

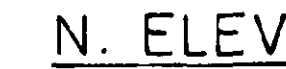
BUILDING STRUCTURE

ROOF COVERING: } SEE NOTES

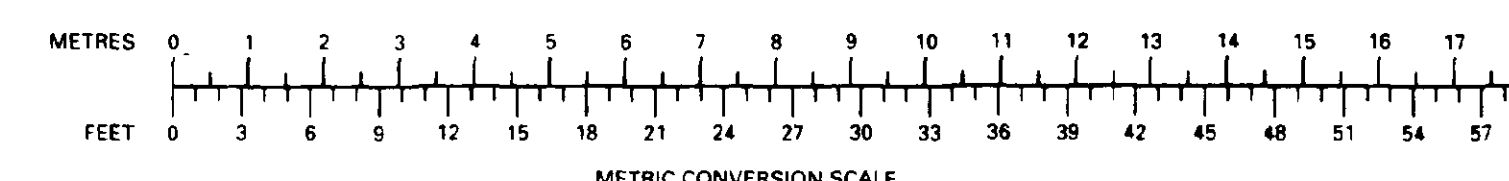
GUTTER 100mm Dia H.R.
RAINWATER, SOIL & VENT PIPES 63, 75 AND 100mm plastic.
PLUMBING service and waste pipes plastic. Internal pipework, copper. Cylinder
copper. Feed or storage tanks plastic.
WINDOWS *AS SHOWN, UPVC FRAMES DOUBLE GLAZED*
DOORS. Exterior pattern *WITH 12" x 1/4" ALU GRP. LOW E GLAZING*
Internal pattern.

Front door 838mm wide remainder 762mm wide.
GARAGE DOOR as shown on drawing.
EXTERIOR SILLS:
INTERIOR SILLS: *TILES* to bathroom, kitchen and toilet
Wood window boards to all other rooms.
ARCHITRAVES & SKIRTING
LOCKS mortice type to exterior doors.
LATCHES mortice type to interior doors.
LEVER HANDLES to all doors.
LETTER PLATE to front door.
VENTILATION: *WINDOW OPENING LIGHTS TO GIVE 1ST FINE AREA*
LINTELS: *1.4 TYPE 1/1/1/1/1*.
MILD STEEL ANCHOR STRAPS:
SEE NOTES

SANITARY FITTINGS:
SHOWER:
BATH:
LAVATORY BASIN:
W.C.'s:
SINK

S. ELEV.

INSULATED LINTELS :- Ensure cavity insulation is brought down to, and on to lintel. Also that lintel has insulation through middle of it. Provide all external lintels with a flexible D.P.C. to BS5628, which should extend to the edge of the front toe and at least 100mm beyond ends, form weep holes at toe of lintels.



PROPOSED GRANNY FLAT, GARAGE & FIRST FLOOR EXTENSION FOR:- MR. W. L. TRUEMAN.
AT—132, QUADRING ROAD, DONINGTON.

CONTRACTORS
MUST VERIFY ALL
DIMENSIONS ON
SITE BEFORE
COMMENCING WORK

SPECIFICATION

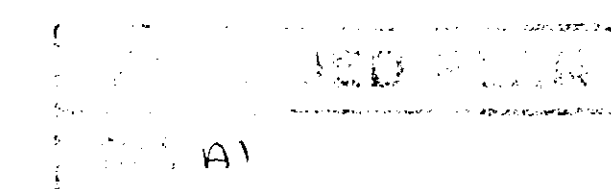
BUILDING STRUCTURE

SURFACE SOIL excavated and spread over site.
 CONCRETE FOUNDATIONS: 700 x 225 STRIP TO CAVITY WALLS
 1:2:4 MIX
 HARDWARE 150mm thick under all ground floors.
 BASE CONCRETE 100mm thick under all ground floors.
 POLYTHENE D.P.C. to all ground floor rooms. 1200g.
 CONCRETE FLOORS trowelled smooth to all garages and out-buildings.
 CONCRETE SCREED to all rooms.
 BRICKWORK: 100 BRICK TO MATCH EXISTING
 65 CAVITY WITH 85 BRICKS IN FILL.
 600 DUXOR BLOCKS
 GALVANIZED WALL TIES 5 per square metre to cavity walls.
 BITUMEN OR P.V.C. DAMPCOURSE to all walls and lintels openings and reveals.
 MORTAR wallcrete and sand.
 RENDER AND PLASTER SKIM to all rooms except garage.
 DRAINS 100mm dia. POLY DRAIN. 1:40 SLOPING
 SURFACE WATER DRAINS: 100 & P.V.C.
 INSPECTION CHAMBERS or RODDING POINTS to Local Authorities requirements.
 SEPTIC TANK 210 UNIT. STANDARD POLY DRAIN
 FIRST FLOOR JOISTS: 38 x 170 C 400 CES. SPACING AND SAWN
 FIRST FLOOR 18mm flooring grade chipboard treated.
 ROOF TIMBERS:
 ROOF COVERING: SEE NOTES

