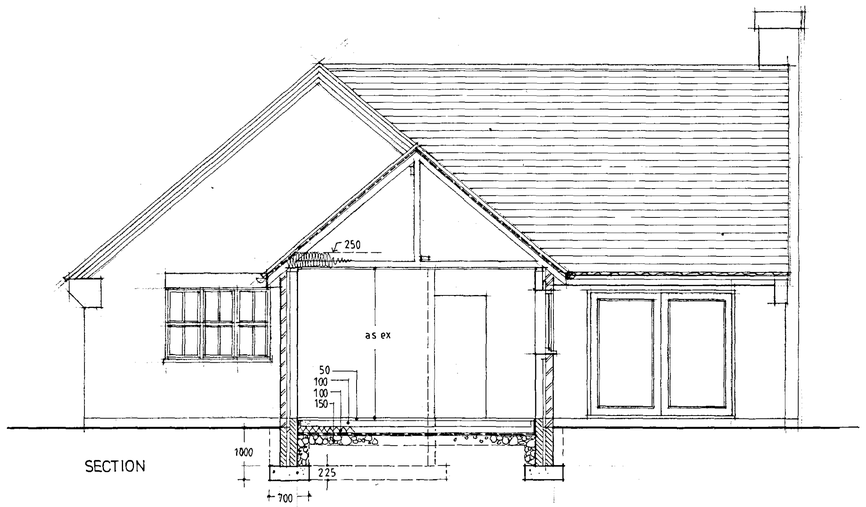
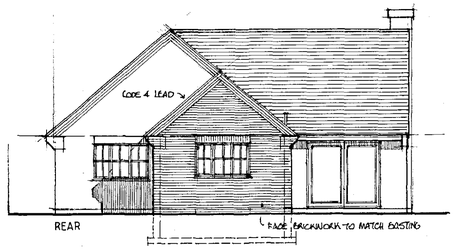
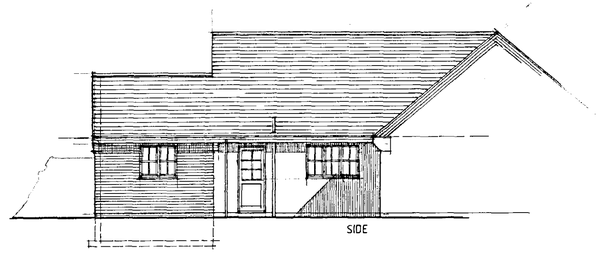


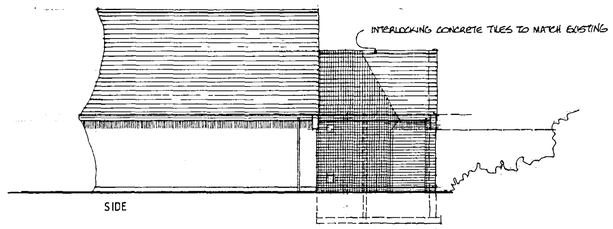
SECTION



REAR



SIDE



SIDE

roof:

