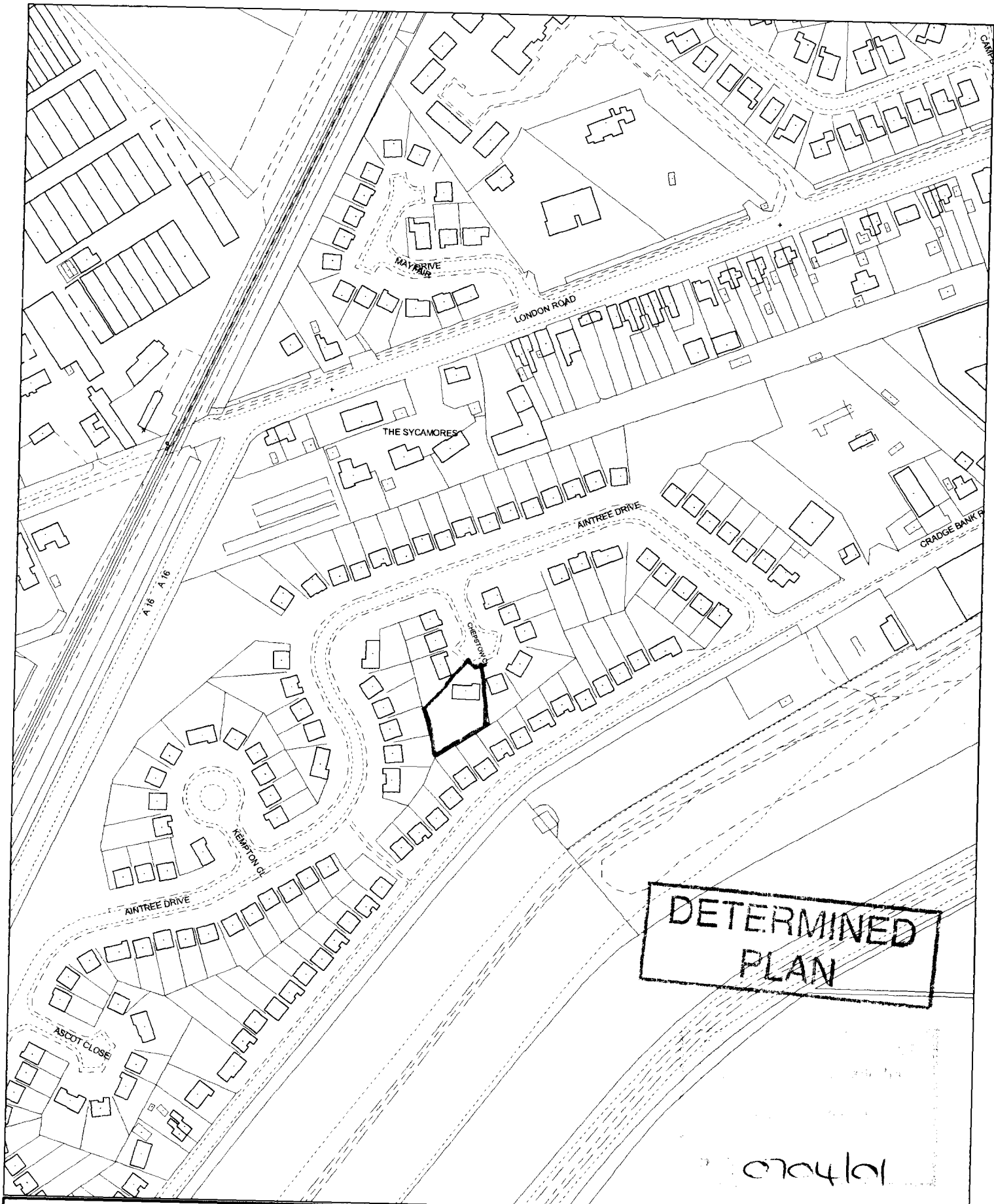


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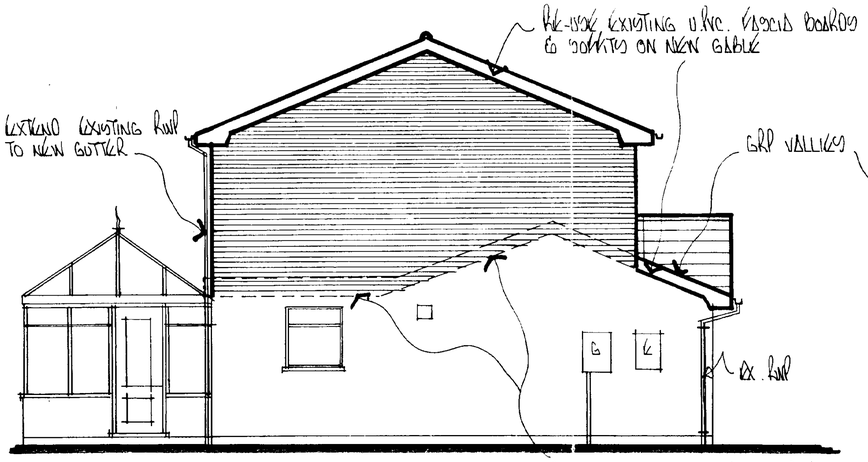
Scale: 1:2500

Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE

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PROPOSED EXTENSION ONTO EXISTING DWELLING AT 6 CHERSTON CLOSE, SPALDING, LINCS. FOR MR & MRS T.I.HYDE.

