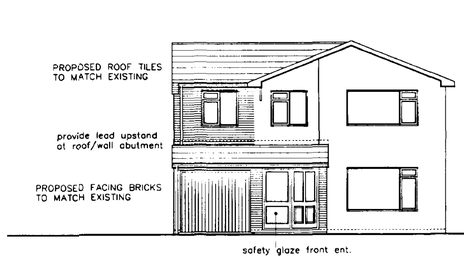
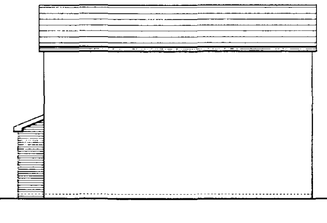
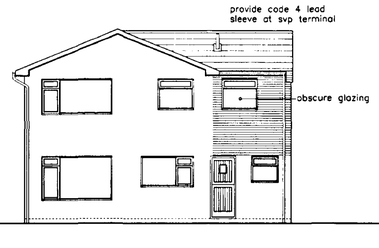
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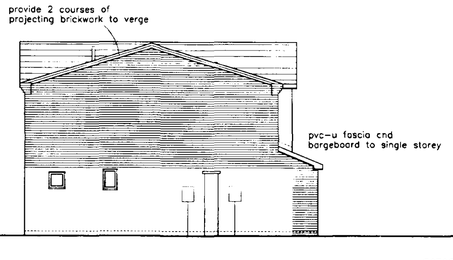
FRONT ELEVATION



