MAIN ROOF: ALL TIMBER SC3 STRENGTH CLASS OR EQUIVELENT

RAFTERS	50 X 100 AT 450 MM c/c 25° PITCH
CEILING TIES	50 X 100 AT 450 MM c/c
RIDGE	32 X 150
BINDERS	50 X 100 3 ROWS BUILT INTO WALLS 100 MM
PURLINS	50 X 200 OR 63 X 175
COLLARS	38 X 150
HANGERS	38 X 100

DOUBLE UP RAFTERS AT COLLAR POSITIONS

MONO ROOF: SC3 TIMBER

50 X 100 RAFTERS @ 600 c/c 23° PITCH

50 X 100 CEILING TIES @ 600 c/c

ROOF COVERING:
Concrete interlocking roof tiles (100MM H'lap) on 38 x 25mm treated softwood battens, gauge to suit tiling on B.S.747 type 1F untearable roofing felt or similar on cut/trussed rafters as applicable. Contrartor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, antisipated wind velocities and roof pitch.

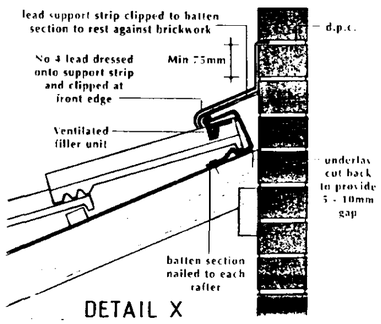
ROOF CONSTRUCTION:
Wall plates generally 100 x 50mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at max 1.2m centres. Cut rafters fully birdsmouthed over and twice nailed to all supports.

Provide 30 x 5mm once bent (900/100) glav.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 1.8m fixed with 4N 50mm B gauge CSK screws or 5N 3.5 x 50mm galv. round wire nails to 3N trusses/ceiling joists minimum coupled with solid blocking support and edge packing. All structural timbers to be kept 50mm clear of chimneys, flues etc. Provide edge restraint noggings at perimeters for plasterboard fixing.

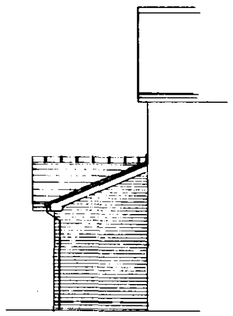
ROOFSPACE VENTILATION AND INSULATION:

Provide eave to eave ventilation equivelent to 10,000mm²/m run. Use either ventilating soffit boards, continuous soffit ventilation strips or continuous over fascia ventilation system: Provide 100mm fibreglass insulation quilt inbetween ceiling ties and 100mm fibreglass insulation quilt over ceiling ties (total 200mm thickness). Ensure to maintain a minimum 50mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal.

