DO NOT SCALE FROM THIS DRAWING.

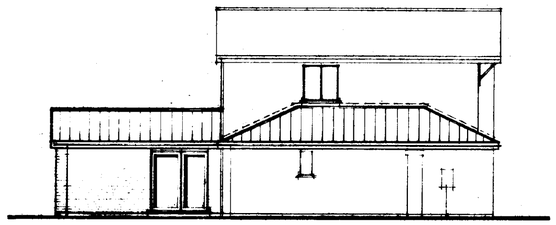
This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued.

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.



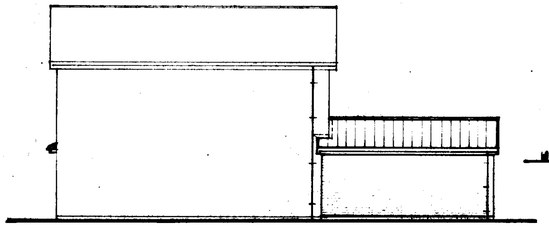
FRONT.



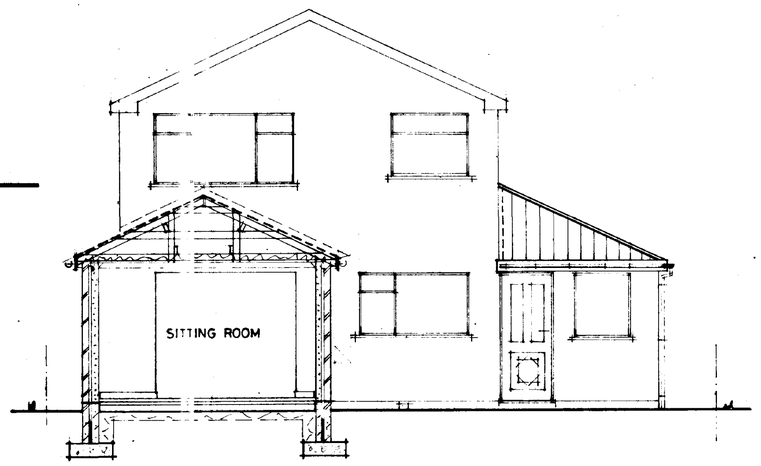
SIDE.



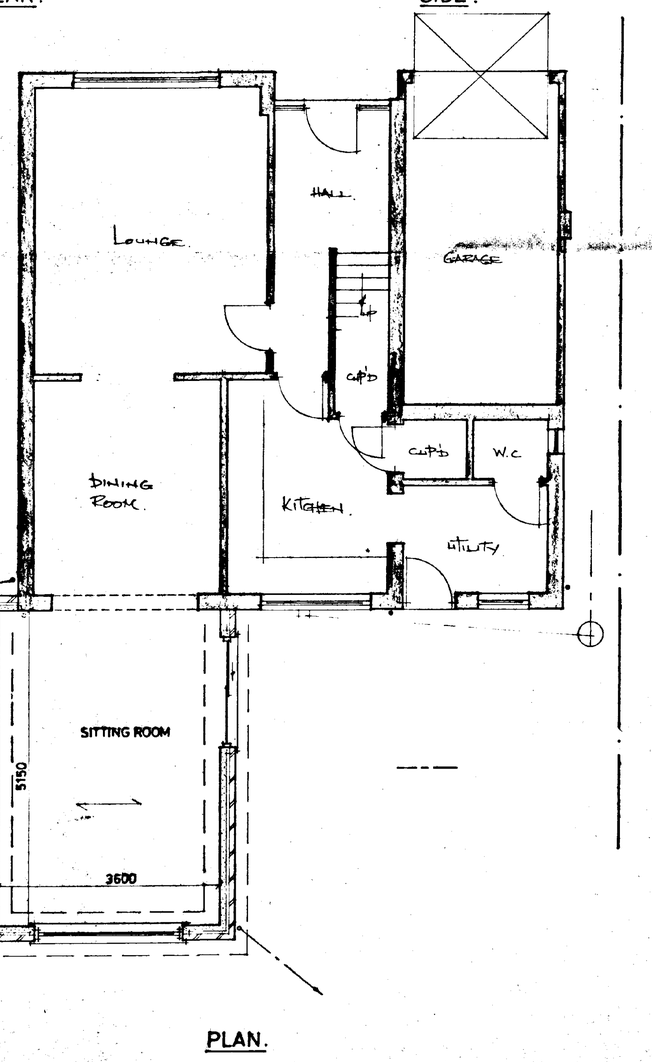
REAR.



