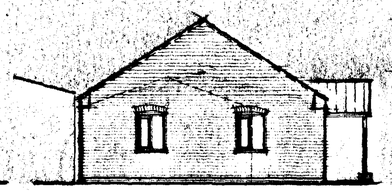
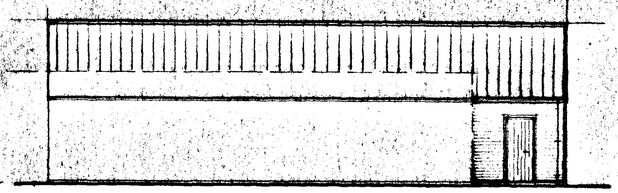


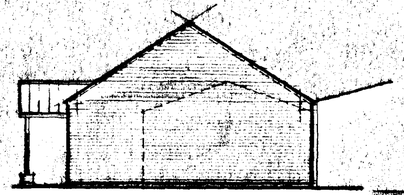
FRONT



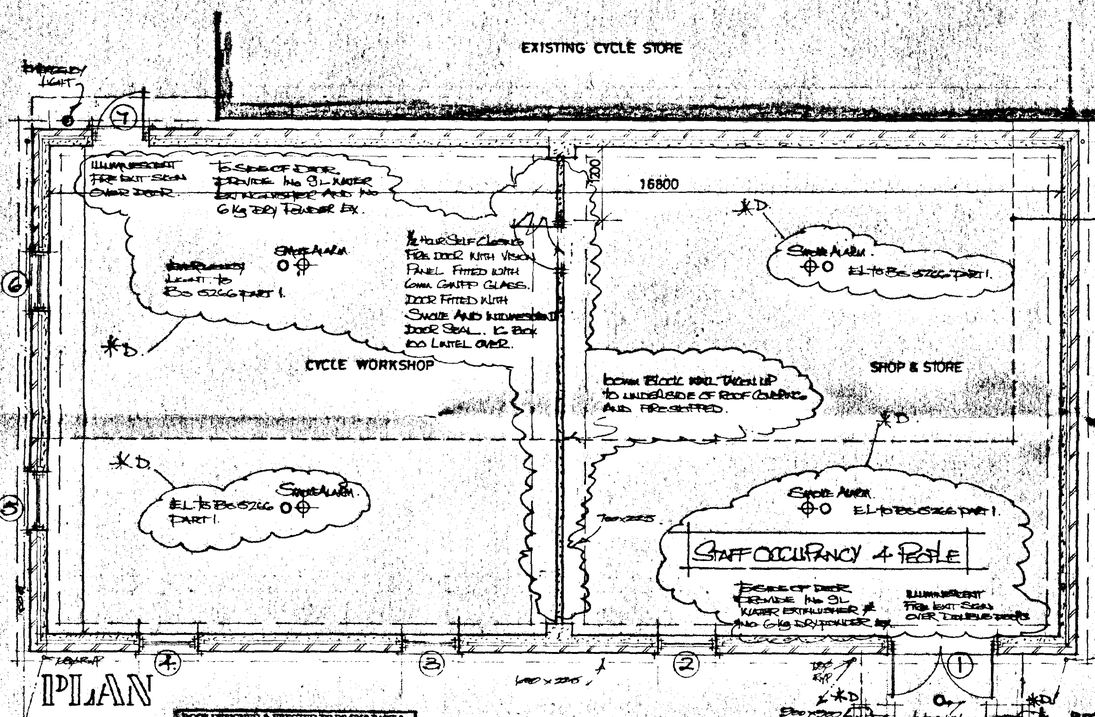
SIDE



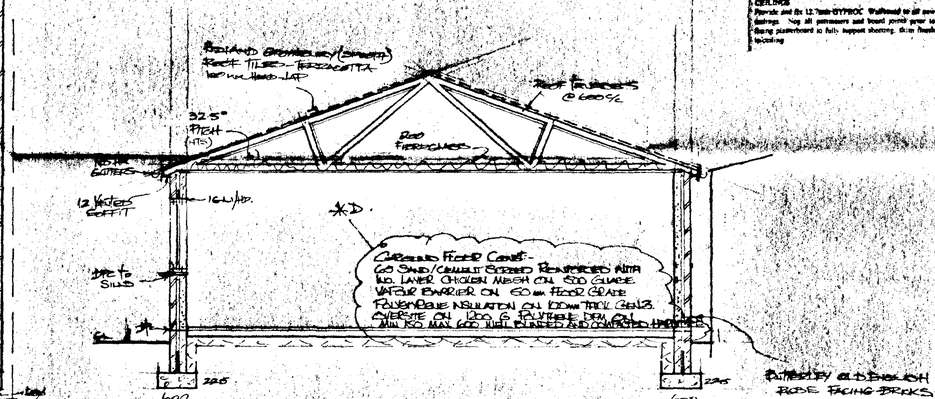
REAR



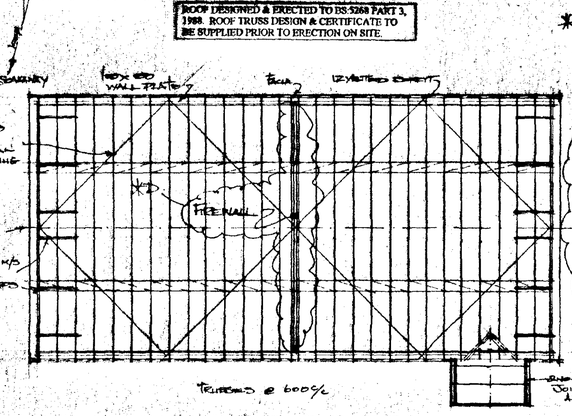
SIDE



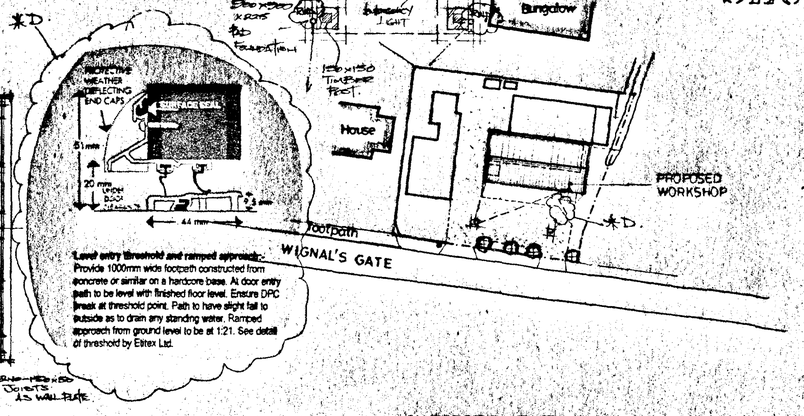
PLAN



SECTION

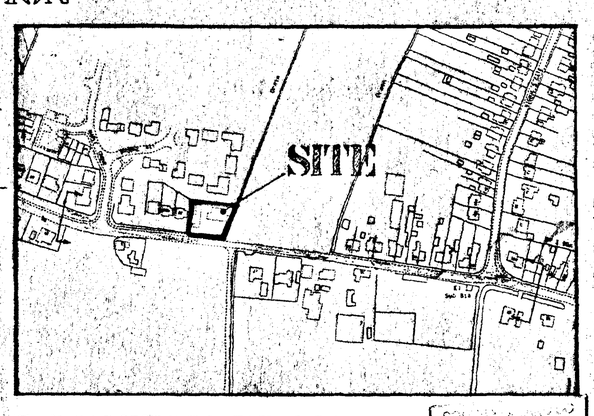


ROOF PLAN



SITE PLAN

1 : 500



LOCATION PLAN

1 : 2500

SCANNED HOUSING & TRANSPORT 27 MAR 2000 Ref: 0356/00

DOOR, WINDOW & LINTEL SCHEDULE

POS	REF	LINTEL	LENGTH
1	1880 WIDE DOUBLE DOORS	LG L1/HD	2100
2	2N12C	LG L1/HD	1350
3	2N12C	LG L1/HD	1350
4	2N12C	LG L1/HD	1350
5	3N12C	LG L1/HD	1350
6	2N12C	LG L1/HD	1350
7	3FX29M	LG L1/HD	1200

See detail

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 Garage 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.

GENERAL
Allow for decorations to all new surfaces, after due proper preparation of all surfaces in accordance with the coating manufacturers specification.

PROTECTED GLAZING AREAS
Provide toughened glass to BS 6206, 1981 in following areas. To all window's 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 permanently marked with BS Kite mark.

