

Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flange joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lintel bridging where pipes pass through walls provide compressible filler around pipe, opening mastic both sides of wall with ripped sheet material and mastic seal to prevent entry of gas.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 63mm dia.
rainwater pipes; 110mm dia. underground pipes flexibly
joined to a fall of 1:70 pipes bedded and surrounded in
pea gravel and discharge to 12m dia. soak away min.
5.0m to edge from dwelling and 3.5m from all
boundaries. All footpaths and drives to slope away from
building.

Double glaze extension throughout with timber/p.v.c.u windows (minimum 16mm air gap to all units with Low E+O.I Glass) max U-value 1.9 W/sq.m.K excluding garage. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room.

Extend and upgrade existing system as required. Ensure timer switch, suitable zone and boiler control interlocks, fit thermostatic control valves to all radiators

Heating Engineer to provide L / A Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion. And operating and maintenance instructions for owner / occupier

Provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per watt.

External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per watt.

All electrical installations to be in accordance with the latest I.E.E. Regulations.
All electrical switches, socket outlets, telephone and T.V. ports to habitable rooms to be positioned at appropriate heights between 450mm and 1200mm from f.f.f.



100mm dense concrete blocks to B.S. 6073 pt.1
1981; DPC to external wall positioned in accordance
with CP 102 min. 150 above finished ground level;
Weak mix concrete infill to base of cavity no closer than
225 to DPC. All brickwork below DPC to be F.L.
quality.

Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub sill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 200mm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access.

At least 5.0m of drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block-pavers. All to be sloped up to footpath level at min. 1:20

Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 900Q polythene D.P.M. on 60mm Celotex GAZO24B insulation board, on 1200Q polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 500mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete over base. Concrete mix CEM4 to B5, 95/25; pH 99H; 19C linked and consolidated as above.

Alternatives: Floor construction as above but 19mm flag, 100mm grade concrete and 120mm Celotex GAZO24B insulation board laid on over site line of screed and insulation board. Ensure 120mm expansion gap to perimeter of boarding. Use treated chipboard to kitchen and bathroom.

Under walls as shown provide 225 x 700 strip concrete foundations CEN4 mix to B.S. 5328: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1 metre below ground level.

All lintels to be manufactured by Messrs. I.G. Codes LI/575 and LI/HD 75 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121; internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Perp-end weep holes and stop ends to cavity tray.

1. Interlocking concrete roof tiles to B.S. EN 490 / 491, or 25 x 38 cm softwood treated boards on under tiles by B.S. 7477 (types P) and in all cases to be lapped by 15.0 mm both vertically and horizontally. Tiles to be laid with min. head lap of 75 mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in P. 5.659/99. P3.

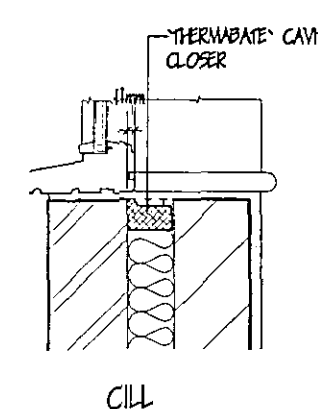
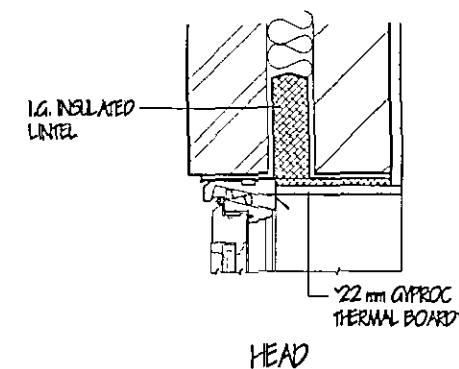
2. Twin-pitch specialists must prefabricated roof trusses to comply with B.S. 5268 part 3 1998. TRUS (AC)S TO BE SUBMITTED TO / A. MIN. 25 PANS FOR TENSION. Trusses to be at least 1000 x 1000 mm, a pitch of 40°. 38 x 100 mm rafters to be 15 x 100 cm lath boards. All trusses to be strapped to wall plate by B.S. 519 submersed metal straps, using an angle and lateral restraining straps at max. 1.5m c/c. Note: provide solid bracing beneath straps x 100 wall plate bridded on sand and cement. 25 x 115 fascia boards 6mm min. grade plywood/solid complete with 10mm wide continuous air gap up. All roof sections. All structural timber to be min.SC2 grade, stamped 1997 or 'IKO' to indicate moisture content of 20% or less in all accordance with BS. 4918. Where span of trusses raised exceeds 5.0m provide additional bracing within the plane of the roof trusses. All trusses to be protected with fire retardant bulletins (etc.). Timber supports are to be provided beneath wall storage tanks over 10m ceiling heights.

All roof intersections provide 25 x 100 mm boards and diminishing trusses at 600 c/c initial code 4 lead valley line.

Roof Level: Flat ceiling lay 250mm glass fibre insulation (total thickness, 1000mm between joists & 150mm over joists to provide min. U' value of 0.16 W/ sq.m). Ensure 50mm air gap over all insulation. 12.5mm Gyproc wallboard, skim finish. Provide min. 36 x 36 roops to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 plastered stops. Access panel to be 12mm ply with layer of 12.7mm firelineboard fixed to face. 100mm Jablette to top surface. Provide slide bolt fastening & draught seal all round

2B5 cavity walling to consist of face brickwork to B5, 392x1174 for dry bricks and B5, 197x1174 for calcareous bricks; B5 cavity: build into cavity. Driveway cavity wall: batt insulation banding in accord. with m-kers instructions and agreement etc. No.04/1268 & 06/1564, 100mm Tarmac. Hemtit: 35 N/m² mod insulation blocks or similar. Cavity walls tied together using galvanised iron twist ties so 750 horizontally and 450 vertically to B5, 1245x1178 wall ties positioned at 500 vertical centres at all unbanded corners of cavity. Close cavities with "Thembatite" prefabricated closer and provide tie bars DPC to BS 121. All work to be carried out in accordance with BS Code of Practice 121 B1, 1974. All external walls to have min. "U" value of 0.25 W/m² eqm.k.

Notes: joints to be finished in blackwork in accordance with B5, 962B p.2 to 91B5. All to accept 13mm thick/1100 plaster finish.



REVEAL DETAILS

SHDC
Planning & Development
03 JUN 2004

AMENDED PLAN

Ref.	A (
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E	CLIENT REQUIREMENTS	JUNE '04
D	CONSERVATORY TO GREEN ROOM	APRIL '04
C	CHIMNEY STACK	JAN. '03
B	PULLING BEGS	JAN. '03
A	CLIENTS AMENDMENTS	SEPT. '03
ref	existing	date

G. R. MERCHANT 

I.ENG AMICE FIWO

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AND LAND DRAINAGE
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Project
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80 ROMAN ROAD,
MOULTON CHAPEL,
SPALDING, LINC'S.

Client
MR. & MRS. D. RAINS

FLOOR PLANS & ELEVATIONS
- PROPOSED

Job Ref. 680-03	Drawing No. 02
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JUNE '03 GRM

Scales

1/50 1/100

[illegible]