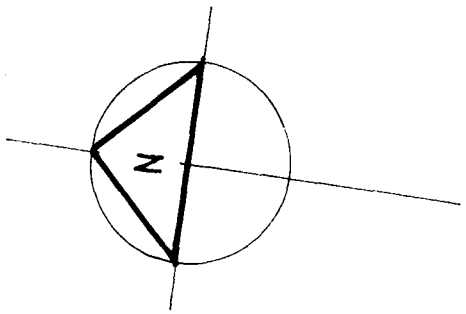
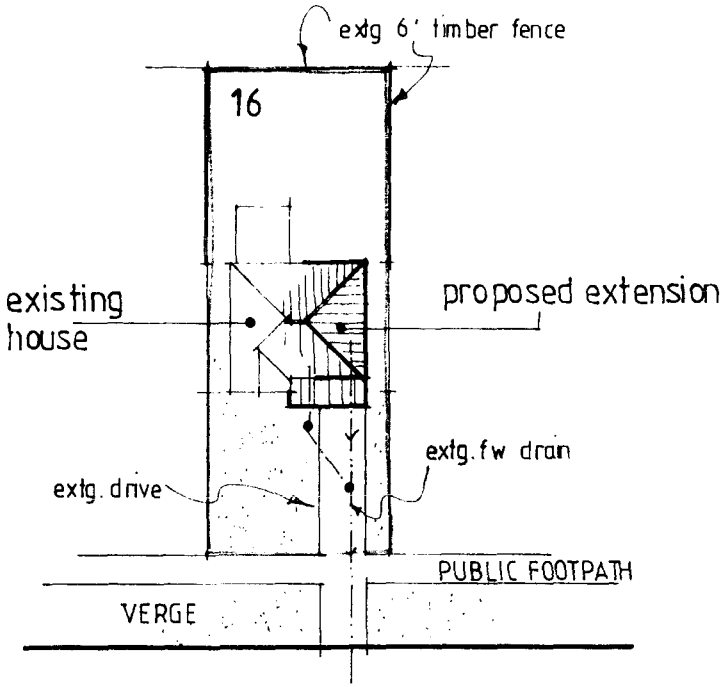
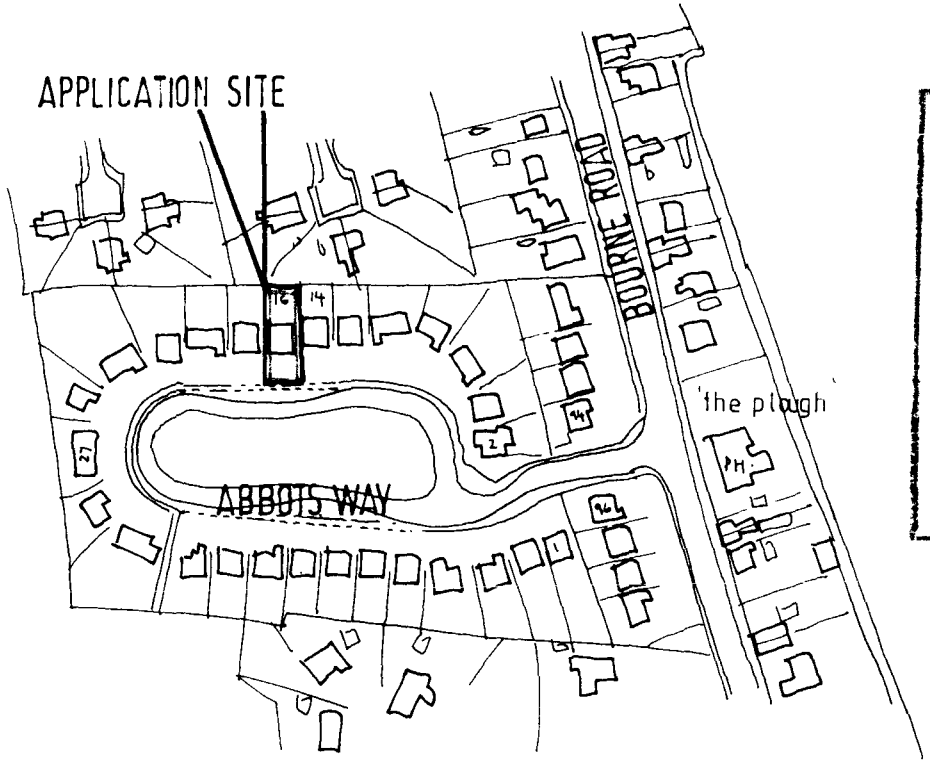
SOUTH HOLLAND DC
HOUSING & PLANNING
20 SEP 2001
Ref: 1131/01





block plan 1:500



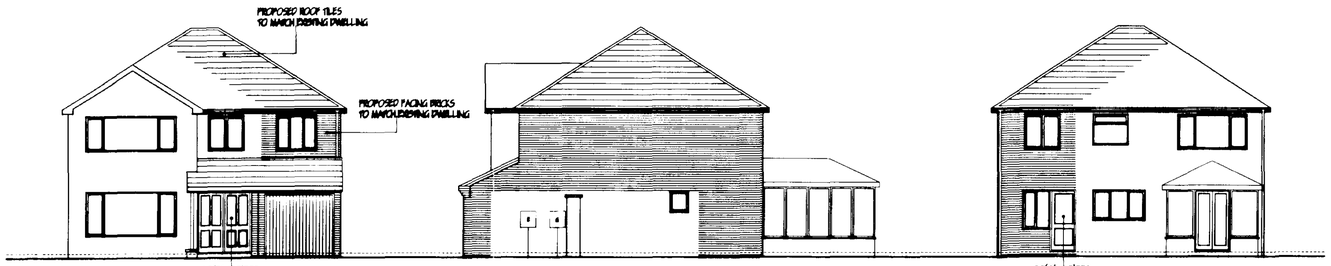
location plan 1:2500

DETERMINED PLAN

Proposed extension at 16 Abbots Way, Spalding.	for : Mr & Mrs Mason	01.032/02	MD

DO NOT SCALE FROM THIS DRAWING

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FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

PROPOSED ELEVATIONS

PROPOSED WINDOWS AND DOORS TO BE PVC-U DOUBLE GLAZED. DESIGN TO BE AGREED BY CLIENT.

ROOF CONSTRUCTION
concrete interlocking tiles to match existing and to be suitable for roof pitch.
Roof pitch to be confirmed by inspection.
25x38mm s.w. treated tile battens on reinforced felt to BS 747 lapped to existing.
Traditional Cut Roof Construction to new roof area with existing roof timbers exposed and checked for condition, fixings etc.
75x100mm wall plate to be strapped to wall at 2.0m c/c max. using galv. straps 5x30mm n.l.t. 1.0m in length.
50x100 Ceiling ties at 400mm ctrs.
All timber to be C16 graded.
200mm insulation to entire roof area comprising 2x100 layers between & across joists.
Ensure that air flow at eaves is not impeded - 50mm air gap required.
Soffit detail to match existing and incorporate 10mm continuous air gap to soffit to provide cross ventilation of insulated roof space. 12.5mm plasterboard and artex to ceilings

INTERNAL WALLING
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 -see joist plan for details.
Provide sole plate where partition occurs at right angles to joist span. 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.

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

EN-SUITE
Extractor capable of ext. rate not less than 15 litres per second with intermittent operation facility.
Provide mechanical ventilation to internal wc's giving a minimum of 3 air changes per hour, which may be intermittent but should have a min mum 15 minute overrun period.

GLAZING
To be in accordance with Part N1 Building Regulations and BS 6206: 1981.
Double-glazing to all external doors and windows.
Each safety glazed panel to incorporate the British Standard Kite Mark, as means of identification.

