

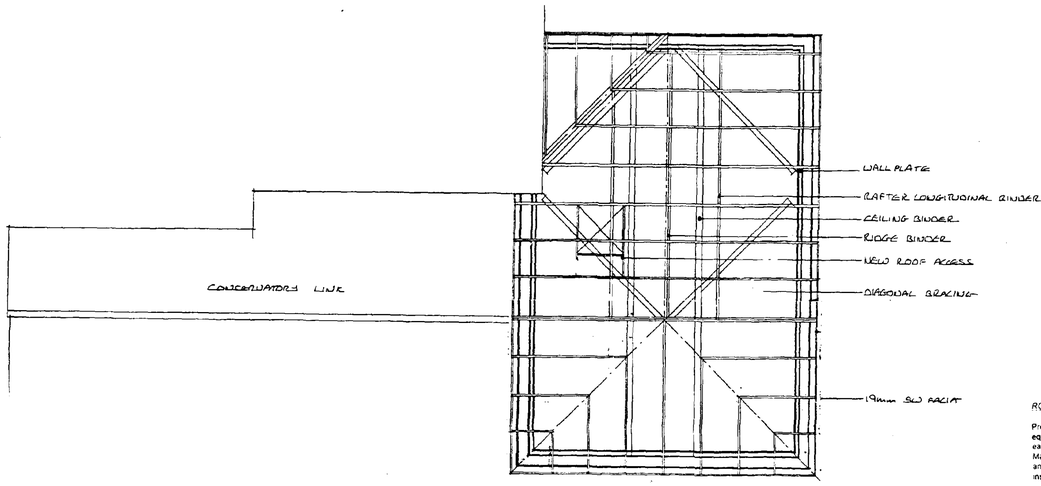
SOUTH

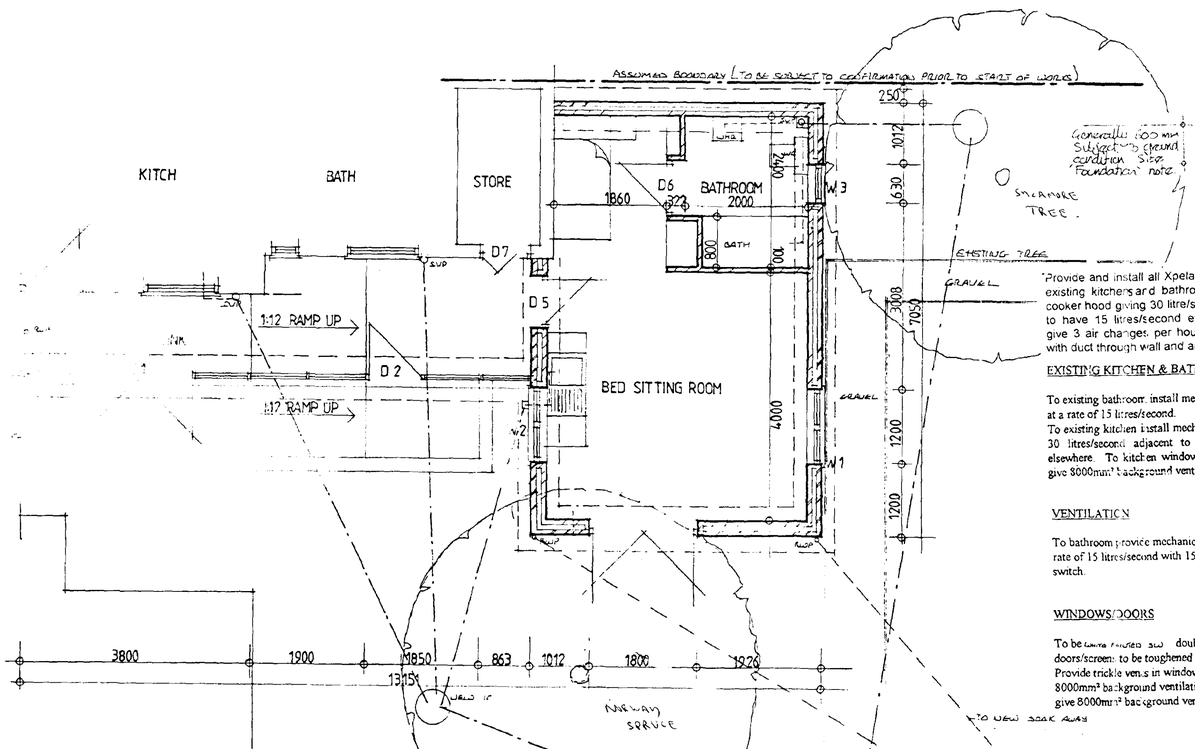
EAST

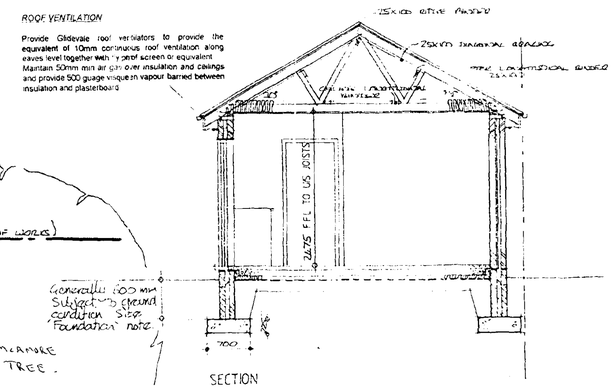
BOULTON + PAUL OR SIMILAR WHITE PAINTED SLD WINDOWS WITH SEGMENTAL ARCHES TO MATCH EXISTING

NORTH

WEST







LINTEL SCHEDULE

Door/Window No.	Clear Span of Opening	End Bearing	I G Lintel Type
D1	3800	150	L1/ST 70
D2	1850	150	L1/ST 70
D4	1800	150	L1/HD 70
D5	915	150	L1/ST 70
D6	915	100	Internal 100
D7	Existing Opening		
W1, W2	1200	150	L1/ST 70
W3	630	150	L1/ST 70

LINTELS

To be I.G. manufacture (see schedule). Provide cavity trays over all external lintels.

Provide and install all Xpelair ventilation fans to new and existing kitchens and bathrooms. Kitchens to have duct cooker hood giving 30 litre/second extraction. Bathrooms to have 15 litres/second extractor, manual switched to give 3 air changes per hour. All extractors to be fitted with duct through wall and an external louvre.

EXISTING KITCHEN & BATHROOM

To existing bathroom install mechanical ventilation to extract at a rate of 15 litres/second.
To existing kitchen install mechanical ventilation to be either 30 litres/second adjacent to a hob or 60 litres/second elsewhere. To kitchen window/door provide trickle vent to give 8000mm² background ventilation.

VENTILATION

To bathroom provide mechanical extract ventilation to extract at a rate of 15 litres/second with 15 minute over-run operated by light switch.

WINDOWS/DOORS

To be white finished sld double glazed sealed units. Glass in doors/screen to be toughened safety glass.
Provide trickle vents in windows/doors to bed sitting room to give 8000mm² background ventilation. To Link provide trickle vents to give 8000mm² background ventilation.

RAINWATER DRAINAGE

To be 110mm Osmadrain with flexible joints to fall 1 in 40 to soakaway to be 1700mm dia. x 1500mm deep with top 500mm vegetable soil over mineral board cover with granular material below. This subject to standard percoiation test.
Rainwater goods to be Osma Roundline.
Gutter laid at 1:600 fall

INTERNAL DRAINAGE

Internal waste pipes to be Osma or equal approved upvc connected to the appliances in the approved manner with 75mm deep seal traps.
Wastes to be :-
wash hand basin : 32mm dia
wc : 100mm dia
bath and sink : 40mm dia
Soil and vent pipe to terminate min. 900mm above opening window, with plastic balloon. Where soil and vent pipe passes through flat roof use Osma Vari-pitch pipe flashing.