TOP ABUTMENT VENTILATION SYSTEM
MARLEY *(with Interlocking Tile)*

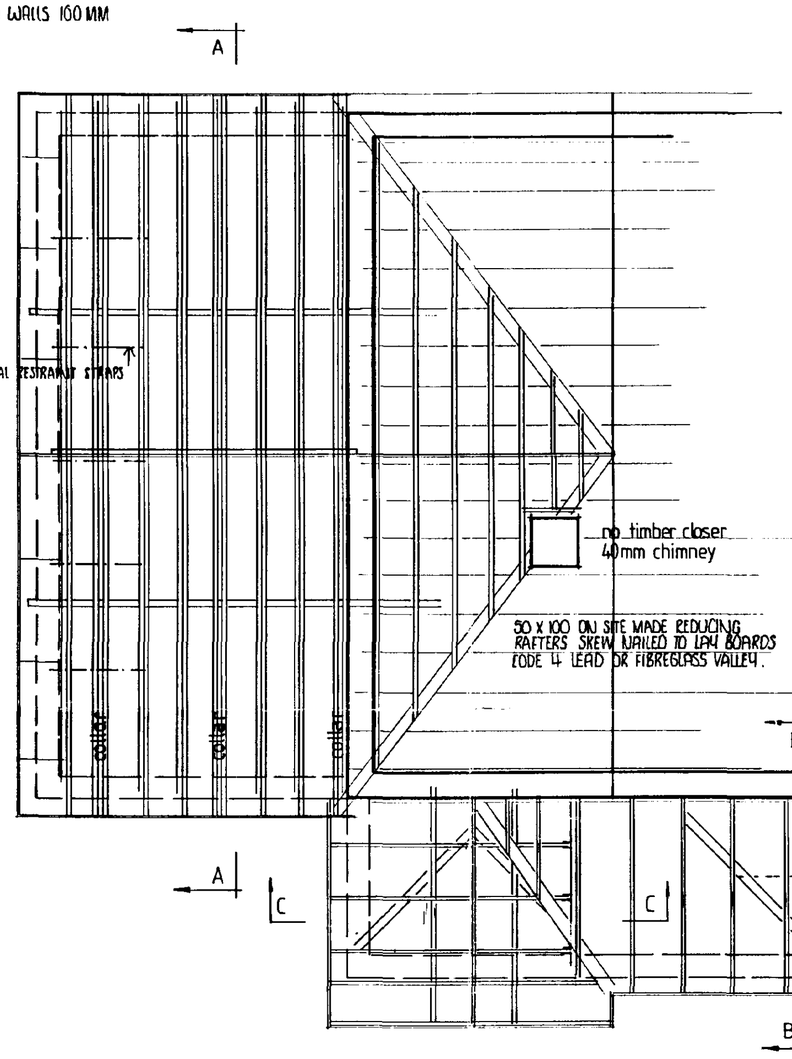


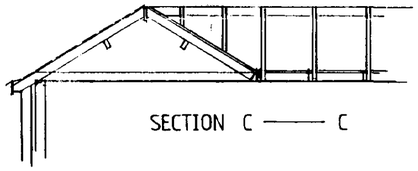
DETAIL X



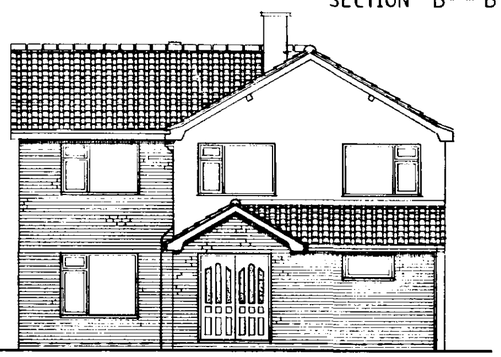
proposed side

SECTION B—B

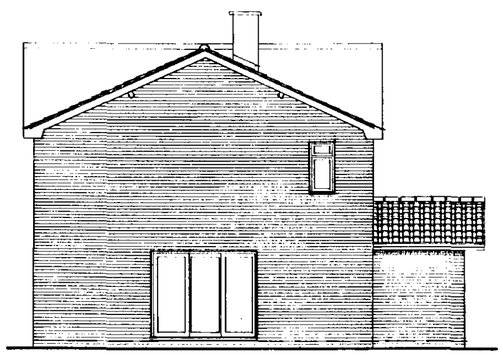




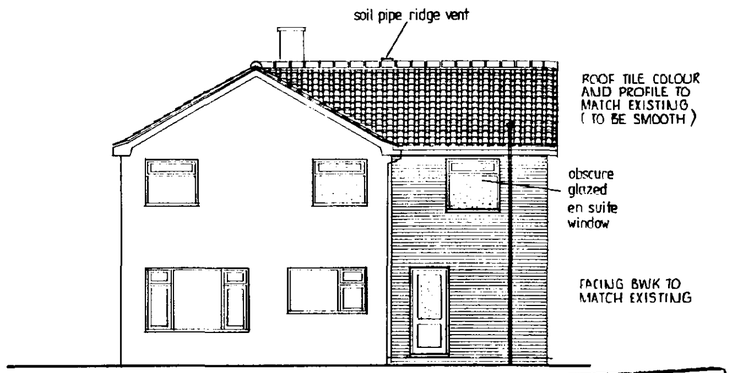
SECTION C —— C



proposed front



proposed side



proposed rear

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
26 MAR 1999
Ref: 0302/99

PODDINGTONS
Architectural Design Consultants

44 Double Street, Spalding, Lincs. PE11 2AB
Tel: 01775 761856 & 768296. Fax: 01775 710218

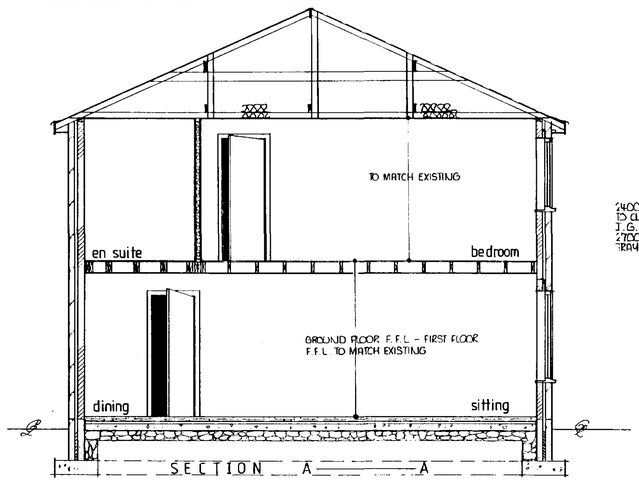
project
PROPOSED EXTENSION TO DWELLING
11 CARNOUSTIE CRESCENT, SPALDING.