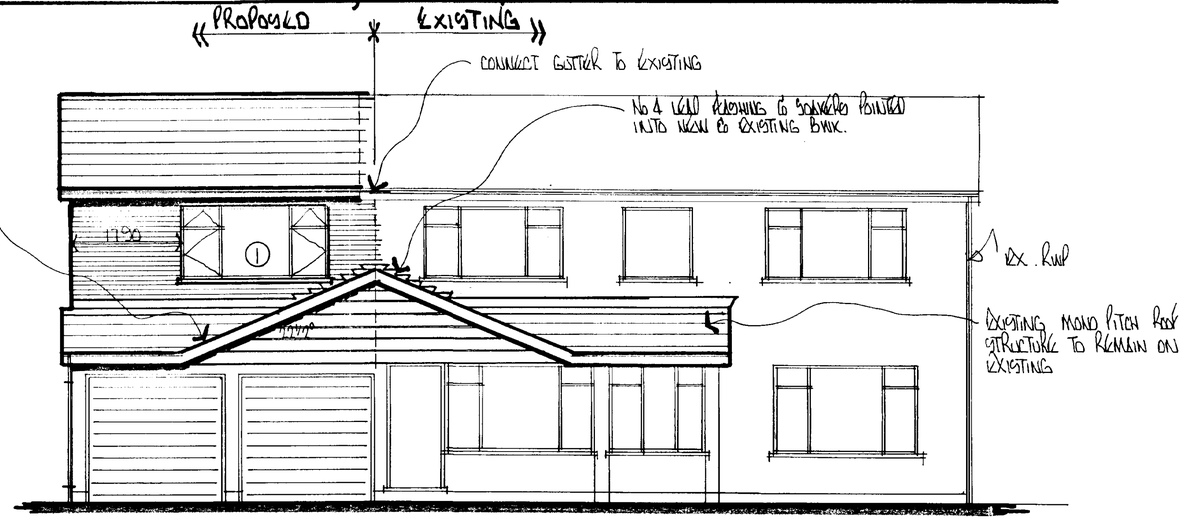
DRAWING 1 of 2



SIDE ELEVATION

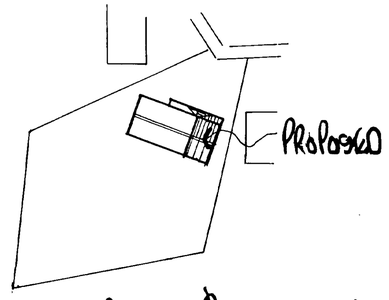
SCALE 1:50

REMOVE ALL EXISTING PITCHED ROOF STRUCTURE. RE-USE TILES ON NEW ROOF. EXISTING FLAT ROOF MAY BE FELT TO REMAIN. DISTURBED EXISTING UTILITY CEILINGS AS LITTLE AS POSSIBLE. ANY VISIBLE CRACKING TO PLASTERWORK ETC TO BE MADE GOOD TO CLIENTS SATISFACTION



