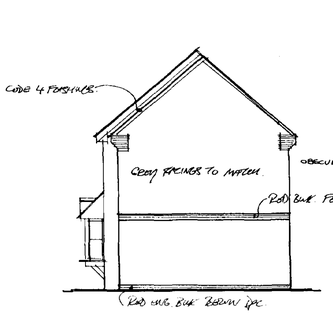
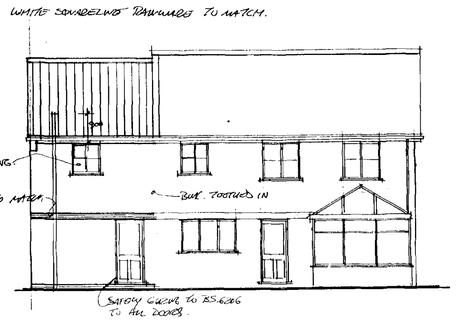


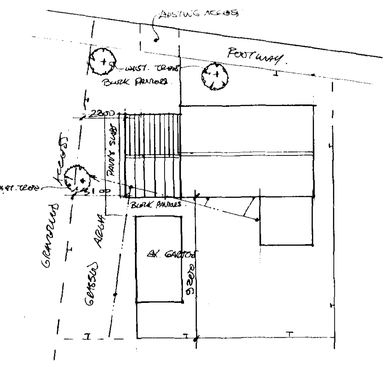
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



1:200 BLOCK PLAN

ROOF
PITCH AS EXISTING - 40° APPROX.
CONCRETE INTERLOCKING TILES ON 38x125 TREATED SW. BATTENS ON SARKING FELT. TRUSSED RAFTERS TO BE DESIGNED AND MANUFACTURED BY AN APPROVED MANUFACTURER. AND FIXED TO GUIDANCE WITH 25x100 SW. BUILDERS AND JOINERS, IN STRICT ACCORD WITH BS 5268: PT 3: 1985. AT 600mm MAX. CRS. 30x5mm GMS RESTRAINT STRAPS TO GABLES AT 2M CRS. MAX AT RAFTER. AND CEILING LEVEL. 9"/SOLID BLOCKWORK 10mm BAND VENTS. 50x150 SW. TREATED WALLPLATES FULLY BEDDED WITH HALF LAPPED JOINTS. 250mm CROWN WOOL INSULATION. 12.5m PLASTERBOARD & ARTEX FINISH. CHECK ALL DIMS. PRIOR TO ORDERING OF TRUSSES.

EXTERNAL WALLS.
CAVITY CONSTRUCTION CONSISTING FACING BRICKWORK TO OUTER LEAF. 75m CAVITY WITH APPROVED CAVITY FILL INSULATION. 100m CELCON SOLAR BLOCKWORK TO INNER LEAF. WALLTIES AT 900mm HORIZ & 450mm VERTICAL CRS - STAGGERED. DOUBLE UP TO CORNERS AND REVEALS. DAMCOURSE INSULATED DPC. TO REVEALS. ALL CAVITIES CLOSED AT TOP OF WALL. RENDER & SKIM INTERNAL FINISH. IG L/S TYPE LINTELS WITH 150mm END BEARINGS. WINDOWS TO BE RECESSED 30mm.

STUD WALLS.
75x50 STUDS AT 600 CRS WITH 75x50mm HEAD AND SOLEPLATES. 12.5m PLASTERBOARD & SKIM FINISH. SOUND INSULATION QUILT BETWEEN STUDS. DWBLGS 50x75 UNDER. WHERE PARALLEL.

FIRST FLOOR
18mm T & G MOISTURE RESISTANT FLOORING GRADE CHIPBOARD TYPE C4 TO BS 5669 ON 47x175 SC3 GRADE JOISTS AT 450mm CRS. 38x38mm HERRINGBONE STRUTTING AT MID SPAN. 30x5m GMS RESTRAINT STRAPS TO FRONT & REAR WALLS AT MID SPAN C/W NOGGINS UNDER. CELOTEX DOUBLE P. GA2067 INSULATION BETWEEN JOISTS. 2 LAYERS 9mm PLASTERBOARDS WITH STAGGERED JOINTS SKIM FINISH AND FIRE STOPPED TO EDGES.

GROUND FLOOR.
100mm GEN 3 MIX FLOAT FINISH CONCRETE ON 1200g DPM ON SAND BLINDED CLEAN, WELL COMPACTED HARDCORE. CONCRETE THICKENED OUT AT EDGE UNDER DOOR.

FOUNDATIONS
450mm WIDE x 600mm THICK GEN 3 MIX TRENCHFILL CONCRETE. 1000mm MIN. DEPTH IN CLAY. ALL TO SATISFACTION OF LOCAL AUTHORITY B.C.O. WHERE DRAINS PASS THROUGH CONCRETE WRAP 50mm IN QUILT INSULATION TO ALLOW FOR FUTURE MOVEMENT.

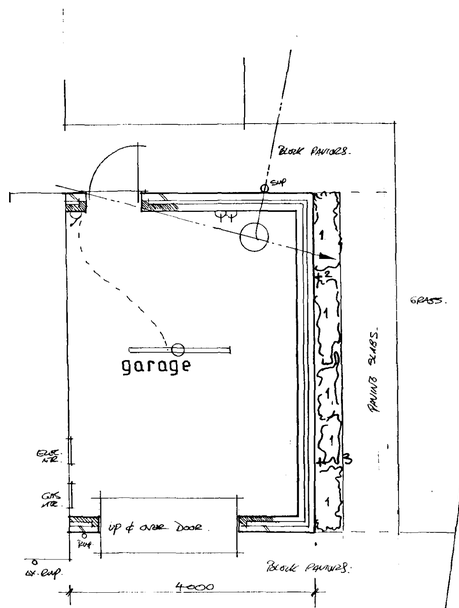
DRAINS
110mm ø PVCu AT 1:80 MIN. FALLS WITH PEA GRAVEL BED & SURROUND. STORM DRAIN AT FRONT TO CONNECT INTO EXISTING. EXISTING FOUL INSPECTION CHAMBER WHICH FALLS WITHIN GARAGE IS TO BE FITTED WITH A DOUBLE SEALED BOLT DOWN COVER. NEW SVP AT REAR. TO BE POSITIONED DIRECTLY OVER EXIST. DUN AND FAIL IN ON A 'Y' FITTING.

