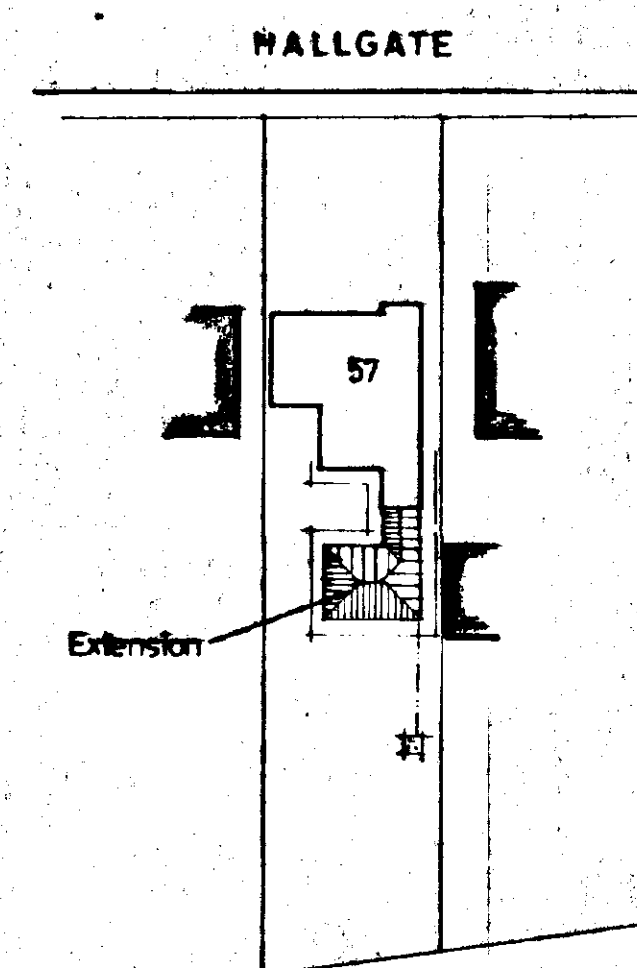




SIDE

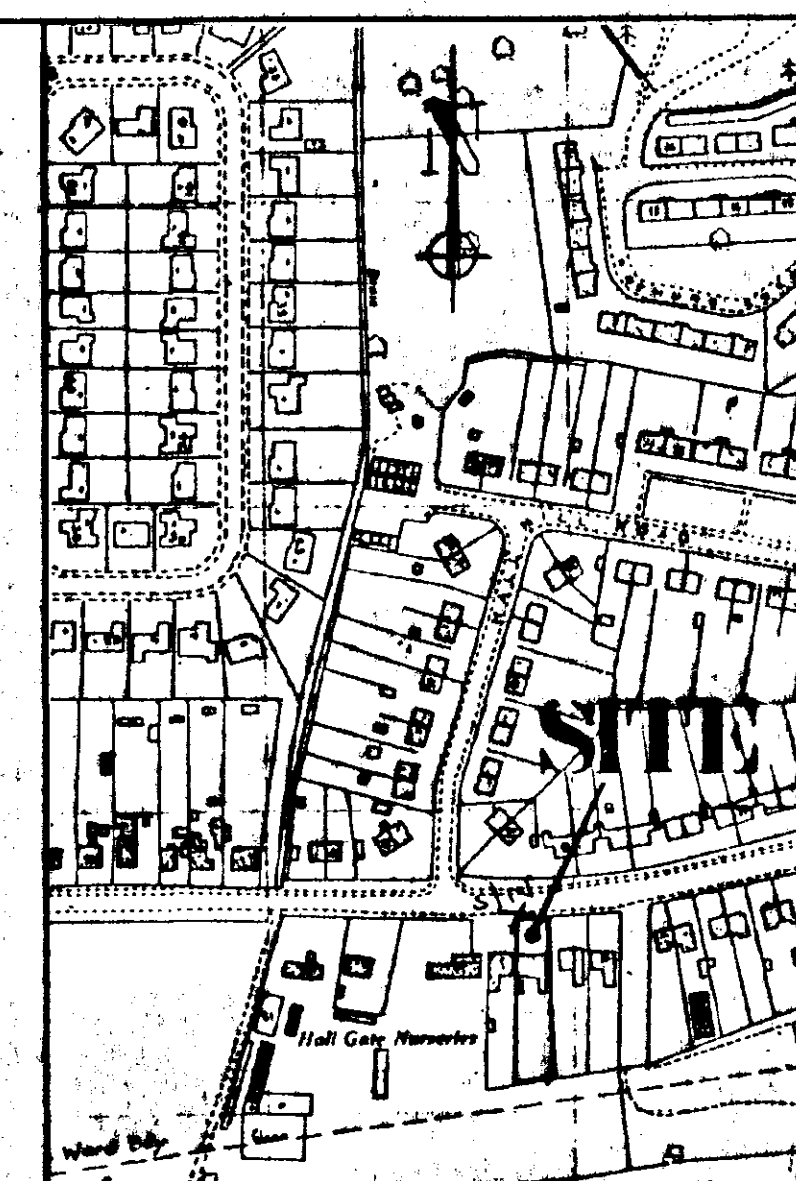
REAR

SIDE



