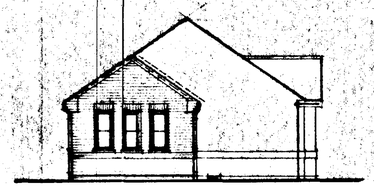


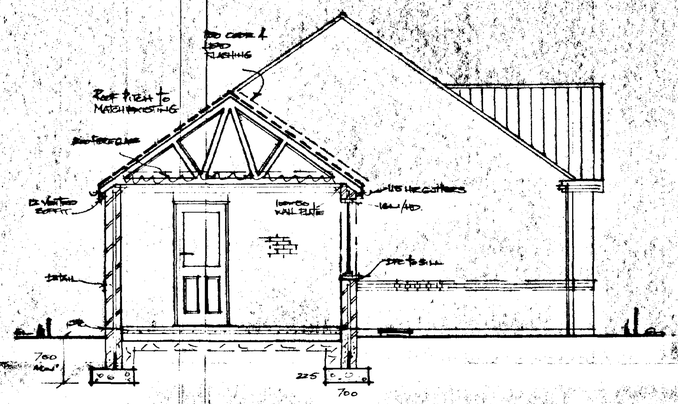
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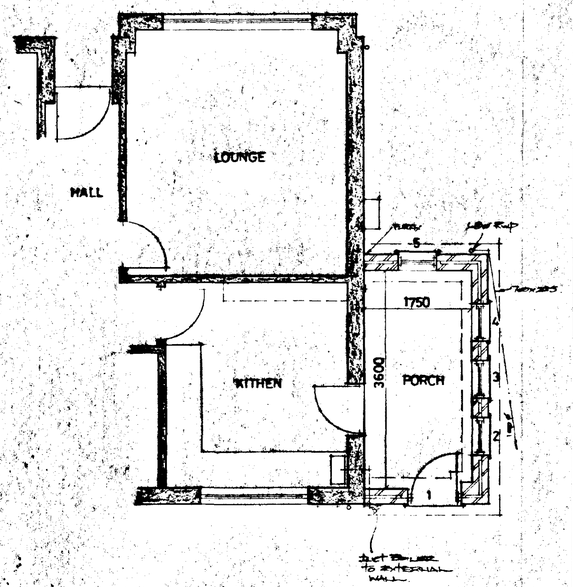
SIDE



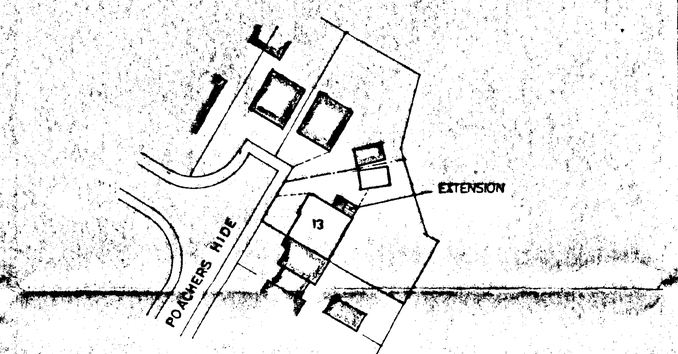
REAR




SECTION

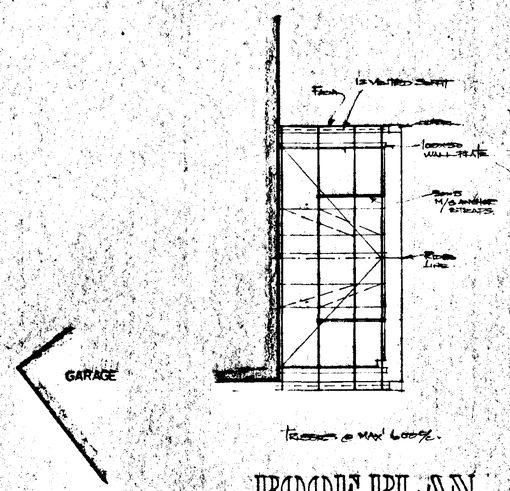



PLAN

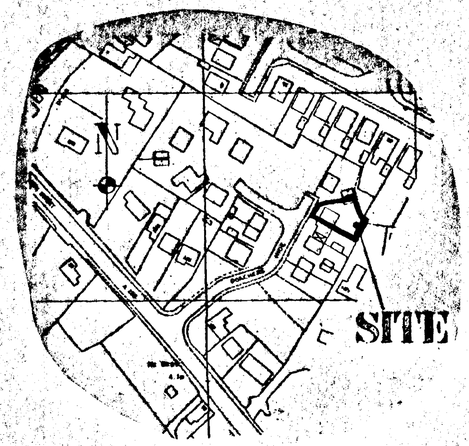



SITE PLAN

1 : 500




ROOF PLAN




LOCATION PLAN

1 : 1250

**ROOF CONSTRUCTION**
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S.grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