SERVICES
PVCu PIPES & FITTINGS TO BS.5255. ACCESS TO BE PROVIDED THROUGHOUT ANY BOXING. SHOWER TRAY OR PLINTH TO ALLOW ACCESS UNDER. 38mmø TO SHOWER, 32ø TO BASIN, 50ø TO COMBINED RUN. 75m DEEP SEALED TRAPS. RE-USE EXIST. SANITARYWARE.

MECHANICAL VENTILATION.
TO BE PROVIDED TO EN-SUITE DUCTED TO EXTERIOR AIR, AND RATED AT 15 LITRES PER SECOND.

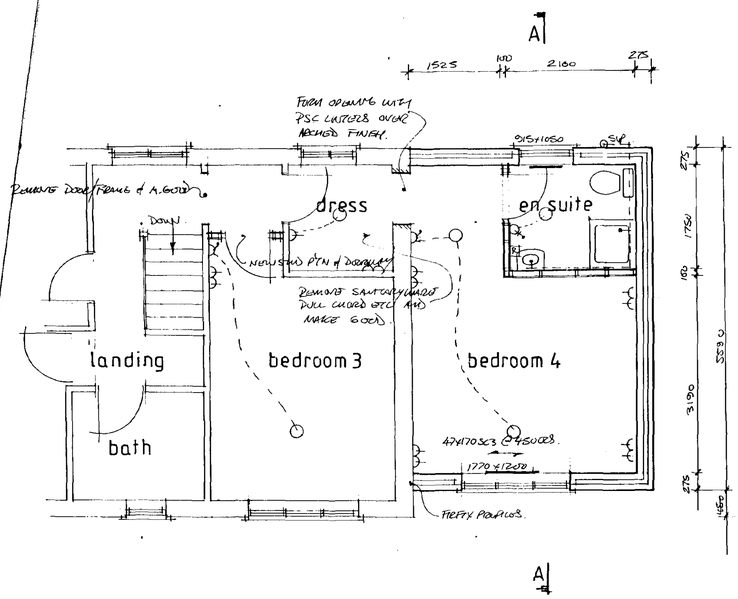
WINDOWS
DORMER SEALED UNIT 24mm LOW E DOUBLE GLAZED UNITS TO GIVE 2.0 W/m²K U VALUE. 8000mm² TRICKLE VENT TO BEDROOM, 4000mm² TO EN-SUITE. BEDROOM TO HAVE AN OPENING SASH WITH MIN. CLEAR DIMS WHEN OPEN OF 450m x 750m (ALSO REPLACE EXISTING WINDOWS, ALL IN PVCu.)

HEATING / HOT WATER
EXISTING SYSTEM TO BE EXTENDED WITH THERMOSTATIC VALVES TO RADIATORS.

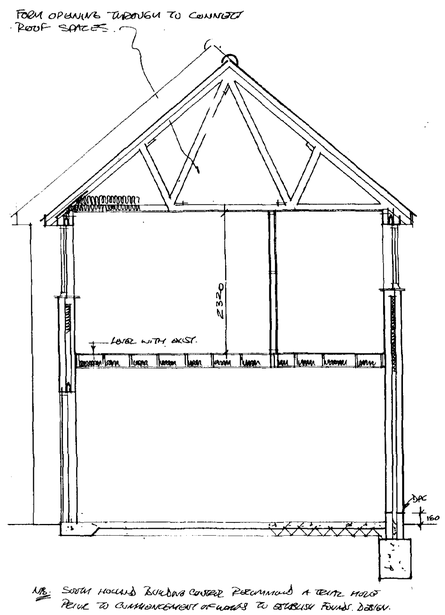


LANDSCAPING KEY.
1. LAVANDULA.
2. HYDRANGEA ANOMALA. (CLIMBING PLANT)
3. PILEOSTEGIA VIBURNOIDES. (CLIMBING PLANT).

GROUND FLOOR PLAN



FIRST FLOOR PLAN



NB. SOUTH HOLLAND BUILDING CONTROL RECOMMENDS A TEMP. HOLD PRIOR TO COMMENCEMENT OF WORKS TO ESTABLISH FOUNDATION DESIGN.

SECTION AA

NOTES.

All dimensions must be checked on site and not scaled from this drawing.

LAVANDULA.

B.	7.10.02	B.B.B.B AMENDMENTS
A	3.9.02	W.D.W.D.
	Date	Revisions

© Copyright

Robert Barwell
Architectural Design
P.O. Box 97
Spalding
PE10 9XY
Tel No. 01406 700734

DETERMINED PLAN
Planning Department
Ref No. 1321/02

Client
MR. & MRS. M. BASSETT.

Job Title
PROPOSED EXTENSION AT.
12, WEDGEWOOD DRIVE.
SPALDING.
PE11 3FJ.

Drawing Title
PROPOSED PLANS, ELEVATIONS AND SECTION.

Scale 1:100, 1:50

Date AUG.2002 Drawn by RBarwell

Drg. No. 02/0233 Rev. A. B.

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT. No. 7311

594 x 841mm A1