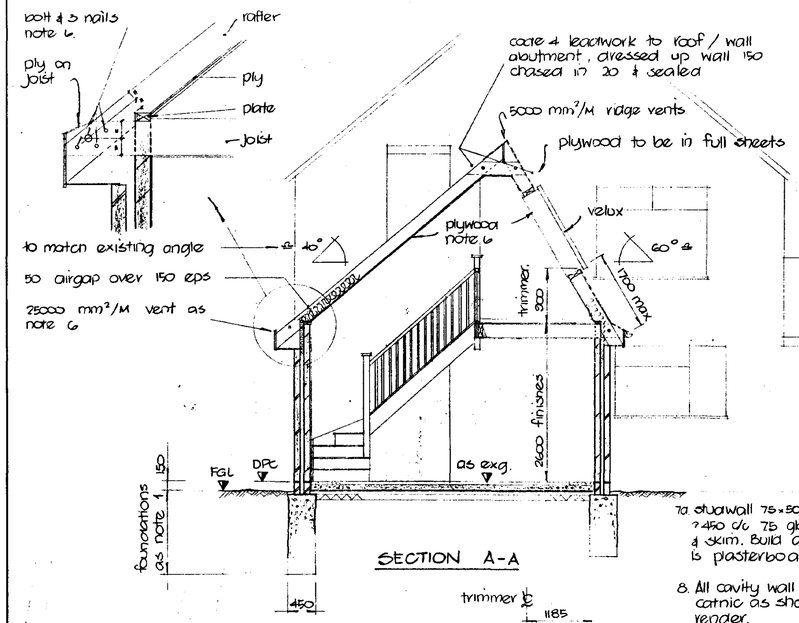
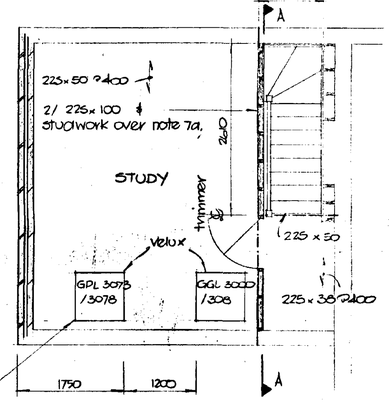


SECTION A-A

with regard to the stair & trimmer positions it is important to consider note 18 at an early stage. Dimensions shown assume stairs tight to chimney. Stairs & trimmers may be repositioned on new gable to avoid gap. velux windows could then be handed. stair aperture to be site measured prior to ordering.

Garage window s.w. s/glazed. Dwelling window & french doors to be upvc double glazed. 16 airgap & weatherstripped. 8000 mm² trickle vents. 5% room area rapid vent - some part to be >1750 above FFL. Glazing to doors to be to class C BS. 6206 1981 & marked accordingly. velux d/g windows to 1F all as above GPL type is escape window. unobstructed opening to be 850 h x 500 w, bottom to be set at 900 above FFL. min, (max 1100)



FIRST FLOOR PLAN

7a. studwall 75x50 studs, sole & heads @450 c/c 7B glassfibre quilt, 12s p/b & skim. Build after roof tiled & ceiling is plasterboarded.

8. All cavity wall lintels to be insulated catnic as shown 150 bags. & 13 s/c render.

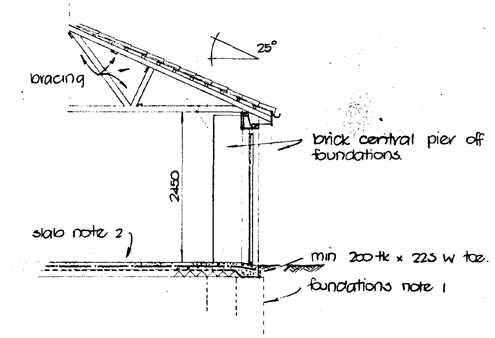
9. All electrics to NICEIC & IEE regs.

