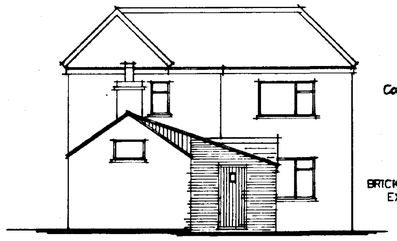
Valley formed with code 5 lead. Front of dormer to be 100 x 75 frame with 19mm water & boil proof plywood & building paper with 100 x 22mm tongued & grooved boarding. 19mm w & bp plywood to sides of roof , building paper & code 5 lead.

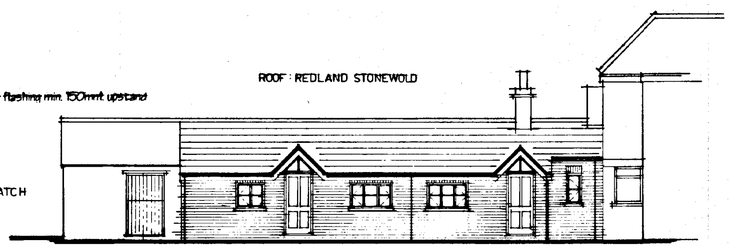


REAR ELEVATION

Code 4 lead flashing min. 150mm upstand

BRICKS TO MATCH EXISTING

ROOF : REDLAND STONEWOLD



SIDE ELEVATION

EXTERNAL WALLS
Cavity wall 255mm overall consisting of good quality facing bricks 50mm min. cavity with Dritherm cavity insulation 50mm thick,100mm Thermalite insulating blocks 3.5N. 13mm plaster to internal faces of walls. All cavities to be sealed at highest point. Close reveals with diamcore insulated vertical DPC in accordance with manufactures specification. DPC's to all walls external & internal, min 150mm above Finished Ground Level. DPC to be linked/lapped with DPM.
Galvanized butterfly wall ties 6 no. per square metre (450 ctrs vertically & 900 ctrs horizontally to B.S.1243 (1978) amended) & 300 mm max ctrs at reveals.
New bricks/blockwork joined to existing via Tru-line crocodile clips installed in strict accordance with manufactures instructions..

LINTELS
Lintels to be I.G. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
I.G. lintels to have cavity tray over.
Min. 2m headroom under all arches.

WINDOWS
All windows to be double glazed and fitted with trickle vents providing the following background ventilation:-
Habitable rooms 8,000mm^2
Kitchen, W.C., Utility and Baths. 4,000mm 2
All glass lower than 1.5m above floor level, to doors adj. Sidelights and windows, and lower than 800mm above floor level should be break safety glass or laminated or toughened glass to B.S. 5620:6:1981.
Double glazing to have mm 12mm air gap between glass.

DRAFT PROOFING
Limiting infiltration
The following methods satisfy the requirements:-
a. Sealing the gaps between dry-lining and masonry walls at the edge of openings such as windows and doors and at the junctions with walls floors and ceilings by continuos bands of fixing plaster.
b. sealing vapor control membranes in timber frame and other framed panel constructions.
c. Fitting draught-stripping in the frames of openable elements on windows, doors and roof lights.
d. Sealing around floor and ceiling hatches
e. Ensuring boxing for concealed services is sealed at floor and ceiling levels and sealing piped Services where they penetrate or project into hollow constructions or voids

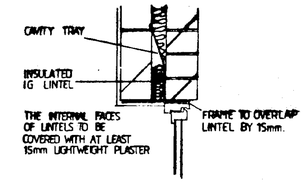
CEILINGS
12.5mm plasterboard ceiling to underside of joists.
~~Skimjoint boarding to all external ceilings.~~
Artex or plaster skim finish.

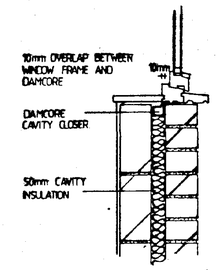
EXTRACTOR FANS
Bathrooms to have extract rate of 15 Litres/second all ducted to external air.

DRAINAGE
Inspection chambers to be Hepworth or similar approved polypropylene with 100mm dia. Inlets, 450 dia. Int. upto 1m deep, 1050mm dia. . Up to 1.5m deep Cast iron cover & frame 100mm dia. Upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground/I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 1.5 tonnes.
No connection to be made to s&vp within 450mm of invert. S&vp to terminate 900mm above nearest window opening balloon guard.
No bends to occur in wet section of s&vp.
Boxed in S&VP to terminate with ventilator tile.
Shower set on 150mm high plinth.
Front panel to shower to be screwed to allow access to clean waste.
All hand basins, baths & showers to have resealing traps Bath & sink 38 dia waste, shower 40 dia Waste, hand basin 32 dia. waste, w.c. 100 dia. waste.
Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient

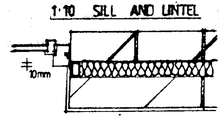
RAINWATER DRAINAGE
Surface water taken to soakaway min 4.5m from buildings.
Gutters 112mm dia. laid to fall 1:600, downpipes 68mm dia.
ALL DRAINS BE 100mm DIA. UPVC.
FALLS TO BE:- 1:40 BETWEEN SVP and I.C.
1:70 BETWEEN I.C. and I.C.
1:70 BETWEEN RWP and SOAKAWAY

HEATING
Boiler to be extended or electric storage heaters.
All hot water pipes to be within insulated space unless adequately insulated.
Heating system to have zone controls, timing controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperatures independently in those areas that require different temperatures. The control devices could be room thermostats and /or thermostatic radiator valves at any other suitable temperature sensing devices. Timing devices should be provided to control the periods when heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced draught fans operate when heat is required.
Boiler control interlocks
Gas and oil fired hot water central heating systems controls should switch the boiler off when no heat is required whether control is by room thermostats or by thermostatic radiator valves.
Systems controlled by thermostats should fire only when a space heating or cylinder thermostats is calling for heat.
Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.

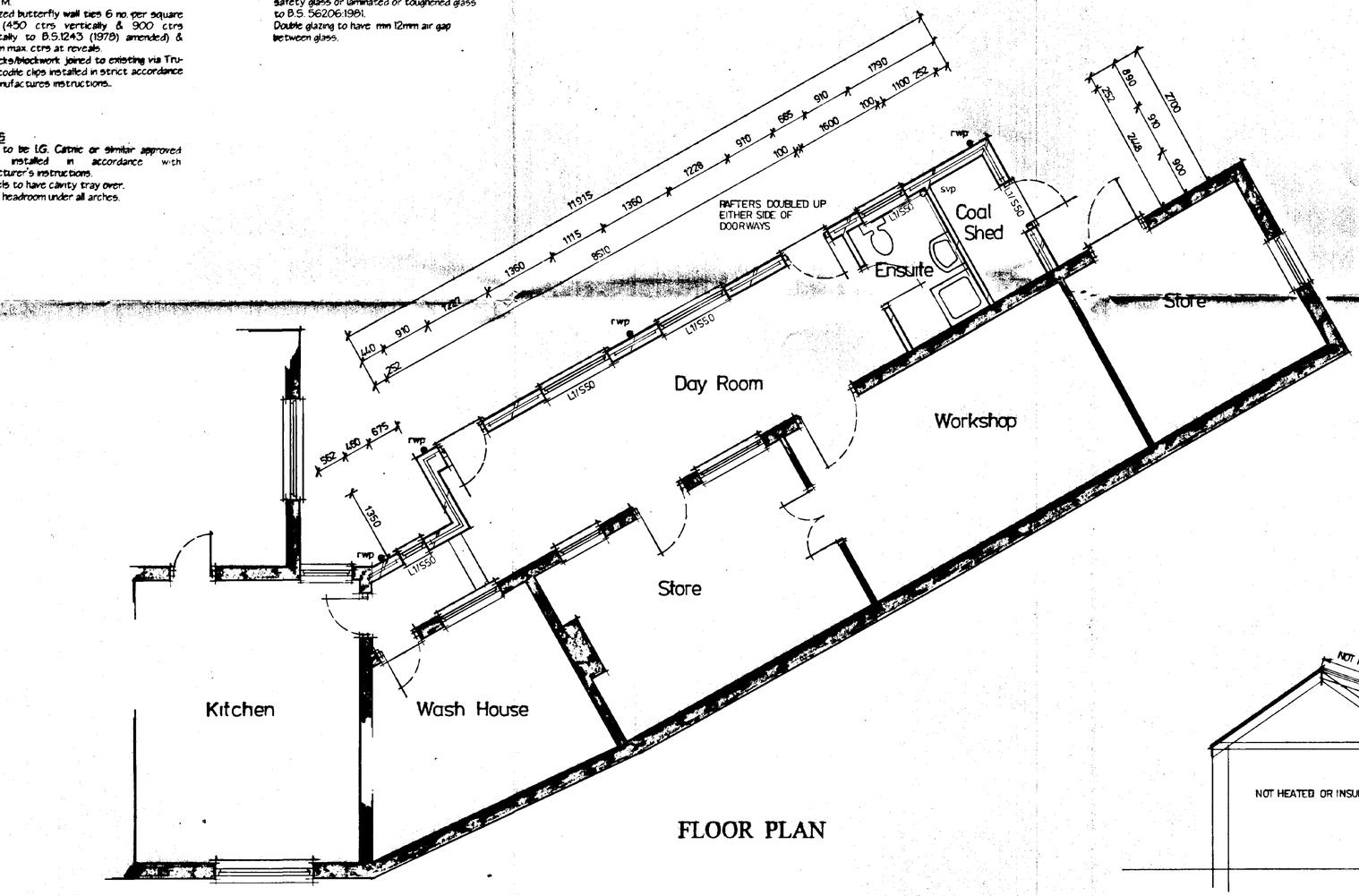




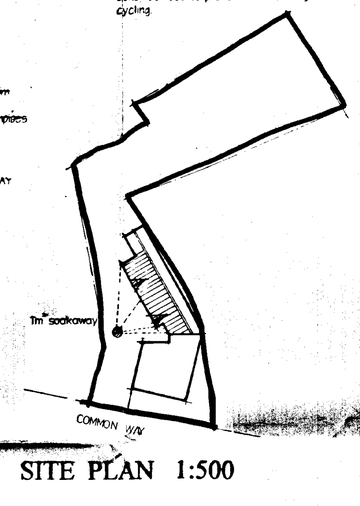
1:10 SILL AND LINTEL



1:10 REVEALS

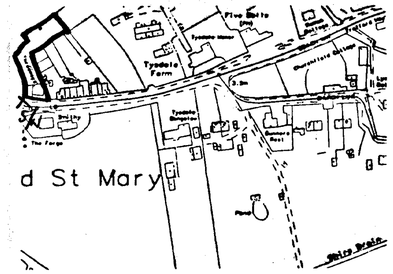


FLOOR PLAN



SITE PLAN 1:500

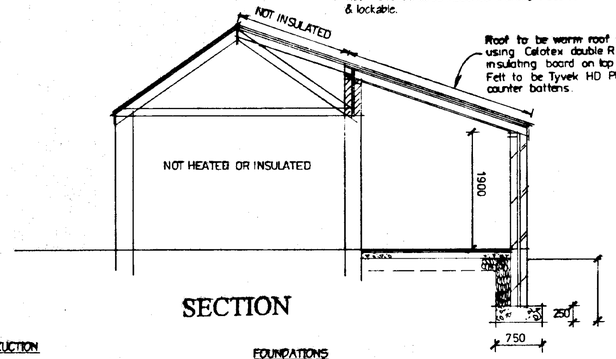
ELECTRICAL KEY	
SYMBOL	DESCRIPTION
	DOUBLE SOCKET
es	EXTERNAL DOUBLE SOCKET
	CEILING LIGHT
	WALL LIGHT
	EXTERNAL LIGHT
	LIGHT SWITCH
	PULL CORD LIGHT SWITCH
	FLUORESCENT LIGHT
	TELEPHONE POINT
	SMOKE DETECTOR
	COOKER POINT
D	DIMMER LIGHT SWITCH
	SINGLE SOCKET
	T.V AERIAL
	SINGLE RADIATOR
	DOUBLE RADIATOR



LOCATION PLAN 1:2500

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
17 SEP 1999
Ref: H 0922/99

ROOF CONSTRUCTION
Roof to be 47 x 19 ctrs rafters @ 400 ctrs 100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tosh nailed 30x 5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.
Concrete interlocking tiles at 19° Pitch
Roof hatch to be provided to gain access to roof void and water tanks. Moisture resisting chipboard to be used to form a walkway from hatch to tanks
Roof hatches to be insulated & draught sealed & lockable.



SECTION

GROUND FLOOR CONSTRUCTION
Floor Slab:-
38mm polystyrene topped with 19mm chipboard.
500 DPM Between chipboard and insulation on 100mm concrete slab on 1200 gauge Visqueen DPM, on 25mm compacted sand blinding on mm. 150mm consolidated, max. fill 600mm DPM dressed up & linked with all DPC's in external and internal walls.

FOUNDATIONS
Existing foundations to be exposed and checked by Local Authority Building Inspector prior to start of work.

BELOW DPC WALLS.
Incorporate 7N/mm^2 block below Ground level.
Lean mix concrete fill to cavity below Ground level.

FOUNDATIONS
Concrete strip foundations to a minimum depth of 750mm or 1 metre. Any irregularity in subsoil conditions to be reported to agent for remedial advice.

SERVICES BELOW GROUND LEVEL
Where drains pass through walls/footings below ground level to be protected with Osma protection sleeve or similar to prevent entry of vermin.

