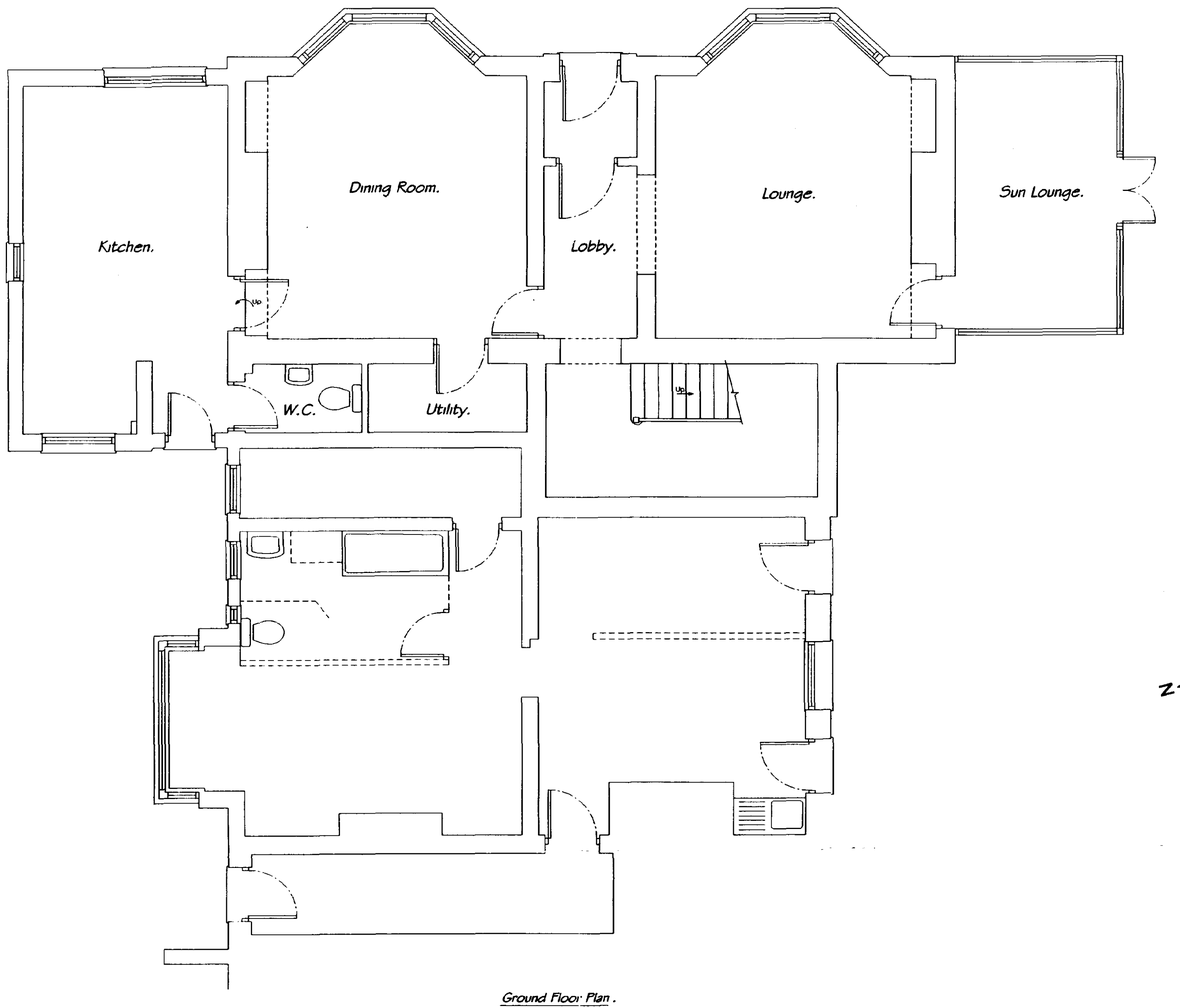
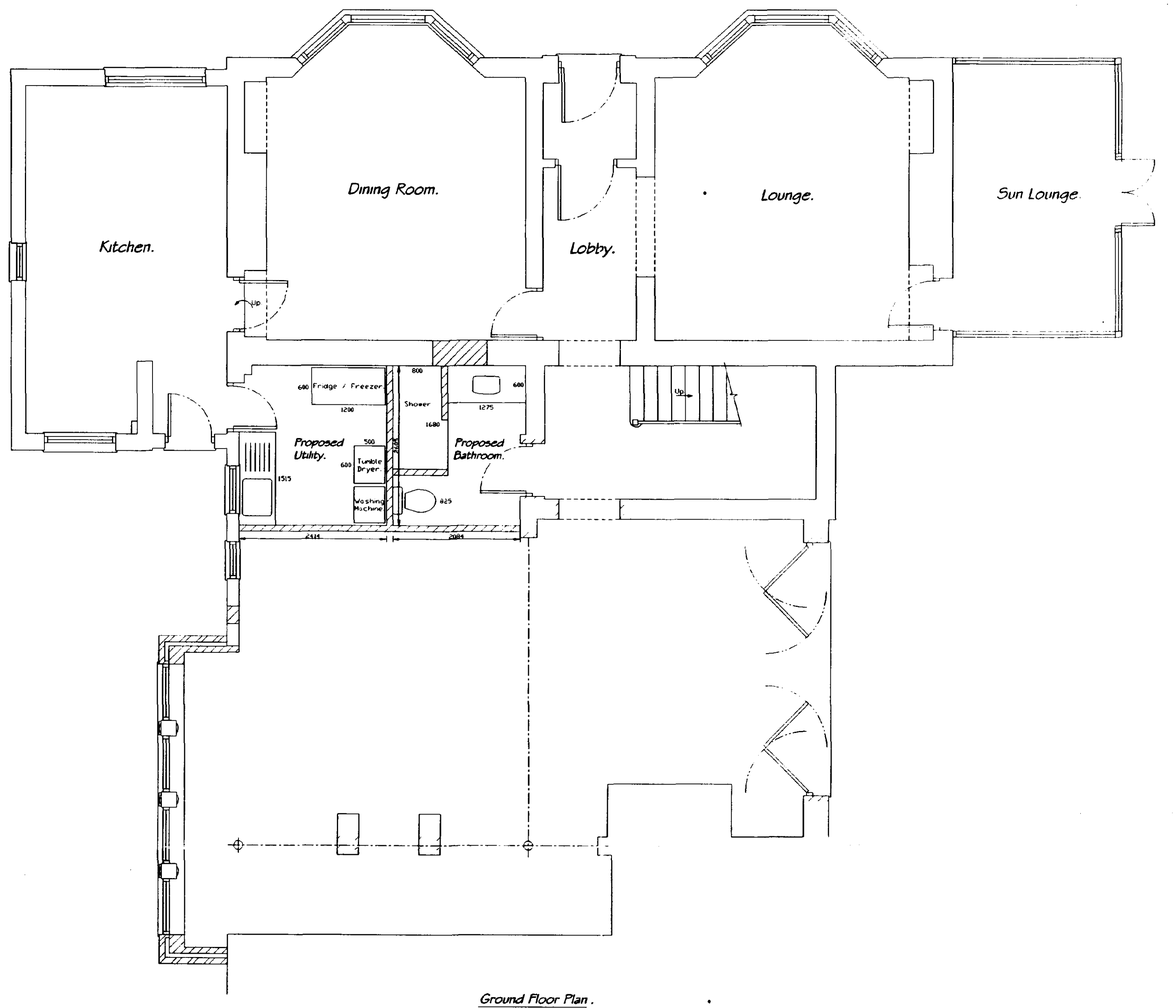
DWG. No. 3068 - 001 | ISSUE.