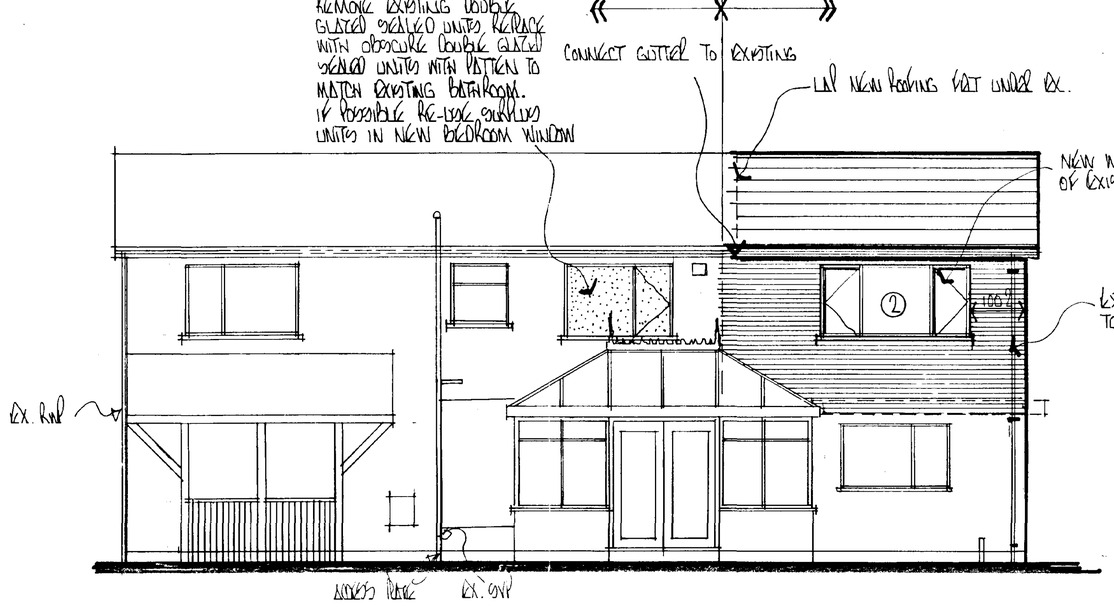
FRONT ELEVATION

ALL NEW SOFFITS & FASCIA BOARDS TO BE UPVC WHITE & TO MATCH EXISTING
FEATURE GABLE TO MONO PITCH TO BE UPVC WHITE BOARDING TO CLIENTS CHOICE.

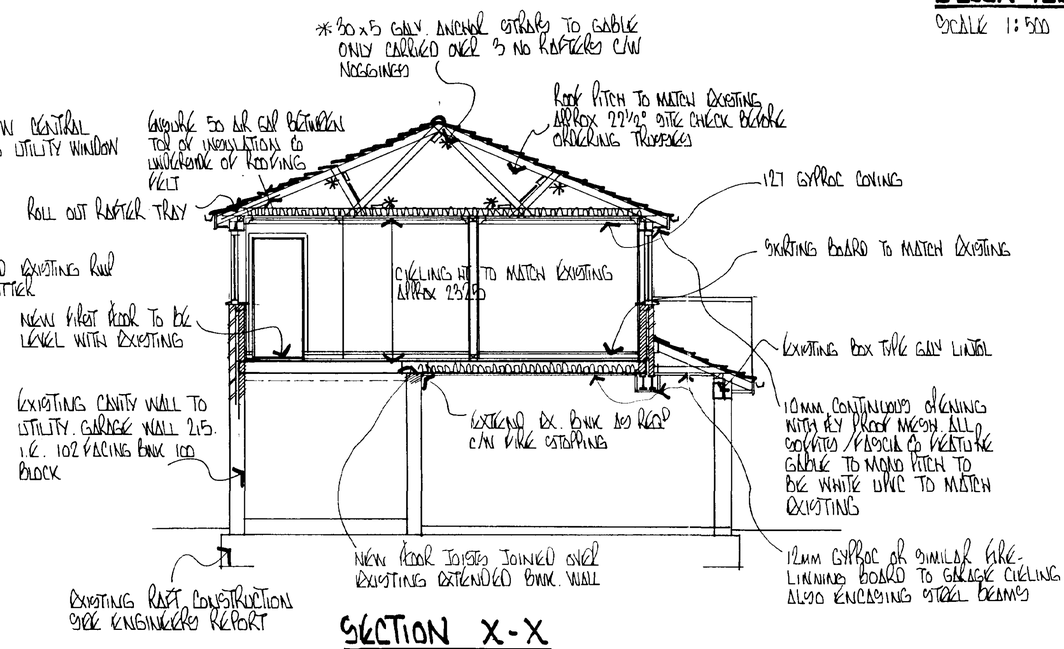


BLOCK PLAN (SITE AREA APPROX .089 Ha / 0.22 ACRES)

