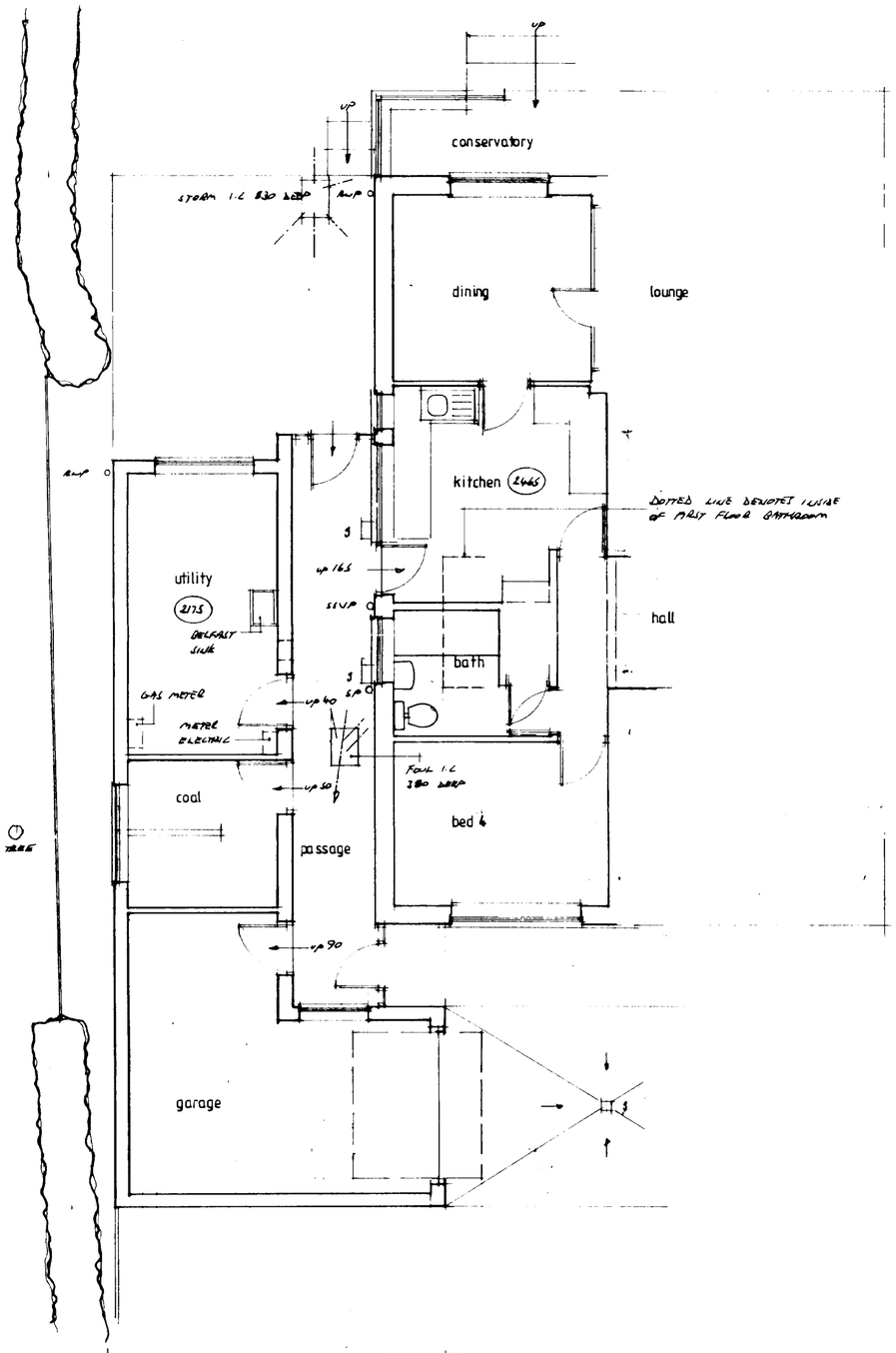
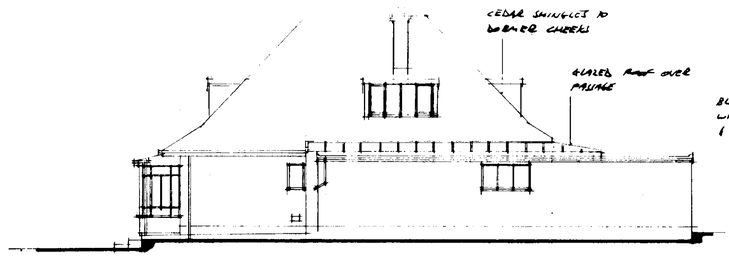
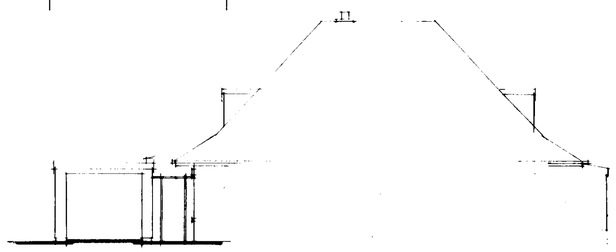


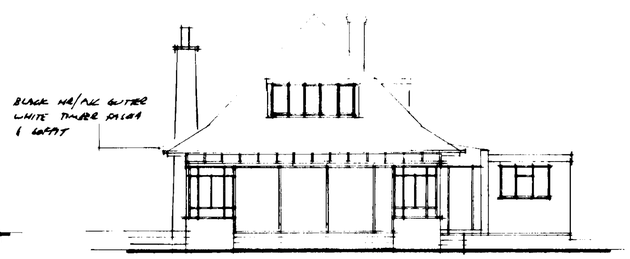
PART GROUND FLOOR PLAN 1-50



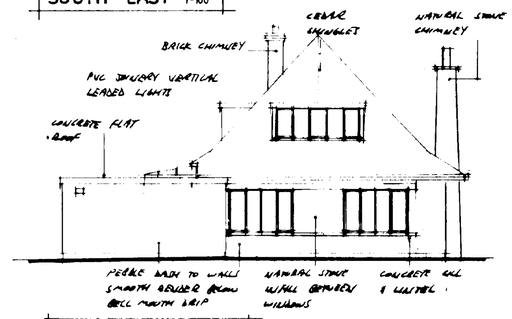
NORTH EAST 1-00



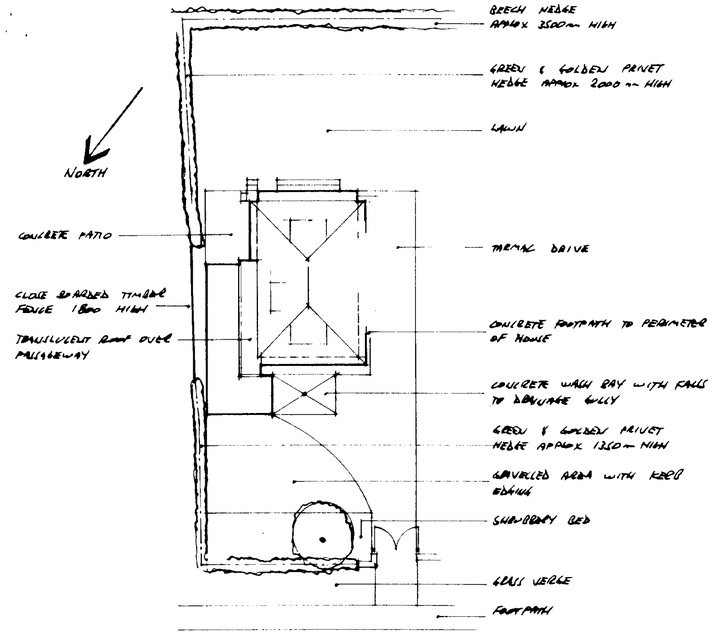
SOUTH WEST 1-100



SOUTH EAST 1-100



NORTH WEST 1-100



SITE PLAN 1-250

SOUTH HOLLAND DC
HOUSING & PLANNING
24 AUG 2001
Ref: 1030/01

Contractor To Check All Dimensions On Site Before Work Commences.

Rev.	Date.	Init.	Revision Details.
A	12-6-01	AB	FRONT ELEVATION.
B	25-6-01	BD	CORRECT EAVES HEIGHT & ROOF PITCH

PODDINGTONS
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Project.
MR & MRS R. BROWNE.
14, HALMER GATE, SPALDING.
PROPOSED ALTERATIONS & EXTENSION.

Drawing.
PLAN AS EXISTING

Scale.	Drawing. No.
AS SHOWN	3007-1
Drawn.	
Date. DEC 2000	Rev. A B

REMOVE EXISTING CONCRETE FLAT ROOF. DEMOLISH NORTHERN WALL OF GARAGE, SOUTHERN & PART EAST WALL TO EXISTING UTILITY. ALTER & EXTEND PREMISES AS NOTED BELOW

PITCHED ROOF

FORTICRETE 'GEMINI' (IMITATION PLAIN TILE) CONCRETE INTERLOCKING TILE COLOUR TO MATCH EXISTING CEDAR SHINGLES AT CLOSE AT POSSIBLE. LAY TILES WITH LAP OF BETWEEN 80 & 95mm ON 50x 25 T.T. BATTENS ON REINFORCED ROOFING FELT WITH 150m LAPS H & V. REPLACE LAST 600mm OF FELT AT EAVES WITH ALU. FIXING OF TILES TO BE DESIGNED FOR WIND SPEED OF 46 M/S CATEGORY 3 OF EXPOSURE & SINGLE STOREY BUILDING. PREFABRICATED TIMBER ROOF TRUSSES AT 600 CTRS & THESE TO BE CONSTRUCTED ERECTED & BRACED IN ACCORDANCE WITH BS 5268 PT 3 1985.
100x 50 TIMBER WALL PLATE & THIS TO BE SECURED TO WALLS WITH 30x 5mm MILD STEEL GALVANIZED STRAPS AT MAX 2m CTRS. 15mm PLASTERBOARD TO CEILING WITH NOGGINGS TO ALL JOINTS & FINISH TO CLIENTS CHOICE.
560x 600 CEILING HATCH BETWEEN NORMAL TRUSS SPACING

FLAT ROOF

POLYROOF 183 FLEXI RESIN SEAMLESS ROOFING SYSTEM COLOUR TO CLIENTS CHOICE ON 12mm TH EXTERIOR GRADE PLYWOOD BED, WBP ON 50 mm TH CELOTEX TR2 OR 12mm TH EXTERIOR GRADE PLY WITH NOGGINGS TO SUPPORT ALL BOARD EDGES. JOINTS WITH 1 IN 60 FALL ON 175 DEEP SC3 TIMBER JOISTS AT 450 CTRS.
PROVIDE SINGLE ROW HERRINGBONE STRUTTING MID SPAN OF JOISTS. SECURE JOISTS TO WALL WITH 30x 5mm MILD STEEL GALVANIZED STRAPS AT 1200 CTRS. 15mm PLASTERBOARD WITH NOGGINGS TO ALL JOINTS. FINISH TO CLIENTS CHOICE.
NOTE – ALL JOINTS IN CELOTEX TO BE TAPED.
SEE CLIENT TO SEE IF JOISTS IN GARAGE ARE TO BE PLASTERBOARDED.

EAVES

100mm HR/PVC BLACK GUTTER WITH 68 ø DOWNPIPES ALL TO MATCH EXISTING ON EX 25mm TH TIMBER FASCIA
TO PITCHED ROOF 9mm TH EXTERIOR GRADE PLYWOOD SOFFIT. CAVITY WALL & INSULATED PLASTERBOARD TO BE TAKEN UP TO UNDER SIDE OF PLYWOOD DECKING ON FLAT ROOF.

ROOFLIGHTS

OVER COVERED PASSAGE PROVIDE 3 NO TRANSLUSITIX OR SIMILAR ROOFLIGHTS. SEE CLIENT FOR HIS REQUIREMENTS, EG SIZE, SINGLE OR DOUBLE SKIN, VENTED KERB ETC.
OVER KITCHEN PROVIDE PURPLE MADE PVC LANTERN LIGHT WITH 4-12-6 TOUGHENED GLAZING. SEE CLIENT FOR OPENING VENTS ETC.

EXTERNAL WALLS

1 215 TH SOLID WALL TO GARAGE EXTENSION & THIS TO BE CONSTRUCTED WITH COMMON BRICK OR TARMAC HEMELITE BLOCKWORK. RENDERED FINISH TO MATCH EXISTING C/W DPC MOUTH DRIP. TIE NEW WALL TO EXISTING WITH FLORFIX WALL EXTENSION SYSTEM.
2 265mm CAVITY WALL COMPRISING
100mm FACED COMMON OR 100mm TARMAC HEMELITE BLOCKS - BOTH OPTIONS TO RECEIVE RENDERED FINISH TO MATCH EXISTING.
65mm CAVITY FILLED WITH 65mm TH ROCKWOOL CAVITY WALL BATTS
100mm TARMAC HEMELITE BLOCKS WITH 12mm RENDER & 3mm LAMIN.
TIE NEW WALL TO EXISTING WITH FLORFIX WALL EXTENSION SYSTEM. DPC MOUTH DRIP TO EXTERNAL RENDER AT DPC LEVEL

INTERNAL WALLS

100mm TH TARMAC HEMELITE BLOCKS - WHERE WALLS ARE BUILT OFF FLOOR SLAB PROVIDE PVC DPC TO BASE OF WALL.

JOINERY

PURPLE MADE UPVC WINDOWS & DOORS & THESE TO HAVE 4-12-6 TOUGHENED GLAZED UNITS. 1-6 TYPE LINTELS IN CAVITY WALLS WITH PVC CAVITY DAMP TRAY C/W STOP ENDS. CLOSE CAVITY AT CILLS & JAMBS TO OPENINGS IN CAVITY WALL WITH BAMCAVITY VERTICAL INSULATING DPC. REAR OF WINDOWS / DOORS TO LINE UP WITH REAR FACE OF BAMCAVITY, EXTENDED CILLS TO JOINERY TO SUIT.

W1	700 x 1650	4000mm TRICKLE VENT } 1-6 LTS/SEC x 3150 LONG
W2	700 x 1650	4000mm TRICKLE VENT }
D1	1850 x 2100	
D2	2632 x 2207	DOOR TO CLIENTS CHOICE SET IN 70 x 70 TIMBER FRAME. SEE DETAIL 2 AND LINTEL OVER
D3	900 x 2100	GLAZED DOOR 4-12-6 TOUGHENED GLAZING 1-6 L9 x 1200 LONG LINTEL
D4	838 x 2018	2'6" x 6'6" TIMBER DOOR TO MATCH EXISTING 100 x 65 x 1050 PRESTRESSED CONCRETE LINTEL OVER
D5	838 x 2018	2'6" x 6'6" TIMBER DOOR, SEE CLIENT FOR GLAZING (TOUGHENED). 100 x 65 x 1050 PRESTRESSED CONCRETE LINTEL OVER
D6	AS D2	AS D2

FLOOR

1 FORM FLOOR IN GARAGE WITH 100mm ST4 CONCRETE ON 1200 g POLYTHENE DPM ON MINIMUM 150mm BLINDED & CONSOLIDATED HARDCORE. LINK DPM TO EXISTING
2 CLEAN DOWN EXISTING CONCRETE FLOORS, APPLY AS RECOMMENDED BY MANUFACTURER OF DPM & APPLY LIQUID DPM (WITH APPLIQUE OR SIMILAR. BLIND LAST COAT WITH SAND. LAP WALL DPC BY 75mm.
LAY SAND & CEMENT SCREED MINIMUM 65 TH & REINFORCE WITH LIGHT GAUGE MESH. FLOOR TO BE LEVEL THRO' WITH THAT IN EXISTING KITCHEN
3 MINIMUM 18mm TH T&G TIMBER STRIP BOARDING TO CLIENTS CHOICE ON 100 x 50 SC3 JOISTS AT 400 CTRS. 100mm TH MINERGLASS INSULATION BATTS (RIGID) BETWEEN JOISTS SUPPORTED BY POLYPROPYLENE NETTING DRAPED OVER & BETWEEN JOISTS
50mm TH TANALISED TIMBER SOLE PLATE ON PVC DPC ON VENTILATED SLEEPER WALL
100mm TH ST4 CONCRETE & REINFORCE WITH SINGLE LAYER OF A252 MESH ON 1200 g POLYTHENE DPM ON MINIMUM 150mm BLINDED & CONSOLIDATED HARDCORE.
VENTILATE VOID BENEATH TIMBER FLOOR WITH KLISBURY MAXI VENT MV250 AIR BRICKS AT MAX 4m CTRS (SEE PLAN FOR LOCATION) C/W SLEEVE THRO' CAVITY WALL.

DPC

PVC DPC IN EXTERNAL SKIN TO BE MINIMUM 150mm ABOVE G.L. DPC TO INNER SKIN TO BE CONTINUOUS WITH DPM IN FLOOR.

FOUNDATIONS

600 x 225 ST4 CONCRETE FOUNDATION TO 215mm TH SOLID WALL
" " " " CAVITY WALL
LEAN MIX CONCRETE CAVITY FILL TO WITHIN 150mm OF LOWEST DPC. CONCRETE BLOCKS OR COMMON BRICK BELOW DPC/FLOOR LEVEL/ GROUND LEVEL.
FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA AS AGREED ON SITE WITH L.A BUILDING INSPECTOR.

HEATING

EXTEND EXISTING WET SYSTEM INTO EXTENSION. FIT TRV TO ALL NEW RADIATORS. INSULATE ALL NEW HOT WATER PIPING TO HEATING OF BUILDING

HOT WATER

SUPPLIED BY EXISTING SYSTEM

MECHANICAL VENTILATION

TO NEW KITCHEN AREA PROVIDE MANUALLY OPERATED EXTRACTOR FAN & THIS TO BE CAPABLE OF EXTRACTING 60 L/S (REDUCED TO 30 L/S IF HOUSED IN COOKER HOOD.

TO WC INSTALL WALL MOUNTED EXTRACTOR FAN - THIS TO BE CONNECTED TO LIGHT SWITCH & CAPABLE OF EXTRACTING MINIMUM 6 L/S. FAN TO HAVE 15 MINUTE OVERRUN. ENLARGE 10mm GAP AT BOTTOM OF DOOR.

TO EXISTING BATHROOM FIT EXTRACTOR FAN THIS TO BE MANUALLY OPERATED. FIT DUCTING BETWEEN FLAT ROOF JOISTS WITH FALL TO WET OUTLET ON NORTH EAST WALL. FAN TO CAPABLE OF EXTRACTING MINIMUM 15 L/S

PLUMBING

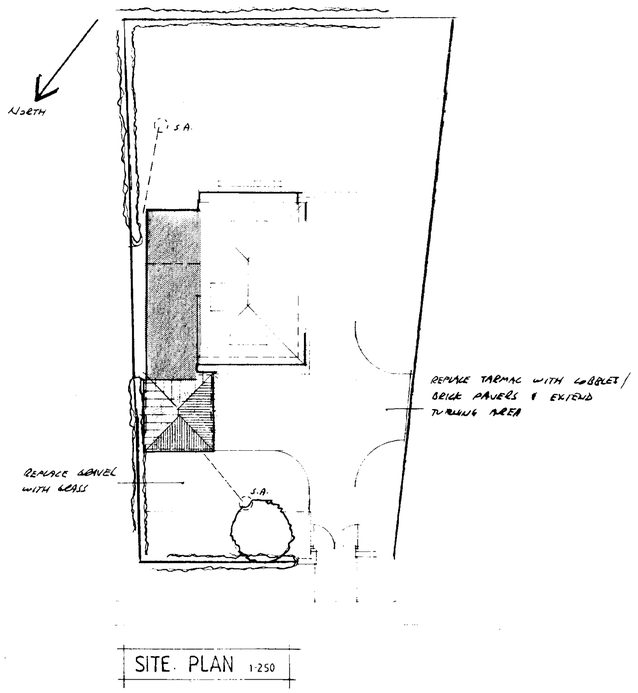
REPOSITION LOWER SECTION OF EXISTING SOIL & VP SERVING FIRST FLOOR SHOWER ROOM
PROVIDE 100 ø SOIL & VP SOIL PIPE IN CONCEALED WAY OUTSIDE OF PORCH & TERMINATE WITH SCREWED ACCESS CAP. NO CONNECTIONS TO SOIL & VP SOIL PIPE WITHIN 400mm OF INVERT OF DRAIN.
100 ø HORIZONTAL SOIL PIPE IN GARAGE TO PICK UP WC, HB & SINK.
50 ø CONCEALED WASTE PIPE TO PICK UP SINK & HB. FIT HEPWORTH MYKERIC SELF SEALING WASTE VALVES TO ALL FITTINGS.
PROVIDE RODDING EYES TO ALL BENDS & CHANGE OF DIRECTION OF WASTE PIPES.

FOUL DRAINS

PROVIDE ANDASAFE GULLY ON NORTH WEST WALL OF GARAGE EXTENSION & CONNECT INTO EXISTING DRAIN RUN.
BREAK INTO EXISTING I.C (WITH 150 SOIL PIPE) & MAKE GOOD.
100 ø VITRIFIED CLAY DRAINS, FLEXIBLE JOINTED & LAID TO 1-40 FALL WITH 100mm OF PEA GRAVEL BED & SURROUND.

STORM DRAINS

100 ø VITRIFIED CLAY DRAINS, FLEXIBLE JOINTED & LAID TO 1-100 FALL WITH 100mm OF PEA GRAVEL BED & SURROUND. PIPES TO DISCHARGE INTO 1m³ SOAKAWAYS & THESE TO BE SITED MINIMUM 5m FROM ALL BUILDINGS.



SITE PLAN 1-250

Contractor To Check All Dimensions On Site Before Work Commences.

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Rev	Date	Init	Revision Details
A	23.7.01	AE	PLAT SECTION OF A GARAGE EXTENSION

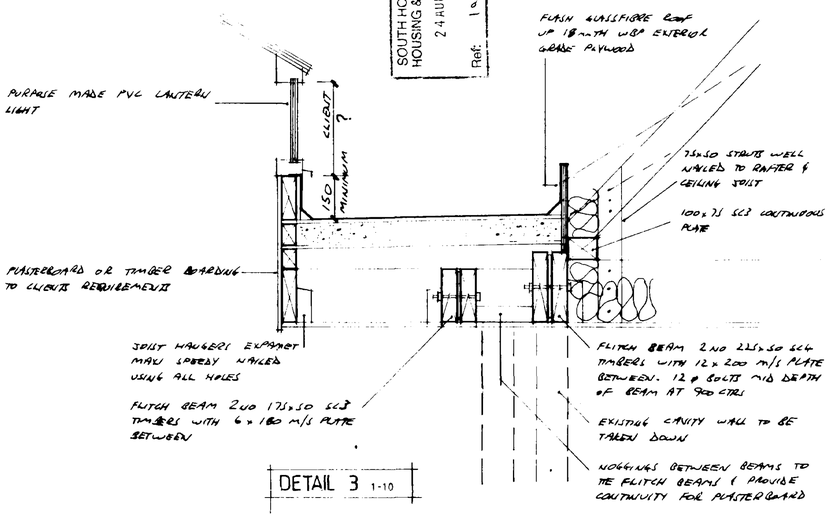
Project: MR & MRS R BROWNE. 14, HALMER GATE, SPALDING, PROPOSED ALTERATIONS & EXTENSION.

Drawing: SECTIONS AS PROPOSED

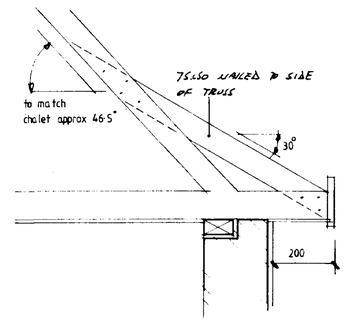
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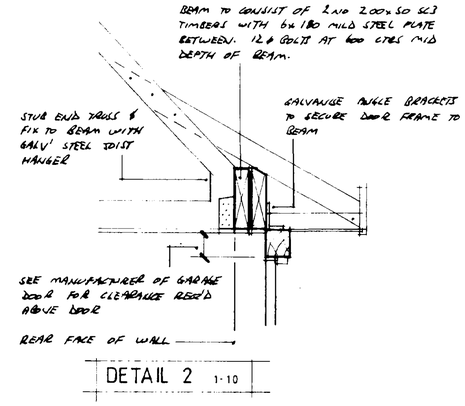
SOUTH HOLLAND DC HOUSING & PLANNING 24 AUG 2001 Ref: 1a3c/01



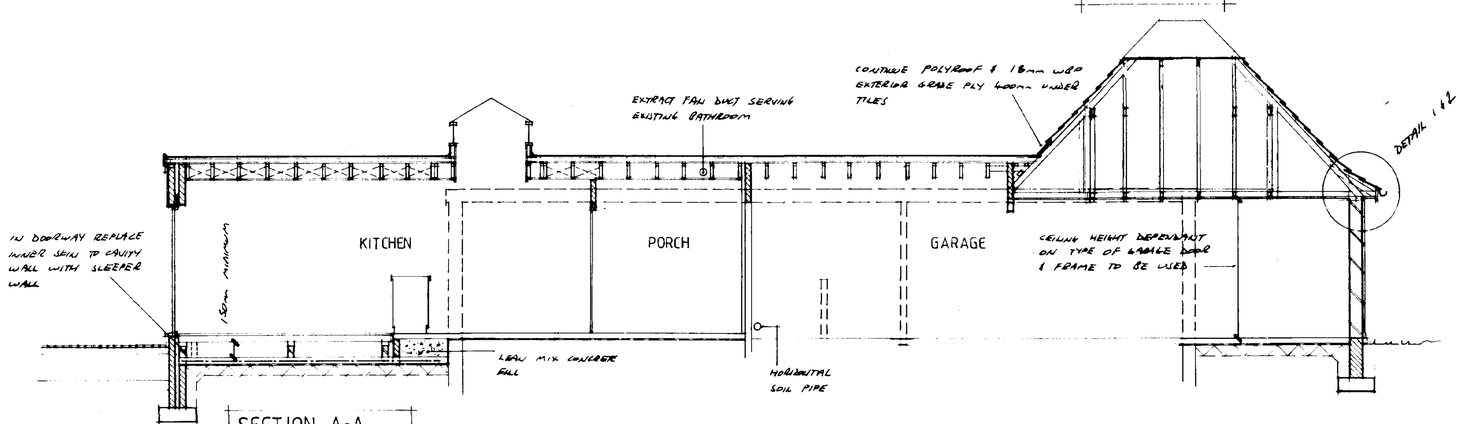
DETAIL 3 1-10



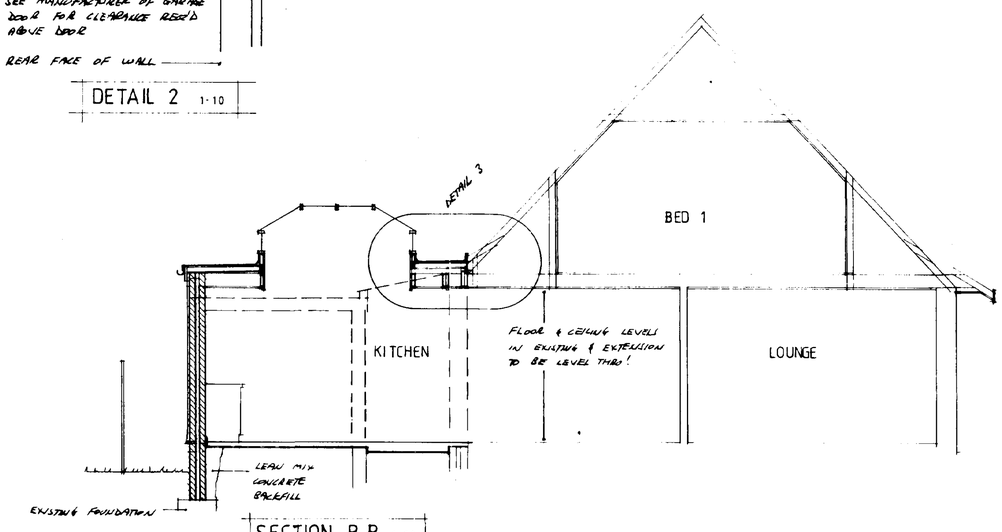
DETAIL 1 1-10



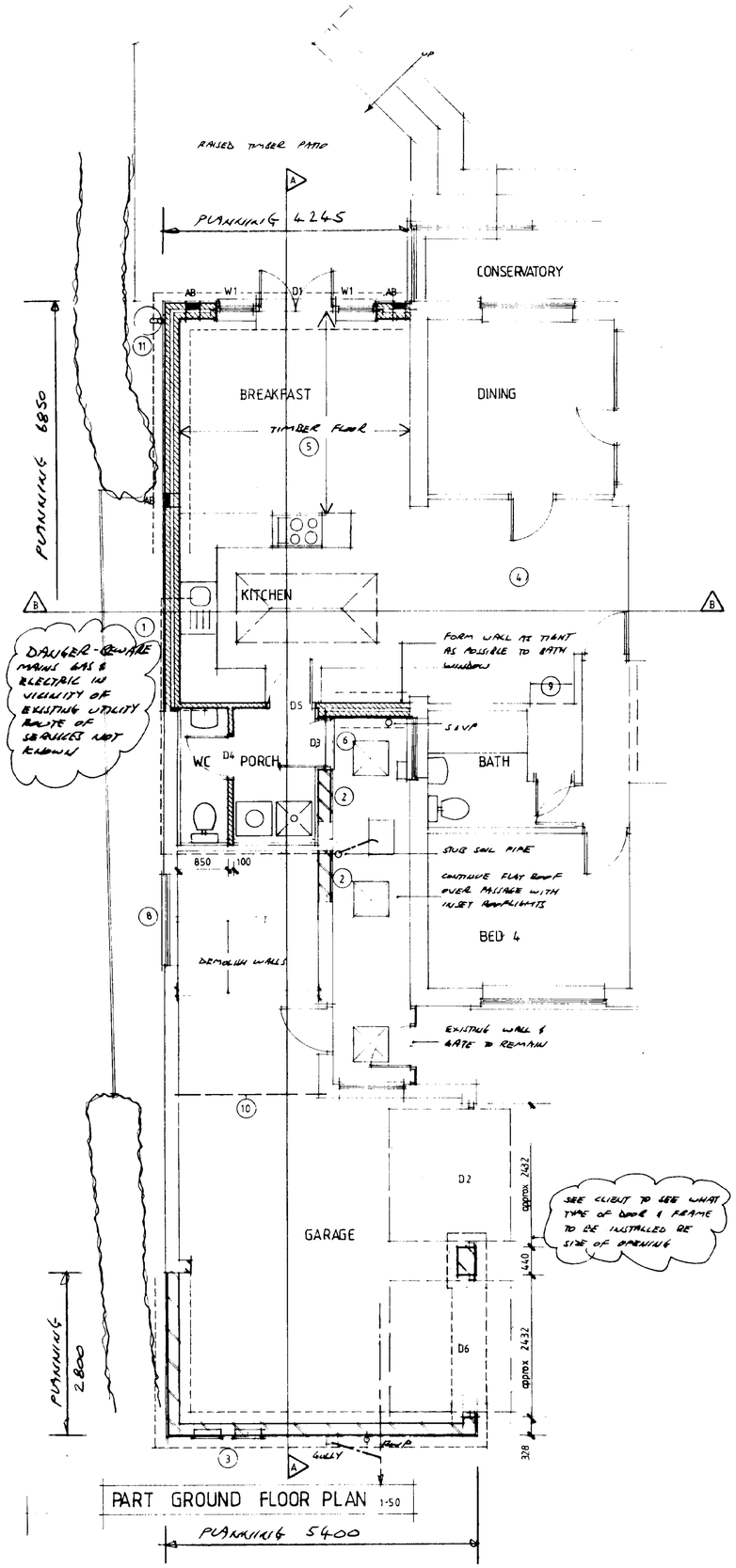
DETAIL 2 1-10

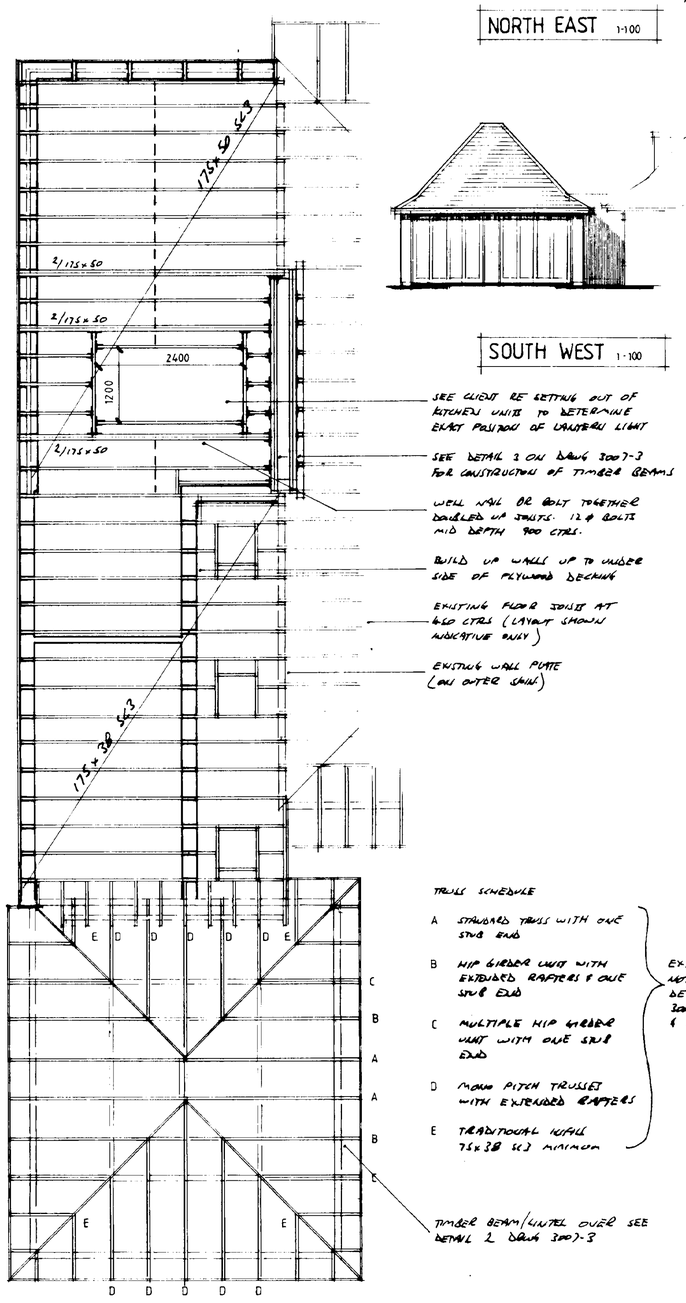


SECTION A-A 1-50



SECTION B B 1-50





SEE CLIENT RE SETTING OUT OF KITCHEN UNITS TO DETERMINE EXACT POSITION OF LANTERN LIGHT

SEE DETAIL 2 ON DRWG 3007-3 FOR CONSTRUCTION OF TIMBER BEAMS

WALL NAIL OR BOLT TOGETHER DOUBLED UP JOISTS: 12 ø BOLTS MID DEPTH 900 CTRS.