INTERLOCKING CONCRETE ROOF TILES TO MATCH EXISTING IN STYLE AND COLOUR TO BS:473:500 PT2 1972 ON 25 X 38 SOFTWOOD TREATED BATTENS AND ROOFING FELT TO BS:747 TYPE 1E AND IN ALL CASES TO BE LAPPED BY 150MM BOTH HORIZONTALLY AND VERTICALLY: TILES TO BE LAID WITH A MINIMUM HEAD LAP OF 75MM AND BE FIXED WITH REGARD TO WIND SPEED ROOF PITCH AND EXPOSURE CATEGORY TO BS:6399 PART 2: 1985: SPECIALIST MADE PREFABRICATED ROOF TRUSSES TO BS:5268 PT3: 1985 SET AT MAXIMUM 600MM CENTRES: 25 X 100 RIDGE NOGGING AND INTERMEDIATE BINDERS: WIND BRACING TO TRUSS PLATE ASSOCIATION TECHNICAL BULLETIN SHEET 1: 50 X 100 WALL PLATE BEDDED ON SAND AND CEMENT: 30 X 5MM GALVANISED METAL STRAPS TO ACT AS ANCHOR AND LATERAL RESTRAINT STRAPS AT MAXIMUM 2·0M CENTRES: LATERAL STRAPS TO BE OVER MINIMUM 3 NO MEMBERS WITH SOLID BRIDGING BENEATH: STRAPS DOWN WALLS TO BE MINIMUM 900 LONG: ALL STRUCTURAL TIMBER TO BE MINIMUM SC3 GRADE: 9MM EXTERNAL GRADE PLYWOOD SOFFITS WITH MINIMUM 25MM WIDE CONTINUOUS AIR GAP AT EAVES WITH FLY PROOF MESH: 250MM INSULATION QUILT TO ROOF SPACE LAID TO LAP CONTINUOUS WITH WALL INSULATION AT EAVES: 127 MM HALF ROUND PVC RAINWATER GUTTERS TO EXISTING DOWNPIPES AND OUTFALLS: 12·5MM GYPROC DUPLEX PLASTERBOARD WITH ARTEX FINISH. PROVIDE CODE 4 LEAD FLASHING TO ABUTMENT WITH MINIMUM 150MM UPSTAND.

walling:

275MM CAVITY WALL CONSTRUCTION TO CONSIST OF FACE BRICKWORK TO MATCH EXISTING TO BS:3921: 1974 FOR CLAY BRICKS: 75MM CAVITY WITH 75MM CELOTEX FULL FILL CAVITY WALL INSULATION BATTS TO MAKERS INSTRUCTIONS: 100MM SOLID INSULATION BLOCKS (FIBOLITE OR FIBOTHERM) OR SIMILAR: CAVITY WALLS TIED TOGETHER USING STAINLESS STEEL TWIST TIES SET AT 900MM HORIZONTALLY AND 450 VERTICALLY TO BS:1243: 1978: WALL TIES POSITIONED AT 225MM VERTICAL CENTRES AT ALL UNBONDED CLOSURES OF CAVITY: TO ALL CLOSURES OF CAVITY PROVIDE 'DAMCOR' TO MAKERS INSTRUCTIONS: SET PLASTER AND SKIM TO ALL WALLS.

sub-structure:

SUB-STRUCTURE WALLING TO BE 100MM CLASS A DENSE CONCRETE BLOCKS TO BS:6073 PT1: 1981: DPC TO BE SET MINIMUM 150MM ABOVE FINISHED GROUND LEVEL: WEAK MIX IN FILL TO BASE OF CAVITY AND NO CLOSER TO DPC THAN 225MM: BRK'S TO BS:6288/8215: 1991.

stud walls:

STUD WALLING TO CONSIST OF 50 X100 VERTICAL MEMBERS COMPLETE WITH SOLE AND HEAD PLATES: INSULATION QUILT TO VOIDS: CLAD ON BOTH SIDES WITH 12·5 PLASTERBOARD AND SKIM FINISH.

ground floor:

MINIMUM 150MM WELL CONSOLIDATED HARDCORE WITH SAND OR DUST BLINDING AND 1200G POLYTHENE DAMP PROOF MEMBRANE LAPPED CONTINUOUS WITH DPC BY 100 MM. 100MM 'ARLITE' OR SIMILAR FLOOR INSULATION BOARDS CUT TO LAP UP WALLS AT PERIMETERS: 500G MEMBRANE: 100MM CONCRETE LAID OVER SITE: 50MM SAND AND CEMENT SCREED.

foundations:

700 X 225 AND 450 X 225MM STRIP CONCRETE FOUNDATIONS TAKEN DOWN TO BEAR ON SUITABLE LOAD BEARING STRATA DEEMED TO BE 1·0 M BELOW NATURAL GROUND LEVEL OR AS ON SITE CONDITIONS OR LOCAL AUTHORITY BUILDING INSPECTOR DICTATES.

windows·doors·glass:

