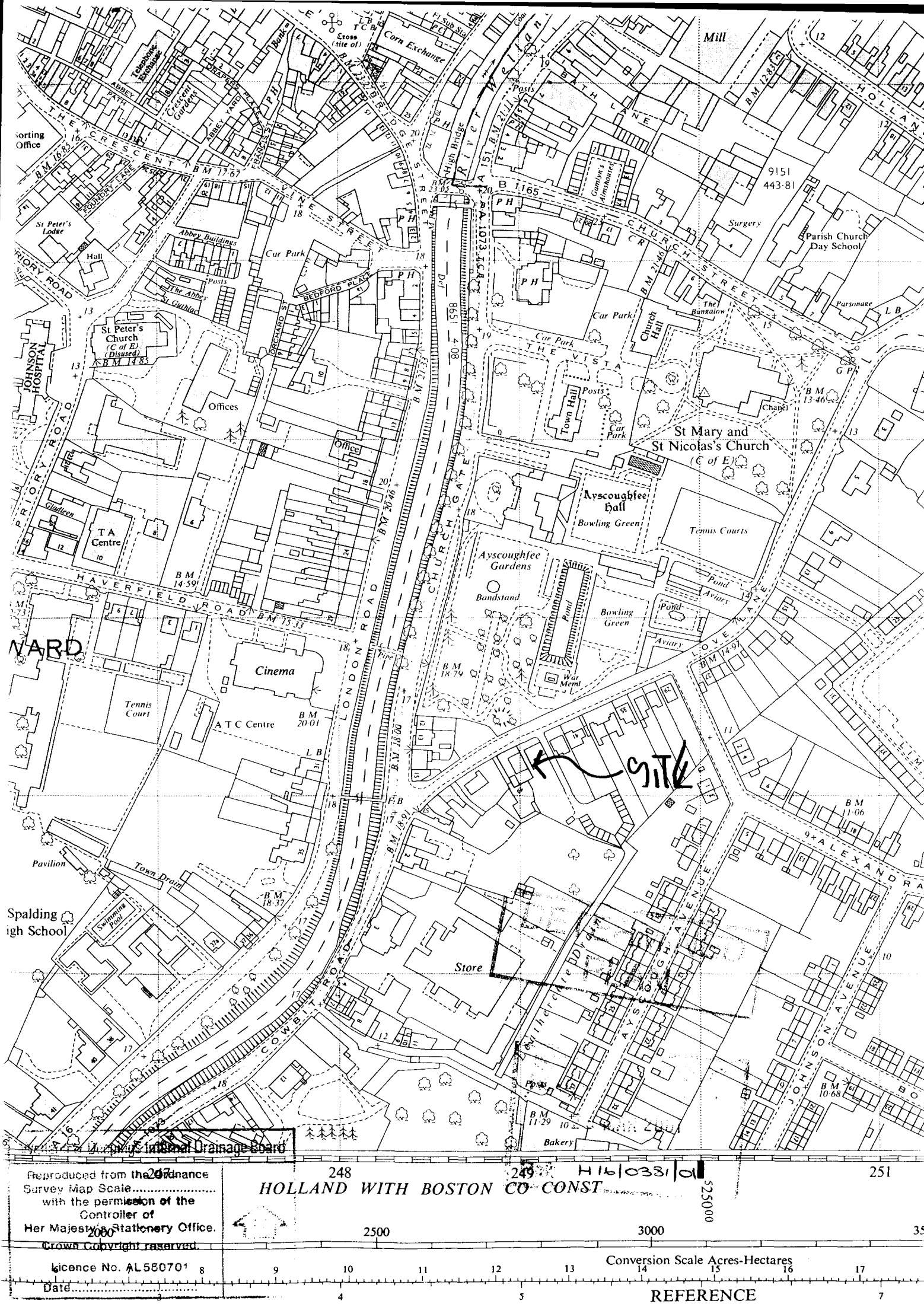


Spalding Internal Drainage Board

H16/0381/01

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Date.....

HOLLAND WITH BOSTON CO CONST

1:25000

Conversion Scale Acres-Hectares

REFERENCE

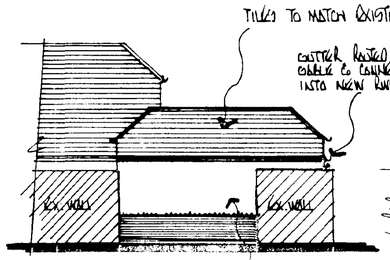
For full information see Reference Card published separately.

