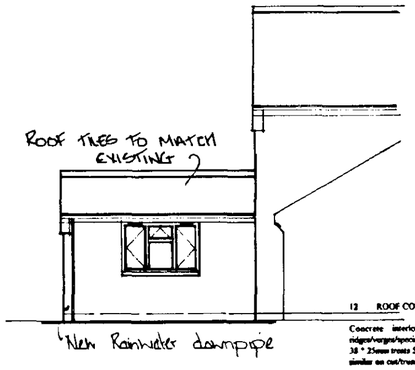
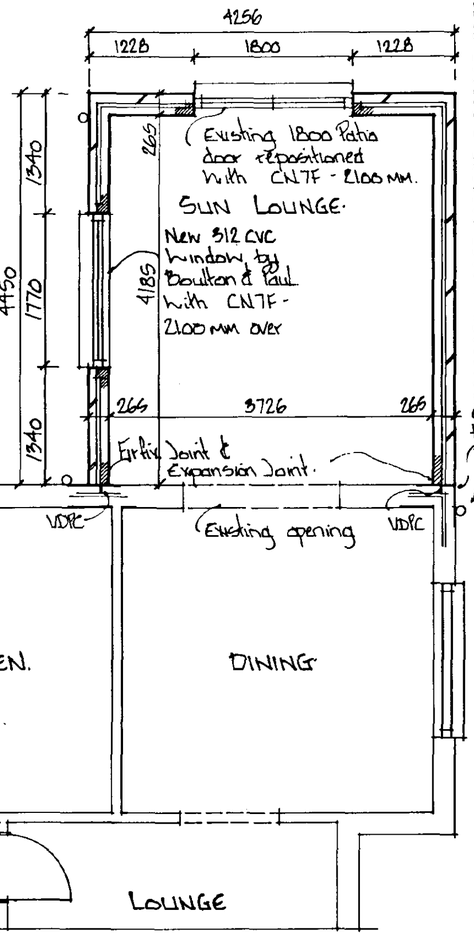


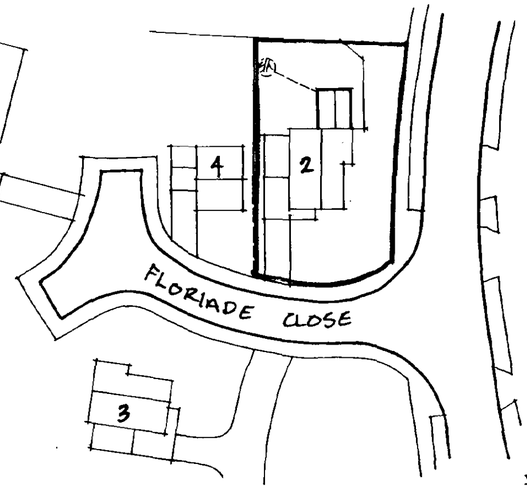
REAR ELEVATION
1:100



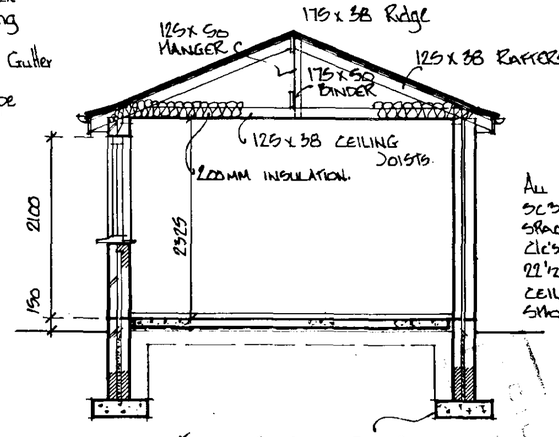
SIDE ELEVATION



FLOOR PLAN
1:50



BLOCK PLAN
1:500



SECTION.
1:50

10 DOMESTIC HEATING/HOT WATER STORAGE

All heating and associated ancillary items will be in accordance with the current building regulations approved document. L. The space heating system uses individual thermostatic radiator valves to control the water temperature and a time switch to shut off the boiler when there is no demand. Unless the heat loss from a hot water pipe does contribute to the useful heat requirements of a room or space, they shall be insulated with a material having a thermal conductivity of not greater than 0.45 w/mK, all in accordance with document L1: Section 1. All water pipes within roofspace or other unheated areas to be similarly insulated. Hot water pipes connected to hot water storage vessels including the vent pipe, and the primary flow and return to the heat exchanger, where fitted, should be insulated for at least one metre from their points of connection or they should be insulated up to a point where they become concealed. Hot water cylinder to be insulated with a minimum 35mm thick factory applied coating of P.V. Foam having zero ozone depletion potential and a minimum density of 30Kg/m. so as to limit heat loss to 90w/m2 of the surface area of the vessel, unvented hot water systems, additional insulation should be provided to control the heat losses through the safety fittings and pipeworks but without impending safe operation and visibility of warning discharges. The heat exchanger in the hot water storage tank to complies to BS 1566 or BS 3198. The plumbing insulation shall be in strict accordance with the ANGLIAN WATER COMPANIES BYLAWS with carefull attention to be paid to accessability of pipe runs/fittings when laid in ground floor screeds.

12 ROOF COVERINGS

Concrete interlocking, concrete/clay plain or traditional/fibre cement slates with ridges/verges/special fittings all as site specification and in accordance with BS 5534 Part 1:1990 38 * 25mm treate SW battens, gauge to suit tiling, on BS 747 type 1F sarkrite roofing felt or similar on cut/treated rafters as applicable.

Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for each site location, anticipated wind velocities and individual roof pitches. Roofing contractor to site mineral fibre quilt fire stopping above and below roofing felt to head of party walls, and fire stop eaves boxes in strict accordance with manufacturers

13 ROOF CONSTRUCTION

Wall plates generally 100 * 50mm treated SW, with half lapped joints and fully-bedded, strapped down to supporting wall with 30 * 5mm GMS straps at 1 Bay's. Cut and pitch rafters to be fully birds mouthed over and twice nailed to all supports. Trussed rafter roofs to be designed and manufactured by approved manufacturers and fixed, together with 100 * 225mm sawn SW binders and bracing in strict accordance with BS 5268 part 3 1985 (and any subsequent amendment) at 600mm max centres. Where water tanks are supported by the roof trusses their load shall be transfered to the node points as specified in BS 5268 part 3.

Provide 30 * 5mm once bent 900 * 100 galvanised mild steel lateral restraint straps to external walls at ceiling and rafter level where shown (at 2m. max cc's) fixed with 4 no. 50mm 8 gauge oak screws or 5 no. 3.5 * 50mm galvanised round wire nails to 2 trusses/ceiling joists min c/w solid blocking support and edge packing. All structural timbers to be kept 40mm clear of chimneys/flue blocks, etc. Underside or roof timbers to be clad with 12.5mm plasterboard with plaster skim or artex finish. Unrestrained edges to be supported by timber noggins.

14 ROOFSPACE VENTILATION AND INSULATION

Provide eave to eave ventilation equivalent to 1000sqmm/metre run or where eaves is dropped 25000sqmm/metre run, together with high level vents giving 5000sqmm/metre run (use tile manufacturers dry ridge ventilator system) Use either ventilating soffit boards, continuous soffit ventilation strips or continuous over fascia ventilation strips as site specification. Insulation to roof space comprise 800mm mineral fibre quilt over level areas giving a U value of 0.35 w/m2 deg C and 2 layers 50mm (or 1 layer 100mm) of jabilite (K value 0.05 w/m2 k) to all ceilings/dormer cheeks, etc giving a U value of 0.3 w/m2 deg C.

Minimum 50mm min air gap over insulation at ceilings and provide 500 gauge visqueen vapour barrier between insulation and plasterboard. Roof hatch to be insulated and incorporate compressible seal p.p. runs through walls and ceilings to be fully sealed with expanding foam sealant to reduce heat losses to unheated spaces.

15 STORM WATER DRAINAGE (Above Ground)

115mm half round or 100mm UPVC guttering, fixed level using standard fascia brackets at 1000mm cc's and 68mm dia/65mm square rwp's sealed to drain at ground level. Colour profile as site specification. All to connect to main sewer lateral. Where storm drains do not connect to the public storm sewer or there is not one available then stormwater will discharge to soakaways which are to be a minimum of 5 metres from any building and are to be 1500mm deep and 1200mm diameter; are to be filled to within 450mm of the ground level, with selected rubble or seconds. Rodding eyes are to be provided at the head of drains runs and to rain water pipes not discharging direct to manholes.

