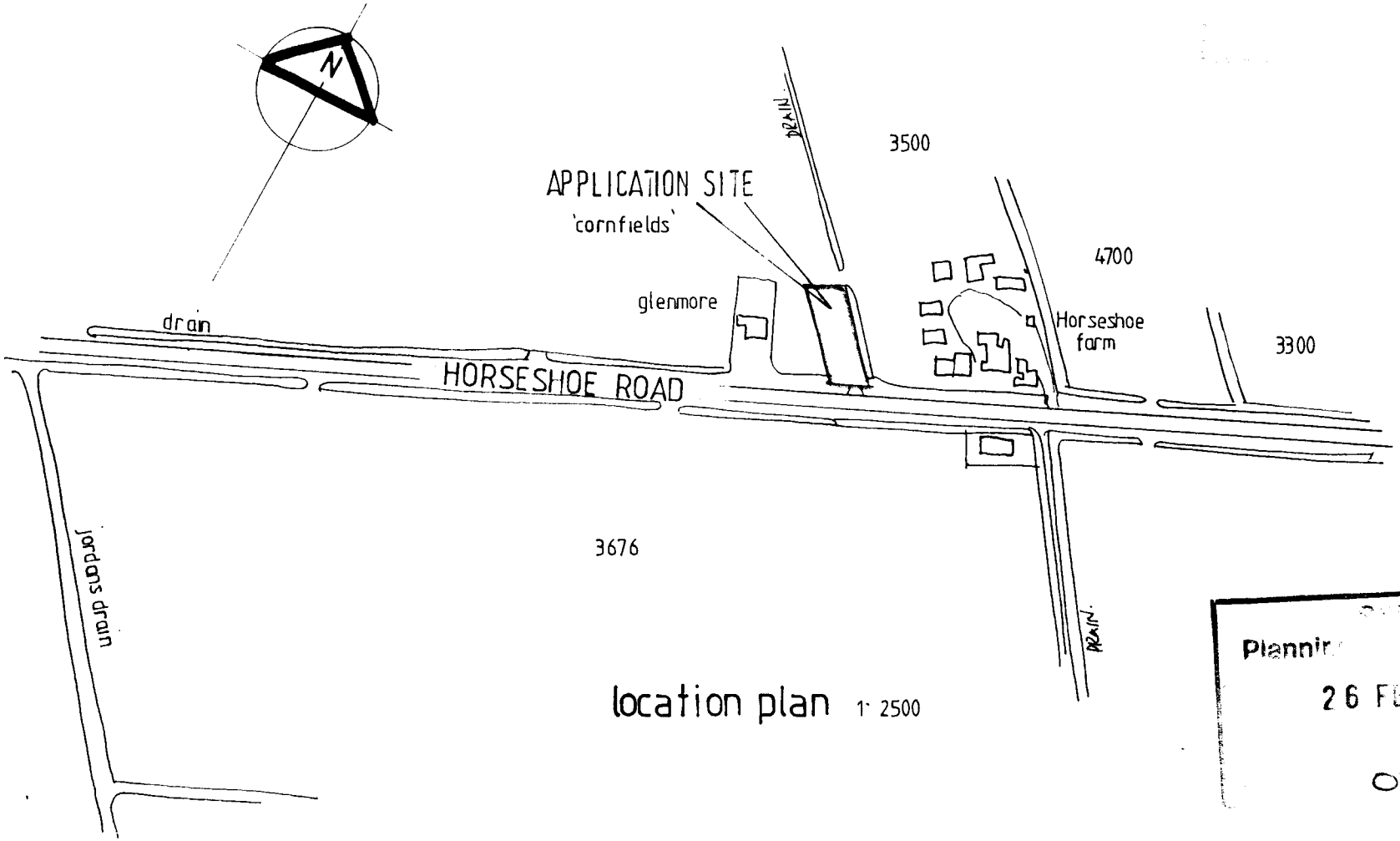


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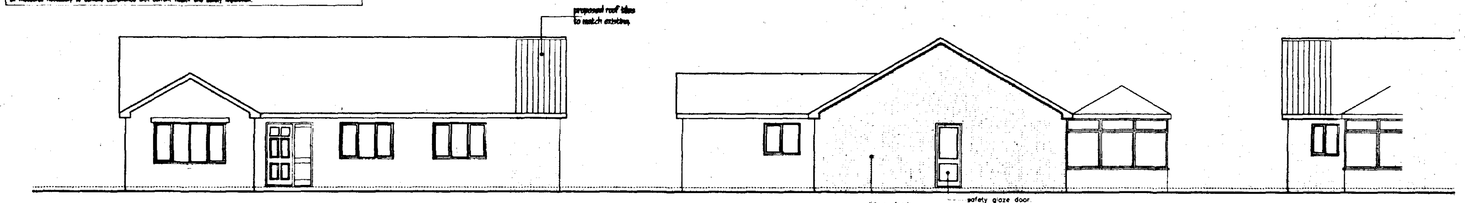
proposal for: Mr & Mrs C Rushby, Cornfields, Horseshoe Road, Spalding. / feb 03