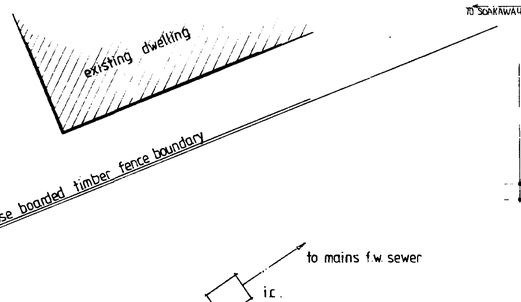
CLIENT: MR & MRS J. POSSNETT

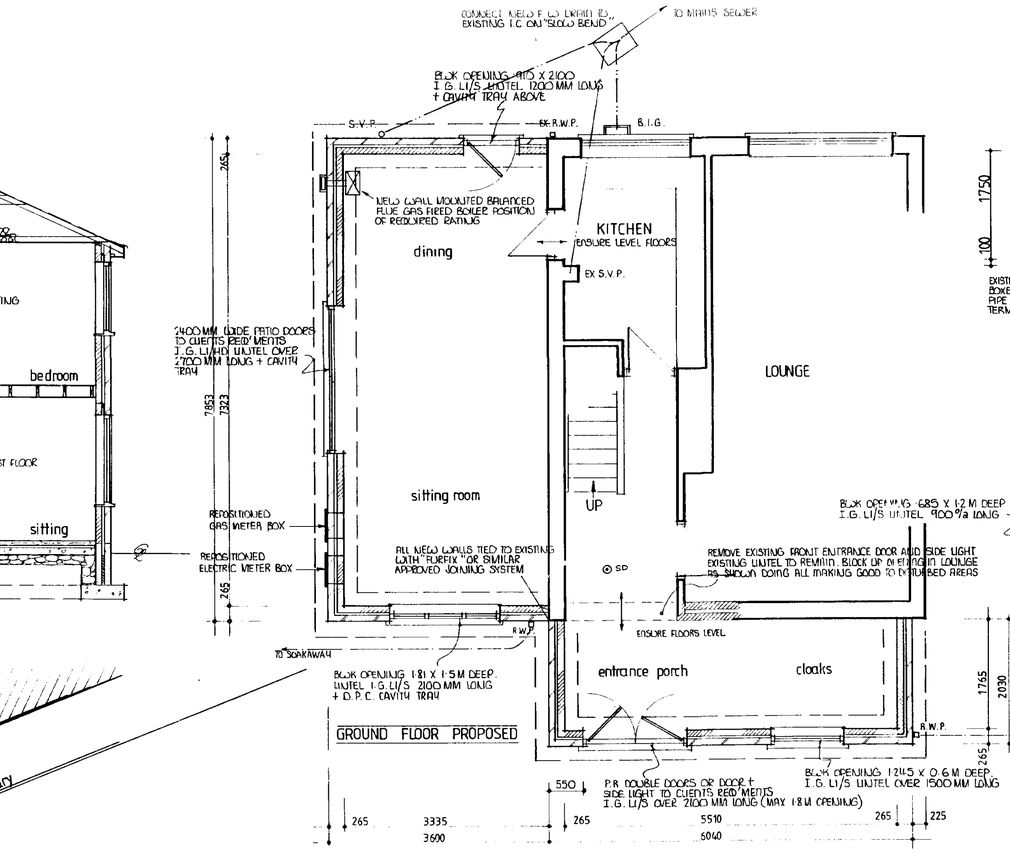
drawing
PLAN PROPOSED

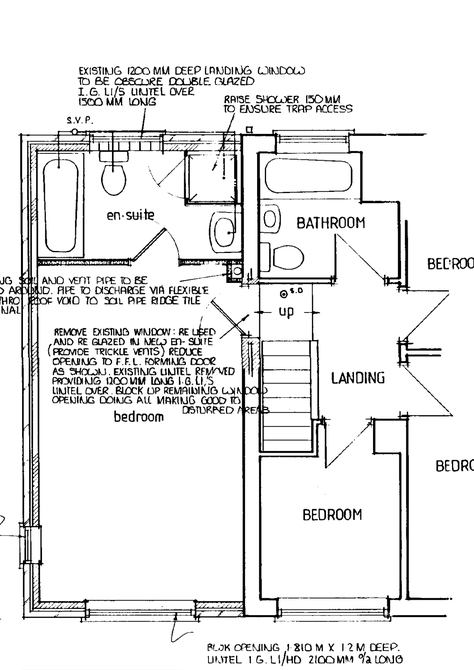
scale: 1:100 1:50 1:200	drawing no: 2894 ~ 2
date:	drawn: John Crankhorn
	checked:

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.









FIRST FLOOR PROPOSED

FIRST FLOOR CONSTRUCTION:
18mm T&G flooring grade chipboard on 47 x 170 SC3 grade joists at 450c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joists at max. 1.5m c/c straps to be run over min. 3 no. joists with solid bridging beneath: provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m:

NOTE: DOUBLE UP JOISTS IN EN-SUITE AND UNDER STUDWORK PARTITIONS

FIRST FLOOR STUDWORK WALLS:
50 x 75mm studding at 400c/c
50 x 75 head and sole plate including 2 rows 50 x 75mm horizontal bracing to studs. 12.7 P'board and skim both sides and insulate inbetween studs.

FOUNDATIONS:
Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base in agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class.

Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice note 3 and any subsequent amendment.

SUB STRUCTURE WALLING:
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M²) In 1:3 cement mortar. Bricks below DPC to be F.L. designation and to B.S.3921 1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C level. Internal 100mm walls below D.P.C. in class A concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to ext. face of wall.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