SCALE 1:500



REAR ELEVATION



SECTION X-X

DETERMINED PLAN

11 ... 2001

PROPOSED EXTENSION ONTO EXISTING DWELLING AT 6 CHEPSTOW CLOSE, SPALDING, LINCS. FOR MR & MRS T. J. HYDE.

DRAWING 2 of 2

EXISTING FOUNDATIONS :-

EXISTING FOUNDATIONS / RAFT TO BE EXPOSED. SEE ENGINEERS REPORT.

ALL WORKS & MATERIALS TO COMPLY WITH THE MANUAL & APPROVED DOCUMENTS OF THE BUILDING REGULATIONS & N.H.B.C. TECHNICAL REQUIREMENTS, CODES OF PRACTICE & BRITISH STANDARDS CURRENT AT THE TIME OF THE PROPOSED CONSTRUCTION. ALL WORKS TO BE SET OUT AS SHOWN ON THE DRAWINGS & REPORT ANY DISCREPANCIES TO THE DESIGNER.

EXISTING ROOF STRUCTURE TO GARAGE / UTILITY :-

REMOVE EXISTING GARAGE PITCHED ROOF (RE-USE TRUSSES IF POSSIBLE) RE-USE EXISTING TILES ON NEW EXTENSION. REMOVE EXISTING FLAT ROOF DECKING TO UTILITY (EXISTING FLAT ROOF JOISTS TO REMAIN IF POSSIBLE SO AS NOT TO DISTURB UTILITY CEILING) LAY NEW FIRST FLOOR JOISTS BETWEEN IF POSSIBLE.

NEW WALLS :- CAVITY (CORBLE OUT OF EXISTING 215 GARAGE WALL TO SUIT)

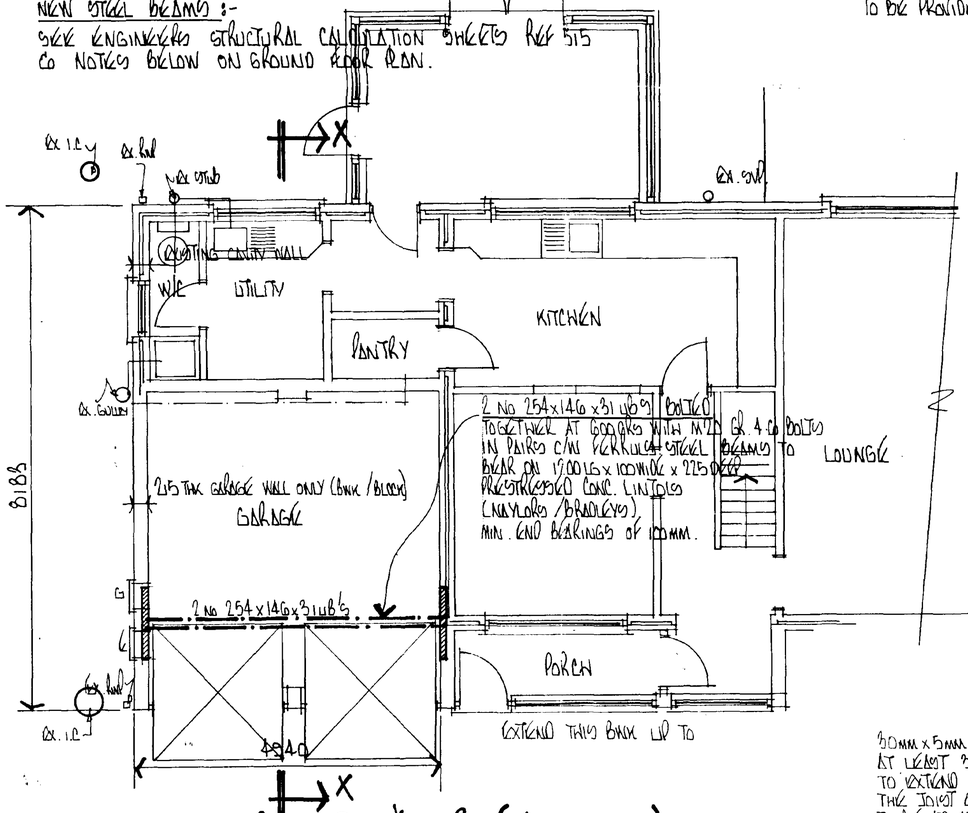
250 CAVITY BWK. COMPRISING 102 FACING BWK. TO MATCH EXISTING HOUSE, 50 CAVITY WITH 50 CELOTHERM INSULATION, LAID TO MANF. INSTRUCTIONS, 100 TARMAC "TOPLITE" STANDARD INSULATION BLOCK INSIDE RENDERED & SKIMMED. ALL MORTAR MIXES AS RECOMMENDED BY BWK / BLOCK MANF. GALV. OR SIMILAR WALL TIES BUTTERFLY OR TWIST TYPE WITH CENTRAL DRIP FITTED IN ACCORDANCE WITH BS 5628. 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 EXTERNAL LINTOLS. PROVIDE THERMAL BREAKS AS REQD IN THE STRUCTURE TO AVOID COLD BRIDGING OCCURING (THERMABATE OR SIMILAR APPROVED CAVITY CLOSERS TO JAMBS / CILLS). 50x100 WALLPLATES (CHECK EXISTING SIZE, NEW TO MATCH) OFF MORTAR BED WITH 30x5 x 1000LG. GALV. METAL ANCHOR STRAPS AT MAX. 2M CRS. SKEWBLEY FITTED TO PLATE / BLOCKWORK. EXPAMET OR SIMILAR APPROVED WALL STARTERS FITTED TO MANF. INSTRUCTIONS.