STANDARD PATTERN FRAMING ALL DOUBLE GLAZED WITH MINIMUM 25MM THERMAL BREAK AND ENERGY GLASS (PILKINGTON K) OR SIMILAR: TOUGHENED OR LAMINATED GLASS TO ANY AREAS WITHIN 800MM OF FLOOR: GLASS TO BS:6262: 1981 AND TO APPROVED DOCUMENT PART N OF THE BUILDING REGULATIONS: PROVIDE 100% DRAUGHT PROOFING: RAPID VENTILATION EQUAL TO 1/20TH OF FLOOR AREA PART OF WHICH IS AT LEAST 1·75 M ABOVE FLOOR LEVEL: PROVIDE CONTROLLABLE BACKGROUND VENTILATION VIA TRICKLE VENTS OF AT LEAST 8000 MM. PROVIDE ESCAPE HINGES TO WINDOWS: UNOBSTRUCTED OPENABLE AREAS OF MIN. 0·33 SQ M.

mechanical ventilation:

TO UTILITY ROOM PROVIDE MECHANICAL VENTILATOR WITH AN EXTRACT RATE OF AT LEAST 30 LITRES PER SECOND.

lintels:

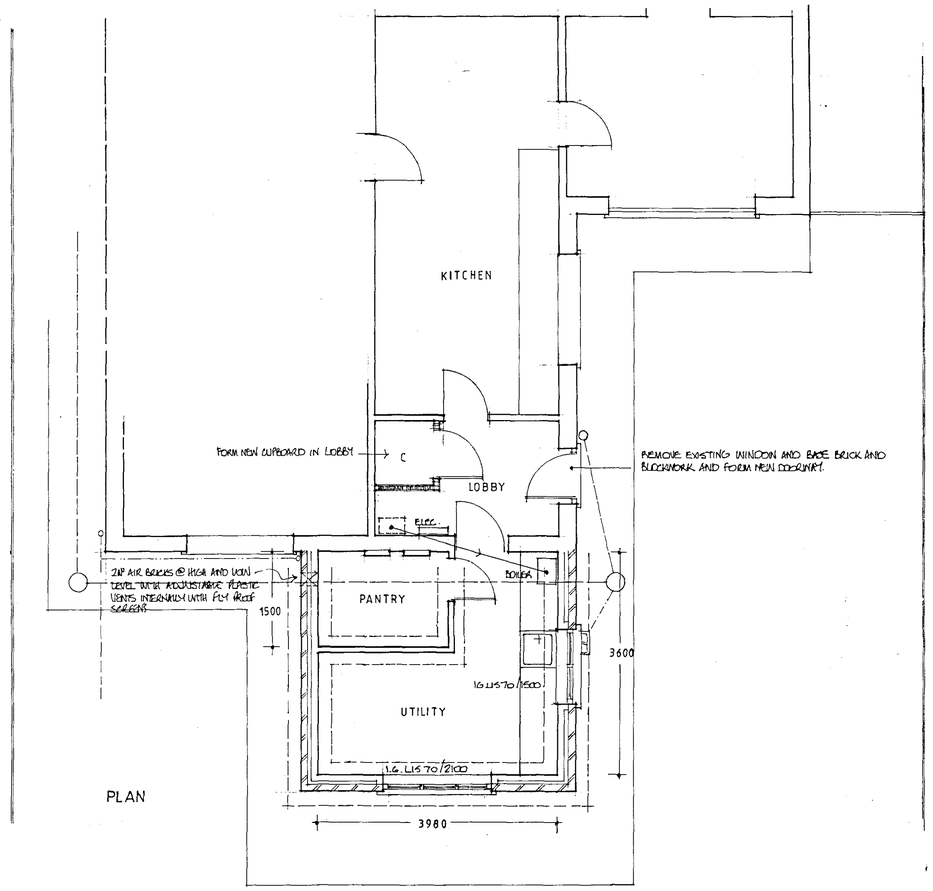
AS MANUFACTURED BY MESSRS I.G. OR SIMILAR INSTALLED IN COMPLETE ACCORDANCE WITH THE MAKERS INSTRUCTIONS AND TO BE COMPLETE WITH MINIMUM 150MM END BEARINGS AND HAVE CAVITY TRAY DPC'S TO EXTERNAL POSITIONS.