DAMP PROOF COURSE:

To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.c. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutments, flexible cavity trays are to be used and are to rise 225mm up the cavity. Flues to be provided with a d.p.c. at their junction with the roof by the use of 3 courses of clay engineering brick to B.S.3921 laid to brick bond and bedded and jointed with mortar.

FOUL DRAINAGE:
Inspection chamber construction to be 'Osma' or similar approved manufacturer and installed in strict accordance with manufacturers instructions with internal DIA realated to depth in accordance with B.S.8301:1985. Foul drains to be 100mm diameter P.V.C. to B.S.4660:1989 flexibly jointed and laid to makers instruction with falls minimum 1:70 max 1:40. Drains bedded on 50mm pea gravel. Where pipes pass under floors encase pipes in 150mm pea gravel. Where pipes pass under drives surround in 15mm concrete with flexible joints to correspond with joints in pipework. Provide 65 x 100mm prestressed concrete lintel bridging where pipes pass through walls. Allow 50mm gap around the pipe. Opening masked both sides with rigid sheet material. Soil and vent pipe 100mm diameter P.V.C. to B.S.5255 75mm deep seal traps and rodding eye access points at every direction change. Increase pipe diameter to 50mm or fit anti-vac traps to all runs ove 1.7m. Raise shower 150mm to ensure access to traps.