HEATING

Space heating to bathroom and bed sitting room to be electric night storage heaters (size and output to be determined by heating engineer). Bed sitting room to have propane gas feature fire in position shown, to be installed in accordance with manufacturers recommendations (size and model to be determined by heating engineer). Note: The Link is unheated.
NOTE: NIGHT STORAGE HEATERS TO HAVE CONTROLS.

EXTERNAL DRAINAGE

To be 110mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on 100mm imported granular material to be thoroughly compacted and true to gradient. Sidefill 150mm wide each side of pipe with granular material. Provide min. 300mm compacted 'as dug' backfill all in accordance with manufacturers recommendations. Where drains pass through walls to be protected by relieving arches or reinforced concrete lintel cast over. Arch or lintelled opening to give 50mm space all around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under buildings bed as normal and continue the surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 0.6m cover they should have concrete paving slabs laid as a bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs.

Inspection chambers to be polypropylene Osma universal, fitted with cast iron cover and frame. Chambers to have a 100mm bed of granular material.

FLOOR

Floor to comprise 50mm sand/cement screed, on 100mm C15P mix oversite concrete, on 50mm Vencil Resil Jablite Flooring insulation Grade SD, on 1200 gauge dpm on 25mm sand blinding on 150mm well consolidated hardcore. DPM to be brought up at perimeter to lap into horizontal dpc. All to meet 'U' value of 0.45 w/m²K. To non load bearing walls allow for thickening of slab to 225 x 450mm wide.

Omit insulation to Link. Allow for forming ramp in Link.

FOUNDATIONS

Foundations to load bearing walls to be ST4 concrete to BS 5328:1981, are to be 225mm thick. Bed of foundation to be generally as shown but may be amended if excavation shows to be unsatisfactory. The foundation trench must be inspected by the Architects prior to concrete placing and fully approved by the Architects.

WALLS

Walls to be to dimensions shown and to be in strict accordance with BS 5628:Part 3:1985. External walls below dpc to be 278mm overall width comprising 100mm Thermalite High Strength 7 blocks internally, 78mm cavity, 100mm High Strength 7 blocks externally finishing two courses below ground level. Cavity to be filled with *weak mix concrete to within 150mm of external leaf dpc.*

Walls above dpc to comprise 103mm facings externally, 75mm cavity with 25mm Celotex Double R cw2/25 and 50mm clear cavity and 100mm Thermalite shield blocks internally finished with 13mm lightweight plaster. All to meet 'U' value 0.45 w/m²K.

Build in stainless steel wall ties to BS1449:Part 2:1983 at 900cts horizontally, 450mm cts vertically, staggered and with extra ties at openings at every block course where cavity closed. Cavity closed at top of wall. Mortar for brick and blockwork above ground level dpc 1:1:6 cement:lime:sand, and for High Strength 7 blockwork and brickwork below dpc level 1:4 cement sand. Hyload dpc to be built in 150mm above ground level generally and stepped where required. All bricks to be F.L. durability designation. Where new walls abut existing, provide Furfix stainless steel profiles and 10mm movement joint, mastic sealed.

