roof construction:
TO EXISTING HOUSE ROOF / EXTENSION AND GARAGE: NEW INTERLOCKING CONCRETE ROOF TILES TO BS 473: ECO PART 2 1972 OR 25 x 38 SAWTIMBER TREATED BATTENS AND UNDERFELT TO BS 747 TYPE 1F AND IN ALL CASES LAPPED 80 MM 150 MM HORIZONTALLY AND VERTICALLY: TILES TO BE LAID WITH MINIMUM HEAD LAP OF 75MM AND FIXED WITH HOOKED TO WIND SPEED. ROOF PITCH AND EXPOSURE CATEGORY AS DETAILED IN CP3 CHAPTER 5 PART 2 : 1972 . EXISTING ROOF TO BE STRIPPED OF NATURAL SLATES AMONG WITH ORIGINAL BATTENS : ALL MAIN ROOF MEMBERS TO BE THOROUGHLY CHECK FOR SIGNS OF ROT OR INFESTATION : ANY DEFECTIVE TIMBERS TO BE CUT OUT AND REPLACED BY SIZE GARAGE MEMBERS ENSURING ALL SIZES MEET THE CRITERIA OF THE CURRENT APPROVED DOCUMENT AND THEREAFTER RE-COVERED AS DESCRIBED : TO EXTENSION SECTION NEW RIDGE 88 X 150 TO 3 GARAGE RAFTERS SET AT 400 MM C/S AND CEILING JOISTS OF 38 X 125 AT 400 C/S. PROVIDE ROCKWOOL RWA45 INSULATION SLABS 100 MM THICK IN EAVE OF ROOF ENSURING MIN 50MM CLEAR VENTILATION AIR FLOW ABOVE : OVER CEILING JOISTS PROVIDE 200MM INSULATION QUILT WITH 100 BETWEEN JOISTS AND 100 OVER . 12MM GYPROC DUPLEX PLASTERBOARD TO CEILINGS WITH ARTEX FINISH OR 2MM SKIM : TO PORTION OF EXISTING BATHROOM AND BEDROOM 3 UNDERDRAW RAFTERS WITH APPROPRIATE SIZED TIMBERS AND INTRODUCE INSULATION MAINTAINING 50MM CLEAR AIR GAP ABOVE : PROVIDE MESH CEILINGS AS APPROPRIATE : PROVIDE 25MM WIDE PVC GRP CONTINUOUS AT EAVES COMPLETE WITH PEN ROOF SCREENS : ENSURE CONTINUITY OF AIR FLOW THROUGHOUT ROOFS: ANY AREAS LACKING INSULATION PROVIDE AS PREVIOUSLY DESCRIBED : GARAGE ROOF TO BE CLOSED AS PREVIOUSLY SPECIFIED OVER SPECIALIST MADE PREFABRICATED ROOF TRUSSES TO BS 5268 PART 3 : 1985 SET AT 600MM CENTRES : 38X100 RIDGE NOG AND INTERMEDIATE BINDERS : WIND BRACING TO TRUSS RAFTERS, MECHANICAL BULLETIN SHEET 1. PROVIDE ADDITIONAL BRACING WITHIN THE PLANE OF THE WEB. 38 X 100 CEILING TIES : GENERALLY : 30 X 100 WALL PLATES BEDDED ON SAND AND CEMENT : 30 X 5 GALVANISED METAL STRAPS TO ACT AS ANCHOR AND LATERAL RESTRAINT STRAPS AT MAX 2M C/S . SOLID BLOCKING BENEATH STRAPS OVER MIN 3 No. MEMBERS. STRAPS DOWN WALLS TO BE MIN 200 LONGITUDINAL CIRCUMSTANCES PERMIT. 9MM PLYWOOD OR PVCU SOFFITS SIMILARLY FIXED TIMBER OR PVCU SOFFITS AND FASCIAS. 112 HUNTER HI-FLO CUTTERS TO BS 460 DOWNPIPES : PROVIDE CODE 4 LEAD FLASHINGS TO ABUTMENTS WITH MIN UPSTAND OF 150MM : MANUFACTURERS DETAILS FOR TRUSSES TO BE PROVIDED 28 DAYS PRIOR TO ERECTION ON SITE.