3 FOUNDATIONS - (OTHER THAN SPECIAL DESIGN)

Foundations to external and internal load bearing walls normally to be 650/450 * 225mm respective. Thick concrete strip footings located centrally under walls. Foundation to be a minimum of 750mm below ground level. Concrete to be ST3/GEN 3 or equivalent grade. All to be in accordance with BS 5382 and BS 8110. For stepped foundations minimum overlap length to be at least twice the step height of thickness of foundation, or 300mm whichever is the greater. See specialist design for raft and suspended slab details. Excavation to be agreed with Building Control Officer.

4 DAMP PROOF COURSE

To be from 2000 gauge black polythene to BS 6515 or bitumen based to BS 6398 laid to both leafs of external wall and to all internal walls.

TO internal walls d p c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d p m. 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 are to be provided with a d p c at their junction with the roof by the use of 3 courses of clay engineering bricks to BS 3921 laid break bond and bedded and jointed with mortar as described previously on the paragraph external walls.

5 WALL CONSTRUCTION
(Sub-Structure)

To be constructed from class A blocks/FL Quality Bricks to local Authority approval. Wall to consist of a 100mm out skin, 65mm cavity and 100mm inner skin. Cavity to be filled to within 150mm of ground level. Lean mix concrete cavity filled to outward splay finish. All to comply with BS 6073. Mortar type to be used in accordance with BS 5628 Part 3.

(Walls above ground level)

External walls to consist of 100mm facing brick work or 100mm block work with 15mm render finish, (see elevation treatment) 65mm cavity, filled with U Foam Plus to BS 5618:1985. Work to be carried out by agreement board installer. 100mm inner leaf return to reveals (lightweight block, 1400Kg/2m3). Using 1:1:6 cement, lime sand, mortar with plasticiser mortar joints to have bucket handle finish. All vertical and horizontal joints to be closed.

Cavity wall ties to be triple galvanised steel butterfly non ferrous to all BS 1234:1978 and to be fitted at 450mm max vertical/c, 225mm at reveals and 900mm ctrs.

Horizontal ctr's - internal finish to block work to be 9.5mm Gyproc dri-wall system installed to manufacturers specification with 5mm skim finish with steel trowel finish. All to give overall a maximum value of 0.45 w/m2 C.

8 GROUND FLOOR CONSTRUCTION

To be 50mm sand cemented screed with steel trowel finish on 100mm Insitu Concrete ground bearing slab to BS 5328 mix to be ST4/GEN 3 or equivalent and to have trowel finish. On dow 'Sitrofoam' floor insulation min 'U' value 0.45w/m2 C On 1200 gauge polythene sheet damp proof membrane laid with joints sealed and lapped (laps to be 300mm). On steel bonding hardcore on 150mm well compacted water soluble, sulphate free hardcore. DPM to lap onto DPC of inner leaf of cavity wall (max 600mm filling below slab)

9 LINTELS - All to BS 5977

Generally to be catnic lintels, incorporating insulation fillet with minimum 150mm end bearing and installed in accordance with manufacturers details and instructions (see lintel schedule for type and size)

10 WINDOWS/DOORS OPENINGS

Refer to schedule on drawings on internal finishing schedule for details. Windows of treated softwood by B&F weather stripped and beaded for double glazing with 4mm air gap to sealed unit. Windows to habitable rooms to be provided with hand ventilators giving 8000sq mm of free air ventilation.

All reveals to be closed against VDPC and 12mm Jubilee to avoid effects of cold bridging. U value of reveal, 098 w/sqmm deg C.

WALL, CEILING AND FLOOR FINISHES.

BLOCKWORK:	9.5mm Gyproc dri-wall system installed to manufacturers specification with plaster skim. OR PLASTER SKIM & SAND/CEMENT RENDER
CEILINGS:	12.5mm square plasterboard with artex finish to house
FLOORS:	50mm sand/cement screed to ground floor.

Mr & Mrs M. ALLEN
2 FLORIADE CLOSE
SPALDING
LINCS.

PROPOSED SUN LOUNGE TO THE REAR OF THE ABOVE

SCALES AS SHOWN

MAY 97.

SOUTH HOLLAND DC
HOUSING & PLANNING
23 MAY 1997
Ref: 0594/97.