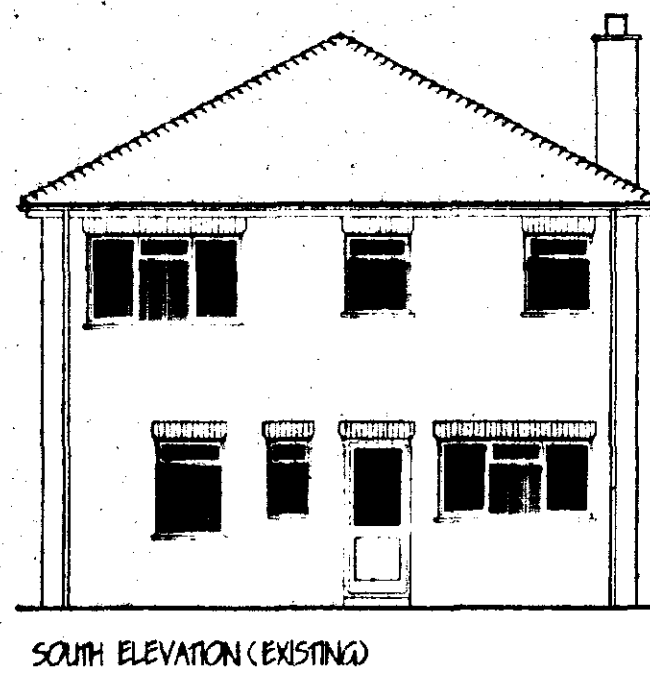




FLOOR FINISHES

Where pipes pass under floors install in 150mm gap around. Where pipes pass under doors install in 150mm concrete with fixed joints to correspond with joints in pipework. Provide 65 x 100 precast concrete slab bridges where pipes pass through walls, allow 50mm gap around pipe, opening marked both sides of wall with metal sheet material.

SURFACE WATER DRAINAGE

115mm dia. half round rainwater gully to 60mm dia. rainwater pipe 110mm dia. underground pipe flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min. 5.0m to edge from dwelling.

GLAZING

Double glaze extension throughout (minimum 6mm air gap to all units). All joints between F.F. and 800mm high and between F.F. and 1500mm high in doors and side lights to be safety doors to P.S. 6206. All windows/doors to be draught sealed.

VENTILATION

All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to be min. 8000mm sq permanent free air ventilation per room.

HOT WATER AND SPACE HEATING

No provision to be made for heating and hot water supply.

SMOKE DETECTORS

Provide ceiling mounted smoke operated self-contained smoke alarm to P.S. 5446, p11/1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

GENERAL

All electrical installations to be in accordance with the latest I.E.E. Regulations. Provide hot & cold water supply to all wash basins. All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.

PITCHED ROOF CONSTRUCTION

Concrete roof plan ties to P.S. EN 490 / 491, at 25 x 365 softwood trussed battens on underfelt to P.S. 747 (type F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. overlap of 75mm and to be fixed in accordance with rafter to rafter spread, roof pitch and exposure category as detailed in CPN chapter V part 2/1972. All rafters and ceiling joists to be at 400mm c/c to a pitch of 5:12. All rafters to be strapped to wall plate in addition, also 50 x 5 advanced metal straps to wall plate acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps. 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards. 6mm ext. grade plywood soffits complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min. 50% grade, stamped 'K1' or 'K2' to indicate moisture content of 20% or less all in accordance with P.S. 4918. At roof intersections provide 25 x 100 lag boards and aluminium batten at 600 c/c. Install GRP valleys, here.

CEILING

200mm glass fibre insulation total thickness. 100mm between joists & 100mm over joists. 12.7mm gypsum plasterboard from skin finish. Provide min. 50 x 300 recesses for all plastered and ceiling. All joints to be taped and filled. Provide access trap to roof space: access to be fixed with 25 x 25 plastered steps. Access panel to be 12mm ply with layer of 12.7mm fibre board fixed to face. 100mm battens to top surface. Provide slide bolt fasteners & draught seal all round.