ROOFER

Over new truss rafters lay 25 x 38mm treated softwood battens having sawn ends, nailed through untearable felt to BS 747 type 1F. All joints in felt, both horizontally and vertically to overlap minimum 150mm.
Battens: provide and fix 38 x 25mm sawn softwood battens impregnated in accordance with BS CP38:1964 and nailed to rafters with non-ferrous 65 x 3.5mm nails. No batten to be less than 1.2m long, butt joints to be centred over rafters and not to occur more than once in any group of four battens. Fix any additional battens where necessary to prevent underlay being opened at laps by wind suction.
Battens to be 'Celcure" treated or similar approved at required gauge for slate. Nails to be non-ferrous 6.5 x 3.5mm. No batten to be less than 1200mm long, butt joints to be centred over rafters and not to occur more than once in any group of four battens.
Cover roof with existing slates put to one side earlier and make up quantity required by providing and laying good quality second hand slates to match exactly in colour and size, existing slates.
Fix to battens with clout or slate nails of aluminium or copper to BS 1202 Part 2 centre nailed two nails per slate.
All slating to be in strict accordance with BS 5534, Part 1, 1990.
At abutments where existing roof abuts new wall provide lead soakers to each slate course with stepped Code 4 lead cover flashings over the soakers and provide a watertight seal.
At *abutments* provide min 150mm no. 4 lead cover flashing and an apron flashing dressed into the pans of the adjacent tiles.
Rake out existing brickwork joints before dressing flashings. Fix into brickwork with lead wedges and point in and cement:lime:mortar 1:1:6 mix.
At eaves felt to be supported on a continuous tilting fillet of plywood or similar to prevent felt sagging and ponding. felt to be taken well into gutter.
Ridges covered with existing Clay ridge tiles edge-bedded onto tiles with solid bedding at butt joints. Allow for supplying and fixing good quality second hand ridge and hip tiles for new section of roof to match existing.
All leadwork to be to BS 1178, 1969. The contractor is to allow for all soldering, dressing, welting or bossing of lead to provide perfect and completely watertight seals at all junctions.
Completion: the roofing specialist is to replace any broken or damaged work and leave all slating, fittings etc clean and perfect at completion.

CARPENTER & JOINERY

Provide and fix new roof trusses over extension all as indicated on drawing AB/1.
Construct new roof access between pair of ceiling joists as shown on drawing. Fix 125 x 75mm trimmers and line out opening with 32mm rebated s.w. lining to form min 750mm wide opening between trusses. Roof access panel to be 22mm blockboard insulated on upper surface with 50mm polystyrene sheet.
Allow for providing and fixing all roof bracing as shown on drawings.
Rafters and ceiling joists to sit on 100 x 50mm wall plates fixed with 'Bat' straps 30 x 5mm x 1000mm long at 1000mm centres to brickwork/blockwork. Provide and fix rafters and ceiling joists as indicated on drawing.
Allow for providing and forming conservatory/link in sw timber wall and roof including all opening lights, doors etc.
(Glazing taken elsewhere)
Roof Timbers: All roof timbers, are to be preservative treated with 'Celcure' or similar approved against beetle infestation and rot before continuing with roof covering.
Provide and lay 200mm Crown fibreglass insulation between ceiling joists in new and existing roofs to give a minimum 'U' value of 0.25 w/m² °C. Ensure quilt does not restrict eaves ventilation.
Provide and fix Glidevale RV601F and FV100 roof ventilation to new trussed rafters to provide a minimum 10mm continuous air gap, in standard detail positions, fixed all in accordance with manufacturers recommendations.

Agent content that plans sufficiently accurate for Planning. Pre Pmtg Note Needed DPK 12/11

notes

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The General Contractor is to check all dimensions on site and report discrepancies to the architect.

All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

revision	*date*

957/96

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing
1 BALSHEEN AVE . DRIVEWAY
MR & MRS RODGERS

scale	*date*	*drawn*
1:50	2/96	CSL
project no.		*drawing no.*
1357		AD1
revisions		

Agent confirmed that plans sufficiently accurate for planning purposes - more detailed drawings will be required at building regulations stage. JMK 15/8/96