walling:
225 MM CAVITY WALL CONSTRUCTION TO CONSIST OF FACE BRICKWORK TO BS 3921: 1974 FOR OUTER LEAVES : 65MM CAVITY WITH DRITHERM FULL FILL CAVITY WALL BATTS : INNER LEAF OF 100MM SOLID INSULATION BLOCKS (TARMAC TOPBLOC) OR SIMILAR : CAVITY WALLS TIED TOGETHER USING GALVANISED IRON TWIST TIES SET AT 900MM HORIZONTALLY AND 450MM VERTICALLY TO BS 1243: 1978 : WALL TIES POSITIONED AT 225 VERTICAL CENTRES AT ALL UNBONDED CLOSURES OF CAVITY : AT ALL CLOSURES OF CAVITY EXCEPT GARAGE PROVIDE DAMP COURSE OR SIMILAR TO JAMBS LINTELS AND CILLS : TO GARAGE STANDARD VERTICAL DPC . NO INSULATION TO GARAGE WALLS UNLESS DESIRED BY CLIENT. SET PLASTER AND SKIM TO ALL WALLS EXCEPT GARAGE : STUD WALLS TO BE FROM 38 X 75MM VERTICAL MEMBERS WITH 50 X 100 SOLE PLATE : INSULATION QUILT TO VOIDS : 12MM PLASTERBOARD AND 2MM SKIM : SUB STRUCTURE INFILLING TO CONSIST OF 100MM CLASS A DENSE CONCRETE BLOCKS TO BS 6073 PART 1 : 1981 : DPC SET MIN 150 ABOVE FINISHED GROUND LEVEL : WEAK MIX INFILL TO BASE OF CAVITY NO CLOSER TO DPC THAN 225MM. DPC'S TO BS 6398 / BS 743 : 1981.

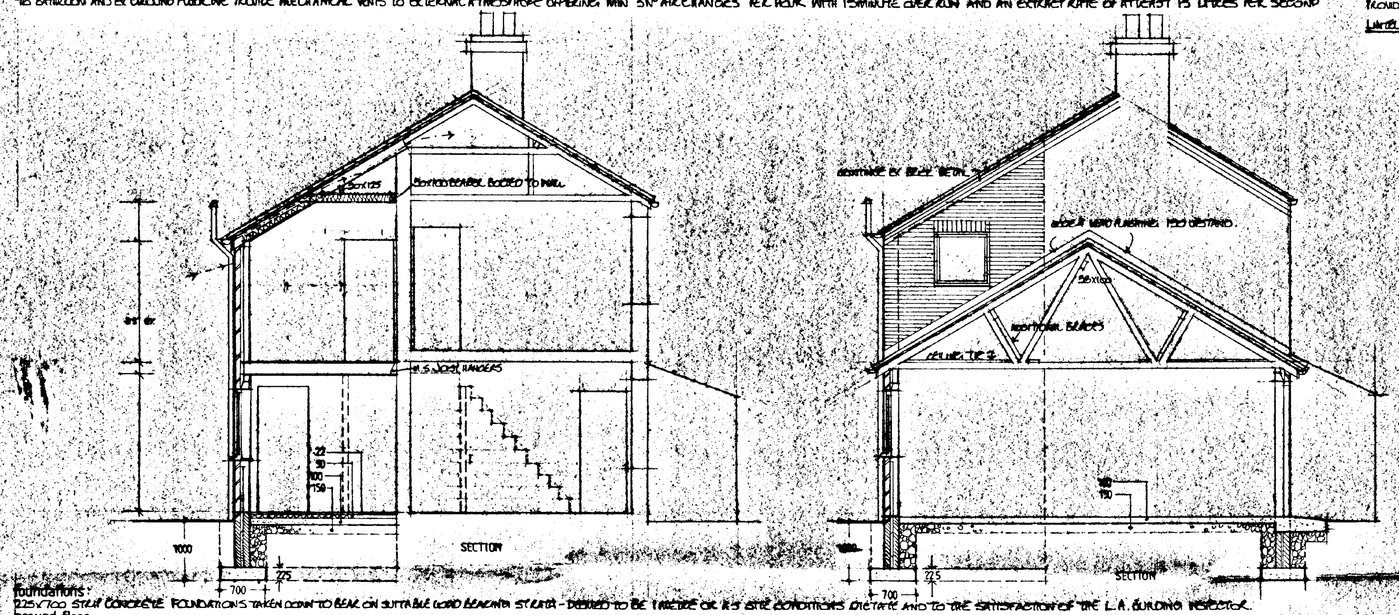
first floor:
18MM FLOORING GRADE CHIPBOARD (BATHROOM GRADE) WITHIN BATHROOM OVER 50 X 125 SED GARAGE JOISTS SET AT 400MM CENTRES BUILT INTO CAVITY WALL. BATH JOISTENDS TREATED AND SLUNG IN MILD STEEL JOIST HANGERS AT OPPOSING END : UNDERSIDE WITH 12MM PLASTERBOARD AS CEILING WITH ARTEX OR 2MM SKIM FINISH : RUBBLE STUD WALL APPEARS IN CONFIGURATION PROVIDE 2IN MEMBERS SECURED TOGETHER. AND IN ADDITION TO NORMAL JOIST SPACING : SIMILARLY PROVIDE DOUBLED UP MEMBERS WHERE BATH SUPPORT LEGS FALL. BUILD UP LANDING AREA ADJACENT EXISTING SECTION ADJACENT BATHROOM DOOR AND BEDROOM 3 DOOR TO CREATE A 'LEVEL' THROUGH.