ROOF INSULATION 200mm fibre glass laid between ceiling joists.
 CEILINGS 12.5 mm plasterboard and skim
 RAINWATER: TO SOAKAWAYS 5.0M FROM DWELLINGS
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 PLUMBING service and waste pipes plastic. Internal pipework, copper. Cylinder
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 WINDOWS AS SHOWN, UPVC FRAMES, DOUBLE GLAZED
 DOORS: Exterior pattern WITH 12" x 1/4" AIR GAP. LOW E GLAZING.
 Interior pattern.
 Front door 838mm wide remainder 762mm wide.
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 EXTERIOR SILLS:
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 ARCHITRAVES & SKIRTING
 LOCKS mortice type to exterior doors.
 LATCHES mortice type to interior doors.
 LEVER HANDLES to all doors.
 LETTER PLATE to front door.
 VENTILATION: WINDOW OPENING LIGHTS TO GIVE 1/20 FINE AREA
 LINTELS: I.G. TYPE LIND.
 MILD STEEL ANCHOR STRAPS:
 SEE NOTES

FITTINGS AND FINISHES

SANITARY FITTINGS:
 SHOWER:
 BATH:
 LAVATORY BASIN:
 W.C.'S:
 SINK

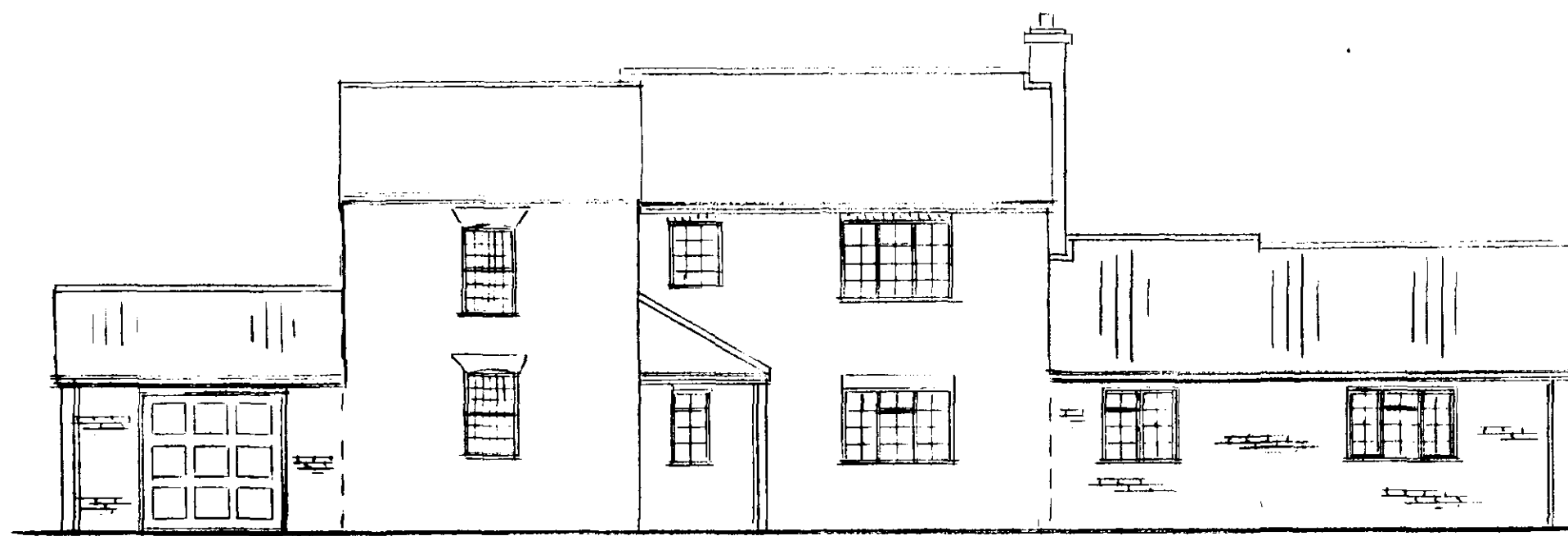


SHDC
 Planning & Development
 06 JUN 2002
 Re: 0444/02

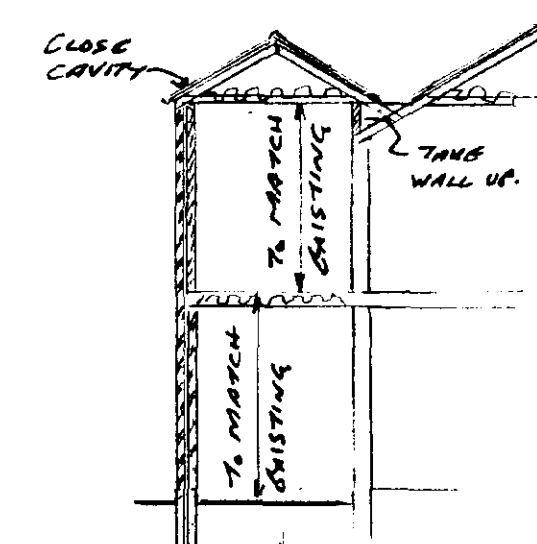
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S. ELEV.



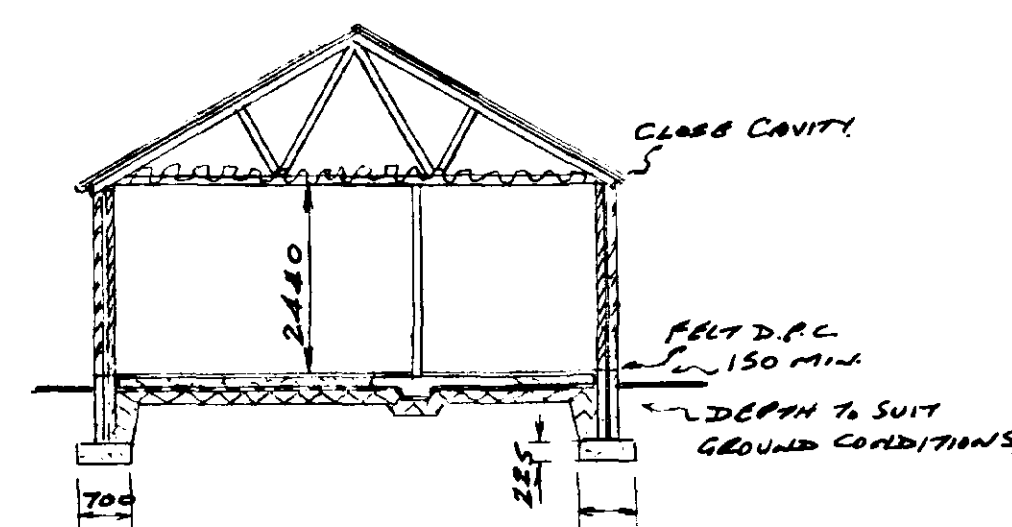
W. ELEV.