notes

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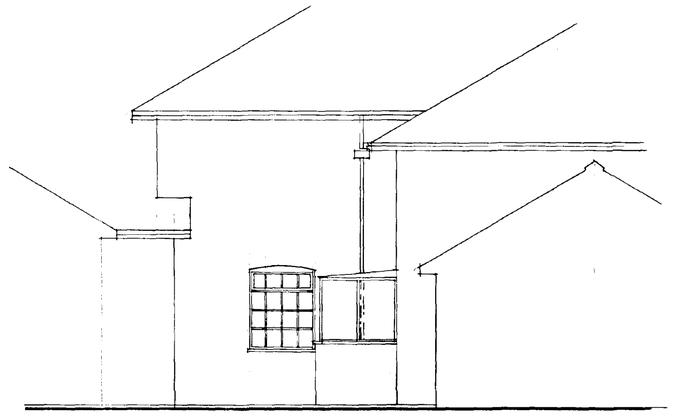
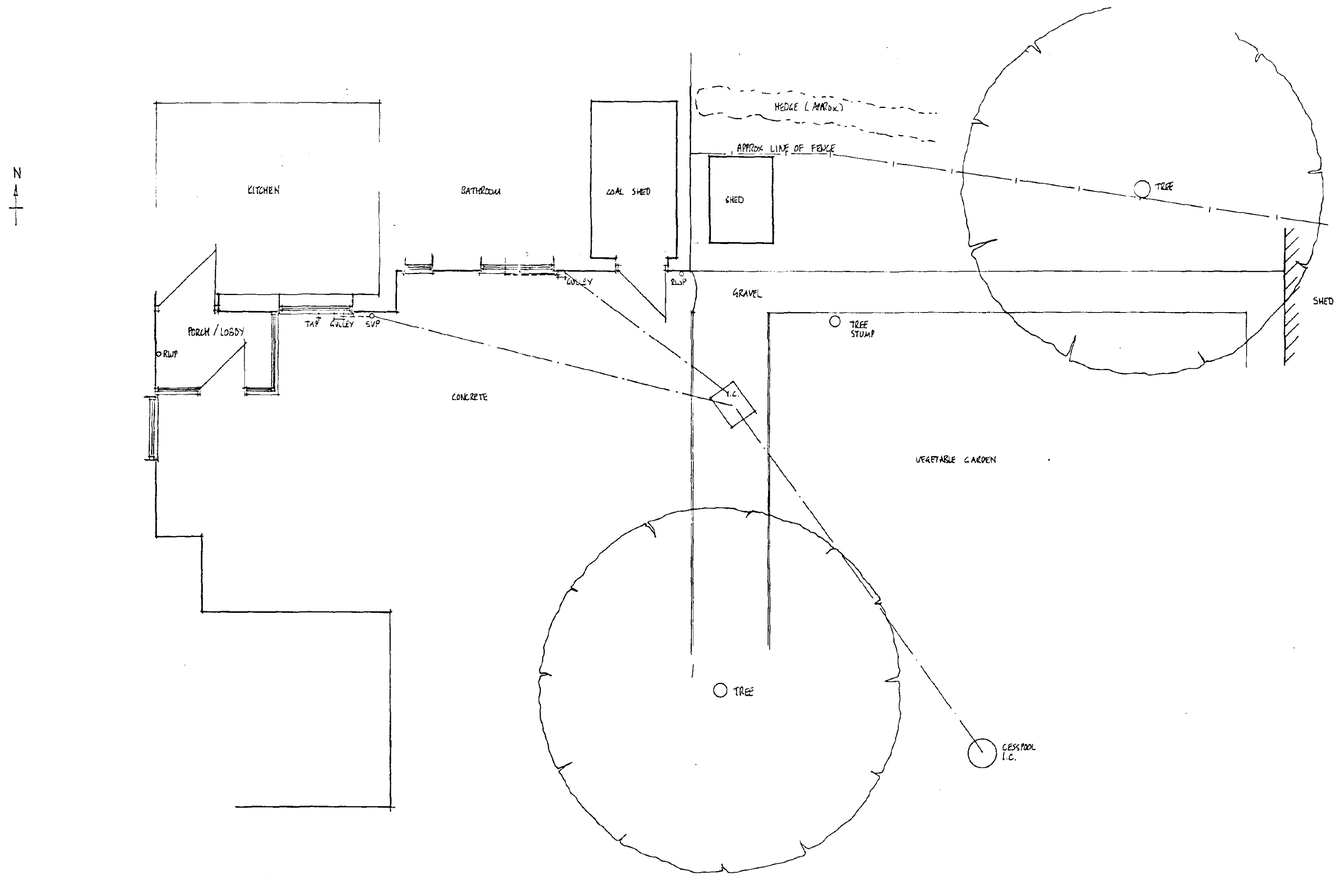
vision	*date*
LOCATION PLAN ADDED	27.2.96