Limitations
All dimensions shall be taken from site from actual work.
Under no circumstances shall figured dimensions be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be their responsibility from commencement of works.
No works will be superseded or inspected by Mark Dennis - Architectural Services.

Health and safety
The Employer/Client shall ensure that the selected contractor/builder is competent site and adopts all measured necessary to operate compliance with current health and safety legislation.

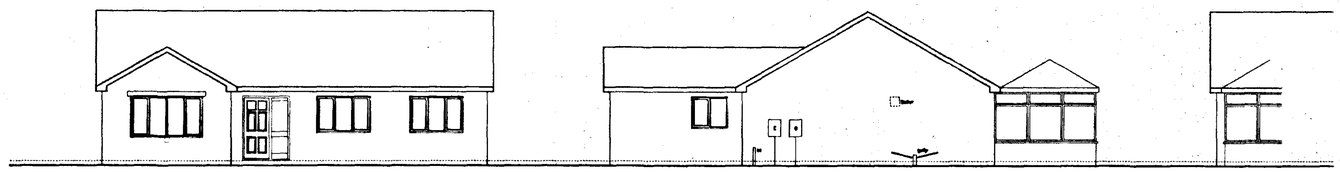
DO NOT SCALE FROM THIS DRAWING

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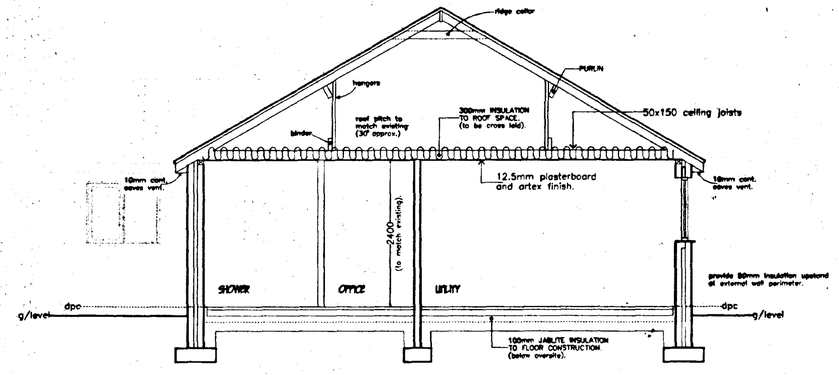
FRONT ELEVATION - from Horseshoe Road | SIDE ELEVATION | PART REAR

PROPOSED ELEVATIONS



FRONT ELEVATION - from Horseshoe Road | SIDE ELEVATION | PART REAR

EXISTING ELEVATIONS



SECTION A-A

DRAINAGE – FOUL WATER
Inspection chambers to be u.p.v.c. Bartel Installed in accordance with manufacturer's instructions in positions shown on plan.
Below ground pipework to be 100mm dia. u.p.v.c. Bartel to BS 4660: 1989 flexible jointed pipework 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.
110mm dia. u.p.v.c. Soil and vent pipes to be installed in positions shown on plan.
Provide balloon grating to terminate at 900mm min. above adjacent openings within 3.0m.
Provide access plate at base of stack.
Where indicated on plan air admittance valves are to be installed in accordance with manufacturer's instructions.
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 78mm deep seal traps At above ground drainage to comply with BS 5572.
Where waste run exceeds 3.0m provide anti-syphon traps to appliances.
Shower tray to be set on raised plinth to allow access to trap.
Where wastes and soil pipes are encased in ply ducting provide adequate access panels.
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.
Where pipes pass through walls provide compressible material surround (sealant).
approved doc. H diagram 7
Where pipes have less than the minimum recommended cover, necessary protection
(compressible material) should be provided as set out in diagram 11 approved doc H1.

ADDITIONAL VENTILATION REQUIREMENTS
Mechanical extract ventilation to be provided to kitchen, utility, bathrooms and en-suites.
KITCHEN
Extractors capable of evt. rate not less than 60 litres per second or
Incorporated in a cooker hood capable of 30 litres per second.
Operated intermittently and ducted to exterior of dwelling.
Utility – Extractor capable of evt. rate not less than 30 litres per second. With 15min overrun.

BATHROOM AND SHOWER ROOMS
Provide mechanical ventilation to internal shower room giving a minimum of 3 air changes per hour,
which may be intermittent but should have a minimum 15 minute overrun period

GLAZING
All glazing to be Low -e type glass with 16mm air gap (Pilkington k-glass or equivalent)
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.
Exterior 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.

METER BOXES
Position gas and electric meter boxes as shown.
Boxes to be 500mm min. – 1000mm max. Above path level.
Consumer units at high level

HEATING
Existing boiler to be repositioned in utility.
All hot water and heating pipes to be insulated in accordance with REG. L1 Building Regulations.
Where balanced flue appliance installed provide durable guard to flue outlet 800mm min. from adjacent openings and corners of building.
Room thermostat / thermostat valves to radiators installed to control heat output from boiler system.

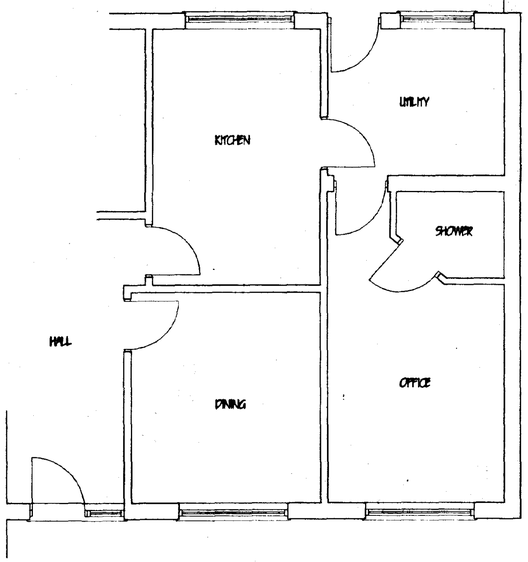
ROOF CONSTRUCTION
Concrete interlocking tiles to be of suitable type for pitch and
Installed in accordance with manufacturer's specification.
Installation to be to B.S. 5534 PART 1: 1978 with tiles laid to 75mm min. head lap.
Dependant on tiles.
38 x 25mm preservative treatment sw. Battens on underfelt to B.S. 747.
Felt to be lapped 150mm min.
Ridge cohar 38x175
Rafters 50x125 SC3 grade at 450mm ctrs.
Ceiling ties 50x150 at 450mm ctrs.
Purlins 75x225
Binder 63x225
Hanger 50x100 at 1200mm 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.
Provide 30 x 5mm galvanised steel straps at 2.0m CRTs max.
From rafter and ceiling chord members to gable walls. S
pan 3 no. Trusses with noggings and pack not less than 38mm thick and
not less than 2 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 to be positioned in location to be confirmed by client.
Trimming to loft access to be in accordance with BS 5268 PART 3: 1985.
300mm min. approved insulation quilt to entire roof space except directly below water storage tanks.
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.

GROUND FLOOR CONSTRUCTION
50mm sand cement screed on 100mm oversite concrete (SL3 mix).
on 12000 poly d.p.m. with 150mm min. laps, and to be lapped with d.p.c. 180mm min..
on 100mm Jablite flooring grade S.O. insulation (below oversite), on 150mm consolidated and blinded hardcore base.
Provide Jablite insulation upstand at external wall perimeter to underside of screed (minimum thickness 50mm).

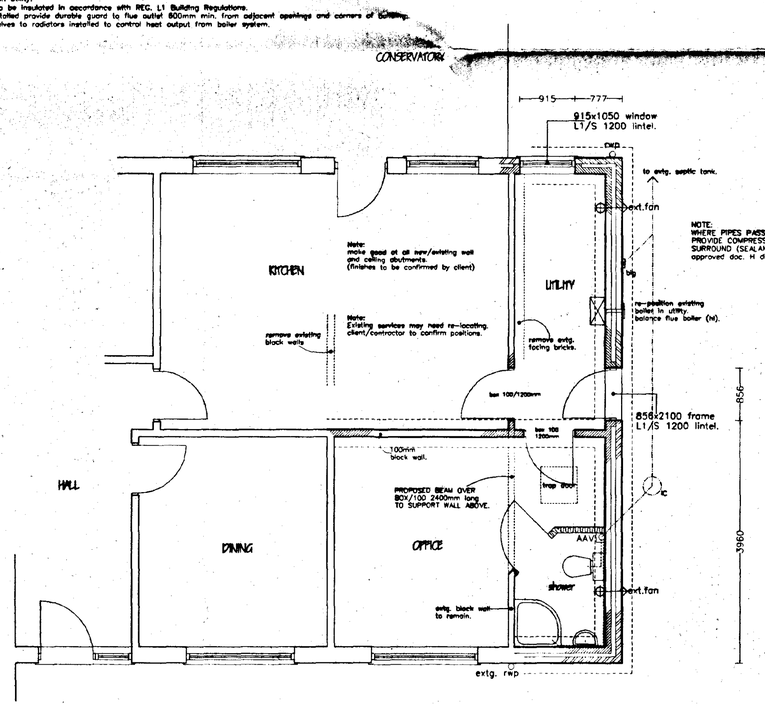
EXTERNAL WALLS
275mm cavity wall construction to comprise: –
100mm facing brick (to B.S.3921: 1974 for clay brick, BS 187: for calcium silicate brick).
75mm dritherm insulation to cavity
Inner leaf to be 100mm Tarmac Topflte or similar approved insulating blockwork.
13mm s/c render and skim to internal face.
Provide galvanised or stainless steel wall ties to BS 1243: 1978 installed at 750mm ctrs. Max. Horizontally,
450mm ctrs. Vertically. Ties at 225mm ctrs. Max. Vertically
within 225mm of reveals at unbonded jambs to all openings. Thermobate 75 Cavity closures.

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.

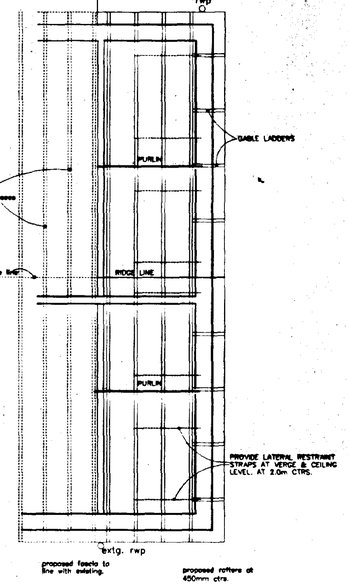
FOUNDATIONS
Provide 600x225mm concrete strip foundations to 275mm walls and
450x225mm foundations to 100mm load-bearing walls.
All concrete to be St 3 mix (unless specified otherwise by structural engineers).
Foundations taken down to a suitable load-bearing sub-strata at min. depth of 750mm.
If shrinkable 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.



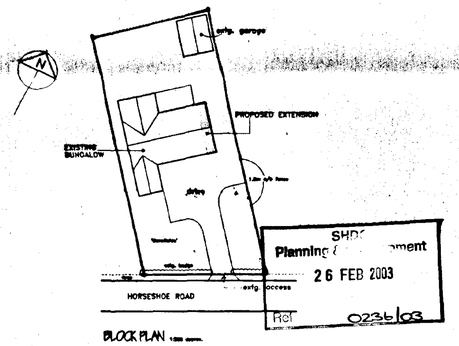
GROUND FLOOR - AS EXISTING



GROUND FLOOR - AS PROPOSED



ROOF PLAN



BLOCK PLAN 1:500

INTERNAL WALLING
Internal walling to be either 100mm insulating blocks with
13mm s/c render and skim to both faces or 100mm–timber studwork.
Please refer to floor plans for applications.
Stud partitions to comprise 50 x 75mm head and sole plate with 50 x 75mm studs at 400mm ctrs.
Install 75mm thick approved insulation quilt. 12.5mm gyproc plasterboard and skim to both faces.
Nogging at 1200mm vertical ctrs.

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 1.2m soakaways at 5.0m min. from any building
All work to comply with Part H3 Building Regulations 1991.

LINTELS
Lintels to be I.G. galvanised steel or similar approved lintel to BS 3977.
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 except where protected by eaves overhang.

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.
Where patio or French doors provide the only means of ventilation to a room provide 10,000mm vent to frame.
Glazing to be in accordance with Part N Building Regulations 1991.
All external doors and opening lights to windows to be draught sealed

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PROJECT TITLE
PROPOSED EXTENSION & ALTERATION AT:
'CORNFIELDS', HORSESHOE ROAD,
SPALDING, LINCOLNSHIRE.

FOR: MR & MRS C RUSHBY

DETERMINED PLAN

WORKING DRAWINGS & BLOCK PLAN.

REV	DESCRIPTION	DATE	BY

SCALE 1:00, 1:50, 1:500 | DRAWN MD
DATE FEB 03 | DRAWING No. 03.002/01