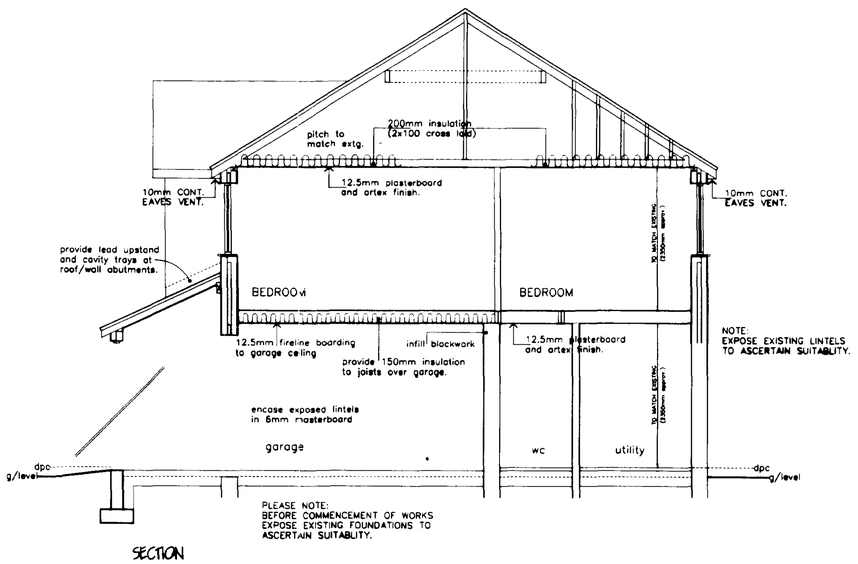
EXTERNAL WALLS
260mm cavity wall construction to comprise :-
100mm facing brick (to B.S.3921: 1974 for clay brick, BS 187 for calcium silicate brick).
60mm insulated cavity
inner leaf to be 100mm Tarmac Hemelite or similar approved insulating blockwork.
13mm s/c render and skim to internal face.
Provide 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.

FOUNDATIONS
Existing foundations are to be exposed to ascertain suitability for additional loadings
strip foundations 450 x 225mm deep to 100mm load-bearing walls.
All concrete to be St 3 mix (unless specified otherwise by structural engineers).
Foundations taken down to a suitable load-bearing 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 150mm 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 soakaways
All work to comply with Part H3 Building Regulations 1991.

DRAINAGE - FOUL WATER
Inspection chambers to be u.p.v.c, Bartol installed in accordance with manufacturer's instructions in positions shown on plan.
Below ground pipework to be 100mm dia. u.p.v.c. Bartol to BS 4460: 1989 flexible jointed paperwork laid in accordance with manufacturer's specification to 1: 70 fall with 150mm pea gravel bed and surround.
Where pipes pass below floors provide 150mm min. pea gravel bed and surround to maintain flexibility.
Drains to be protected under driveway and where cover is less than 600mm, by provision of concrete slabs over min. 75mm pea gravel cover. Below ground drainage is to comply with BS 8301: 1985.
110mm dia. u.p.v.c. Soil and vent pipes to be installed in positions shown on plan. Provide balloon grating to terminate at 900mm min. above adjacent openings within 3.0m. Provide access plate at base of stack.
Where indicated on plan air admittance valves are to be installed in accordance with manufacturer's instructions.
Waste pipes from appliances to discharge directly into soil pipes or gullies as appropriate with access plugs at all changes of direction.
40mm Dia. polypropylene wastes from kitchen/utility sinks, baths, showers, washing machines 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.
Where drains run through walls provide concrete lintel over 900mm-min. long length dependant on angle and number of drain runs.
A 50mm gap should be left all round the pipe with the opening covered by a rigid sheet material.



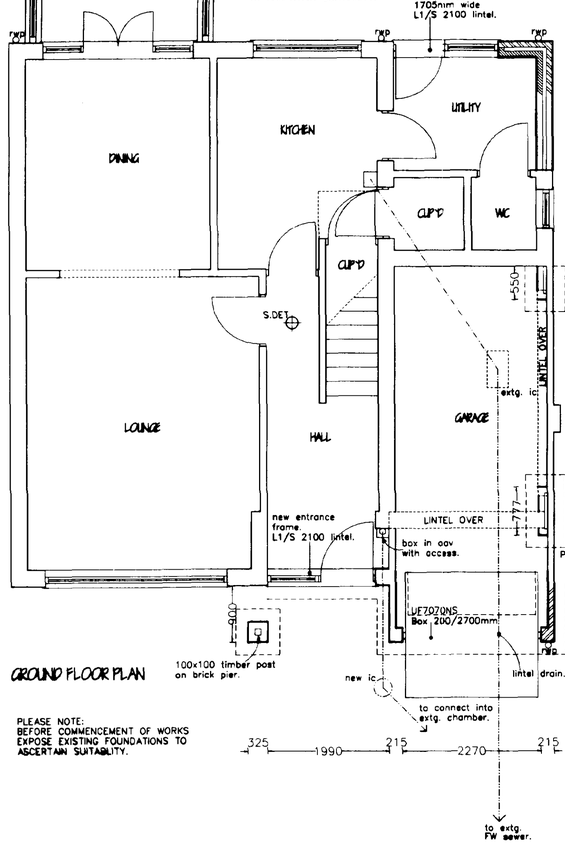
SECTION

FIRST FLOOR CONSTRUCTION AND CEILING FINISHES
19mm Wbryoc decking to floor construction.
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 2 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.

