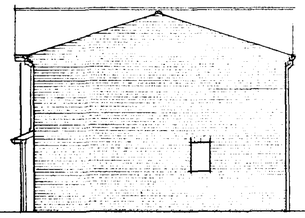
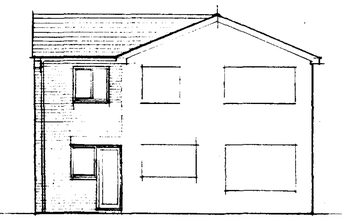


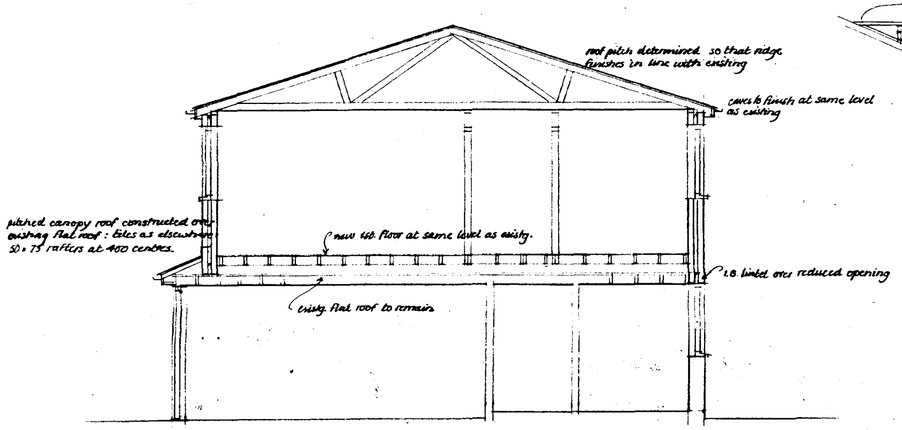
FRONT ELEVATION



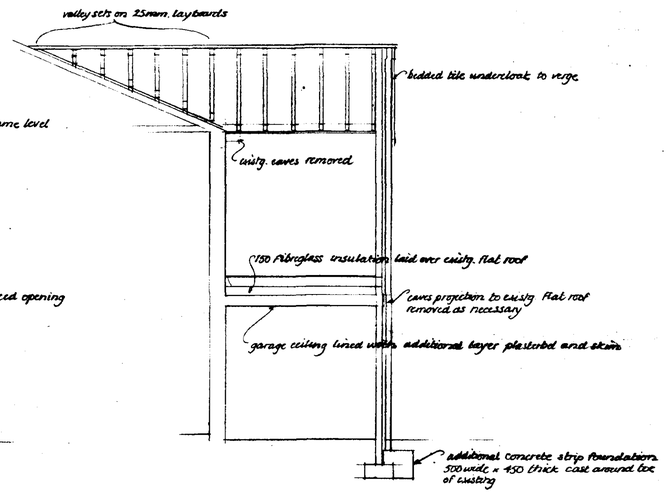
SIDE ELEVATION



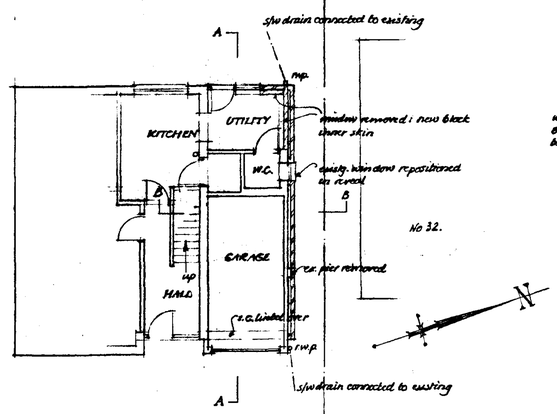
REAR ELEVATION



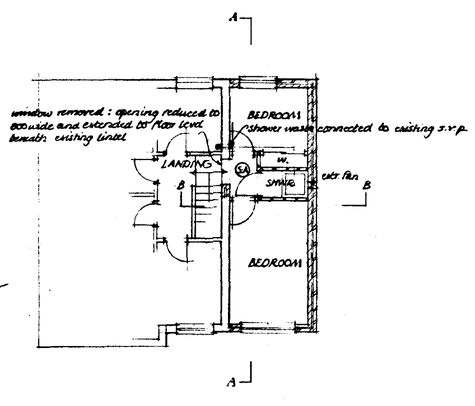
SECTION A-A



SECTION B-B



GROUND FLOOR PLAN



1ST. FLOOR PLAN

Foundations: existing concrete strip foundation increased in size as shown to side external wall as indicated: substructure built in class "A" concrete blockwork in cement mortar with lean-mix concrete cavity fill up to ground level : where drains pass through substructure the blockwork is to contain a prestressed concrete lintel with min. 150 bearing on each side and 50mm. max. clearance around pipe: brickwork and blockwork to contain pitch polymer or equivalent d.p.c. positioned min. 150mm above external finished level.

External walls: 102mm facing brick skin built 65mm from existing at ground floor level with min five shelf ties per m^2 to existing brickwork: cavity walls at 1st. floor level to comprise: facing bricks to selection to match existing, 65 mm cavity with min. five cavity ties per m^2 and 65 mm. Drithorm insulation, 100 insulating block inner skin. two coat plaster: I.G. lintels type L1/5 over openings with cavity tray d.p.c.: cavity insulation to extend to face of reveal at jambs with cavity tie at every block course: window frame to cloak cavity insulation by minimum 25mm: reveals lined internally with 12.5 mm foil-backed plasterboard and skim:

Internal walls: stud partitions at 1st. floor level to comprise 100 x 50 plates, noggins and studs at 400 centres: 12.5 plasterbd and skim both sides: 100 fibreglass between studs.

Roof: concrete interlocking tiles to existing battens and Monarflo 250 underfelt: roof timbers to canopy roof as noted: prefabricated gangnail trusses to main roof by specialist manufacturer fixed at 450 centres with 25 x 100 longitudinal and diagonal wind bracing all in accordance with B.S.5268 Pt.3.: 100 x 50 wallplate: 30 x 5 galv. m.s. anchor straps to perimeter at max. 