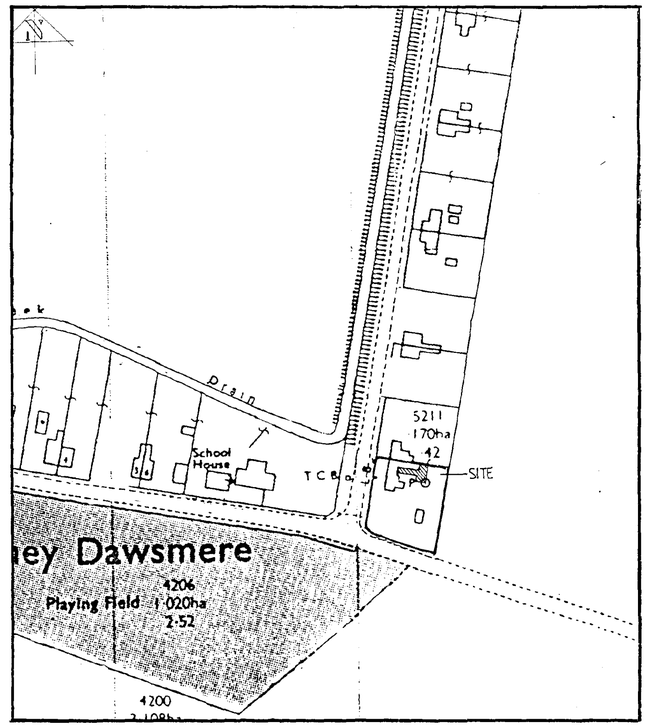
SOUTH ELEVATION



EAST ELEVATION



GROUND FLOOR/ SITE PLAN



LOCATION PLAN (1:1250)

DETERMINED PLAN

SOUTH RIBBLE BC HOUSING & PLANNING 15 OCT 1996 Ref: 0957/96

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
1 DAWSMERE BANK, DAWSMERE.
MR & MRS ROGERS