GROUND FLOOR CONSTRUCTION:

70mm sand/cement screed on 500 gauge p.v.c. dpm. on 29mm thickness Celotex double-R General Application boards GA2000, product code GA2029 (thermal resistance 1.53m²k/w) layed in strict accordance with manufacturers instructions. Insulation on 100mm concrete overate slab ST4 to B.S. 5328:1990 on 1200 gauge (300 micron) p.v.c. d.p.m. with welted joints and lapped into wall d.p.c.'s.150mm min (max 600mm) well blinded and consolidated clean limestone or crushed carratone hardcore base.
NOTE:
PROVIDE 1 LAYER CHICKEN WIRE REINFORCEMENT TO GROUND FLOOR SCREED.

CAVITY WALL CONSTRUCTION:

265mm cavity walling to consist:
100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1978 for clacium silicate bricks.
65mm cavity: Build into cavity Rockwool cavity wall insulation Boarding in accord.
Makers instructions and agreement certificate NBJ/1087
100mm internal cavity skin of tarmac hemelitz insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonary walls of 100mm tarmac hemellite.
Mortar to B.R.E. digest No178 and CP 121 part 1 1973. And as recommended by bwk manufacturer. Close cavities at eaves and provide Bituminous felt D.P.C. Provide bit. felt D.P.C also to sills and jambs At closures, Provide thermal plasterboard to the inf jambs of all windows and doors, at the head under lintels and also under sills. Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C cavity tray and code'4 lead flashing with a min 150mm upstand @ all roof/wall abutments.

LINTELS:
Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm %above trays.

INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved PVCu connected to the appliances in an approved manner with 75 mm deep seal anthec traps. Wastes to be:

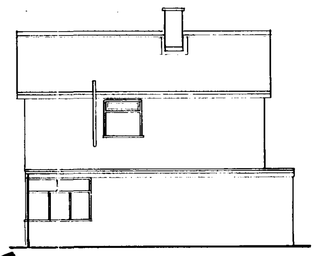
Wash hand basins	32 mm diameter
W.C.s	100 mm diameter
Bath, Showers and sinks	40 mm diameter
Connection pipes	50 mm diameter

SURFACE WATER DRAINAGE:

82.4mm DIA underground pipes flexibly jointed to 1:11 1 in 70. Pipes bedded on 50mm pea gravel: see site plan for discharge.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES.
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover reinforced concrete bridging shound be used instead of paving slabs.

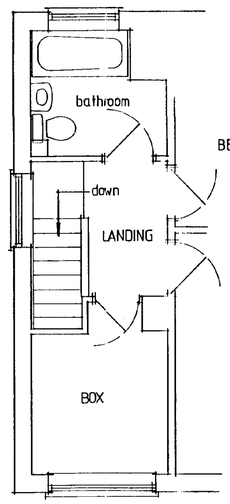

existing front


existing side


existing rear

GLAZING:
All windows and doors to be double glazed with 14mm sealed units. All glazing between F.F.L and 800mm high in windows and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S.6206. Obscure glass to bathroom/en-suite and doors where req'd.

SOUTH HOLLAND DC
HOUSING & PLANNING
26 MAR 1999
Ref: 0302/99



FIRST FLOOR EXISTING

LIMITATIONS

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 Building Regulation approval. The drawing must not be used as a contract document alone. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the builder/contractor and will be his responsibility from commencement of site works. The works will not be supervised or inspected on site by Poddingtons 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.

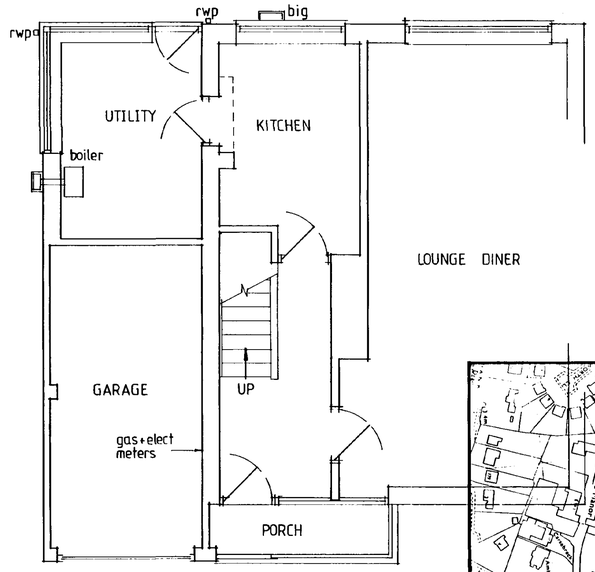
STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant Code of Practice.
Materials shall conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