PROPOSED GARAGE (TO REPLACE EXISTING), UTILITY & CONSERVATORY ONTO EXISTING DWELLING AT 47 LOVE LANE, SKELDING, LINCS. FOR MR & MRS P. GRAY.



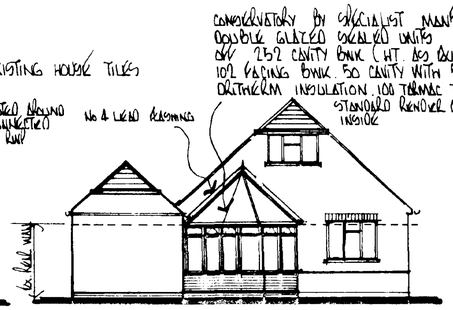
FRONT ELEVATION

SCALE 1/100



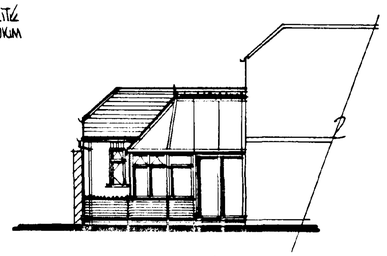
SIDE ELEVATION

(BOUNDARY)



REAR ELEVATION

(BOUNDARY)

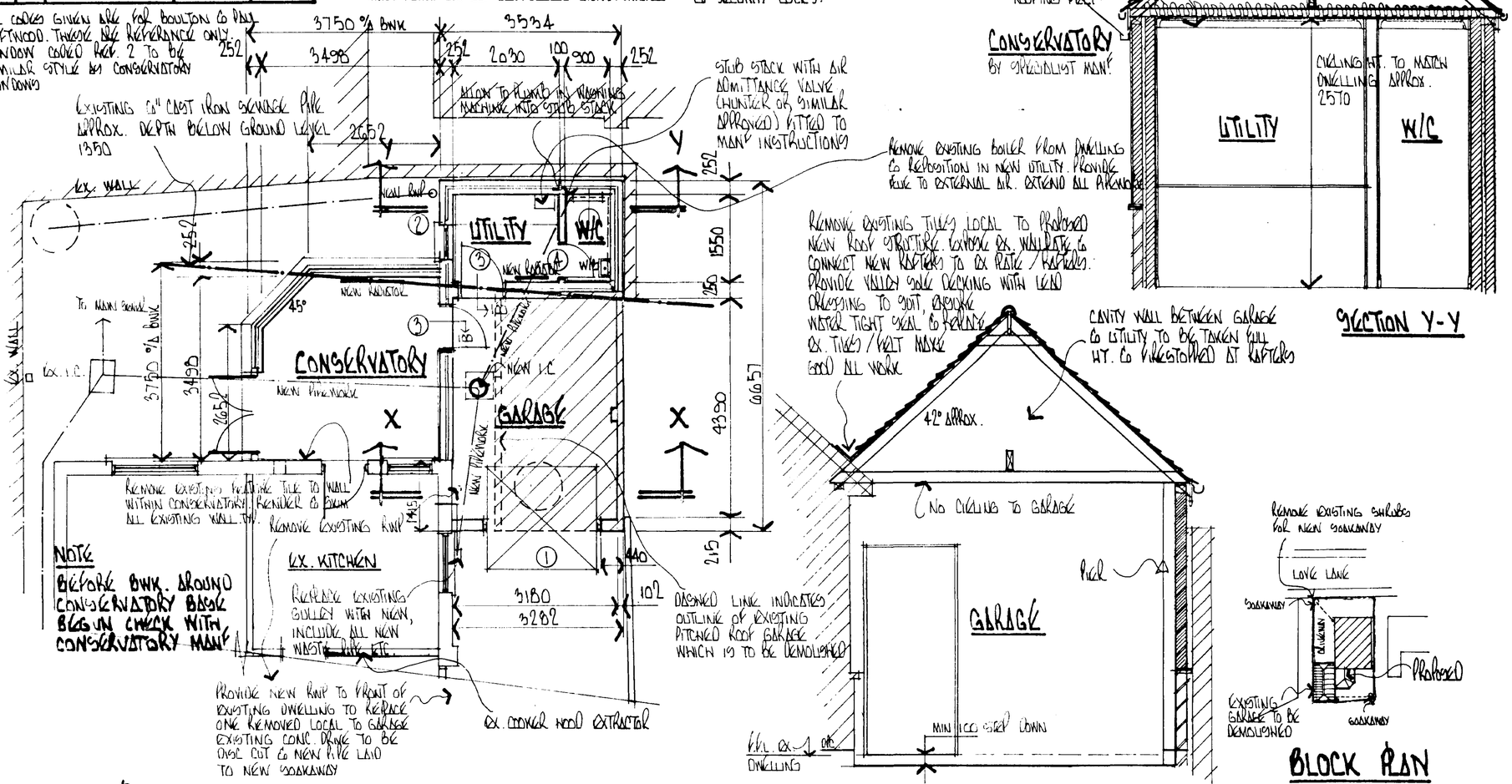


SIDE ELEVATION

REF.	QTY	JOINERY CODE	I.G. LINTOL	LENGTH
1	1	UP TO TO NO PRUNE	L1/950	2550
2	1	110T	L1/950	900
3	2	PRUNE OP 20 FCA2	L1/950	1200
4	1	INTERNAL CORE DOOR	INTERNAL 100	1050

ALL GLAZING TO COMPLY WITH BS. 6206 & 6TO.
WINDOWS :- ANY GLASS WITHIN 800 ABOVE FLOOR TO BE TOUGHENED.
DOORS :- ANY GLASS WITHIN 1500 ABOVE FLOOR TO BE TOUGHENED.
WINDOWS TO BE UPVC DOUBLE GLAZED WITH MIN. 12MM AIR GAP BET. SEALED UNITS. TRICKLE VENTS TO GIVE 4000MM² VENTILATION. ALL LINTOLS LAID TO MANF. INSTRUCTIONS WITH MIN. 150 END BEARING.
2 NO INTERNAL DOORS CODED (3) TO BE ½HR FIRE RATED RUSH DOORS WITH SELF CLOSING MECHANISM / INTUMESCENT STRIPS & SECURITY LOCKS.

ALL CODES GIVEN ARE FOR BOULTON & PAUL JOINERY WOOD. THESE ARE REFERENCE ONLY. WINDOW CODED REF. 2 TO BE SIMILAR STYLE AS CONSERVATORY WINDOWS



PLAN

SCALE 1/50

SECTION X-X SCALE 1/25

SECTION Y-Y

BLOCK PLAN

SCALE 1/500

FOUNDATIONS :- SEE STRUCTURAL ENGINEERS CALCULATION SHEETS.

