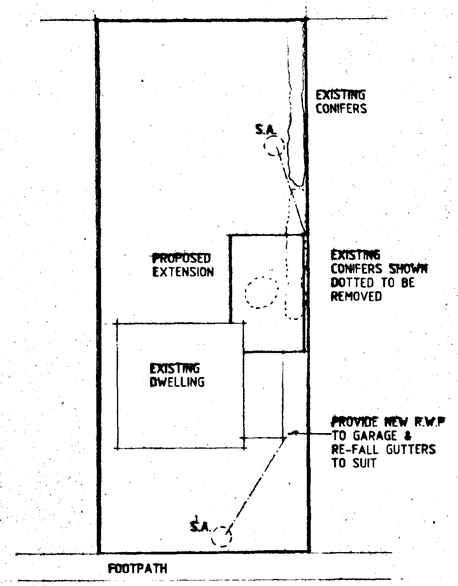


PARK CLOSE

SITE PLAN
1:200

FOUL WATER DRAINAGE
Underground drainage to be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO SHORNGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 225mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

FLAT ROOF CONSTRUCTION (WARM DECK)
12.7mm white spar chippings bedded on bitumen on 3 no. layers built up felt (first layer asbestos based) on insulated roof deck (Aerodeck) comprising a 6mm WPB facing and 75mm thick RUF foam backing manufactured to BS5750 by Kingspan Insulation Ltd. and shall be applied in accordance with their instructions on 50mm to 0mm timber firrings securely spiked to treated timber joists (size stated on drawing). Provide 30 x 5mm mild steel anchor and lateral restraint straps to joists fixed to walls at maximum 1200mm c/c. Provide suitably sized fascia board. Form all necessary felt drips including tilting fillets and keep felt drips clear of fascia boarding. If flat roof intersects with pitched roof ensure flat roof felt laps under felt of pitched roof by a minimum of 600mm.

NEW/OLD WALLING
Where new walling meets old provide proprietary vertical flexible wall starters.

WALL CONSTRUCTION
250mm cavity walls to consist of:-
100mm face brickwork (see site plan for details), 50mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

REVEALS
Ensure the path through all window and door reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. also at every closure of cavity provide d.p.c.

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422 1977.

SAFETY GLAZING
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

RAINWATER GOODS
P.V.C. rainwater goods 150 half round gutters and 68mm diameter downpipes.

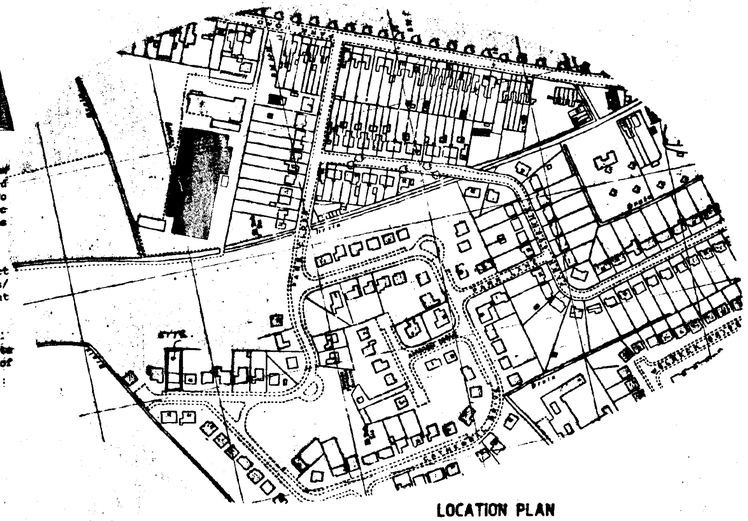
LINTELS
All coded lintels as stated in Schedule or marked on plan to be by
to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.



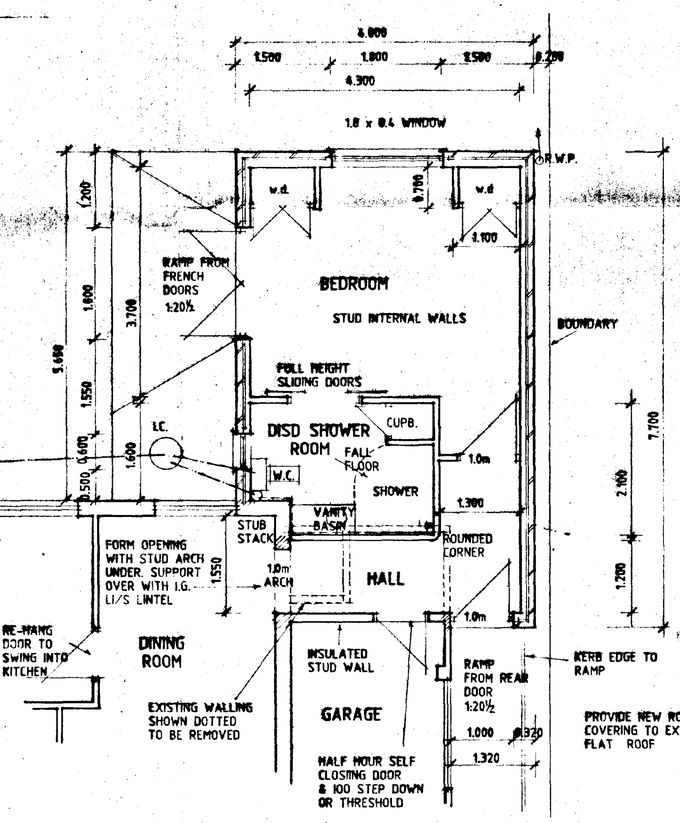
CEILINGS
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