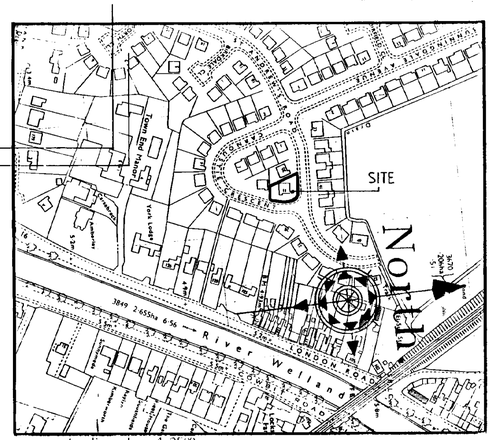
HEALTH AND SAFETY

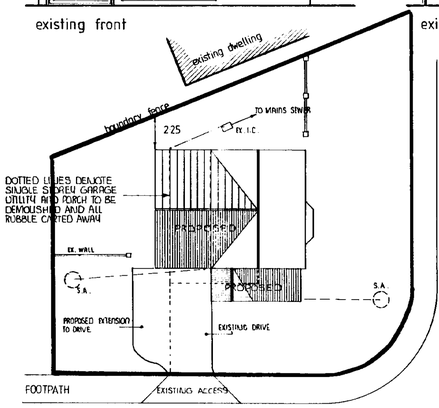
The employer/client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for building sites and work places. The employer/client is advised that should the works need to comply with the Construction Design and Management Regulations an Independant Planning Supervisor will be required.

SCOPE OF THE WORKS
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



GROUND FLOOR EXISTING





BLOCK PLAN 1:200 SCALE

VENTILATION:
All window opening lights to have area to exceed 1/20 from floor area. All habitable rooms to have Trickle Ventilators in window/door heads giving ventilation equivalent to 8000mm² and Trickle Vents in windows doors of utility/kitchens, bathroom, en-suite to have Trickle Vent giving minimum 4000mm² free air.
All kitchen to have either 60l/second extractor fan, manual switched or duct cooker hood giving 30l/second extraction utility room to have manual switched 30l/ second extractor. Bathrooms and en-suite to have manual switched extractor (15l/ second). All ducting if through roof space to be insulated,
Alternatively provide A.B's instead of Trickle vents by Glidevale: HV250 giving 6000mm³ air opening (use 2 no. where 8000mm³ ventilation required.

SMOKE DETECTORS: (D) TP
To be mains operated and self contained to conform to B.S 5446 Part 1 (with battery power backup). Smoke alarms should be interconnected so that they are triggered simultaneously in the event of a fire being detected. Alarms should be permanently wired to a seperately fused circuit at the Distribution Board. Wiring to conform to IEE regulations. Smoke detectors to be sited min.300mm away from any light fitting. Central positions preferred, rechargeable for maintainance purposes. Away also from extreeme temperatures and any condensated areas or cooking area. Sited within 7m of doors which open out into rooms which have potential for fire to start (kitchen, living room etc.), and within 3m of bedroom doors - measured horiz. Corridors should have more than one alarm if length exceeds 15m.

CEILINGS:
12.7mm Gyproc plasterboard ceilings with coved and filled joints and artex and coved ceiling finish. All unrestrained plasterboard edges to be supported by noggings.

ELECTRIC: Socket outlets and light points to IEE regulations and N.H.B.C. standard. Works to be carried out by an NICEIC approved contractor.

METER BOXES

Electric and gas meter boxes to be positioned in accessible external wall position min 550mm, max 1.0m, above footpath level. Seal around boxes in non-combustible material.

PYRAMID
Home Improvements

PODDINGTONS
Architectural Design Consultants
44 Double Street, Spalding, Lincs. PE11 2AB
Tel: 01775 761856 & 768296. Fax: 01775 710218

project
PROPOSED EXTENSION TO DWELLING
11 CARNOUSTIE CRESCENT, SPALDING.

CLIENT: MR & MRS J. POSSNETT

drawing
PLAN PROPOSED

scale: 1:100 1:50 1:200
drawing no: 2894 ~ 1
title:
drawn: PMR
checked: