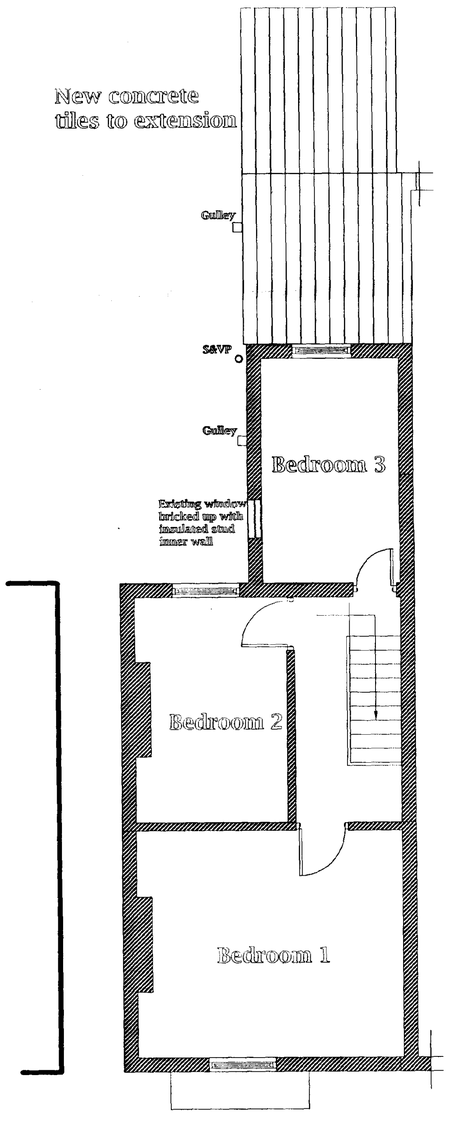
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



ELECTRICAL KEY



NEW WALLS

Walls to be dimensions shown and in strict accordance with BS 5628:Part 3:1985.

Below DPC (in 1:3 cement/sand)

Cavity walls above DPC to comprise internal skin of Toplite Standard 100mm concrete blocks with 80 mm cavity. External skin of FL Grade brickwork to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) below DPC to comprise 100mm Toplite Hemelite Standard concrete blocks.
Cavity to be filled to ground level with weak mix concrete splayed outwards.

Walls above DPC (in 1:1:6 cement/lime/sand)

Cavity walls to comprise 102.5mm outer skin facing brickwork, 80mm cavity containing 29mm Celotex double-R "tuff-R" CW2029 insulation, a 50mm clear cavity and an inner skin of 100mm Toplite Standard concrete blocks to give a minimum U value of 0.35W/m.sq. C. Cavities closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyload Vertical DPC with Celotex double-R "tuff-R" CW 2025 Insulation behind to give 1.2W/m.sq. C. Build in stout stainless steel wall ties with insulation retaining discs at maximum 900mm ctrs horizontally and 450mm ctrs vertical with extra ties at openings at every block course where the cavity is closed. Wall ties and cavity insulation to be built all in accordance with manufacturers recommendations.

All facing brickwork to be durability designation FL

GROUND FLOOR CONSTRUCTION

Floor to comprise 65mm 1:3 sand/cement screed with steel float finish on 100mm oversite concrete slab on on 1200 gauge vapour barrier 60mm Celotex double-R FL2060 insulation, including vertical edge insulation and calculated in accordance with BS EN ISO 13370, over 1200 gauge damp proof membrane. Damp proof membrane to be laid over 25mm sand blinding on 150mm hardcore.

NEW FOUNDATIONS

Strip foundations to be ST1 concrete to BS 5328:1981 225mm thick and minimum of 800mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm load-bearing strata and to Local Authority satisfaction.
Foundation width to be :-
Cavity Walls 750mm
External and Internal 100 mm load-bearing walls 600mm.
225mm load-bearing walls 700mm

(Non-load-bearing walls to be built off 225mm thickened floor slab).

ROOF CONSTRUCTION TRADITIONAL

Roof to be formed to a pitch to match the existing pitched roof using pressure treated timbers SC4 grade 125mm x 38mm at 450mm ctrs. Rafters to be supported over 100mm x 50mm wall plate and 50mm x 75mm treated timber face plate secured to internal skin of cavity wall as shown on the section.
Ceiling joists are to be 125mm x 38mm SC4 grade treated timbers at 450mm ctrs secured to rear wall on IG galvanised steel joist hangers and over front wall on 100mm x 50mm wallplate.
Roof to be insulated with 250mm fibreglass quilt laid across the joists.

LINTELS

To be fabricated from galvanised steel to BS EN 10142 1991 Specification for hot dipped zinc coated steel. Lintels to be as manufactured by IG Limited, as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. Weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufactures details and instructions.

ROOF VENTILATION

Provide Glidevale ventilators at eaves to provide the equivalent of 25mm continuous ventilation.
Provide and fix Glidevale ridge ventilators to ridges to give the equivalent of 5mm continuous ventilation.
Maintain 50mm min air gap over insulation at rafters.