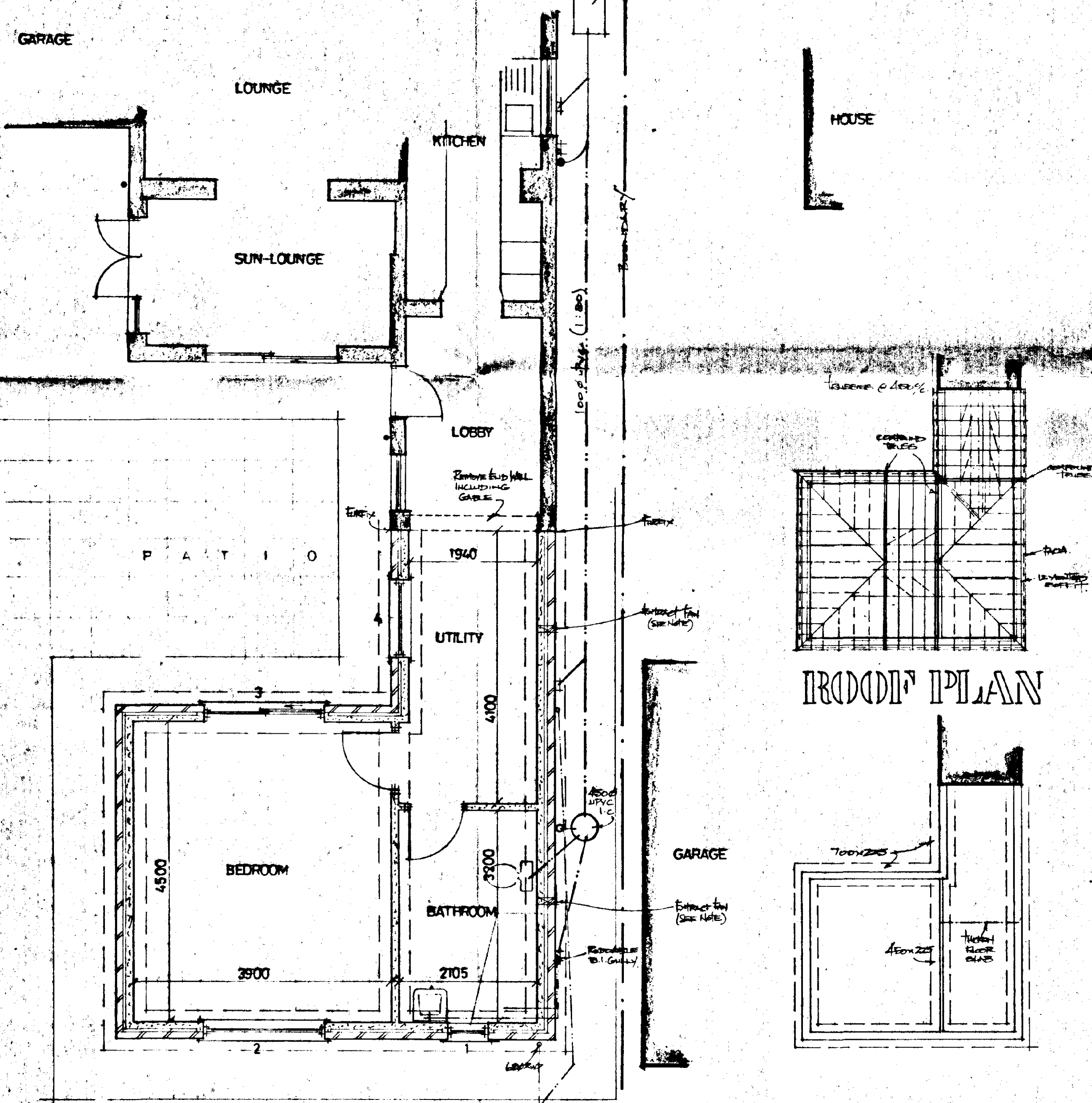
SITE PLAN

1:500



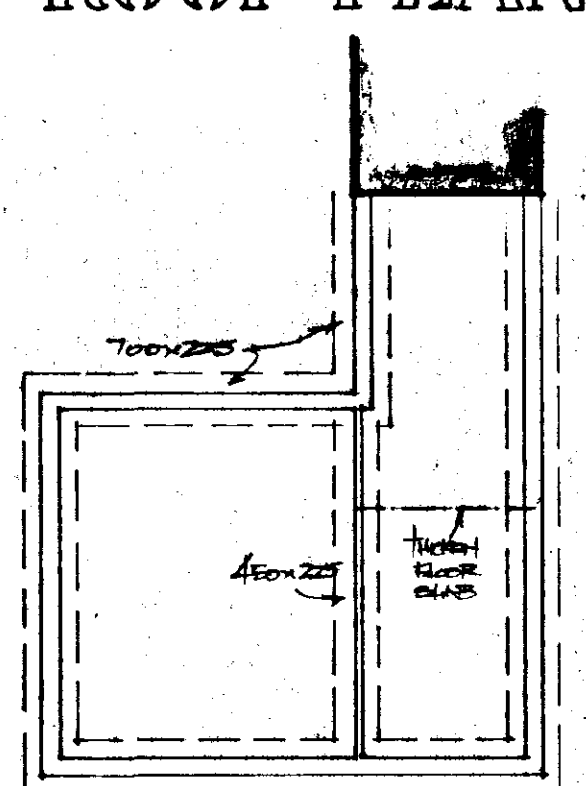