10. Stairs to be Boulton & Paul winder type W3 style SLBW 38 N. 13 rises @205, goings 223. min clear width 800. Headroom 2000 above pitch line. Handrail & balustrade to both sides of stair, @ 900 h above pitch or floor with vertical balusters with 100 gap between. Handrail to terminate in scroll or similar Tapered tread going min 50. Handrail to resist horiz. force specd. in B.S. 6399 pt 1 1996.

11. Radiators to each new room to be thermostatically controlled & to part L Bldg. Regs.

12. All structural timber stamped dry or K.D. & to be min SC3/C16

13. All works to satisfaction of LABI.



SECTION B-B

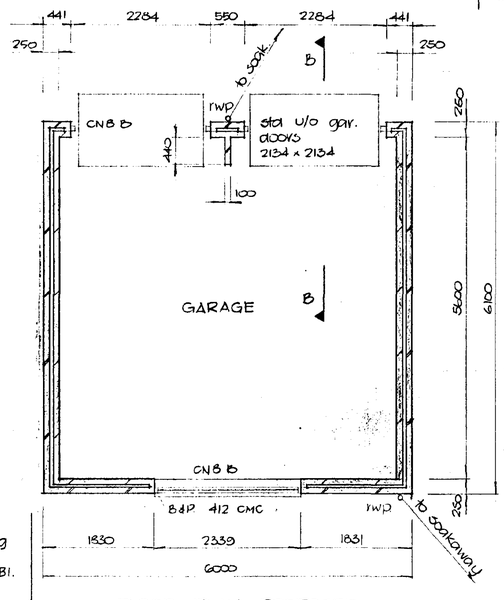
14. All materials to B.S. & cop & fixed in accordance with manufact. instructions & to be suitable for the proposed purpose.

15. structural calcs. to be approved prior to commencement of work.

16. All dimensions are approximate.

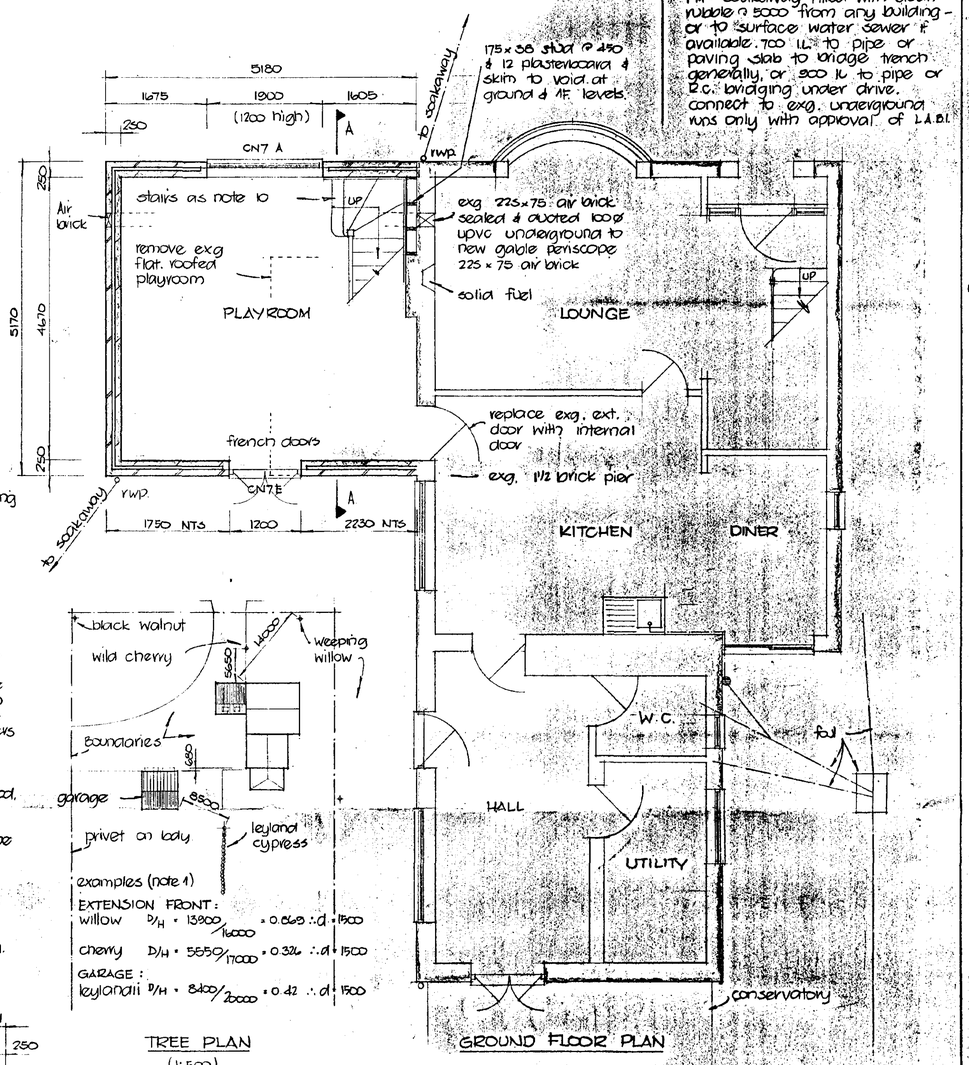
17. Any part of exg. structure subjected to additional loading is to be exposed & suitability ascertained & approved by LABI.

