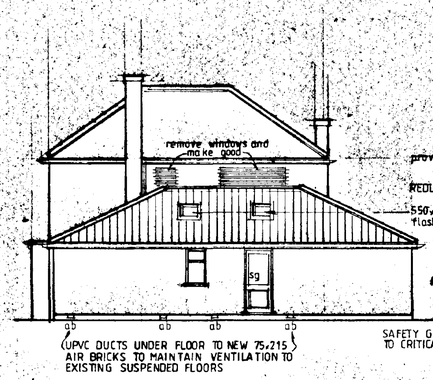
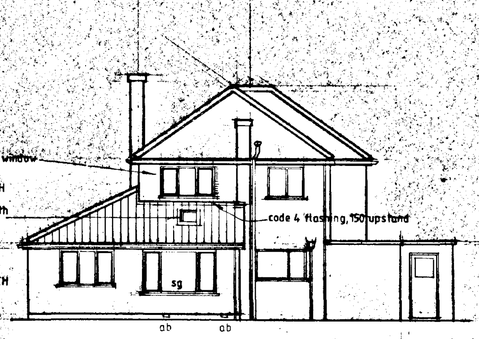


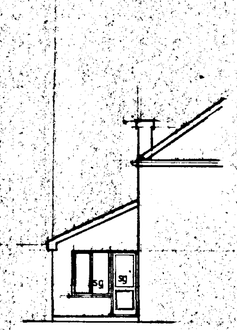
Front elevation proposed



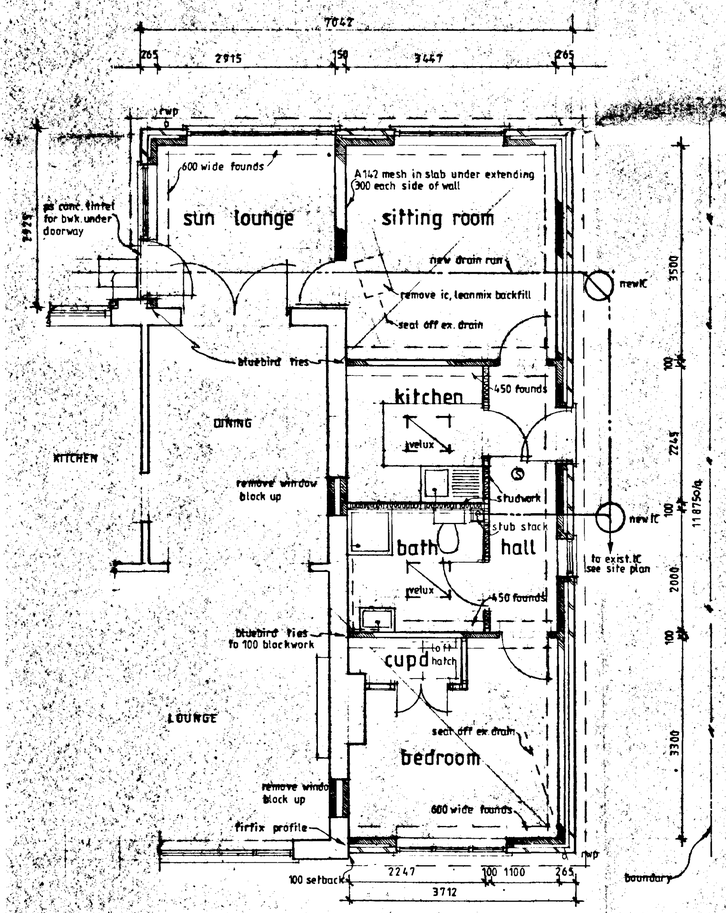
Side elevation proposed



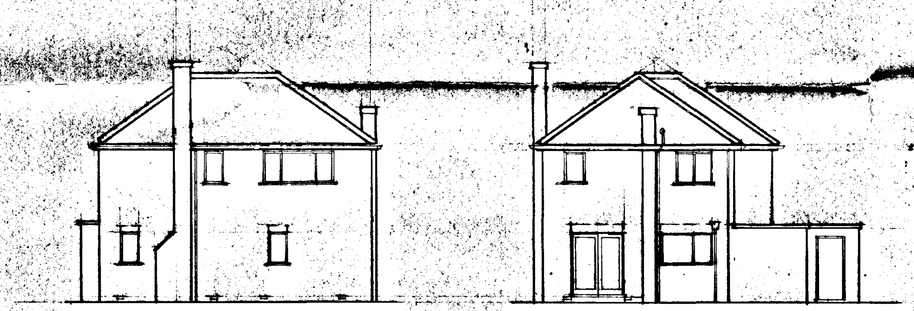
Rear elevation proposed



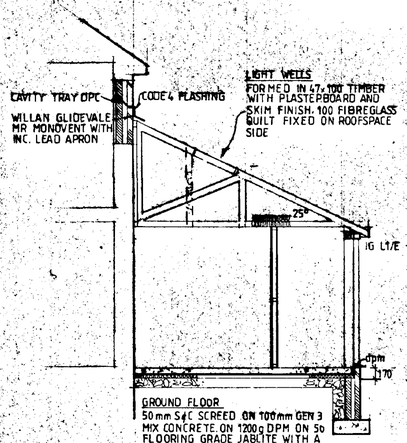
Side elevation



Proposed ground floor



Side elevation existing Rear elevation



Section

ROOF
CONCRETE INTERLOCKING TILES ON 38/25 TREATED SW BATTENS ON UNTEARABLE SARKING FELT ON TRUSSED RAFTERS AT 600 CRS. TRUSSES TO BE DESIGNED, MANUFACTURED AND FIXED C/W BINDERS AND BRACING IN STRICT ACCORD WITH BS 5268: 30x5 GMS STRAPS TO GABLE AT CEILING AND RAFTER LEVEL AT MID SPAN. 10mm EAVES VENTS WITH HIGH LEVEL VENT AS SHOWN 200mm FIBREGLASS QUILT, 125mm PLASTERBOARD AND SKIM. 100x50 TREATED SW PLATES, DRAGON TIES TO HIPS.

EXTERNAL WALLS.
CAVITY CONSISTING OF FACING BWK TO OUTER SKIN, 65mm CAVITY WITH DRITHERM CAVITY FILL INSULATION, 100mm MEDIUM DENSITY BLOCKS TO INNER SKIN. DAMCOR INSULATED DPC TO ALL REVEALS. RENDER AND SKIM INTERNALLY. WALL TIES AT 450 CRS VERTICALLY, 900 HORIZONTALLY STAGGERED.

STUD WALLS.
75x50 STUDS AT 600 CRS WITH 75x50 HEAD AND SOLE PLATES. 12.5 PLASTERBOARD AND SKIM FINISH TO BOTH SIDES C/W SOUND INSULATION WHERE INDICATED.

FOUNDATIONS.
600/450 WIDE x 225 GEN 3 MIX CONCRETE, 1000 MIN. DEPTH IN CLAY. EXTRA DEPTH MAY BE REQUIRED DUE TO PROXIMITY OF TREES AND EARLY CONSULTATION WITH BCO IS REQ'D.