LOCATION PLAN

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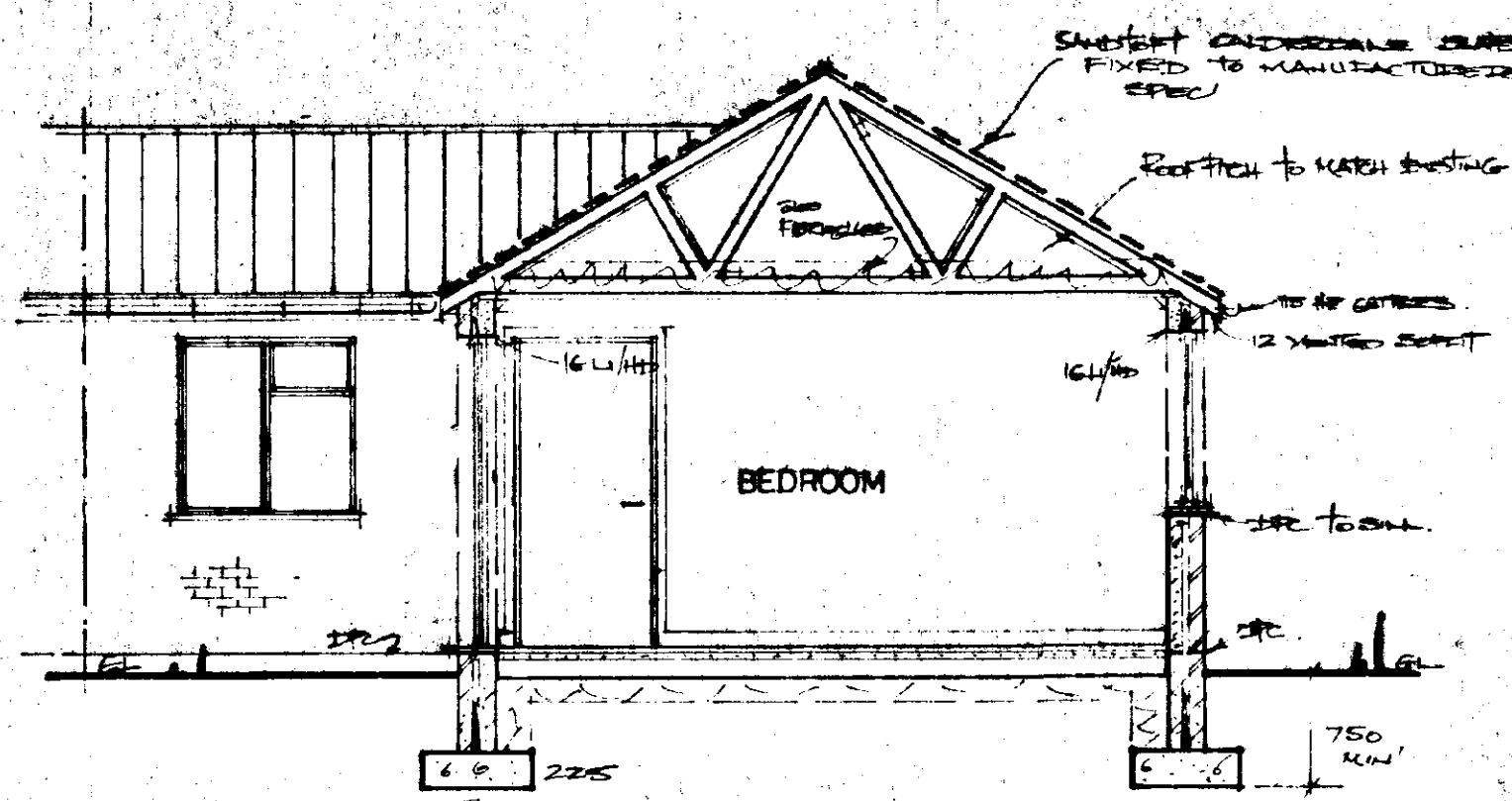