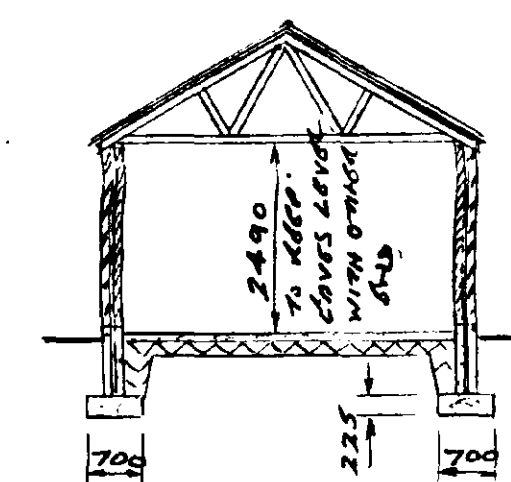
SECTION AA



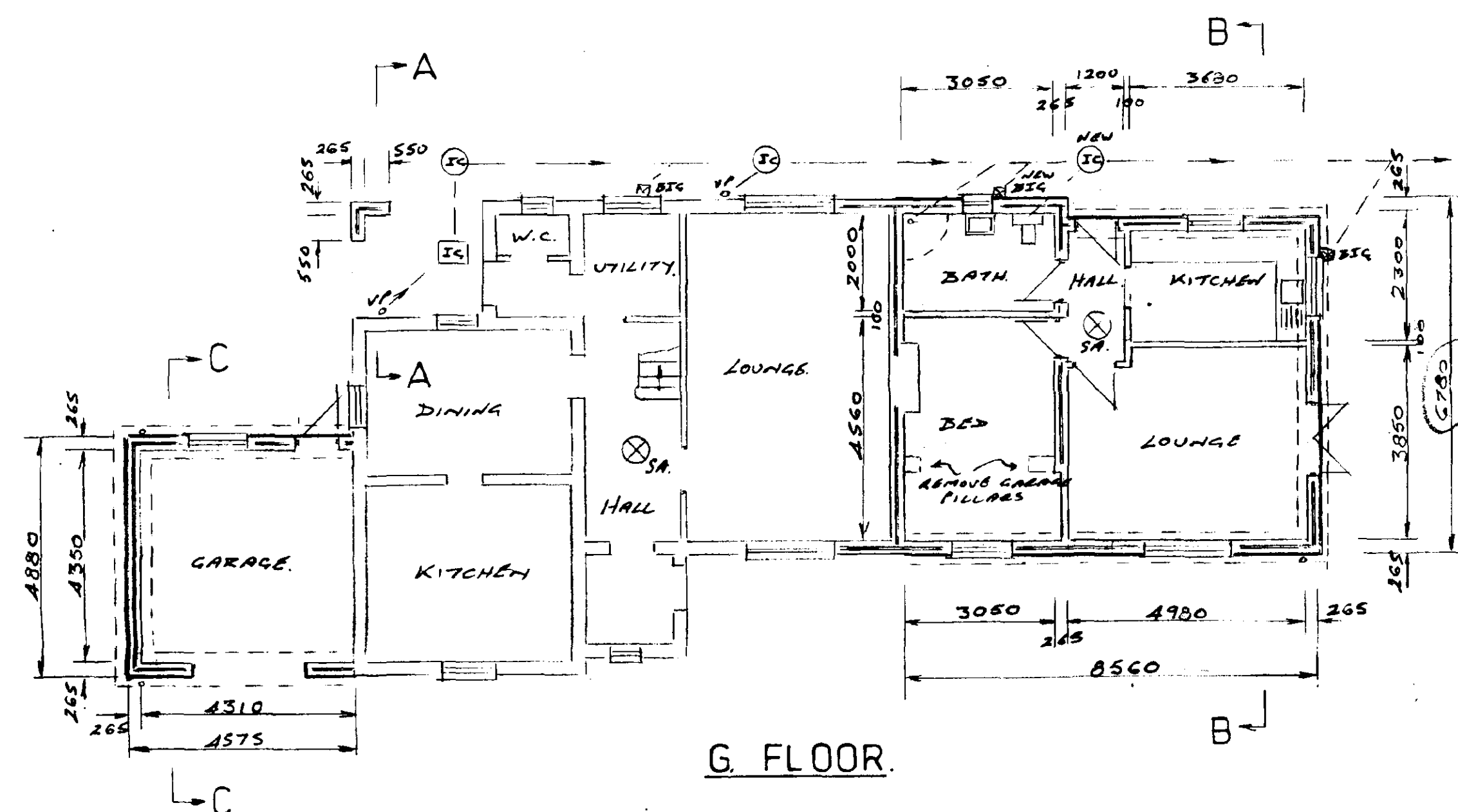
N. ELEV.