WALLS :- 252 CAVITY BWK. TO EXTERNAL ELEVATIONS WHERE SHOWN COMPRISING OF 102 FACING BWK. TO MATCH EXISTING UP TO TILE DRIP (APPROX. 740 ABOVE D.P.C.). 100 TARMAC "TOPLITE" STANDARD ABOVE RENDERED OUTSIDE & PAINTED TO MATCH EXISTING. 50 CAVITY WITH 50 ORITHERM INSULATION LAID TO MANF. INSTRUCTIONS. 100 TARMAC "TOPLITE" STANDARD INSULATION BLOCK INSIDE RENDERED & SKIMMED. INTERNAL CAVITY BWK. BETWEEN GARAGE & UTILITY / CONSERVATORY TO BE 100 TARMAC "TOPLITE" STANDARD EITHER SIDE OF 50 CAVITY WITH 50 ORITHERM INSULATION. UTILITY & CONSERVATORY SIDE TO BE RENDERED & SKIMMED. EXTERNAL SINGLE LEAF GARAGE WALL NEXT TO BOUNDARY TO BE 102 FACING BWK. TO MATCH EXISTING UP TO TILE DRIP. 100 TARMAC "TOPLITE" STANDARD BLOCK ABOVE RENDERED OUTSIDE & PAINTED TO MATCH EXISTING. C/W CENTRAL BRICK PIER INTERNALLY. MORTAR MIXES AS RECOMMENDED BY BWK. / BLOCK MANF. & TO B.R.E. DIGEST No 178 & C.P. 121 PART 1 1979. GALV. OR SIMILAR WALL TIES BUTTERFLY OR TWIST TYPE WITH CENTRAL DRIP & FITTED IN ACCORDANCE WITH BS. 5628. TIES AT 900 CRS. HORIZONTAL & 450 CRS. VERTICAL STAGGERED & AT 300 CRS. AS NEAR TO DOOR / WINDOW JAMBS AS POSSIBLE. D.P.C'S AROUND ALL OPENINGS WITH CAVITY TRAYS & WEEP HOLES ABOVE ALL LINTOLS. D.P.C'S & D.P.M'S TO BE JOINED & CONTINUOUS. CLOSE CAVITY AT PLATE 50 x 100 WALLPLATE ON MORTAR BED WITH 30 x 5 x 1000 LG. GALV. METAL ANCHOR STRAPS AT MAX. 2M. CRS. PROVIDE THERMAL BREAKS WHERE REQ'D IN THE STRUCTURE TO AVOID COLD BRIDGING (THERMABATE CAVITY CLOSERS TO JAMBS / CILLS)