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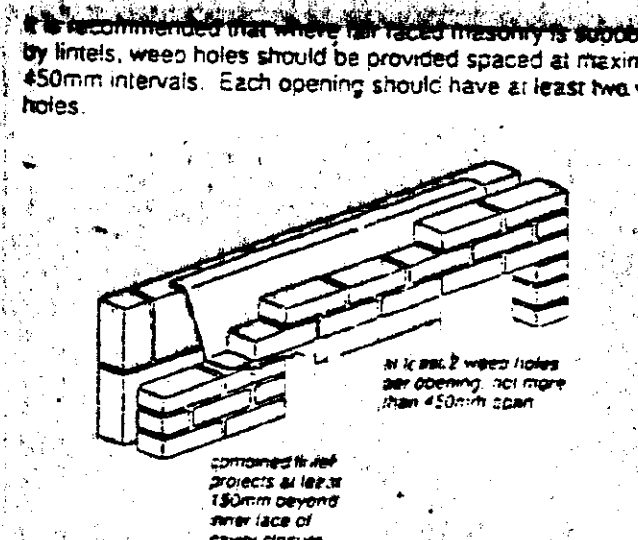
ROOF PLAN



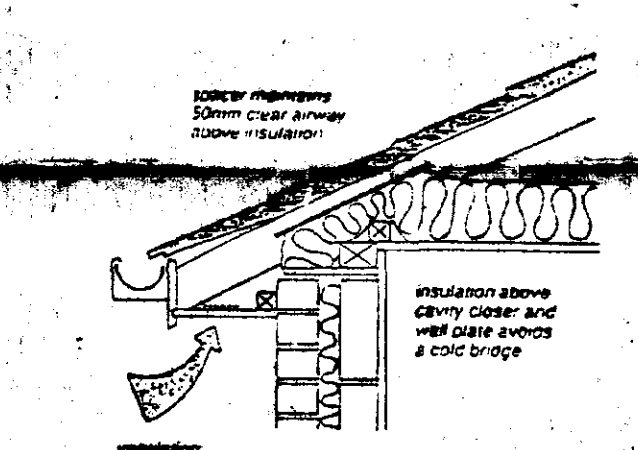
FOUNDATION PLAN



SECTION



ROOF



ROOF

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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 local 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	110V	LG L/H/D	1050
2	312CV	LG L/H/D	2100
3	SRAT (PROPP)	LG L/H/D	2100
4	212CV	LG L/H/D	1500

WINDOWS AND DOORS

Windows and doors to be as shown on the drawings. All windows and doors to be double glazed (12mm sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in each of frame head to give minimum 8,000/4,000 sq mm ventilation, depending on location. Windows and doors to be fully draughtproofed.

ROOF COVERINGS

Concrete interlocking tiles, to be fitted in accordance with the manufacturers instructions and BS 5534 Pt 1, 1978. Battens 38 x 25 at gauge centres on suitable Type 1F marking felt with minimum 150mm laps.

LATERAL RESTRAINT STRAPPING

Provide and fix 30mm x 6mm perforated galvanneal steel straps at 1.8 metre centres to anchor wallplate to blackwork walling, ceiling joists and rafter levels where they run parallel to walls. Solid above the straps and tight pack against the walls.

INSULATION

Lay 200mm PURFOAMGLASS (between battens and joists and 100mm over joists, maintain minimum 20mm gap between top of insulation and marking felt where insulation runs up to roof slope. Ensure insulation is continuous with cavity wall insulation.