18. Combustible material to be 200 from flue or 40 from outer surface of masonry c.o.s. to ascertain status of exg. chimney.



FLOOR PLAN PROPOSED

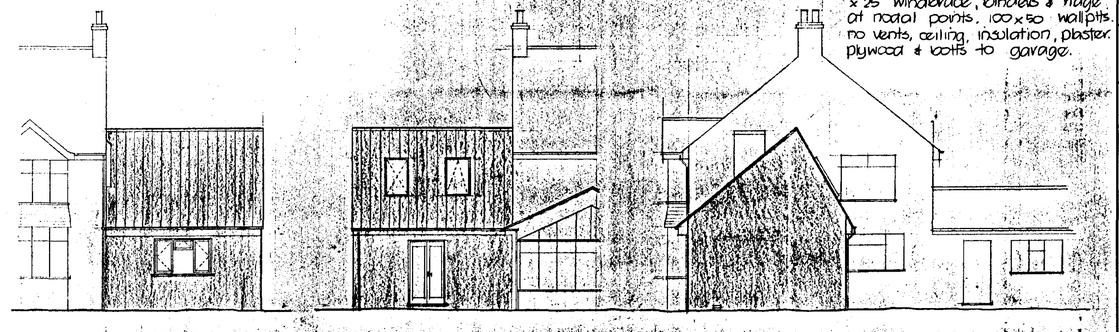
(FOR LOCATION SEE DWG. 2/2.)



GROUND FLOOR PLAN

TREE PLAN

(1:500)



FRONT ELEVATION PROPOSED

REAR ELEVATION PROPOSED

SIDE ELEVATION PROPOSED



GARAGE FRONT

GARAGE SIDE

GARAGE REAR

7. Gutter upvc 115ø h.r. d/pipe 63ø into 100 ø brown osma surrounded by 100 peagravel @ 1:40 fall to 1 M³ soakaway filled with clean rubble @ 5000 from any building - or to surface water sewer if available. 700 I.L. to pipe or paving slab to bridge trench generally, or 900 I.L. to pipe or R.C. bridging under drive. connect to exg. underground runs only with approval of L.A.B.I.

4. First floor to be 18 T&G flooring grade chipboard on 225 x 50 sc4 joists @ 400 c/c, 100 bags. Herringbone strutting @ 1/3 points 12 plasterboard & skim to u/s 30 x 5 galv. m.s. 'L' straps to nook into cavity where joists parallel & over 3 joists with 125 x 38 packers under all @ 2000 c/c. Main stair trimmer to be 2 no 225 x 100 sc4 bolted. Minor stair trimmer to be 225 x 50 sc4 short joists to be 225 x 38 sc3 @ 400. All trimmed joists built into wall 100 & timber / timber conn. with catnic TTL joist hangers.