SURVEY

scale	*date*	*drawn*
1:50	11/95	AMW

project no.	*drawing no.*
1354	AS/1

revisions
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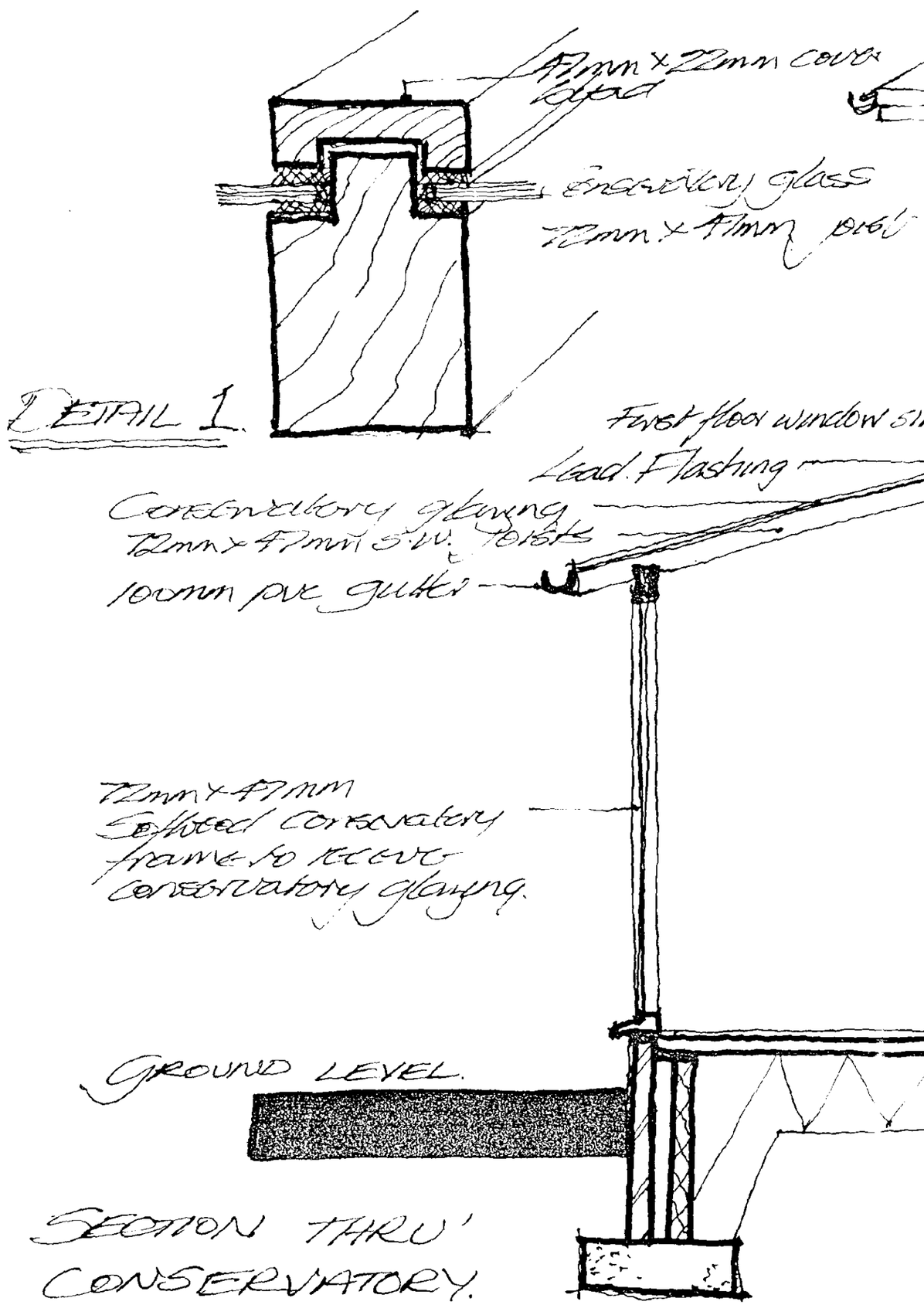

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partnership
CHARTERED
ARCHITECTS

957/96

project/drawing
1. Dawsmere Bank
Mr & Mrs Rogers.

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1:20 & 1:5	JAN. 96	A1

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1354	AD 1.

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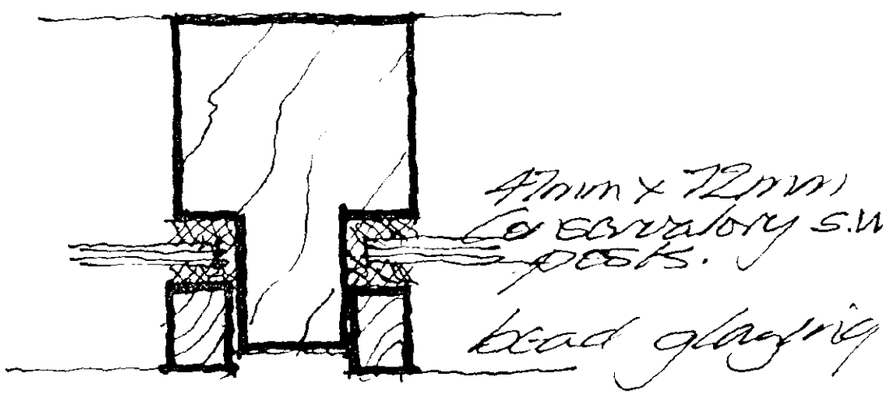

DETAIL 2