WINDOWS/DOORS OPENINGS

To be manufactured and supplied by an Approved manufacturer and supplied and installed to conform to the revised requirements of Part L1 of The Building Regulations 2000 as specified, weather stripped and beaded for double glazing with 16mm air gap to sealed units.
Windows to bathroom to be provided with head ventilator giving 4000sqmm of free air ventilation.

WINDOWS & GLAZING

All windows are to be as manufactured by Clearview Windows Ltd or equal and approved, comprising Heritage style REHAU pvcu top hung windows with 24mm sealed double glazed units incorporating Pilkington K glass bead glazed. All windows to have extended sills

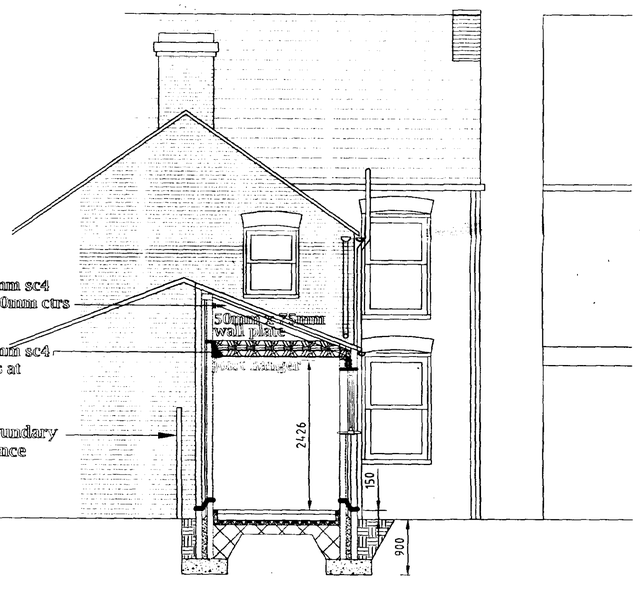
PLASTER

All masonry walls internally to be finished in 13mm British Gypsum Thistle base coat and Thistle Multi-Finish top plasters applied strictly in accordance with manufacturers instructions and used in accordance with the recommendations in BS 5492 Code of Practice for Internal Plastering. Ensure that all surfaces to receive plaster are reasonably dry and protected from the weather.
Plastered walls to be finished to receive decorations.

CEILINGS

New ceilings to be 12.5mm wallboard with taped and filled joints to receive plaster skim. Noggins to be provided at the perimeter of all boards.
Garage to be insulated between the joists with 60mm Crown Wool insulation bats and to have 12.5 mm Gyproc Fireline Board with taped and filled joints.
Fixings to be 63mm x no.8 wood screws at max 200mm cts. All unrestrained edges to be supported by noggins.

All existing ceilings to be made good after removing existing partitions.



SECTION THROUGH BATHROOM

FOUL DRAINAGE

Internal waste pipes to be 'Osma' or similar approved UPVC connected to the appliance in the approved manner with 75 mm deep seal traps.
Wastes to be:-
Shower 32mm
Basin 32mm
W.C. 110mm
Basin to discharge into sealed gulley with screwed access cover. Gulley to link with 110 mm W.C. waste pipe and continue to inspection chamber. Sink to discharge into Back Inlet Gulley as shown on drawing.
Underground drainage to be 110 mm 'Osmadrain' with flexible joints to a fall of 1:60 on main runs.
Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations.

ELECTRICS

To be in accordance with current IEE Regulations for Electrical Installations, 15th Edition and latest amendments. Electrical installation is to be carried out by an NICEIC approved contractor and to the requirements of the Area Electricity Board.

All lighting fittings are to be fitted with energy efficient lighting with lamps that have a luminous efficacy greate rthan 40 lumens per circuit watt, all in accordance with the Building Regulations 2000, 2002 Edition, Part L1.

EXTRACTOR FAN

Extractor fan to be an Expelair built in wall fan, model no WX6T complete with time delay facility up to 20 minutes. Wall fan is to be installed strictly in accordance with the manufacturers instructions.

STEELWORK

All exposed steelwork internally is to receive Gyproc Fireline Board with taped and filled joints system to provide fire protection to structural steel sections in accordance with BS 476 Part 8:1972. Provide the required no of layers of fire protection board determined by the situation in accordance with the manufacturers instructions and in accordance with BS 4 Part 1: 1980 .

ROOF CONSTRUCTION TRADITIONAL ROOF COVERING

To comprise concrete interlocking tiles to match existing on 38mm x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type IF. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534:Part 1:1990. Continuous tilting fillet to be provided at eaves to prevent ponding.

INSULATION

Provide and lay between ceiling joists 250mm fibreglass quilt insulation (Owens Corning Crown Wool) ensuring quilt does not restrict eaves ventilation.

DETERMINED PLAN

SHDC Planning & Development 24 FEB 2003 Ref 0210103

JOHN D LYNCH partnership
CHARTERED ARCHITECTS

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