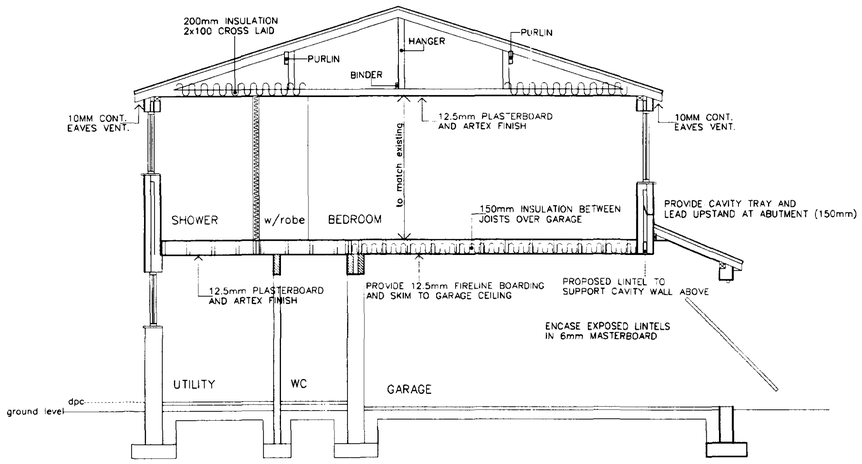
SIDE ELEVATION



REAR ELEVATION



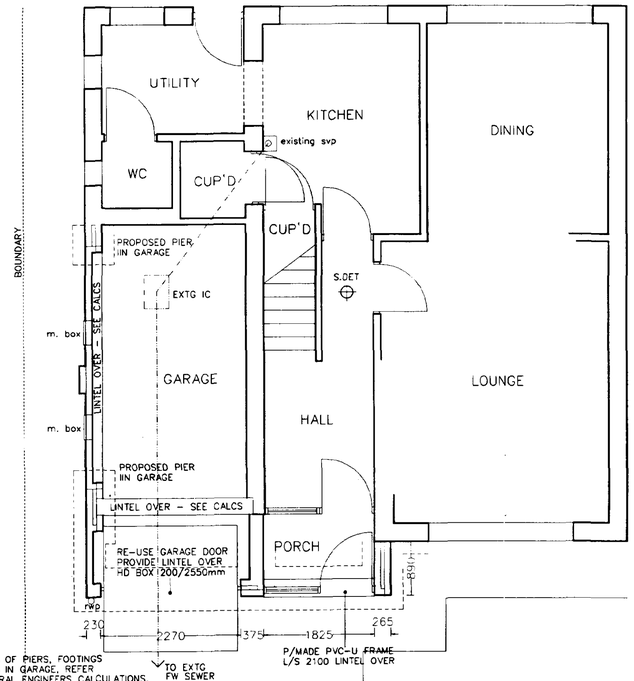
SIDE ELEVATION



SECTION

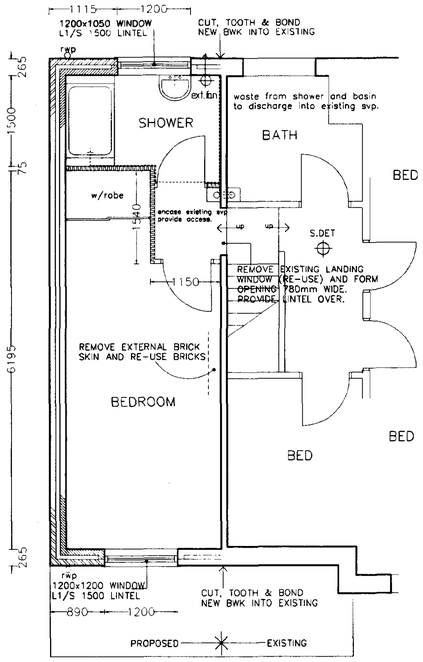
BEFORE COMMENCEMENT OF WORKS EXPOSE EXISTING FOOTINGS TO ASCERTAIN SUITABILITY. FOOTINGS TO BE INSPECTED BY BUILDING INSPECTOR.

Expose existing lintels over wc and utility area to ascertain suitability
If found to be inadequate provide suitable IG lintels over.
Each new lintel to have 150mm end bearing.

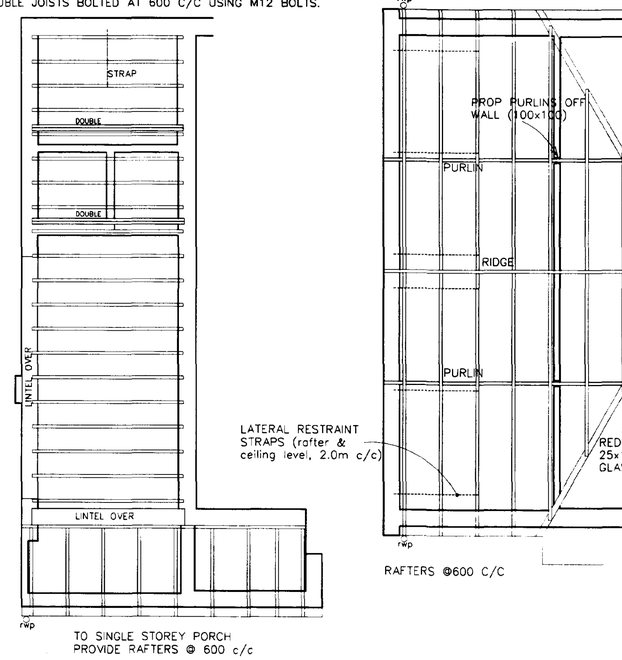


FOR DETAILS OF PIERS, FOOTINGS AND LINTELS IN GARAGE, REFER TO STRUCTURAL ENGINEERS CALCULATIONS.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



JOIST PLAN

ROOF PLAN

ROOF CONSTRUCTION

Concrete interlocking tiles to be of suitable type for pitch and installed in accordance with manufacturer's specification
Installation to be to BS 5534 PART 1; 1978 with tiles laid to 75mm min. head lap. Dependant on tiles
38 x 25mm preservative treatment s.w. Battens on underfelt to BS 747 felt to be lapped 150mm min.
Rafters 50x125 SC3 grade at 600mm ctrs
Ceiling ties 50x100 at 600mm ctrs
Purlins 63x225
Binder 63x150
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 ctrs max
From rafter and ceiling chord members to gable walls
Span 3 no. Rafters with noggings and pack not less than 38mm thick and not less than ½ 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.
200mm min. approved insulation quilt to entire roof space
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. Ensure insulation does not obstruct airflow.

INTERNAL WALLING

Internal walling to be either 100mm insulating blocks with
13mm s/c render and skim to both faces or 100mm timber studwork
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.
Where partitions runs parallel to floor joist span provide doubled up joists directly below partition.
All doubled up joists to be bolted at 600mm ctrs.

LINTELS

Lintels to be I.G. galvanised steel or similar approved lintel to BS 5977.
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.