DRAINS :- REMOVE ALL EXISTING DRAINS / GULLY LOCAL TO PROPOSED EXTENSION. FIT NEW GULLEY & NEW 110 Ø UPVC POLYDRAIN OR SIMILAR PIPEWORK TO A SELF CLEANSING GRADIENT MIN. 1 IN 80. ENSURE NO PIPE JOINTS UNDER NEW RAFT. PROVIDE NEW I.C. WITHIN GARAGE IN POLYDRAIN OR SIMILAR HIGH DENSITY BLACK POLYETHENE WITH LIP SEAL (DOUBLE) & HEAVY DUTY CAST IRON SCREW DOWN LID. ANY DRAINS PASSING THRO. FOUNDATIONS TO HAVE MIN. 50 CLEAR AROUND PIPE WITH CONC. LINTOL OVER. ALL JUNCTIONS TO HAVE SLOW BENDS. PROTECT ALL PIPEWORK WITH LESS THAN 600 COVER WITH CONC. PATH / SLABS. PIPES TO BE LAID ON SELECTED BACKFILL & GRANULAR BED. PROVIDE MOVEMENT JOINTS AS REQ'D AROUND I.C. / PIPE AS REQ'D TO ALL NEW WASTES PROVIDE 75 mm DIA. TRAPS & BOSSING POINTS 32 mm WASTE PIPES TO BTH. & NEW SINKS / WASH BASINS.

HEATING :- SEE NOTE ON DRAWING RE: REPOSITION EX. BOILER IN NEW UTILITY. INSULATE ALL PIPEWORK. TO ROOF / FLOOR. FIT THERMOSTAT VALVES TO ALL NEW RADIATORS.

ELECTRICS :- SOCKETS / OUTLETS / LIGHTING POINTS & SWITCHES TO I.E.E. REGULATIONS & N.I.B.C. STDS. QTYS. & POSITIONS TO BE AGREED WITH CLIENT.

VENTILATION :- PROVIDE MECHANICAL VENTILATION TO THE UTILITY & W/C. DUCTED TO THE EXTERNAL AIR C/W GUARD. MIN. AIR FLOW 30 LITRES TO UTILITY & 15 LITRES TO W/C. ALL WITH 15 MIN. OVERRUN.

SURFACE WATER DRAINAGE :- 110 Ø UPVC POLYDRAIN OR SIMILAR PIPE TO MIN. 1200 Ø BRICK LINED SOAKAWAY MIN. 5M FROM DWELLING.

SMOKE DETECTORS :- TO BE PROVIDED TO BS. 5446 PT1

ROOF :- MARLEY OR SIMILAR PLAIN TILES TO MATCH EXISTING DWELLING. COLOUR : RED. WITH LAP OF 65 mm OFF 38 x 19 T.T. TILING BATTENS ALL OFF 1 LAYER OF UNTREATABLE ROOFING FELT TO BS. 747 TYPE 1F WITH 150 LAPS. NO INSULATION TO GARAGE CEILING. 200 FIBREGLASS INSULATION TO UTILITY / W/C. 10 FOIL BACKED PLASTERBOARD & SKIM / ARTEX. 50 x 100 SC3 GRADE CEILING JOISTS THRO-OUT AT 400 CRS. 50 x 200 SC3 GRADE BINDER. 50 x 100 SC3 GRADE RAFTERS AT 400 CRS. 25 x 175 RIDGE SC3 GRADE. 50 x 175 HIPS TO BARN HIP. 50 x 100 SC3 GRADE RAFTERS TO BARN HIP OFF 50 x 100 WALLPLATES. SOFTWOOD FASCIA BOARDS WITH 100 H.R. P.V.C. GUTTERS & G.I. OUTLETS & RWP'S. PROVIDE EAVES VENT TRAYS & FASCIA VENT TO GIVE EQUIVALENT TO 10 mm CONTINUOUS AIR GAP.

PLAN
29 MAR 2001
033/01