WALLING

265 cavity walling to consist of three brickwork to P.S. 3921/1974 for clay bricks and P.S. 1871/1978 for calcium silicate bricks. 65 cavity wall into cavity. External cavity wall finish insulation boarding in accord. with masonry instructions and agreement cert. No. 05/1087. 100mm facias. Horizontal solid insulation blocks or similar. Cavity walls tied together using approved iron twist ties set 900 horizontally and 450 vertically to P.S. 1245/1978 wall ties positioned at 900 vertical centres at all intermediate corners of cavity. Close cavity with 'thermofoam' preformed foam and provide thermal break DPC to C.P. 121. External walls to have min. 'U' value of 0.45 W/m² K. C.

SUB STRUCTURE WALLING

100mm dense concrete blocks to P.S. 6073 p11/1990. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Work masonry concrete masonry to base of cavity, no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION

Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500mm polythene D.P.M. on 50mm polythene insulation board, or 1200mm polythene D.P.M. support continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lay floor D.P.M. on 100 concrete overcoat. Concrete to EN 494 to P.S. 5523, p11/1990. 150 bladed and consolidated hardcore. Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 50mm polythene insulation board laid on overcoat in line of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

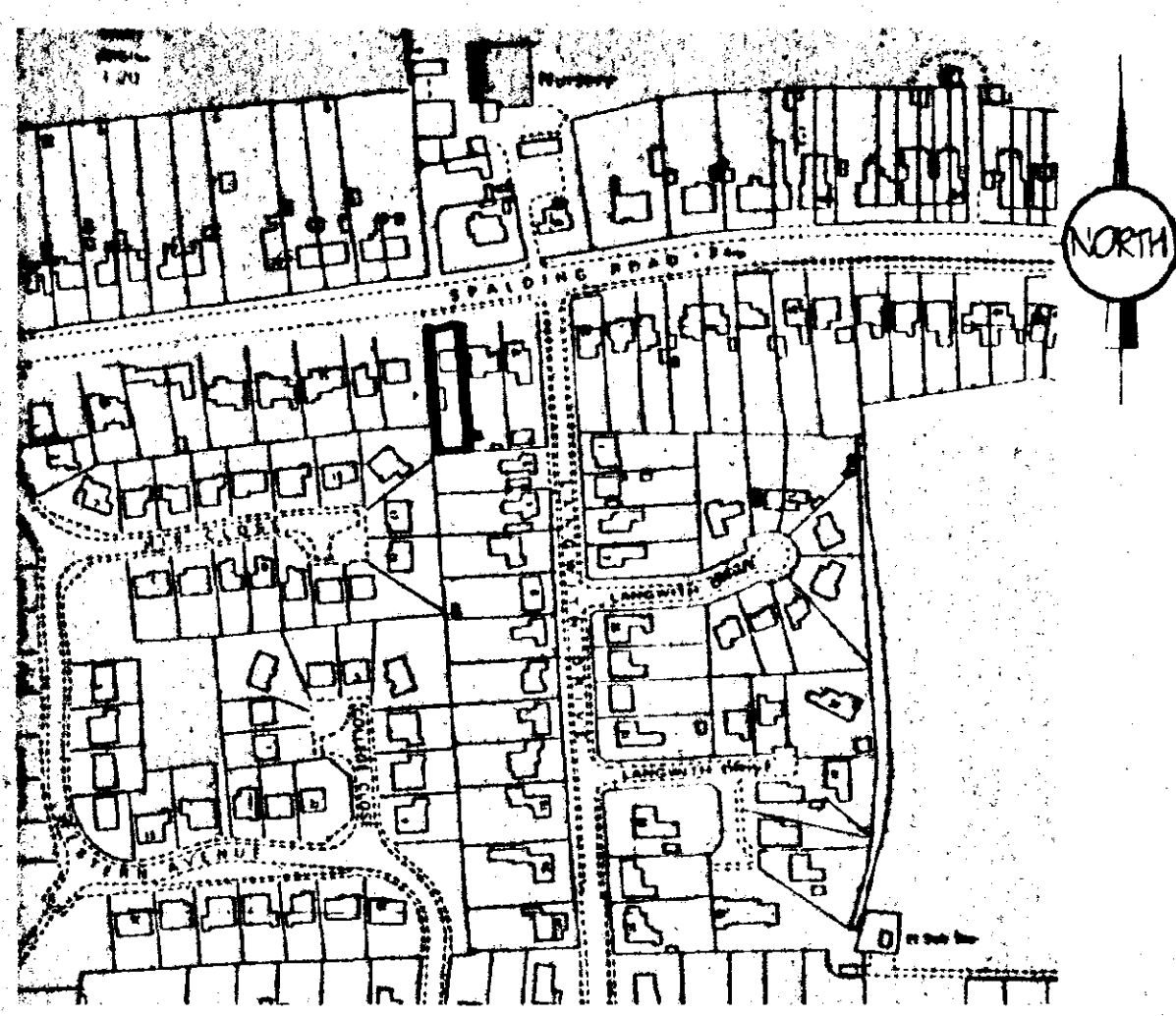
FOUNDATIONS

Under walls as shown provide strip concrete foundations 225 x 600 all EN 494 min. to P.S. 5523 p11/1990. All foundations taken down to bear on local bearing strata min. depth of 600 to top of foundations: should stratified soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.