foul drains:

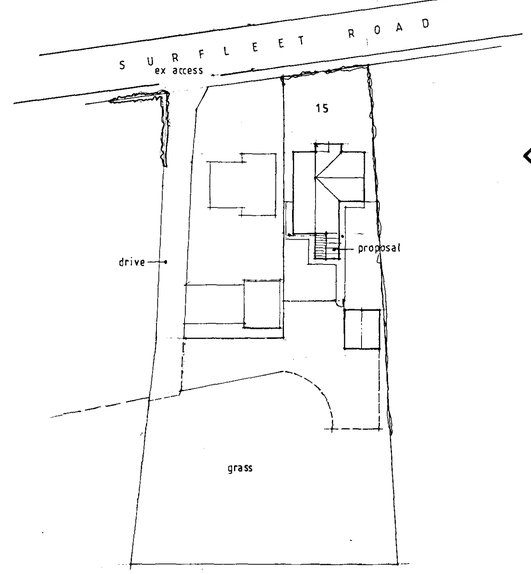
EXISTING FOUL DRAINS WHERE PASSING UNDER NEW EXTENSION TO BE ADEQUATELY PROTECTED AND PROVIDE SUITABLE BRIDGING WHERE PIPES PASS THROUGH EXTERNAL WALLS: PROVIDE NEW RODDABLE GULLY VIA 110 Ø UNDERGROUND PIPES FLEXIBLY JOINTED AND LAID TO FALLS TO BS:4660: 1989 WITH BED AND SURROUND OF 150 PEA GRAVEL AND CONNECT TO EXISTING MANHOLE: NEW WASTE PIPES TO BE MIN. 30 MM INTERNAL Ø TO BS:5572: 1978 COMPLETE WITH RODDING EYES AT CHANGE OF DIRECTION: 75MM DEEP SEAL TRAPS TO APPLIANCES.

heat/hot water:

EXISTING WALL MOUNTED BOILER IN 'LOBBY' TO BE REPOSITIONED IN NEW UTILITY ROOM IN COMPLETE ACCORDANCE WITH THE CURRENT REGS.
IF NEW BOILER IS TO BE PROVIDED THEN IT SHALL HAVE A MINIMUM EFFICIENCY RATING OF 82%: RADIATORS TO HAVE THERMOSTATIC VALVES: INSULATE ALL PIPEWORK NOT CONTRIBUTING TO USEFUL HEAT OUTPUT.
SAFETY INFORMATION NOTICES FOR FLUES ETC SHALL BE FIXED IN A PROMINENT POSITION IN THE DWELLING: CONFIRMATION WILL BE REQUIRED ON COMPLETION THAT FLUES ETC. HAVE BEEN TESTED AND A CERTIFICATE MUST BE ISSUED.



PLAN



BLOCK PLAN 1:500

SHDC
Planning & Development
29 MAR 2004
Ref: 417/04

DETERMINED PLAN

ROGER WILLIAMS
Architectural Design Consultant
27 Stephenson Close, Boston, PE21 7SY
Tele/Fax 01205 363603 Mobile 07767 888684

Client: MR AND MRS. C. KEOGH

Project: PROPOSED SINGLE STOREY REAR EXTENSION AT:
NO. 15 SURFLEET ROAD SURFLEET SPALDING LINCS.

Scale: 1:50 AND 1:100

Date: MARCH 2004

Drawing No: 02.

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All dimensions to be checked and verified on site prior to commencement of works. Ground bearing capabilities are assumed to be normal unless deemed otherwise with due account given thereto. All drawings are issued, where appropriate, subjects to Local Authority approvals.

The works shall comprise of that shown on the drawings and include any works that whilst not specifically shown but may be reasonably inferred as being necessary to carry out the works shall be deemed to be included. The drawings are limited in the amount of information contained and are specifically for the gaining of consents or considerations from Local Authorities. The works are not fully specified and drawings should not be used for Contract purposes.

Unless specified otherwise, no formal Flood Risk Assessment has been undertaken and due account therefore has been given to the discharge of surface and foul water to existing outfalls or as specified upon the drawing.