5. All doubled timbers to be 9 ø @ & bolted @ 900 c/c with 50 ø D/S timber connectors & 50 x 3 sq. plate washers.

6. Extension roof smooth brown marley ludlow plus or similar to match exg. extension on 25 x 38 tanalised battens on reinforced roofing felt on 200 x 38 sc4 rafters @ 400 c/c. 200 x 38 top collar @ 400 c/c tight to ridge 275 x 32 ridge. 100 x 50 sc3 p.t. rafters either side of velux to be 200 x 75 sc4, trimmed rafters & trimmers to be 200 x 38 sc3 on catnic TTL hangers. roof connections: wallplate supptd on beam-filled masonry & twice 9 swg x 100 long nailed to each joist & built into exg. gable 100 rafter feet to have 100 big onto plts & to be snug cut around p.t. & wall & to be twissclipped to plate & twice 9 swg x 100 long nailed to plate. Rafter bolted to collar, & floor joists by 12.7 ø bolt, 51 ø D/S timber connector & 50 x 3 sq. p.t. washer. Feet to be also 3 x 9 swg x 100 long nailed to floor joists from thinner timber side. u/s rafters & collar to have lateral restraint afforded by 12 wbp plywood diaphragm nailed with 40 long galv plasterboard nails @ 150 c/c. Front rafter adjacent to exg gable to be M10 rawlbolted, to gable @ 700 c/c gable restraint straps as note 1. Holding down by similar twisted end straps 900 long at eaves @ 2000 c/c. 150 eps batts tight between rafters & continuous with wall insulation, 50 clear airgap over insulation, 12 plasterboard & skim, s.w. fascias, 6 glassvac mothboard soffit. Eaves vent. by: Glidevale FV 250 over fascia vent, 25000 mm²/m & RV 625 eaves spacer. Ridge ventilated by ridge tile vents providing 5000 mm²/m. Garage roof as above but trussed rafters @ 600 c/c agrement cert & calcs suppd. to approved by L.A. prior to construction. 100 x 25 windrace, binders & ridge at nodal points. 100 x 50 wallplts. no vents, ceiling insulation, plaster. plywood & batts to garage.

NOTES

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

1. Foundations to be 1:3:6 mix conc trenchfill 450 w min x 1000 deep in clay to suit LABI. Hardcore backfill to all trenches. All to be lower than invert of adjacent drains. founds within zone of influence of trees to be excavated to a depth as set out in NHBC practice notes 4.2/4.3. Previous app. n° FP02/0576/80 found silty clay @ 1000 d. (mea. shrink). see tree plan for e.g. subject to L.A. appl.

2. New floor to be level with exg of 50 s/c screed on 100 1:2:4 mix conc. slab with 25 Jablite eps sol insulation to perimeter on 1200 g visqueen dpm on 50 Jablite eps sol insulation on sand blinding on 100 well compacted hardcore. Perimeter Jablite under visqueen. dpm to be linked with new & exg dpms & dpcs & to be continuous. garage floor similar except Jablite omitted & slab to be 125 tk with 1 layer A142 @ 40 top cover generally & centrally placed in slab.

3. External walls to be 100 LBC wirecut rustics, 50 Drytherm cavity & 100 thermalite, 12 render & set. Central garage pier to be of brickwork totally. Render, set. & Drytherm omitted in garage. commons or facings below dpc. lean mix cavity fill up to 150 x below dpc. dpc to be 150 above FGL under all walls & lapped & continuous with new & exg. dpcs & dpms insulated damcor to all cavity closures. Tooth bank into exg. s/s walltie @ 450 & 900 vert. & horiz. cks. staggered. Double up at reveals.

A	
Date	Revisions

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READ ALL NOTES

SOUTH HOLLAND DC HOUSING & PLANNING 20 AUG 1999 Ref. S/H/0636/99

Client

MR & MRS A. KING

Job Title

DOUBLE STOREY EXTENSION & DETACHED GARAGE
DALE LODGE
DOWSDALE
SHEPEAU STOWE
LINCOLNSHIRE

Drawing Title

FULL PLANS
DETERMINED PLAN

Scale 1:20, 1:50, 1:100, 1:500

Date JULY 99 | Drawn by ASB.

Drg No. 1 | Rev.

841 x 594mm A1