2.000 centres and spanning 3 no trusses at gables: 12.5mm plasterboard and skim or Artex ceilings: 200 fibreglass insulation over ceilings (2 x 100mm layers) Roof void ventilation via 10 mm continuous pvc ventilator strip (FV10 or equal) fixed over fascia to eaves: 112mm self-coloured pvc gutter with matching 68mmp downpipes: code 4 lead flashing at abutments stepped as required with polythene or felt cavity tray d.p.c. in cavity brickwork.

Windows to be white upvc. double glazed throughout with 12mm gap between panes of sealed units: all glazing where less than 800mm. above floor to be toughened safety glass: all windows to incorporate top-hung or side-hung sashes as noted and to be fitfly draught-stripped: all windows to incorporate trickle ventilator min. 8000mm^2.. Toughened safety glass to any glazed doors internally.

Drains: soil and surface water drains to be 100 diameter Osmadrain or equal laid with granular bed and surround to self-cleansing falls:

(S.A) denotes ceiling-mounted self-contained smoke alarm wired to separately fused circuit.

Radiators to extended central heating system to have thermostatic valves: all pipework in roof voids, floor ducts etc. to be lagged.

1st Floor: 22mm tongued and grooved boarding on 50x 125 joists at 400 centres laid above existing flat roof: herringbone strutting at mid span: joists doubled up beneath stud ptns. where in line with joists: 30 x 5 galv. m.s. restraint straps spanning 3 joists and built into blockwork at max 2.000 centres where joists run parallel to ext. walls:

Wastes: shower to have deep seal trap: polypropylene waste pipe 50mm dia. run beneath floor and connected to existing soil pipe as shown:

Extract ventilation unit mounted extractor fan min. capacity 15l/s in shower room controlled by light switch with 15 minute overrun, with 10mm gap under door for inlet ventilation.

PROPOSED EXTENSIONS TO 34, LADYWOOD ROAD, SPALDING.

7169 / G / 1. SCALES 1:100 AND 1:50 JULY 2001

MILSOM & PARTNERS
SURVEYORS
13. MAIN RIDGE. BOSTON. LINCS.

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
07 DEC 2001
Ref: 139561