SMOKE ALARMS
Provide mains operated self-contained smoke alarms that conforms to BS 5446. Part 1. Provide at least one on each floor depending on layout and use in accordance with approved document, Part 1. More than one smoke alarm should be inter-connected.
NOTE. Smoke alarms to be permanently wired to a separate fused circuit at the distribution board.
Also read in conjunction with approved manufacturers instructions (see notation on drawing).

WALLS
Cavity walls to be 102mmbs facework with 'commoning' perpoors clay facing bricks, 65mm cavity filled with CROWN DRITHERM 4 fibreglass insulation batts. 100mm load bearing "Tarmac Topblock" insulation blocks (approved partitions to be to 100mm blockwork outlining. Wall ties to cavity walling to be stone galvanized wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate bk course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings. Movement joints to be installed in blockwork in accordance with BS 5628. Part 3. 1985.

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.

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

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material to 150mm min above ground level to all leafs of cavity walling, piers and columns. Dpcs to be linked with dpcs. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar essential as cavity trays over lintels with at least 2 No. weep holes per opening not more than 100mm apart.

FOUNDATIONS
Generally to be to mass concrete ST 1 strip strength with a 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 LG L1/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 as BOULTON & PAUL or treated softwood standard metric joinery, factory painted internal. All windows and doors to be double glazed (12mm sealed unit type). All windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm total ventilation. Windows and doors to be fully draughtproofed.

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

RAINWATER GOODS
PVC gutters 115mm by and fittings etc down pipes of 68mm including all bends outlets, clips, brackets, connections etc and connect to underground drains as shown on.

SOAKAWAYS
To be a minimum 5 m cubic from any building and to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
To walls to be plastered coloured floatworked smoother with skim finish a total of 13mm thick including trowels and board gaffle.

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

HEATING
Allowing to all areas by electric night storage radiators.

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 as positions as directed.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with the details 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 1988.

ROOF COVERINGS
Concrete interlocking tiles to be fixed in accordance with the manufacturers instructions and BS 5534 Pt 1. 1978. Battens 38 x 25 at gauge centres on underside Type 1F sarking felt with maximum 150mm laps.

LATERAL RESTRAINT STRAPPING
Provide and fix 30mm x 5mm zinc galvanized mild steel straps at 1.8 metre centres to anchor wallplates to blockwork walling, ceiling joists and rafter levels where they run parallel to walls. Select strut below the straps and fixe pack against the walls.

INSULATION
Lay 200mm FIBREGLASS 100mm between joists and 100mm over joists, maximum maximum 300mm gap between top of insulation and underlay felt where insulation rises up to roof slope. Ensure insulation is continuous with cavity wall insulation.

ROOF VENTILATION
Leave provision with 12mm diameter gap at eaves beam. Provide fine mesh flyproof screen to ventilation gap. Proprietary egress ventilator over joints to maintain 300mm clear screen above insulation.

FASCIAS
To be were as 25mm treated 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 in full. Support sheeting. Skim finish to ceiling.

DRAINAGE
Generally to be in 100mm diameter S/T / strip 450mm 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 LG L1/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 as BOULTON & PAUL or treated softwood standard metric joinery, factory painted internal. All windows and doors to be double glazed (12mm sealed unit type). All windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm total ventilation. Windows and doors to be fully draughtproofed.

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

RAINWATER GOODS
PVC gutters 115mm by and fittings etc down pipes of 68mm including all bends outlets, clips, brackets, connections etc and connect to underground drains as shown on.

SOAKAWAYS
To be a minimum 5 m cubic from any building and to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
To walls to be plastered coloured floatworked smoother with skim finish a total of 13mm thick including trowels and board gaffle.

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

HEATING
Allowing to all areas by electric night storage radiators.

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 as positions as directed.

F 15.2.00 B Fixed Additional Information
E 25.1.00 Revised Internal Door
D 03.1.2000 B Fixed Amended.
C 13.12.99 B Fixed Application
B 11.12.99 Build Traditional - Brick & Tiles
A 29.6.99 Attach to Existing Cycle Store

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

PROJECT:
REPLACEMENT CYCLE WORKSHOP
9& WIGNALS GATE
HOLBEACH

CLIENT:
KENS CYCLES

SCALES: *1/50 1/100* (UNLESS OTHERWISE STATED)
DATE: *JUNE 1999*
G.R.MERCHANT
DRAWING No.: *KC.01F*
REVISIONS: