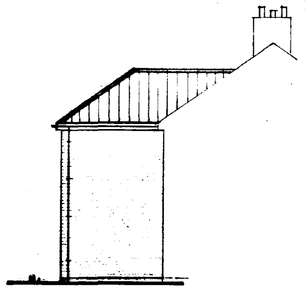
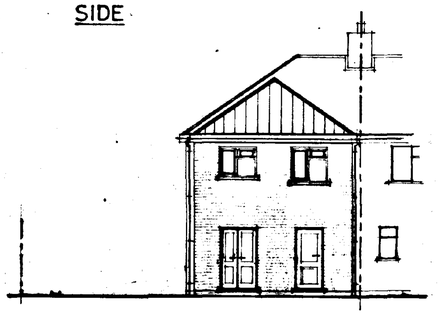


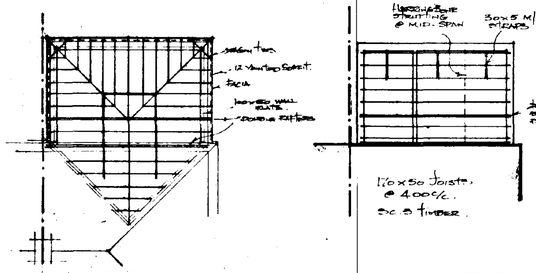
SIDE



SIDE



REAR

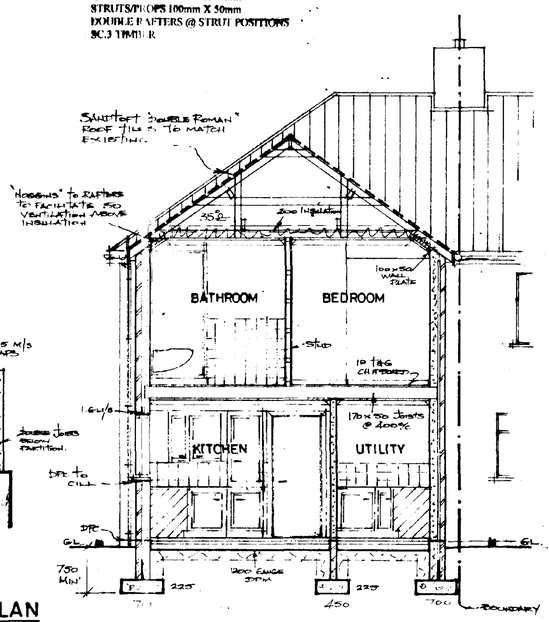


ROOF PLAN

FLOOR JOIST PLAN

ROOF MEMBERS

RAFTERS	100mm X 50mm @ 400mm C/C
CEILING TIES	100mm X 50mm @ 400mm C/C
HIP RAFTERS	175mm X 50mm
PURLINS	175mm X 50mm
RIDGE	150mm X 38mm
COLLARS	175mm X 38mm
BINDERS	150mm X 50mm
STRUTS/PROPS	100mm X 50mm
DOUBLE RAFTERS @ STRUT POSITIONS	
SC.3 TIMBER	



SECTION AA

DOOR, WINDOW & LINTEL SCHEDULE

POS.	REF.	LINTEL	LENGTH
1.	PAUV1BL	LG LI/S	2100
2.	210CV	LG LI/S	1900
3.	FCP120	LG LI/S	1200
4.	FNS	LG LI/S	1200
5.	-	LG LI/S	1200
6.	-	LG 100 BOX	1200
7.	212CV	LG LI/HD	1500
8.	210CV	LG LI/HD	1500
9.	212CV	LG LI/HD	1500
10.	-	LG LI/HD	2700

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

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed, all radiators to be fitted with thermostatic valves.

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 circuit and install lighting and power points in position as directed.

WALL TILING
Provide and fix in new Bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be filled to be determined later.

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 permanently marked with BS kite mark.

SMOKE ALARMS
Provide mains operated self-contained smoke alarm that conforms to BS 5446, Part 1. Provide at least one on each floor depending on layout and site 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 position on drawing).

FIRST FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing within of wall, but ensure not to encroach into the cavity.

STUDWORK PARTITIONS
To the first floor, or where shown, form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggins at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD, scrim, tape joints and skim finish. Pack 75mm thick fiberglass between studs. Provide double floor joists where under partitions.

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 executing 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 5534 Pt 1, 1978. Battens 38 x 25 at gauge centres on underslate Type 1F marking felt with minimum 150mm laps.

LATERAL RESTRAINT STRAPPING
Provide and fix 30mm x 5mm 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, wafer/as minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh fiberproof screen to ventilation gap.

FASCIAS
To be worst as 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. Neg all perimeters and board joints prior to fixing plasterboard to fully approved obscuring. Fix GYPROC coving and ARTEX finish to ceiling.

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 dpms. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS
Generally to be in mass concrete ST 4 strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Excavations shall be down to a firm consistent, bearing 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. Internal door openings in block walls to be I.G. Box 100 finish. 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 in second softwood standard metric delivery, unless otherwise indicated. 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 sash or frame head to give minimum 8,000/4,000 sq mm ventilation, depending on location. Windows and doors to be fully draughtproofed.

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.

GROUND FLOOR
65mm nartie 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 in walls. 150mm min hardcore, blinded and compacted. Excavate oversite to 100mm deep to remove topsoil of vegetation.

WALLS
Cavity wall to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fiberglass insulation batts, 100mm load bearing "Tarmac Topblock" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate 1st course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

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. All habitable room windows to have 8000mm squared night vents, kitchen, utility, bathroom and w.c. windows to have 4000mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec), bathrooms and wc (min 15 litres/sec) and utility (min 30 litres/sec).

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

ABOVE GROUND DRAINAGE
110mm basin waste to be 32mm dia, wc 110mm dia PVC bath and sink wastes 40mm dia, use polypipe push fit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleaning rapos and replacement. Connect bath, basin and wc wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

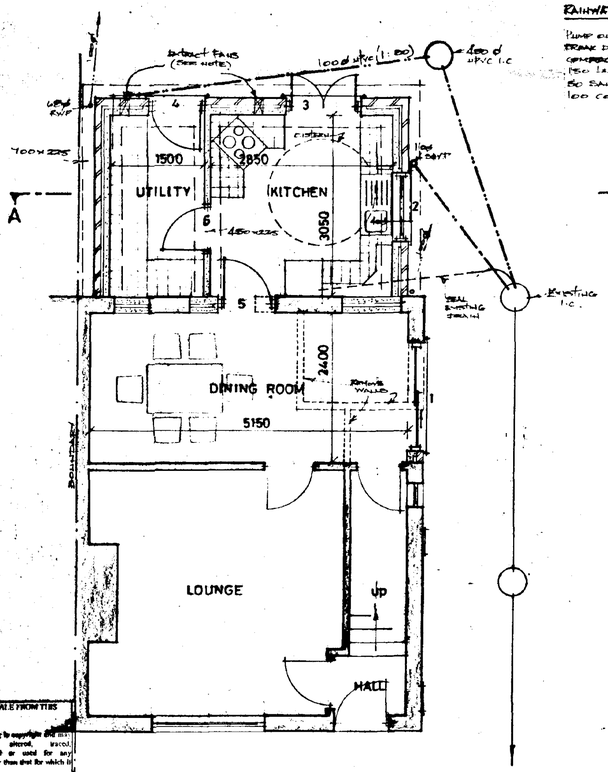
UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:80 with 100mm pea/gravel bed and surround. Inspection chambers to be 450mm dia prefabricated plastics installed to manufacturers instructions complete with cover and frame. 450mm dia inspection chambers not to exceed 1m below ground level. Back inlet gullies to be of the roddable type. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pea/gravel, cast where concrete path cast over pipe runs, where drains pass under driveways protect by a similar manner. Where drains pass through cavity walls support over each leaf with precast concrete lintel and provide 50mm space all round the pipe, round opening both sides with rigid sheet material to prevent entry of fill or vermin.(Reg III-A14. Diagram A1.)

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

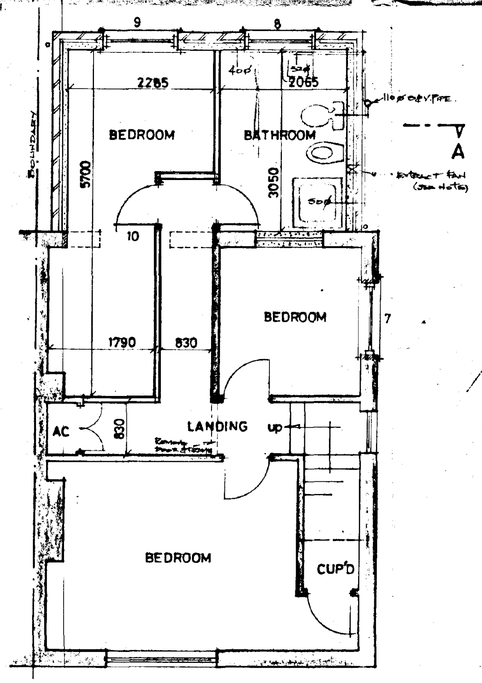
SOAKAWAYS
To be a minimum 5.0 metres from any building and to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

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

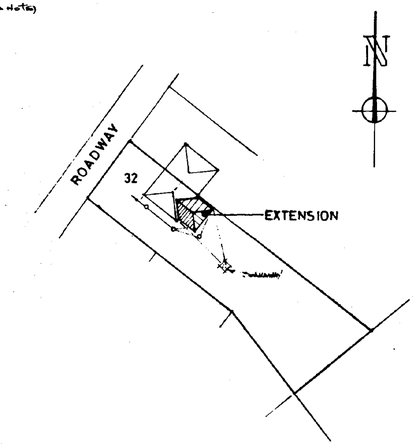
RAINWATER CISTERN.
Pump out existing cistern.
Break down to below floor level, compact fill & blind.
150 thick min concrete with rods min
50 sand blinding.
100 concrete subfloor.



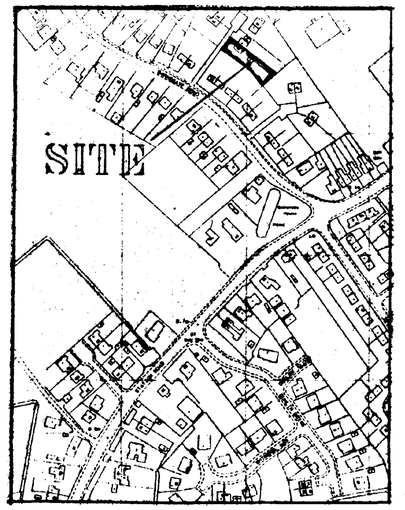
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN
SCALE : 1 500



LOCATION PLAN
SCALE : 1/2500

DETERMINED PLAN

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
13 MAR 1996
Ref: 0229/96

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

PROJECT:
EXTENSION & ALTERATIONS TO
32 GARNSGATE ROAD
LONG SUTTON

CLIENT:
MR & MRS M. HOEY

SCALES:	DATE:
1/50 1/100 UNLESS OTHERWISE STATED	FEB 1996
G.R.MERCHANT.	DRAWING No.: MH.1

REVISIONS:

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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 commencing 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.

SUMMIT
8040-11947