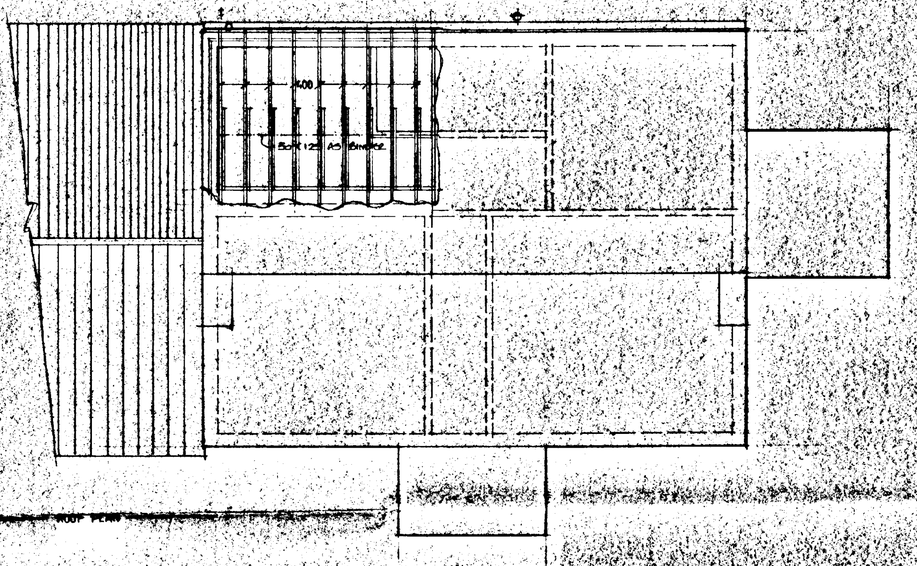
windows - glass:
DOUBLE GLAZED UPVC WINDOWS TO BLEND WITH EXISTING : DOUBLE GLAZED (EXCEPT GARAGE) MIN. 12 MM THERMAL BREAK : TOUGHENED OR LAMINATED GLASS TO ANY WINDOW WITHIN 800MM OF FLOOR : GLASS TO BS 6206: 1981 AND APPROVED DOCUMENT N : PROVIDE 100% OPAQUE/STRIP GLAZING : RAPID VENTILATION EQUAL TO 1/20TH OF FLOOR AREA PART OF WHICH IS AT LEAST 1.75M ABOVE FLOOR LEVEL - CONTROLABLE BACKGROUND VENTILATION VIA TRICKLE VENTS OF MIN : 8000 SQ MM. TO HABITABLE AREAS WINDOWS SET BACK 25MM IN REVEAL TO AVOID COLD BRIDGING.

mechanical vents:
TO BATHROOM AND EX CIRCUND FLOOR LINE PROVIDE MECHANICAL VENTS TO EXTERNAL ATMOSPHERE OFFERING MIN 3 No AIR CHANGES PER HOUR WITH 15 MINUTE OVER RUN AND AN EXTRACT RATE OF AT LEAST 15 LITRES PER SECOND

smoke detectors:
PROVIDE IN POSITIONS SHOWN (3d) SMOKE DETECTORS INTERCONNECTED AND WIRED BACK TO DISTRIBUTION BOARD AND FIXED ON SEPARATE CIRCUIT.