NEW WALLS :- INTERNAL STUDWORK

75x50 BRACED STUDWORK AT 400 CRS WITH 75x50 SOLE & HEAD PLATE. 12mm PLASTERBOARD & SKIM. STUDWALL TO NEW GABLE MUST HAVE A POSITIVE CONNECTION TO IMPROVE THE LATERAL STABILITY OF THE GABLE WALL. CONSTRUCT NEW STUDWORK AS ABOVE IN EXISTING BEDROOM TO FORM NEW EN-SUITE.

NEW STEEL BEAMS :-

SEE ENGINEERS STRUCTURAL CALCULATION SHEETS REF 515 & NOTES BELOW ON GROUND FLOOR PLAN.



GROUND FLOOR (EXISTING)

SCALE 1:50

ROOF :- MAIN

MARLEY OR SIMILAR APPROVED CONC. INTERLOCKING ROOF TILES TYPE :- "MODERN" WITH MIN. 75 HEADLAP ALL TO MATCH EXISTING HOUSE TILES. RE-USE EXISTING TO FRONT OF PROPOSED EXTENSION. ALL OFF 38x25 T.T. TILING BATTENS ON 1 LAYER OF UNDERLAYABLE ROOFING FELT TO BS 747 TYPE 1F WITH 150 LAPS. RAFTERS BROWN OR SIMILAR APPROVED ROOF TRUSSES, PITCH TO MATCH EXISTING HOUSE. AT 400 CRS TYPE "FINK" TO COMPLY WITH BS 5268 PART 3 1985 FITTED TO MANF. INSTRUCTIONS C/W ALL BRACING ETC. 200 F/G INSULATION (100 BETWEEN JOISTS 100 OVER JOISTS). 10mm PLASTERBOARD & SKIM / ARTEX.

ROOF :- MONO / FEATURE GABLE

ALL AS ABOVE, EXCEPT RE-USE EXISTING GARAGE TRUSS IF POSSIBLE TO GABLE OR NEW TIMBER RAFTERS. NO F/G INSULATION REQD TO GARAGE MONO. IF NEW RAFTERS REQD TO FEATURE GABLE USE :- 50x150 GABLE RAFTER WITH 75x50 VERTICALS AT APPROX. 600 CRS TO SUPPORT U.P.V.C. HORIZONTAL CLADDING. REMAINING RAFTERS TO BE MIN. 50x100 AT 400 CRS. 25x175 RIDGE BOARD. 25x175 LAYBOARD. 38x100 RAFTERS TO MONO PITCH. 50x75 CEILING JOISTS AT 400 CRS TO MONO PITCH. ALL TIMBER SC3 GRADE. 50x100 WALLPLATES FIXED TO BWK.