ROOF VENTILATION

Provide and fix 30mm x 6mm perforated galvanneal steel straps at 1.8 metre centres to anchor wallplate to blackwork walling, ceiling joists and rafter levels where they run parallel to walls. Solid above the straps and tight pack against the walls.

PASCALS

To be wet ca 22mm nominal thickness painted softwood with release for uplift. Frame out in 38 x 25 S/W for uplift support.

CEILING

Provide and fix 12.5mm GYPROC. Wallboard to all new ceilings. Nip all perforators and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC ceiling and ARTEX finish to ceiling.

GROUND FLOOR

45mm mortar screed reinforced with chicken wire on 300 gauge polythene separating layer on 50mm Jalcite (or similar) polystyrene insulation on 100mm thick S14 concrete sub-base on 1200 gauge DPM lapped with DPM in walls. 150mm min hardcore, bladed and compacted. Excavate oversite in 100mm deep to remove topsoil of vegetation.

SKIRTING AND ARCHITRAVES

Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

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 positions as directed.

DECORATION

Allow for decorating all new surfaces, remove fill and proper preparation of all surfaces in accordance with the coating manufacturers specification.

PROTECTED GLAZING AREAS

Provide toughened glass to BS 6858, 1991 to following areas. To all windows within 300 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.

WATER STORAGE

Extend existing system.

Provide thermodynamic radiator valves to control output from heating system.

Pipes in roof void which do not help to heat building to be insulated in BS 5472, 1977.

WALLS

Cavity work to be 200mm overall width comprising 100mm clay facing bricks, 65mm cavity (1000) with CROWN DUTTERM (Bergline) insulation batts, 100mm hard bearing "Tarmac Topblock" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be steel galvanized 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 opening. Above and below joints to be installed in blockwork in accordance with BS 5628, Part 3, 1985.

SUBSTRUCTURE WALLS

To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mass concrete.

VENTILATION

Manual ventilation area of windows to be not less than 1/20 of room floor area. All habitable room windows to have 8000mm squared night vents, utility and bathroom windows to have 4000mm squared night vents. Extractor fans to be provided in bathroom (min 15 litres/sec) and utility (min 30 litres/sec).

FLASHINGS

All flashings, under etc to be in TYPE 4 sheet lead properly cut, dressed and fixed.

STAMP PROOF COARSE

Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leads of cavity walling, piers and columns. Dpc to be linked with dpm. Also provide vertical and horizontal dpc around openings for windows and doors in cavity walls and similar material at cavity traps over levels, with at least 2 No. weep holes per opening not more than 450mm apart.

FOUNDATIONS

Generally to be in mass concrete 45 x 45mm 200mm wide x 225mm thick under cavity walling, 400mm x 225mm under partition walls. Thicken floor slab to 200 x 450 wide below non-ventilating partition walls. Excavations shall be down to a firm consistent, load-bearing stratum to the approval of the Local Authority Building Control Officer.

LIMITS

To be 1:1 (H:V) in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be 1:1. Box 100 latices. All finishes to have minimum 150mm end bearing and installed strictly in accordance with the suppliers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster.

SOUTH HOLLAND DC
HOUSING & PLANNING
28 JUN 1999
Ref: 0630/99

G. R. MERCHANT
LENG AMICE, FWO.
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:

EXTENSION TO
57 HALLGATE
HOLBEACH

CLIENT:

D. CLAPP & J.A. WORSLEY
DETERMINED
PLAN

SCALE:

1/50 1/100

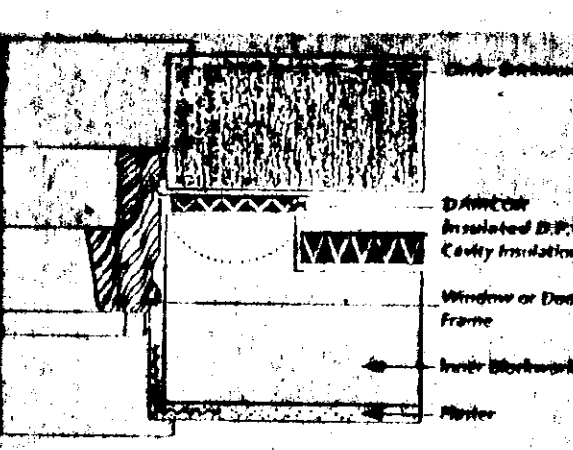
DATE:

JUNE 1999

DRAWING NO.:

DC&JAW.01

REVISIONS:



ROOF