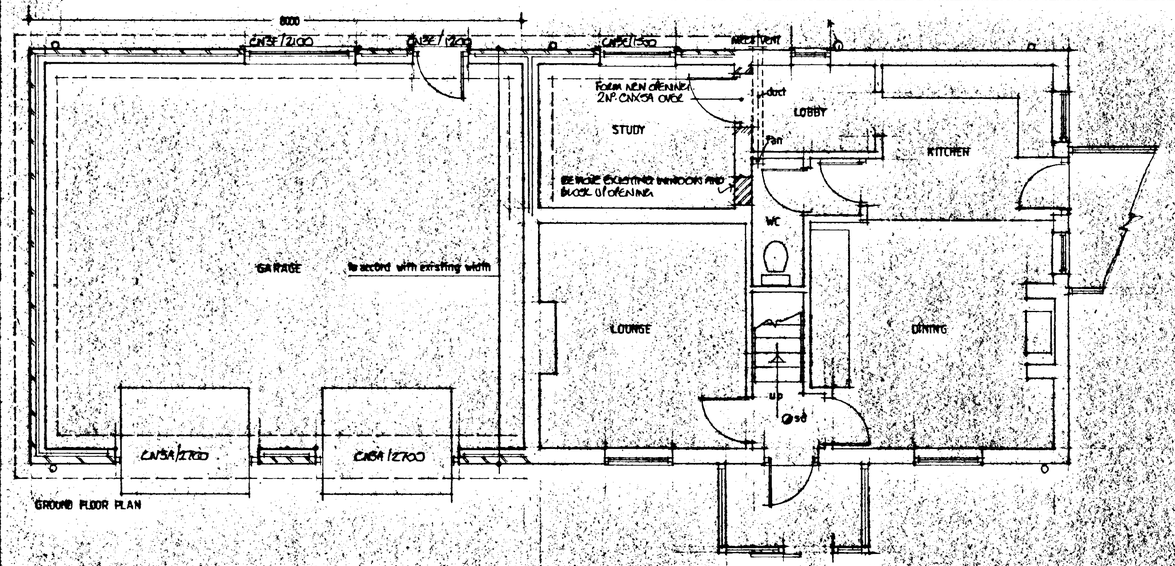
LINTELS AS MANUFACTURED BY MESSES CATNIC AND AS SPECIFIED OVER OPENINGS COMPLETE WITH MIN 150 END BEARINGS AND WHERE APPROPRIATE CAVITY DPC'S

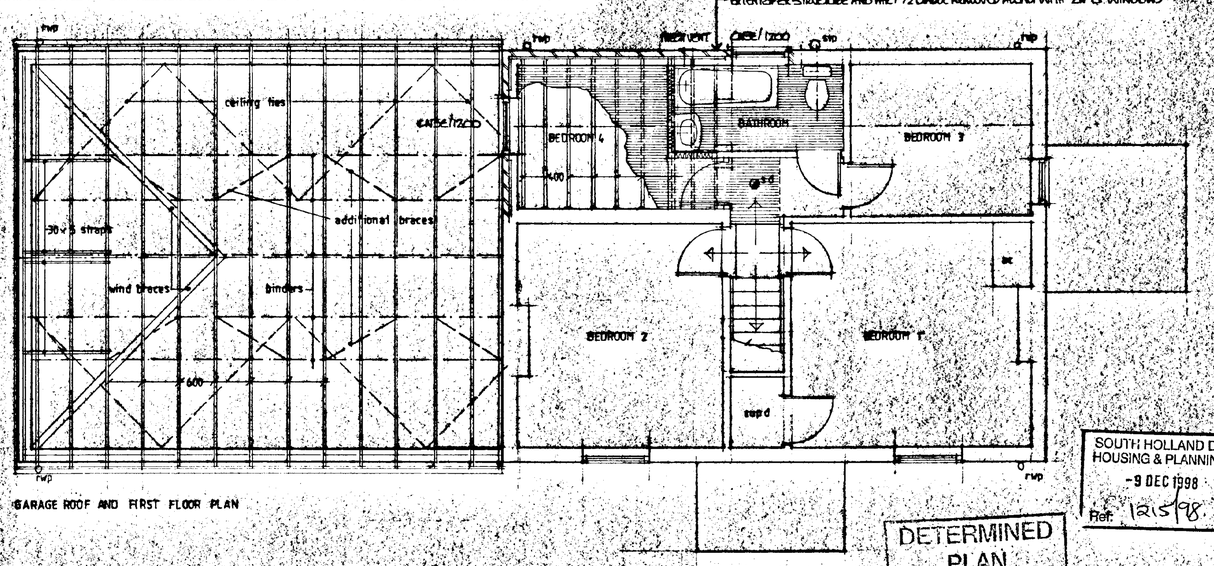




foundations:
225 X 700 STRIP CONCRETE FOUNDATIONS TAKEN DOWN TO BEAR ON SUITABLE LOAD BEARING STRATA - DESIRED TO BE 1 METRE OR AS SITE CONDITIONS DICTATE AND TO THE SATISFACTION OF THE L.A. BUILDING INSPECTOR.

ground floor:
12MM FLOORING GRADE CHIPBOARD (ALL JOINTS GLUED) ON 50MM 'JABLITE' OR SIMILAR FLOOR INSULATION SLABS : 300G MEMBRANE : 100 MM CONCRETE OVERSITE : 12000 POLYTHENE MEMBRANE LAPPED CONTINUOUS WITH DPC BY 100 : 150MM WELL CONSOLIDATED HARDCORE : GARAGE SIMILAR YET NO INSULATION OR DPC/MEMBRANE