FIRST FLOOR :-

19 WBYROC OR SIMILAR APPROVED T&G FLOORING GRADE DECKING. 50x200 SC3 GRADE FLOOR JOISTS AT 400 CRS. C/W HERRINGBONE STRUTTING & LATERAL SUPPORT STRAPS (SEE FIRST FLOOR PLAN). TO EXISTING GARAGE PROVIDE 12mm GYPROC FIRELINING BOARD & SKIM / ARTEX C/W FIRE STOP TO WALLS ALL FITTED TO MANF. INSTRUCTIONS. BETWEEN JOISTS LAY 200 F/G INSULATION. DOUBLE UP ANY FLOOR JOISTS UNDER STUDWALLS AS REQD.

HEATING :-

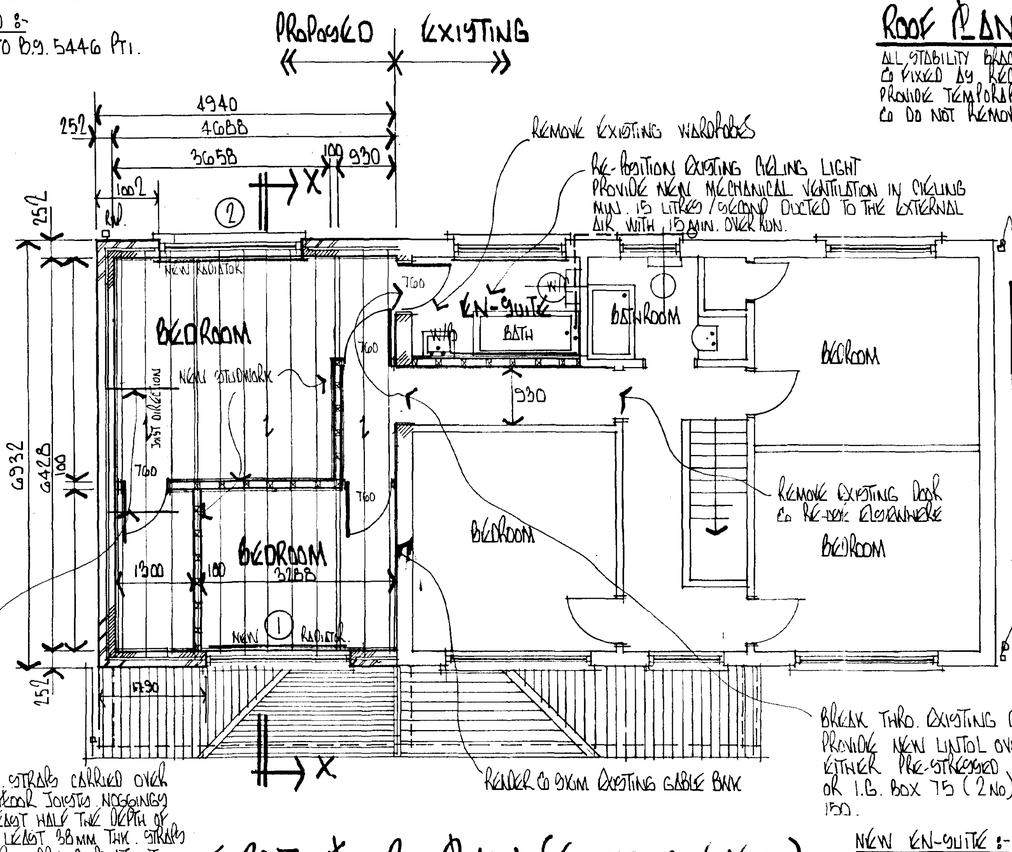
CHECK EXISTING BOILER ADEQUATE FOR PROPOSED INCREASE IN RADIATORS. IF ADEQUATE EXTEND SYSTEM & PROVIDE NEW RADIATORS WHERE SHOWN. FIT THERMOSTATIC VALVES TO RADIATORS INSULATE PIPEWORK TO ROOF / FLOOR AS REQD.