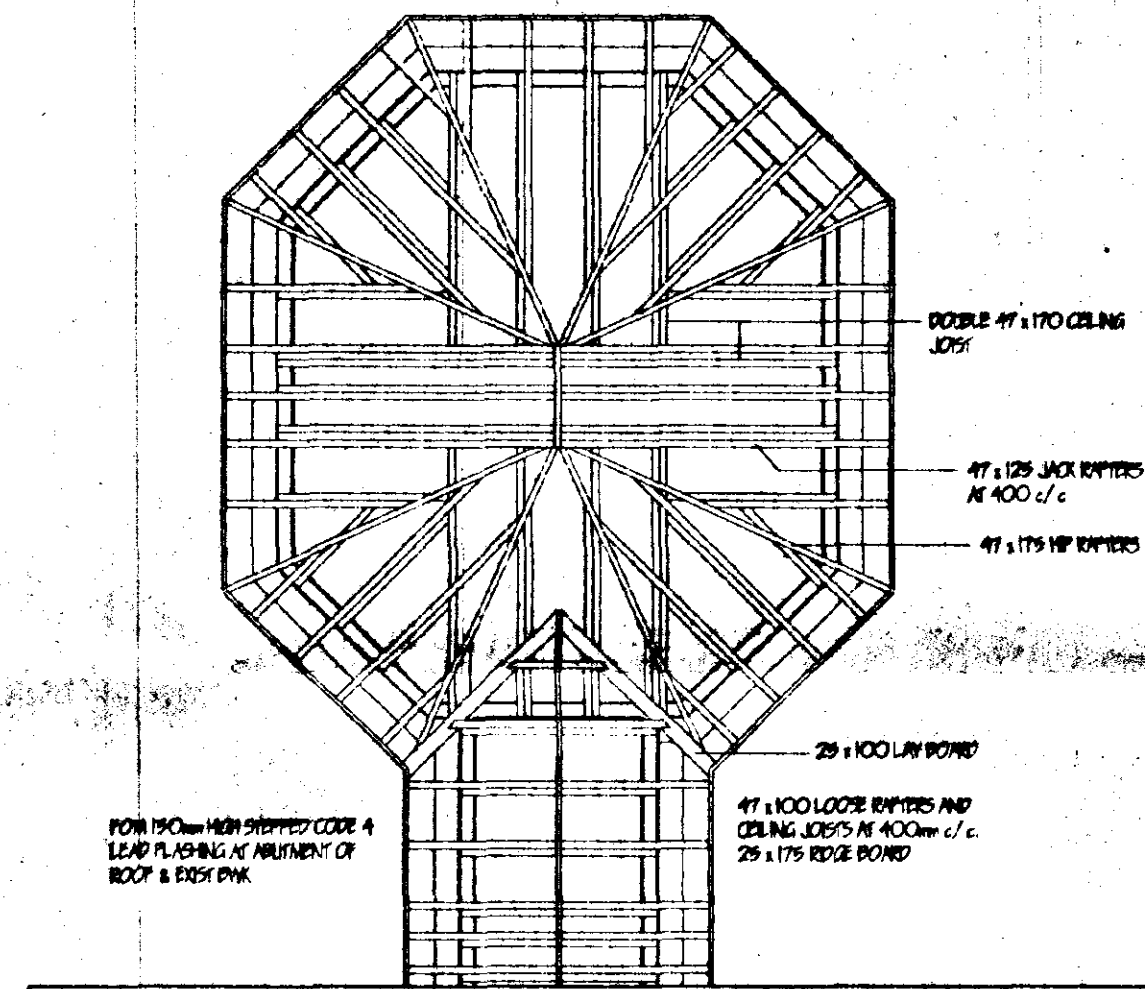
LINELS

All lineels to be manufactured by Mowbray L.G. and to be installed in accordance with masonry instructions, and to have min. and bearing of 150mm and all external positions to have cavity tray D.P.C. to CP 121.