BUILD UP WALL UP TO UNDER SIDE OF PLYWOOD DECKING

EXISTING FLOOR JOISTS AT 400 CTRS (LAYOUT SHOWN INDICATIVE ONLY)

EXISTING WALL PLATE (ON OUTER SKIN)

TRUSS SCHEDULE

A STANDARD TRUSS WITH ONE STUB END

B HIP GIRDER UNIT WITH EXTENDED RAFTERS & ONE STUB END

C MULTIPLE HIP GIRDER UNIT WITH ONE STUB END

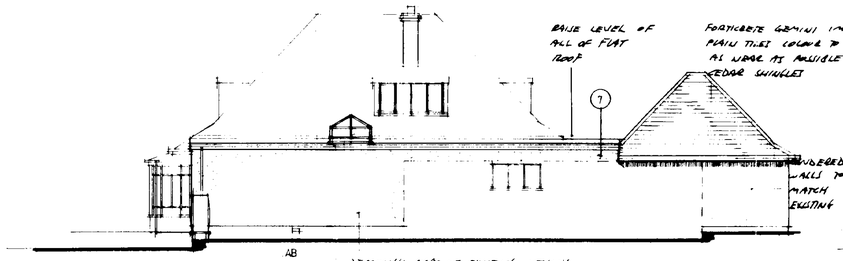
D MONO PITCH TRUSSED WITH EXTENDED RAFTERS

E TRADITIONAL KING 75 x 38 (C) MINIMUM

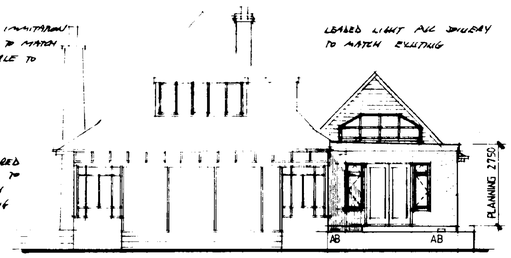
EXTEND CEILING TIE NOT RAFTER SEE DETAIL 1 DRWG 3007-3 & STUB END DETAIL 2

TIMBER BEAM/LINTEL OVER SEE DETAIL 2 DRWG 3007-3

ROOF PLAN 1:50

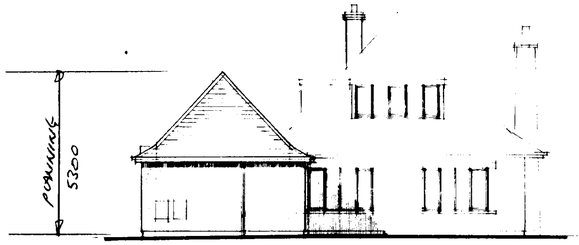


NORTH EAST 1:100



SOUTH EAST 1:100

SOUTH WEST 1:100



NORTH WEST 1:100

MISCELLANEOUS

(1) DEMOLISH EXISTING 215 SOLID WALL DOWN TO FOUNDATION LEVEL. BUILD UP NEW CAVITY WALL OFF EXISTING FOUNDATION

(2) BRICK UP EXISTING DOORWAY. MOVE DAC TO SIDE OF WALL

(3) REMOVE ELECTRIC & GAS METERS TO EXTERNAL LOCKET ON NORTH WEST WALL OF GARAGE EXTENSION.

(4) TAKE DOWN CEILING IN EXISTING KITCHEN & RE PLASTERBOARD AT SAME TIME AS EXTENSION. CEILINGS IN EXISTING & PROPOSED TO BE LEVEL THRU'

(5) SEE CLIENT FOR SIZE OF PURCHASED KITCHEN UNITS SO AS TO DETERMINE EXTENT OF TIMBER FLOORING & POSITION OF LANTERN LIGHT

(6) FORM DOORWAY IN EXISTING WALL WITH 65 x 215 x 1200 LONG PRESTRESSED CONCRETE LINTEL OVER

(7) BUILD UP EXISTING 215 TH WALL TO SUIT NEW FLAT ROOF LEVEL

(8) PROVIDE 65 x 215 x 1750 PRESTRESSED CONCRETE LINTEL OVER EXISTING WINDOW IF NO LINTEL EXISTING.

(9) CONSULT WITH MANUFACTURER OF BOILER TO SEE IF PERMANENT VENTILATION OPENING REQUIRED

(10) 1-6 100 BOX LINTEL OVER & THIS TO BE TIGHT TO UNDER SIDE OF WALL PLATE

(11) RWP TO DISCHARGE INTO RAINWATER BUTT WITH OVERFLOW DISCHARGING INTO SOAKAWAY

SOUTH HOLLAND DC
HOUSING & PLANNING
24 AUG 2001
Ref: 03/01

Contractor To Check All Dimensions On Site Before Work Commences.

Rev.	Date.	Init.	Revision Details.
A	2-7-01	RB	UPDATE FOR PLANNING SUBMISSION & CLIENTS ALTS
B		RB	WORK UP FOR BUILDING
C	3-7-1	RB	WIDEN GARAGE EXTENSION & PUT 2 SINGLE DOORS

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Project.
MR & MRS R. BROWNE.
14, HALMER GATE, SPALDING.
PROPOSED ALTERATIONS & EXTENSION.

Drawing.
PLAN AS PROPOSED

Scale.	Drawing. No.
AS SHOWN	3007-2
Drawn.	
Date. APRIL 2001	Rev. A B C