ELECTRICS :-

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

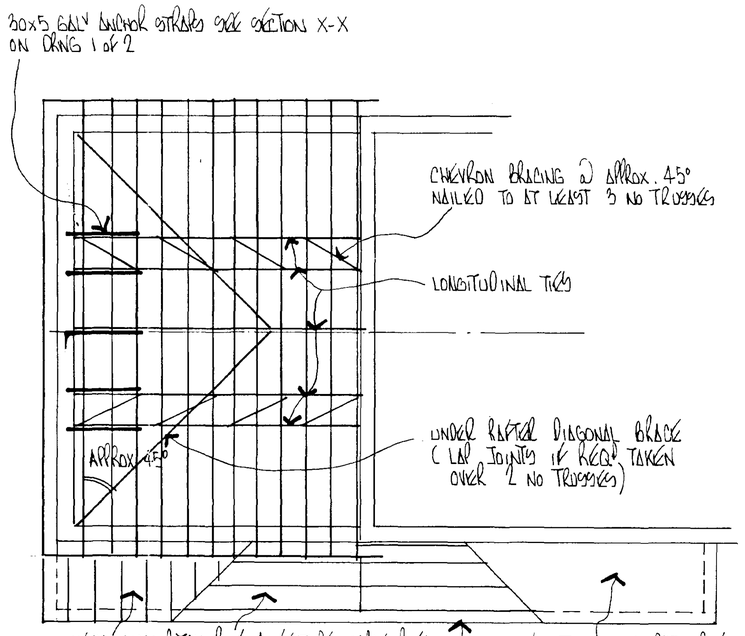
SMOKE DETECTORS :-

TO BE PROVIDED TO BS. 5446 PT1.



30mm x 5mm GALV. STRAPS CARRIED OVER AT LEAST 3 No FLOOR JOISTS NOGGINGS TO EXTEND AT LEAST HALF THE DEPTH OF THE JOIST & AT LEAST 38mM THK. STRAPS TO BE AT MAX. 2m CRS. & BUILT INTO BLOCKWORK.

FIRST FLOOR PLAN (EXISTING / NEW)



ROOF PLAN

CHECK EXISTING SUPPORT IS ADEQUATE FOR NEW FEATURE GABLE STRUCTURE AS REQ'D

ALL STABILITY BRACING TO BE MIN. 22x100mm FREE OF MAJOR DEFECTS & FIXED AS RECOMMEND BY TRUSS MANF. PROVIDE TEMPORARY ERECTION BRACING AS RECOMMENDED BY TRUSS MANF. & DO NOT REMOVE UNTIL THE STABILITY BRACING HAS BEEN INSTALLED.

REF	QTY	JOINERY CODE	I.G. LINTOL	LENGTH
1	1	2380W x 1200H	LI / 950	2700
2	1	2380W x 1200H	LI / 950	2700

SEE FIRST FLOOR PLAN FOR INTERNAL LINTOL TYPE

ALL NEW WINDOWS TO BE WHITE U.P.V.C. TO MATCH EXISTING, WITH DOUBLE GLAZED SEALED UNITS MIN. 12 mM AIR GAP. ALL GLAZING TO COMPLY WITH BS 6262 PT D.

WINDOWS :- ANY GLAZING WITHIN 800mm ABOVE FLOOR TO BE TOUGHENED.

DOORS :- ANY GLAZING WITHIN 1500mm ABOVE FLOOR TO BE TOUGHENED.

ALL WINDOWS TO HAVE TRICKLE VENTS TO GIVE 8000mm² VENTILATION IN HABITABLE ROOMS & 4000mm² ELSEWHERE.

ALL I.G. LINTOLS TO HAVE MIN. 150 END BEARINGS & INSTALLED TO MANF. INSTRUCTIONS.

PLAN

NEW EN-SUITE :-

75mm DIA. RESEAL TRAPS & RODDING POINTS TO ALL NEW WASTE PIPE. CONNECT ALL NEW PIPEWORK INTO EXISTING SVP (HAS ACCESS PLATE AT BASE). 32mm WASTE PIPE NO LONGER THAN 1.7m WITHOUT VENTING. 40mm WASTE PIPE UP TO 3.0m WITHOUT VENTING.