DETERMINED PLAN

CONDITIONAL APPROVAL
The contractors should check the building regulations approval notice for conditions. The appropriate manufacturer's details must be obtained & submitted to the building control office

Peter Humphrey associates
18 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Proposed Extension
Three Ways
Common Way
Tydd St Mary

CLIENT Mr and Mrs Berry

DATE	SCALE	JOB No
Aug 1999	1:50 1:100	1675/2
REVISED		

British Institute of Architectural Technologists

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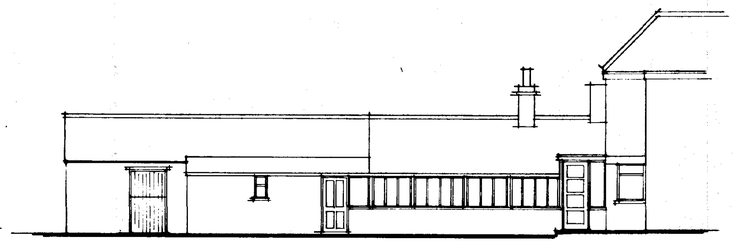
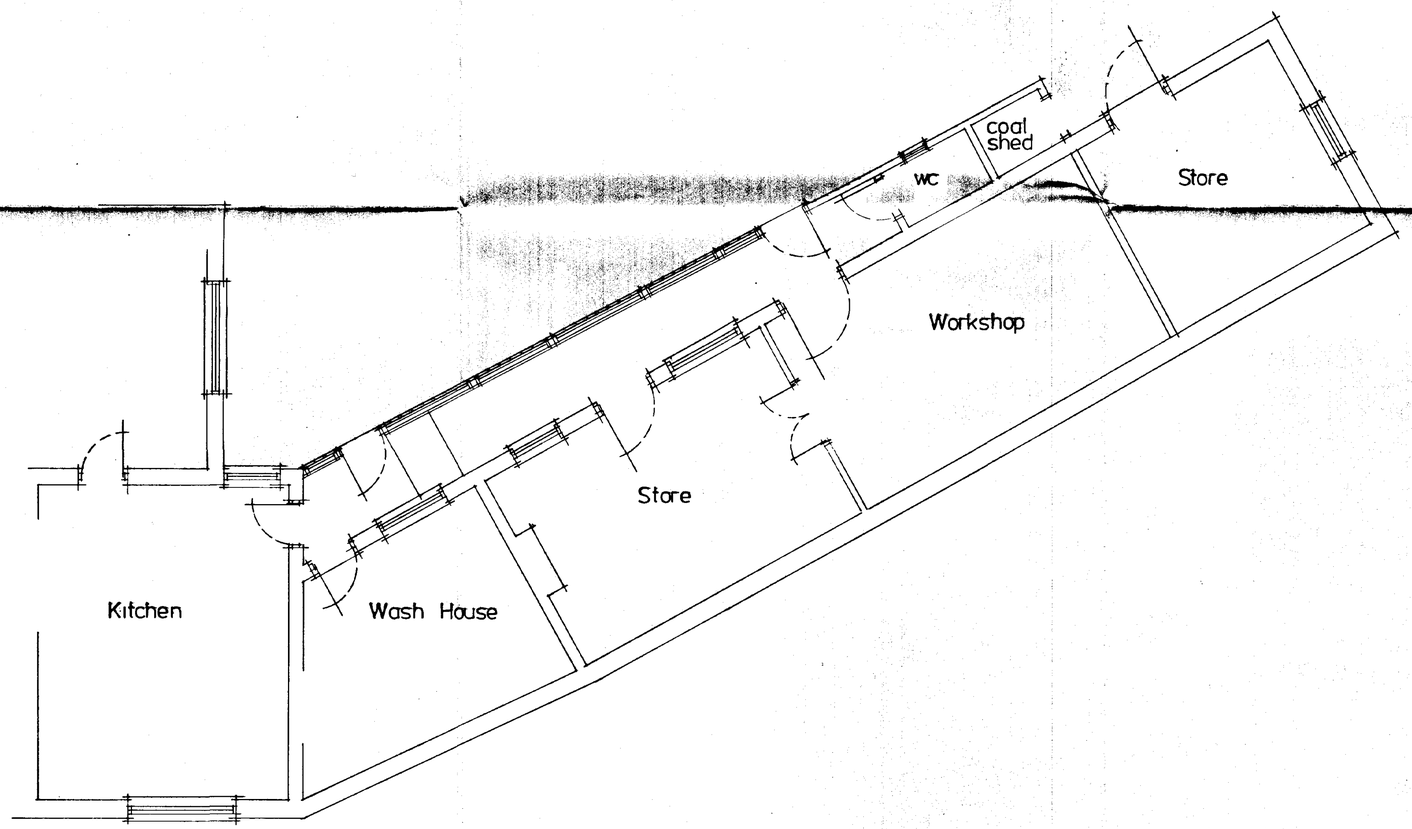
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
17 SEP 1999
Ref. H/0722/99

DETERMINED PLAN

Peter Humphrey associates
18 Chapel Road,
Wisbech,
Cambridgeshire PE13 1RF
Telephone 01945 466966
Fax 01945 466433

PROJECT
Survey Drawing
Three Ways
Common Way
Tydd St Mary

CLIENT Mr and Mrs Berry

DATE	SCALE	JOB No
April 1999	1:50 1:100	1675/1

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