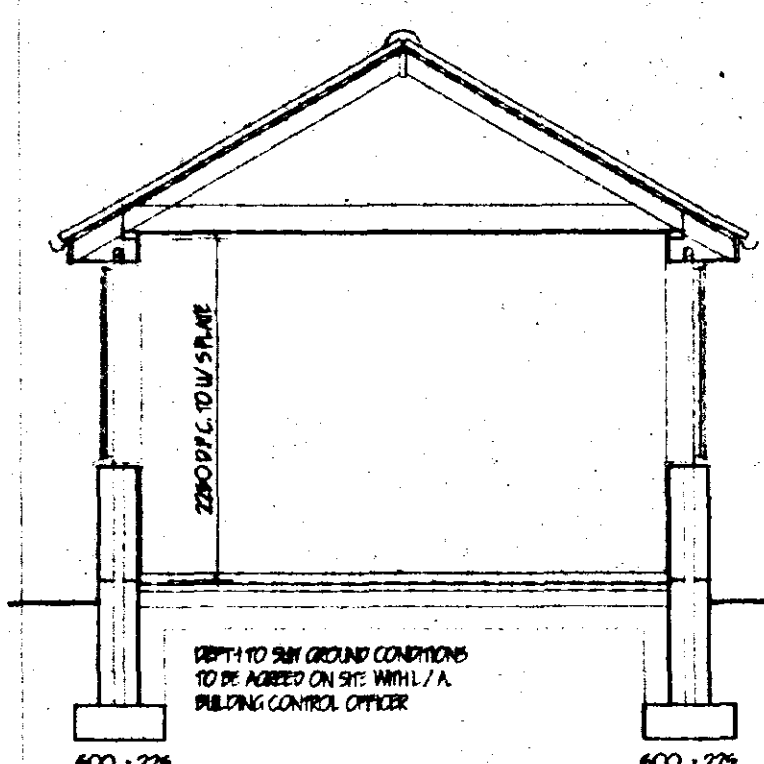
BLOCK PLAN 1:500



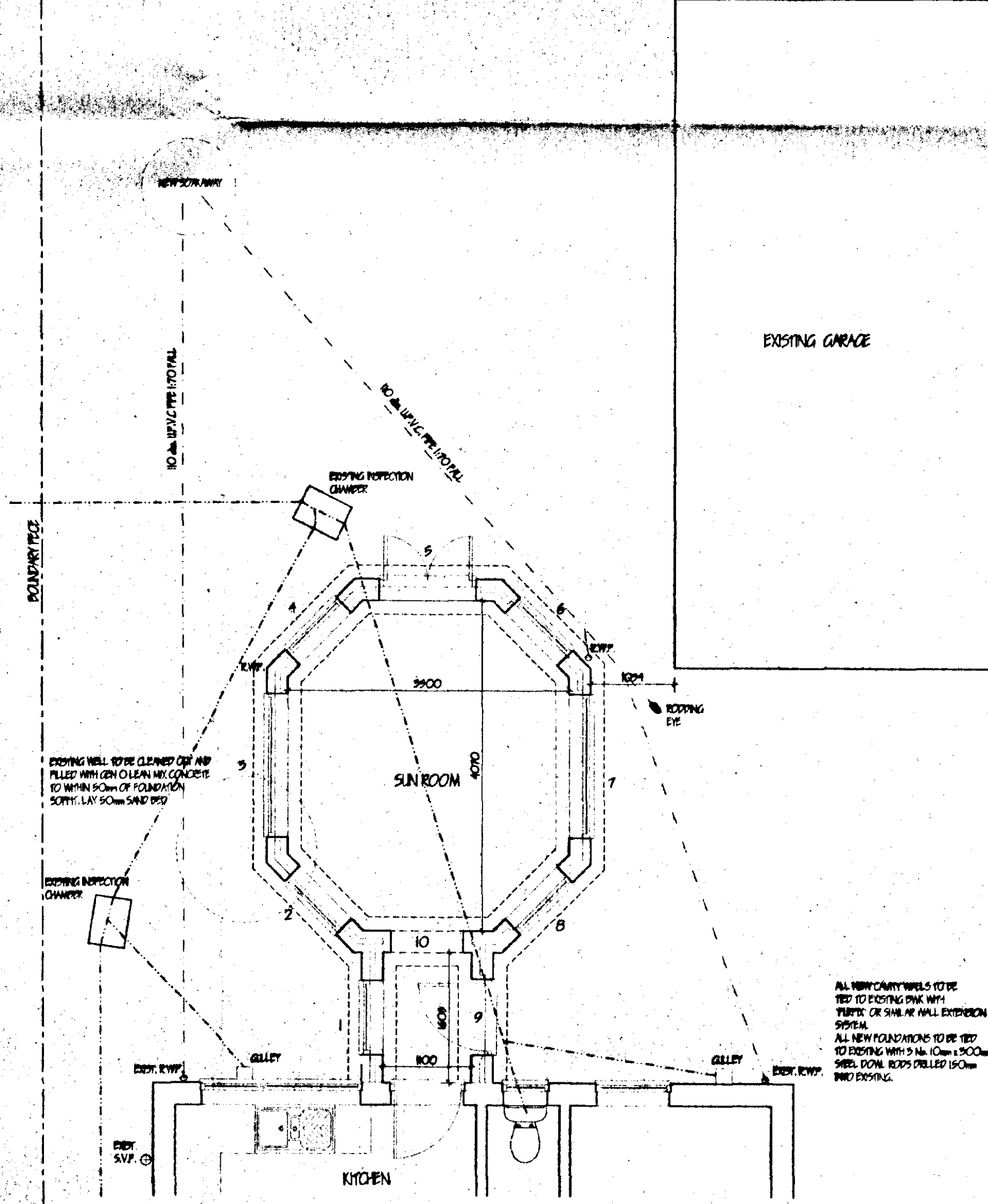
LOCATION PLAN 1:2500



ROOF PLAN



SECTION



DETERMINED PLAN

JOINERY/LINTEL SCHEDULE			
POSTN	JOINERY	LINTEL	LENGTH
1	915 x 1200	1.6 L1/E50	1200
2	915 x 1350	1.6 L1/E50	1200
3	330VC	1.6 L1/E50	200
4	915 x 1350	1.6 L1/E50	1200
5	FC120	1.6 L1/E50	1500
6	915 x 1350	1.6 L1/E50	1200
7	330VC	1.6 L1/E50	200
8	915 x 1350	1.6 L1/E50	1200
9	FN23M	1.6 L1/E50	1350
10	ARCH	1.6 L1/E50	1200

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Project: **PROPOSED SUN ROOM**
49 SPALDING ROAD,
HOLBEACH,
SPALDING, Lincs.

Client: **MR & MRS D. BATHURST**

Drawing:

Job Ref: **147-00** Drawing No: **01**

Date: **NOVEMBER '00** Drawn: **J.C.**

Scale: **1:50 1:100**

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