EXTERIOR FACE STUDWORK AND INSET 12 CABLE REROUTED ALONG WITH 2IN OF WINDOWS

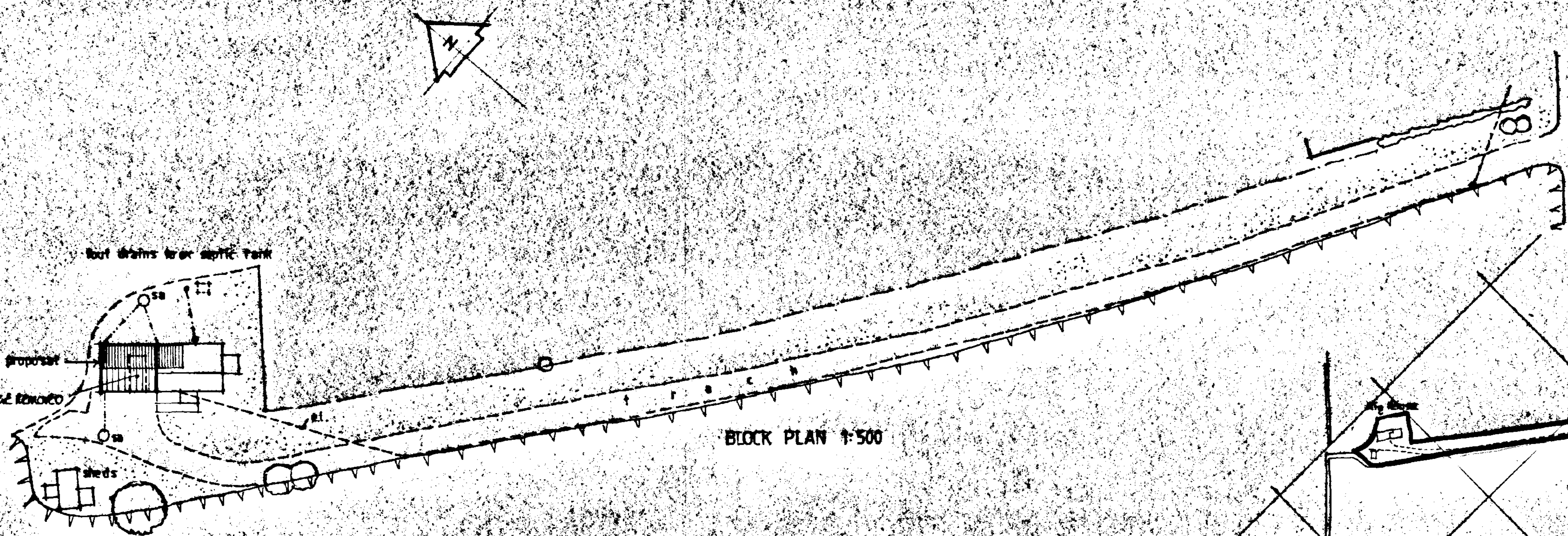
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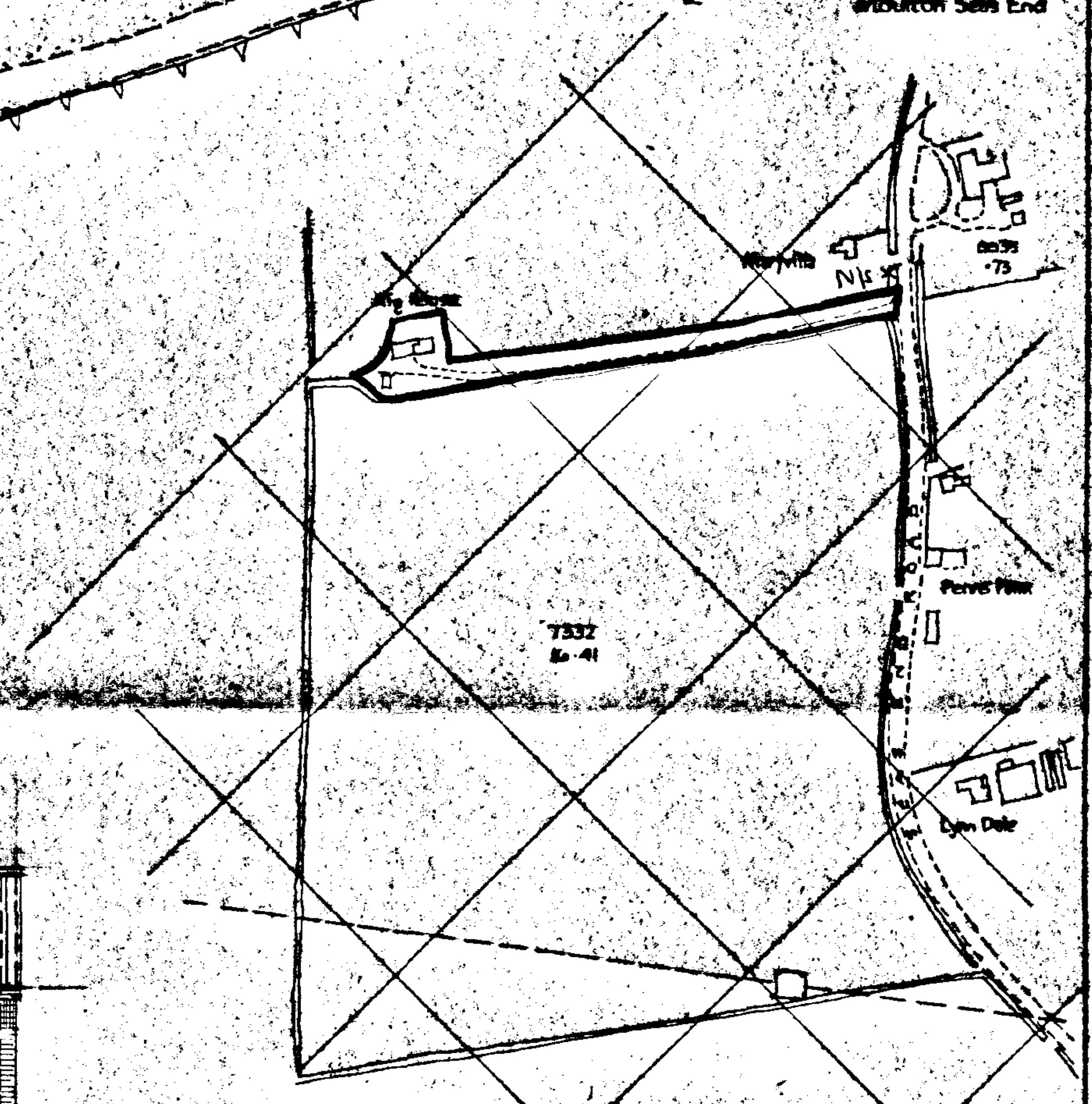
DETERMINED PLAN