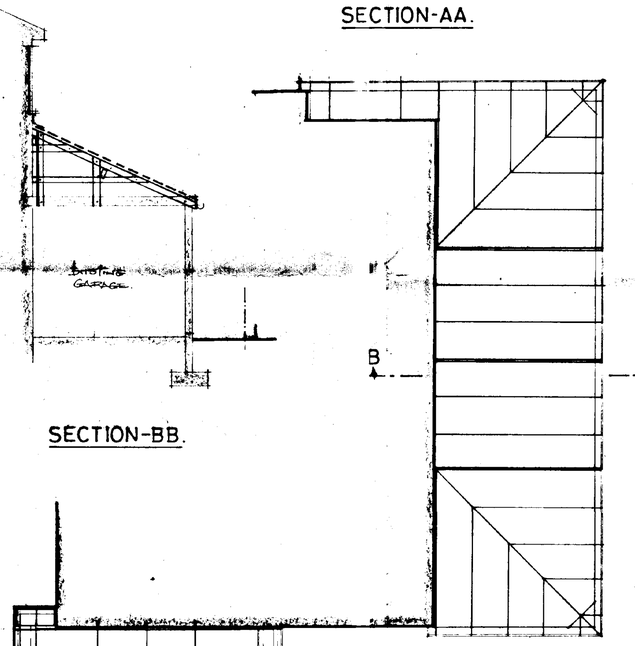
SIDE.



SECTION-AA.

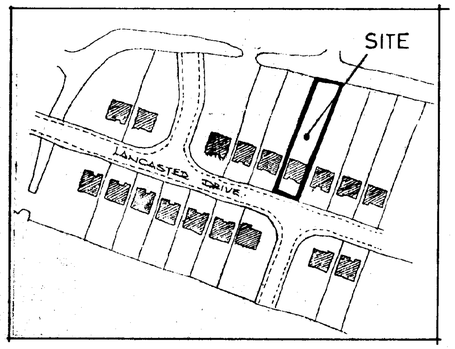


PLAN.



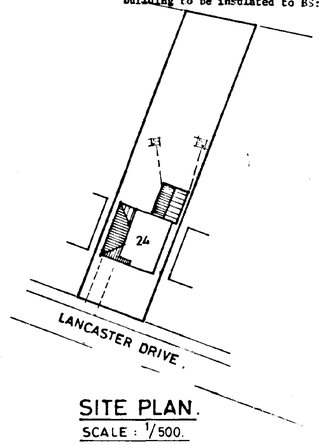
SECTION-BB.

ROOF PLANS.



LOCATION PLAN.
SCALE : 1/1250.

N



SITE PLAN.
SCALE : 1/500.

GROUND FLOOR
65mm mortar screed reinforced with chicken wire on 500 gauge polythene separating layer on 25mm 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.

RAINWATER GOODS
PVC gutters 115mm nr 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 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.

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.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level. ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

DECORATION
All new surfaces. timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.

ELECTRICAL INSTALLATION
All work to be caried 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.

WALL TILING
Provide and fix in new Bathroom to walls and window cill. Kitchen window cill and over work tops. ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled 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.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).

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

PROTECTED GLAZING AREAS
Provide toughened glass to BS:6206, 1981 to following areas. To all windows within 800 of finished floor level. To all doors glazing within 1500 of finished floor level. This applies to side screens also within 300 of door.
Provide thermostatic radiator valve to control output from heating system.

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

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 manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain 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 flyproof screen to ventilation gap.

FASCIAS
To be wrot ex 22mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

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 dpm. 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 C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. 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. L1/S in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

WINDOWS AND DOORS
Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery. unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made UPVC 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 4,000 sq mm ventilation.

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.

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

HOUSING & PLANNING
05 APR 1995
Ref: 0355/95

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

PROJECT:
EXTENSION & ALTERATIONS.
24 LANCASTER DRIVE.
LONG SUTTON.

CLIENT:
MR & MRS. T. SULLIVAN.

SCALES:	DATE:
1/50 1/100	MARCH 1995.
G.R.MERCHANT.	DRAWING No.: TS.1

REVISIONS:

DETERMINED PLAN

SUMMIT
6046 1947