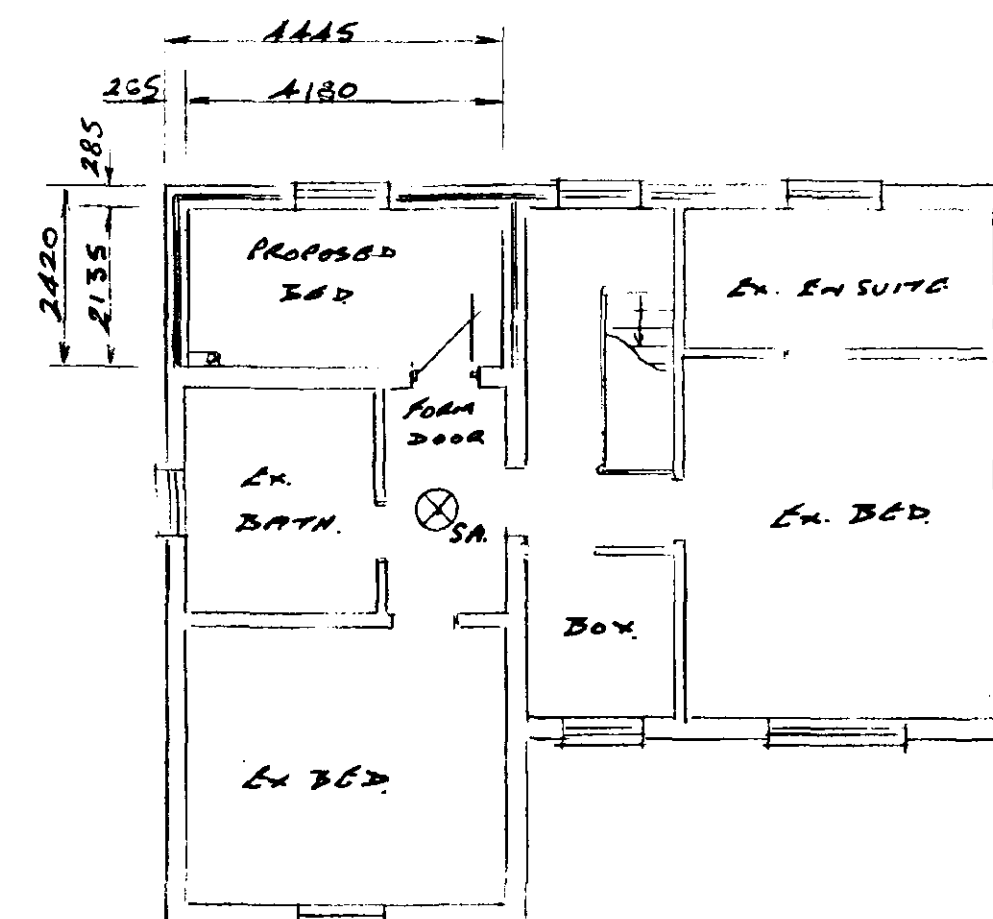
SECTION BB



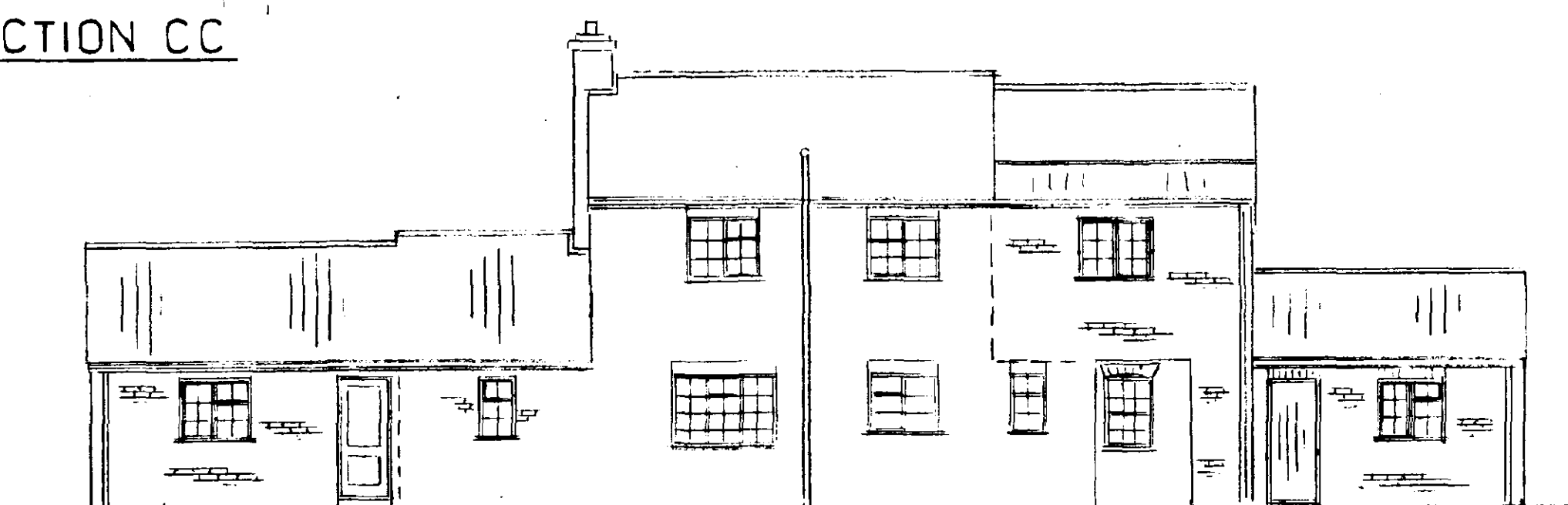
SECTION CC



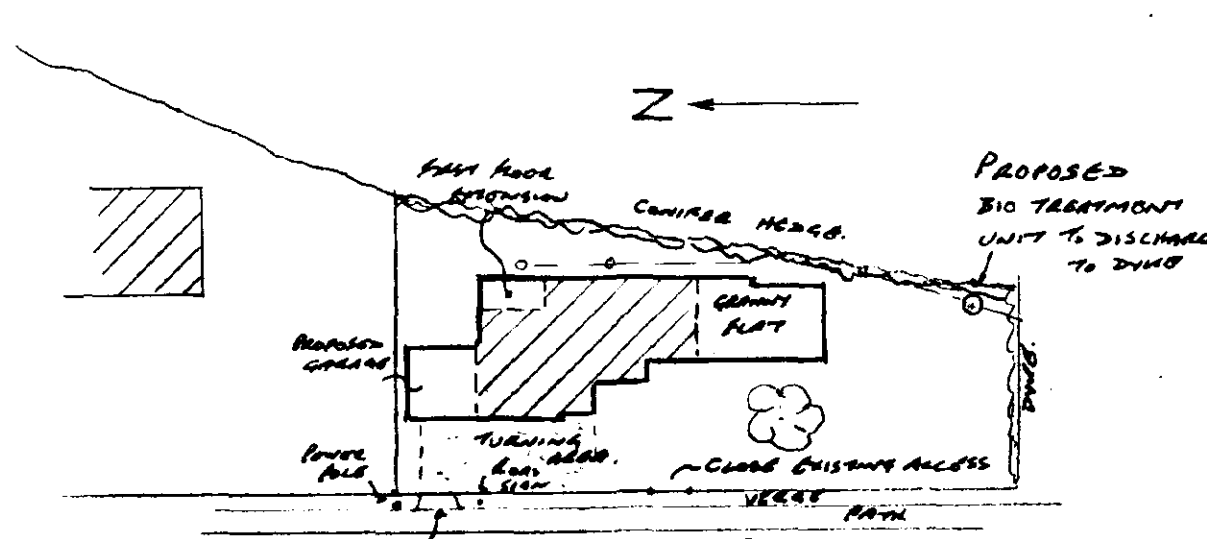
G. FLOOR.



F. FLOOR.



E. ELEV.



BLOCK PLAN 1:500

DRAUGHT STRIPPING - All window opening lights and door frames to have draught stripping fitted. Loft hatch covers also to have sealing around.

VENTILATION - All habitable rooms including kitchen to have a 8000mm secure and controllable trickle vent fitted. Kitchen also to have cooker hood extract fan removing 30 litres per sec. Shower room to have 4000mm secure and controllable trickle vent plus mech. vent extracting 15 litres per sec., also opening window. All mech vent may have intermittent operation.

GLAZING - To comply with approved document N & BS 6206.
 i.e. Safety glass to all window areas below 800mm from floor level, and to all door and side panel areas below 1500 from floor level.
 New first floor bedroom to have opening window with unobstructed openable area of min 0.33m sq., min i.e. 750mm high x 435mm wide. Bottom of opening to be max 1100 and min 800mm above floor level. [Fire escape window.]

O.S.A. - Self contained smoke alarm on own circuit at distribution board. Interlocked.

PROFILES - Connect new walls to existing using Firfix profiles or similar. If existing walls are cavity run cutter down to form gap to prevent cold bridge.

ELECTRIC LIGHTING - Efficient lighting complying with Approved Doc. Part L, 2002, section 1, 1.54-1.57 to be fitted in kitchen and lounge of granny flat.