WINDOWS
WHITE UPVC WITH SEALED DOUBLE GLAZED UNITS, DRAUGHT SEALED OPENING LIGHTS EQUIV. TO 5% FLOOR AREA.

WASTES.
UPVC PIPES AND FITTINGS TO BS 5255. ACCESS TO BE PROVIDED THROUGHOUT. ANY BOXINGS TO ALL WASTE CONNECTIONS AND AT BASE OF STACK. AIR ADMIT VALVE TO STUB STACK. 38ø TO SINK, 50ø COMBINED TO BASIN/SHOWER. SHOWER ON PLINTH TO ALLOW ACCESS UNDER. 75 DEEP SEALED TRAPS.

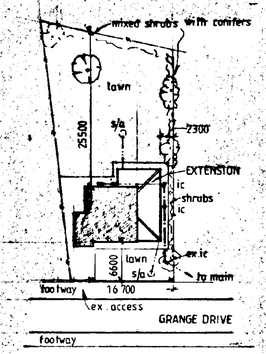
MECHANICAL VENTILATION.
DUCTED TO EXTERNAL AIR DUCTS IN ROOF WRAPPED WITH INSULATION. EXTRACT RATES - BATHROOM - 15 L/S, KITCHEN 60 L/S OR 30 IF IN COOKER HOOD.

SMOKE DETECTOR (S)
TO BE MAINS OPERATED, SELF CONTAINED TO BS 5446 WITH BATTERY POWERED BACKUP, SEPARATELY FUSED AT THE DISTRIB. BOARD.

LINTELS
TO BE IG OR SIMILAR WITH 150 BEARING.

FOUL DRAINS.
110ø UPVC AT 1:80 MIN. FALLS WITH PEA GRAVEL BED AND SURROUND. 475ø POLYPROP. INSPECTION CHAMBERS AT THE POSITIONS INDICATED. WHERE DRAINS PASS THROUGH WALLS P.S. CONC. LINTELS TO BE PROVIDED OVER TO ALLOW 50mm GAP AROUND PIPE, GAP TO BE MASKED WITH RIGID MATERIAL.

STORM DRAINS.
110ø UPVC WITH PEA GRAVEL BED AND SURROUND AT 1:80. FALLS DISCHARGING TO SOAKAWAY FILLED WITH CLEAN BRICK RUBBLE 5000 MIN. FROM ANY BUILDING.



1:500 Site plan

SOUTH HOLLAND DC
HOUSING & PLANNING
29 DEC 1998
Ref: 1280/98

Proposed extension
At. 20, Grange Drive,
Spalding.
For Mr & Mrs. N. Earl.

December 1998

DETERMINED PLAN

Scales. 1:100, 1:50