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.

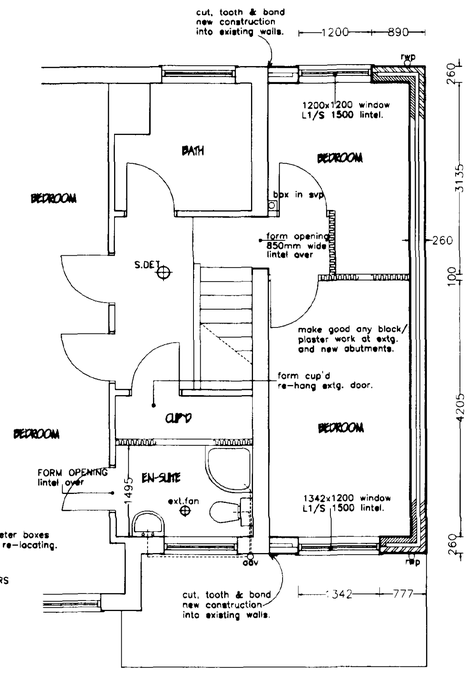
SMOKE DETECTION - PART B BUILDING REGS 1991
Mains operated self contained smoke alarms to BS 5446: PART 1 to be installed in circulation areas within 7m of doors to high fire risk rooms and within 3m of bedroom doors. Where more than one alarm is installed they should be interconnected so that detection 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.
Positioning of smoke alarms must facilitate routine maintenance.
Occupants of dwellings to be provided with information on use of equipment and its maintenance.

HEATING
Existing Boiler to be utilised to serve additional rooms.
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 boiler system.

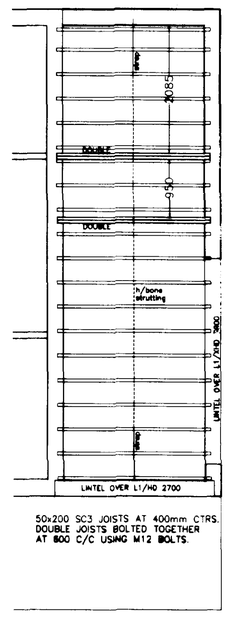


GROUND FLOOR PLAN

PLEASE NOTE:
BEFORE COMMENCEMENT OF WORKS EXPOSE EXISTING FOUNDATIONS TO ASCERTAIN SUITABILITY.

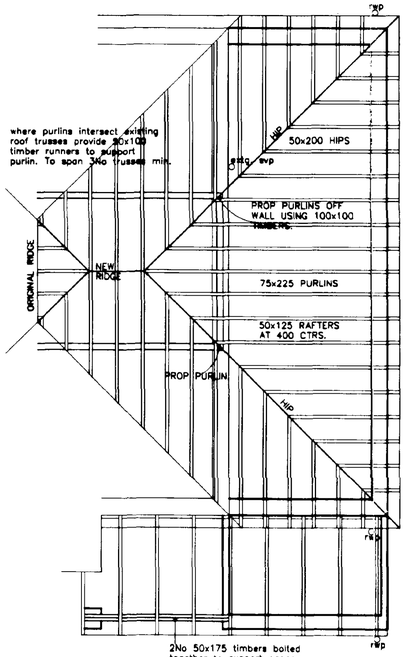


FIRST FLOOR PLAN



50x200 SC3 JOISTS AT 400mm CTRS. DOUBLE JOISTS BOLTED TOGETHER AT 800 C/C USING M12 BOLTS.

JOIST PLAN



2No 50x175 timbers bolted together to support canopy roof above.

ROOF PLAN

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

PROJECT TITLE
PROPOSED EXTENSION AT 16 ABBOTS WAY, SPALDING, LINCOLNSHIRE.

FOR: MR & MRS MASON

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
20 SEP 2001
Ref: 1131/01

PLANS AS PROPOSED.

REV	DESCRIPTION	DATE	BY

SCALE 1:100, 1:50 | DRAWN MD

DATE AUG 01 | DRAWING No. 01.032 / 01