EXTERNAL WALLS

260mm cavity wall construction to comprise:
100mm facing brick (to B.S 3921: 1974 for clay brick, BS 187 for calcium silicate brick)
60mm insulated cavity
inner leaf to be 100mm Tarmac Hemelite 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 900mm ctrs. Max. Horizontally. 450mm ctrs. Vertically
Ties at 225mm ctrs. Max. Vertically within 225mm of reveals at unbonded jambs to all openings.
Cavity to be closed at all openings and in roof space incorporating horizontal and vertical d.p.c's
Damcor insulating vertical d.p.c.

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 concrete pad foundations to sizes indicated on engineers calculations.
All concrete to be St 3 mix (unless specified otherwise by structural engineers);
Foundations taken down to a suitable loadbearing 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

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

GARAGE CEILING FINISHES

Provide 12.5mm fireline boarding with artex / skim finish to ceiling, fixed to manufacturer's specification
Where habitable room above, provide 150mm approved insulation quilt between joists
All exposed lintels to be encased in 6mm masterboard.

SMOKE DETECTION - PART B BUILDING REGS 1991

Mains operated self contained smoke alarms to BS 5446: PART 1 to be installed
in circulation areas within 7m of doors to high fire risk rooms and within 3m of bedroom doors.
Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in others
At least one smoke alarm to be installed to each story containing accommodation, all to be interconnected
Self contained alarms to be permanently wired to a separately fused circuit at distribution board
installation to conform to IEE wiring regulations.
Fixing of smoke alarms should be not less than 300mm from any wall or light fitting
Where wall mounted units are installed they are to be at a height between 150mm and 300mm below the ceiling
Positionng of smoke alarms must facilitate routine maintenance
Occupants of dwellings to be provided with information on use of equipment and its maintenance

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

CEILING FINISHES

12.5mm plasterboard and artex to ground and first floors.
Tape and fill all joints and back with noggings to ensure adequate fire resistance (½ hour modified)

HEATING

All hot water and heating pipes to be insulated in accordance with REG. L1 Building Regulations.
Room thermostat / thermostat valves to radiators installed to control heat output from existing boiler system

ADDITIONAL VENTILATION REQUIREMENTS (EN- SUITE)

Extractor capable of ext. rate not less than 15 litres per second with intermittent operation facility.
The above extractor requirements are in addition to trickle vents and opening vents

GLAZING

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
Double-glazing to all external doors and windows
Each safety glazed panel to incorporate the British Standard Kite Mark as means of identification

FIRST FLOOR CONSTRUCTION AND CEILING FINISHES

19mm Weyroc decking to floor construction
12.5mm plasterboard and artex to ground and first floors
All timber to be C16 (SC3) structural grade minimum
Provide 30 x 5mm galvanised steel lateral restraint straps at 2.0m ctrs. Max.
With pack and noggings not less than 38mm thick and not less than ½ depth of joist.
Straps to span 3no. Joists minimum.
38 x 38mm herringbone strutting required if span is 2.5 to 4.5m mid span.
If more than 4.5m then two rows are required at a third of the span position.

DRAINAGE - FOUL WATER

Existing 110mm dia. u.p.v.c. Soil and vent pipes at position shown on plan.
Provide balloon grating to terminate at 900mm min. above adjacent openings within 3.0m.
Waste pipes from appliances to discharge directly into existing soil & vent pipe.
40mm Dia. polypropylene wastes from showers etc. and 32mm dia. from wash basins with 50mm dia. combined wastes unless otherwise stated.
All appliances to have 76mm deep seal traps. All 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.

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.
Glazing to be in accordance with Part N Building Regulations 1991.
All external doors and opening lights to windows to be draught sealed.

SOUTH HOLLAND DISTRICT COUNCIL HOUSING & PLANNING SERVICES 24 NOV 2000 Ref: 0922/00

MARK DENNIS
architectural services
90 STATION ROAD – SURFLEET – SPALDING
LINCOLNSHIRE – PE11 4DB
TEL: 01775 680183 FAX: 01775 680183

PROJECT TITLE

PROPOSED EXTENSION AT
23 LADYWOOD ROAD
SPALDING

FOR: Mr & Mrs DEACON

WORKING DRAWING

REV	DESCRIPTION	DATE	BY

UNDETERMINED

SCALE 1:100, 1:50 | DRAWN MD

DATE JULY 00 | DRAWING No. 00.020/002