**ROOF COVERINGS**
Concrete interlocking tiles, to be fixed in accordance with the manufacturers instructions and BS 8534 Pt 1, 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

**LATERAL RESTRAINT STRAPPING**
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling, ceiling joists and rafter levels where they run parallel to walls. Solid strut below the straps and tight pack against the walls.

**INSULATION**
Lay 200mm FIBREGLASS, 100mm between joists and 100mm over joists, maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope. Ensure insulation is cuntinuous with cavity wall insulation.

**ROOF VENTILATION**
9mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap. Proprietory spacer ventilator over joists to maintain 50mm clear airway above insulation.

**FASCIAS**
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

**CEILINGS**
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling

**GROUND FLOOR**
65mm mortar screed reinforced with chicken wire on 500 gauge polythene separating layer on 50mm Jablite (or similar) polystyrene insulation on 100mm thick ST4 concrete sub-floor on 1200 gauge DPM lapped with DPC to walls. 150mm min hardcore, blinded and compacted. Excavate oversite to 100mm deep to remove topsoil of vegetation.

**JOINERY**
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

**RAINWATER GOODS**
PVC gutters 115mm by and 68mm dia downpipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

**SOAKAWAYS**
To be a minimum 5.0 metres from any building and to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

**PLASTERWORK**
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

**SKIRTING AND ARCHITRAVES**
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

**HOT WATER AND HEATING ETC**
Extend existing system.

**ELECTRICAL INSTALLATION**
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in position as directed.

**DECORATION**
Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

**PROTECTED GLAZING AREAS**
Provide toughened glass to BS:6206, 1981 to following areas. To all windows within 800 of finished floor level. To all door glazing within 1500 of finished floor level. This applies to side screens also within 300 of door. Protected glazing to be permantly marked with BS: kite mark.

**HOT WATER STORAGE**
Provide thermostatic radiator valves to control output from heating system.

Pipes in roof void which do not help to heat building to be insulated to BS:5422, 1977.

**WALLS**
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm clay facing bricks to inner skin. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings. Movement joints to be installed in brickwork.

**SUB STRUCTURE WALLS**
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

**VENTILATION**
Natural ventilation area of windows to be not less than 1/20 of room floor area. Windows to have 4000mm squared night vents. Extractor fan to be provided (min 30 litres/sec)

**BOILER**
Extend existing balanced flue outlet as shown on plan.

**FLASHINGS**
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

**DAMP PROOF COURSES**
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpts. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels, with at least 2 No. weep holes per opening not more than 450mm apart.

**FOUNDATIONS**
Generally to be in mass concrete ST 4 strip 700mm wide x 225mm thick under cavity walling. Excavations shall be down to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

**LINTELS**
To be I.G.LI/HD in cavity wall openings generally, unless stated otherwise. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster.

**WINDOWS AND DOORS**
Windows and doors to be uPVC as required by client. All windows and doors to be double glazed (12mm sealed unit type). All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation. Windows and doors to be fully draughtproofed.


SOUTH HOLLAND DC
HOUSING & PLANNING
17 DEC 1999
Ref: 1273/99



**G. R. MERCHANT**
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800


PROJECT:
*PORCH EXTENSION*
*BRAMBLE COTTAGE*
*13 POACHERS HIDE*
*GOSBERTON*

CLIENT:
*MRS N. MOLLOY*

DETERMINED PLAN

SCALES: *1/50 1/100* (UNLESS OTHERWISE STATED)

DATE: *MARCH 1999*

G.R.MERCHANT

DRAWING No.: *NM.01*

REVISIONS:


**DO NOT SCALE FROM THIS DRAWING**
This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued.
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 Architect 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.


**DOOR, WINDOW & LINTEL SCHEDULE**

| POS | REF | LINTEL | LENGTH |
|---|---|---|---|
| 1 | FNS | LG LI/HD | 1200 |
| 2 | H113C | LG LI/S | 1050 |
| 3 | H113C | LG LI/S | 1050 |
| 4 | H113C | LG LI/S | 1050 |
| 5 | H113C | LG LI/HD | 1050 |

SUMMIT 1217