BATHROOM VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 15ltr/second. System to offer intermittent operation.

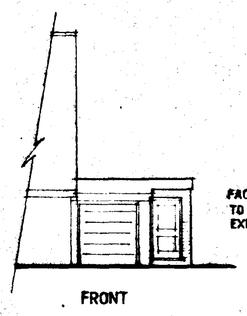
HABITABLE ROOMS AND KITCHENS
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²



LOCATION PLAN
1:2500

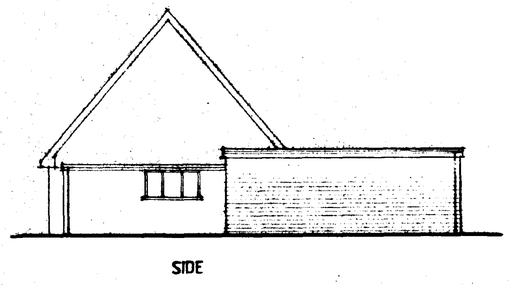


FLOOR PLAN

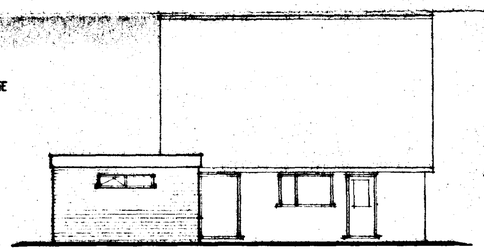


FRONT

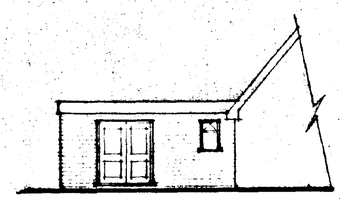
FACING BRICKS TO MATCH EXISTING



SIDE



REAR



SIDE

HEATING
PROVIDE ELECTRIC STORAGE RADIATORS TO NEW EXTENSION

NOTES

NEW FLAT ROOF ABUTMENT WITH EXISTING FLAT ROOF, PITCHED ROOF & WALL PROVIDE ALL NECESSARY TILTING FILLETS & FLASHINGS TO MAKE COMPLETELY WATERTIGHT

NEW FLOOR TO BE LAID LEVEL WITH EXISTING.

FLOORING TO BEDROOM & HALL TO BE OF 19mm T & G WEYROC BOARDING ON MIN. 50 JABLITE OR SIMILAR INSULATION

SHOWER ROOM FLOOR TO BE ALTRO MARINE 20 FINISH ON 65 S/C SCREED ON MIN. 25 JABLITE OR SIMILAR INSULATION. FLOOR TO FALL TOWARDS SHOWER GULLY

ALL INTERNAL WALLS TO BE OF 100 STUDWORK

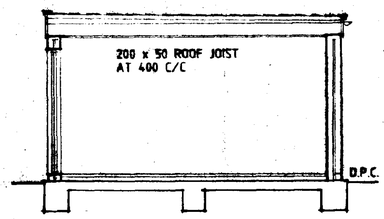
NEW WALL TO END OF GARAGE TO BE OF 150 STUDWORK TO GIVE ½HOUR FIRE RATING. PLUS 150 FIBREGLASS INSULATION

REMOVE END PARTOF EXISTING GARAGE AS SHOWN & CLEAR AWAY

I.G. TYPE LI/S LINTELS OVER ALL EXTERNAL OPENINGS

WHITE UPVC DOUBLE GLAZED JOINERY TO NEW XTESION

PROVIDE GRAB RAILS AS NECESSAY TO DISD BATHROOM TO CLIENTS REQUIREMENTS



FOR RAFT DESIGN SEE STRUCTURAL CALCS 089/1-5 & 089/SK

SECTION THRO

THIS DRG. TO BE READ IN CONJUNCTION WITH STRUCTURAL CALCS 089/1-5 & 089/SK

Figured and Dimensions
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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.
Please note: This drawing is not a conveyance drawing.

DETERMINED PLAN
SOUTH HOLLAND HOUSING & PLANNING
27 OCT 1995
Ref: 0871/95

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
48 PARK CLOSE, SPALDING
FOR
MR. & MRS. R. STAINES

1:50 1:100	771844/2
OCT-95	B.GILHAM.

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