Fit 75 deep seal traps to all appliances.
 Fit 40 dia. waste to sink.
 Fit 32 dia. waste to basin with under 1.7m run.
 Fit 40 " " " 1.7m to 33.0m run.
 Fit rodding eyes to all pipe work at any change in direction of drain run.

CENTRAL HEATING - Electric.

SECTION BB & SECTION CC ROOF - Pitch 30deg. approx. to match existing. Check on site before ordering trusses.
 Use gang nail trusses by Palgrave Brown @ 600ers. Max. Designed manufactured and braced to B.S. 5268 Part 3, 1985.
 Clad with concrete interlocking tiles to match existing on 38 x 50 tansalised battens and felt. 50 x 100 wall plates. [Roof cables to be submitted to local authority for approval before any work commences.]

SECTION AA ROOF - Pitch to match existing. Approx 30deg.
 Clad as per above on 38 x 50 tansalised battens and felt. 25 x 175 ridge board. 38 x 100 rafters at 450ers. 38 x 125 ceiling joists at 450ers. 50 x 100 wall plates.
 Valley construction to be pre formed fibre glass valley on 25mm valley boards.

LATERAL SUPPORTS - 5 x 30 x 1000 Long galv. at 1800ers where roof rafters, ceiling joists and floor joists run parallel to external walls. Fix to min 3 members with noggin between. Also fix vertically to wall and plates at 1200ers.

Insulate domestic main roof areas with 260 fibre glass.

Vent all domestic roof spaces by 10 continuous gap or equiv., built in at eaves. Fit vermin guard. Roof area as per section AA also to have air brick in gable and 5 continuous gap or equiv., built in at or near top of roof slopes.

Code 4 lead flashings & cavity trays to all roof and wall abutments.

CEILINGS - to be 12.5 plasterboard and skim, Plasterboard edges to be supported with noggin.

FOOTINGS - 100 Class A concrete blocks. Lean mix fill cavity to 150 below D.P.C.
 See engineers details for foundations.

FLOOR - Lay 50 Jableite on 25 sand blinded 150 compact hardcore. Jableite to be turned up at edges to prevent cold bridge. Cover over with 1200 Poly membrane also turned up at edges and lapped with wall D.P.C. Form oversite as per specification.

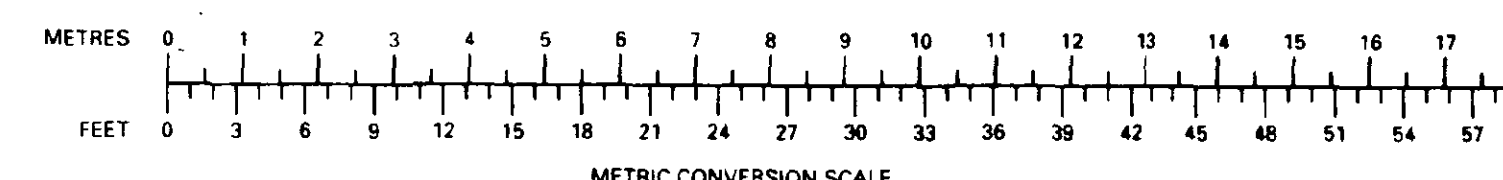
GARAGE FLOOR - As above minus Jableite.

WALL TIES - to every block course alongside all openings.

DRAINS - Any drains passing through foundations to be protected by concrete lintels over, leaving 50 space all round pipe, must opening both sides with rigid sheet material. Drains passing under floors to be encased in min 150dia. Concrete. Main drain run to have 150 pea gravel surround. Fit balloon type guard to open end of V.P.

INSULATED D.P.C. - Use THERMABATE preformed cavity closers or similar. All door and window frames to be set back min 25 over cavity closer.

INSULATED LINTELS - Ensure cavity insulation is brought down to, and on to lintel. Also that lintel has insulation through middle of it. Provide all external lintels with a flexible D.P.C. to BS5628, which should extend to the edge of the front toe and at least 100mm beyond ends, form weep holes at toe of lintels.



SCALE 1:100
 DATE APRIL /02
 REVISED
 DRAWING No.

PROPOSED GRANNY FLAT, GARAGE & FIRST FLOOR EXTENSION FOR:- MR. W. L. TRUEMAN.
 AT -132, QUADRING ROAD, DONINGTON.

J.P. PURKISS
 CHERRY TREES, FRAMPTON LANE
 HUBBERTS BRIDGE
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