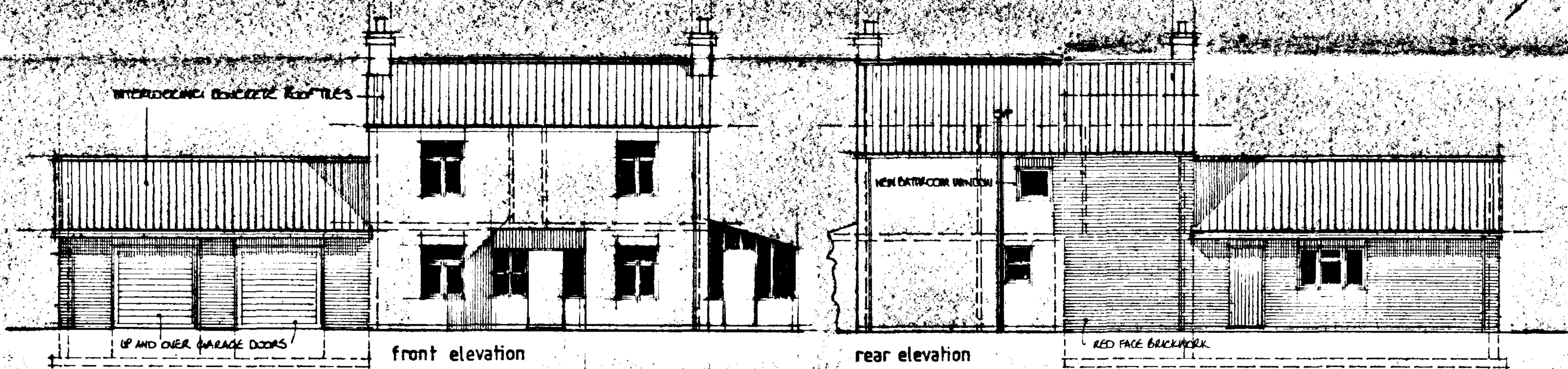
foul drains:
PROVIDE NEW SVP FROM FW 2 TO BS 4514 : 1983 AND EXTEND ABOVE RANSOM HOOD BY MIN 900MM AND TERMINATE WITH PC BALLOON : CONNECT TO INSPECTION CHAMBER WITH DISCONNECTION 'TO BE AGREED' OR SIMILAR TO BRANCH 3 INSTALLATION WITH 110 DIAMETER. REDUCED TO ONE DEPTH TO BS: 8301: 1985 : PIPES TO BE 100 PLASTIC FLEXIBLY JOINTED AND LAID TO FALLS TO BS: 8301 : 1985 WITH BED AND SURROUND OF 150 PEA GRAVEL : WASTE PIPES TO BE 38 MM INT DIAMETER. TO BS: 5572: 1978 COMPLETE WITH BENDING EYES AT CHANGE OF DIRECTION : 75MM DEEP SEAL TRAPS TO APPLIANCES : FINAL DISCHARGE TO EXISTING SEPTIC TANK ON SITE.

surface water drains:
100 UNDERGROUND PIPES FLEXIBLY JOINTED AND LAID TO FALLS WITH BED AND SURROUND OF 150 PEA GRAVEL AND DISCHARGING TO PROPERLY FORMED SOAKAWAYS SET MIN: 5 M FROM BUILDINGS.

CLIENT	MR and MRS BENISTON	ROGER WILLIAMS	
PROJECT	proposed alterations and extensions to RIG HOUSE seas end road moulton seas end.	ARCHITECTURAL DESIGN CONSULTANT	
SCALE	1:50	All dimensions to be checked and verified on site prior to commencement of works.	53 Pulvertoft Lane, Boston, Lincs. PE21 8TB Tel. 01205 353603
DATE	NOVEMBER 98	ground bearing capabilities are assumed to be normal unless deemed otherwise with due account given thereto.	
DWG. NO	B/RH/MSE/98/01	All drawings are issued subject to Local Authority approval where appropriate.	© this drawing is copyright
REVISION			









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