ALL DIMENSIONS IN mm DO NOT SCALE : IF IN DOUBT ASK

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Ground Floor Plan.
Existing.



Ground Floor Plan.
Proposed.



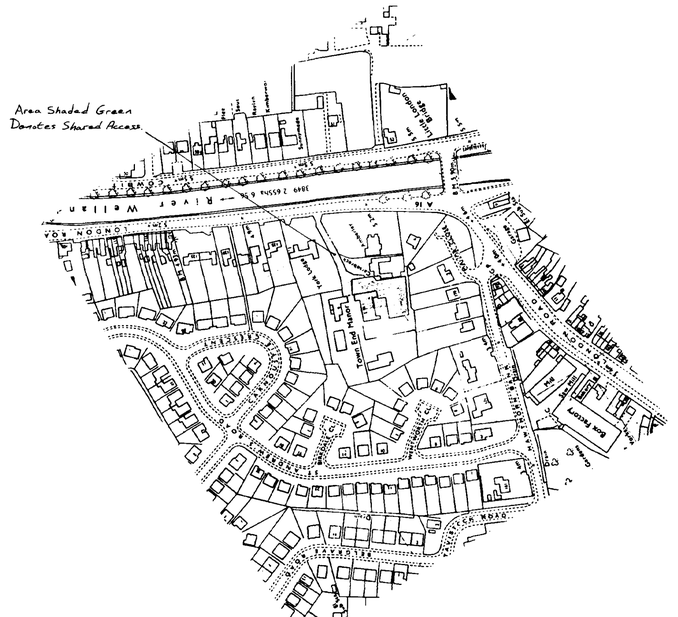
North East Elevation.
Proposed.
1 : 100



South West Elevation.
Proposed.







DETERMINED PLAN

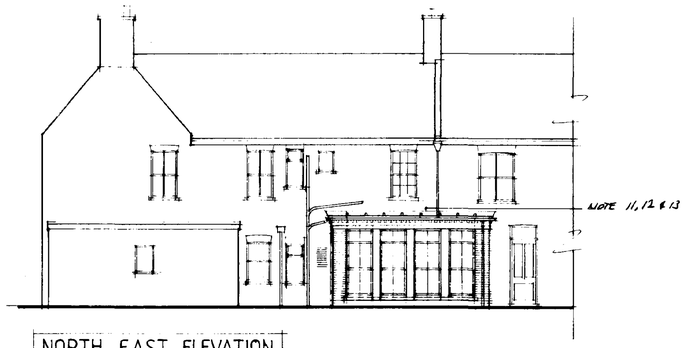
SHDC Planning & Development
28 FEB 2002
Ref 0236/02

ISSUE	DESCRIPTION	APPR'd	DATE

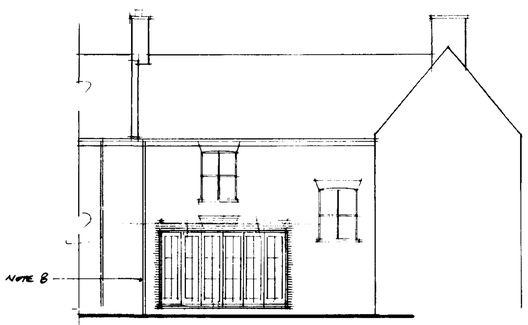
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Rabbit Hollow, Church Lane, North Rauceby, Sleaford, Lincs. NG34 8QU Tel. (01529) 488033 Fax. (01529) 488044

Client: Mr & Mrs M. Forster.

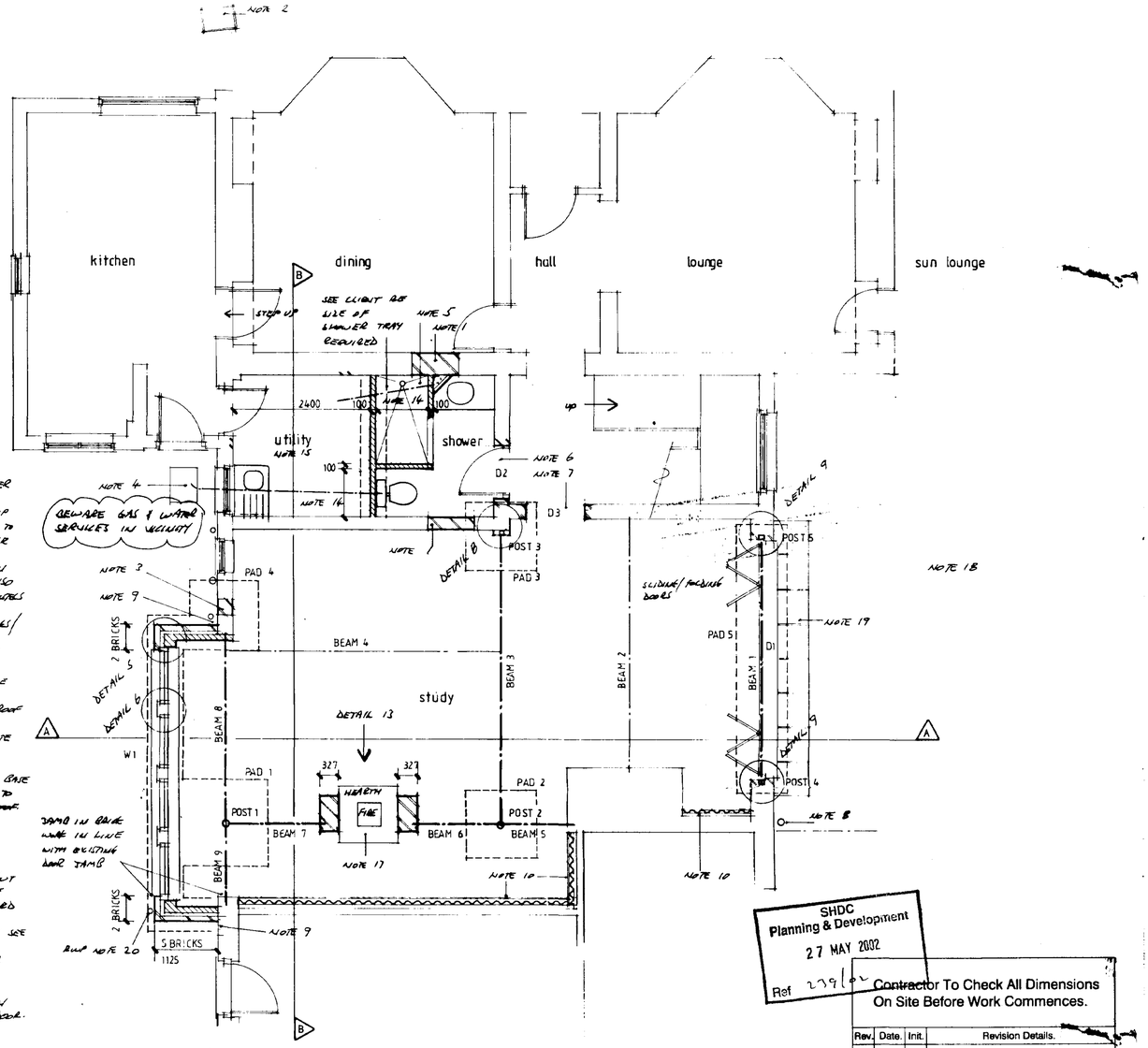
Project: Proposed Alterations To Town End Manor.



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



PART GROUND FLOOR PLAN

SHDC
Planning & Development
27 MAY 2002
Ref 2797/02

AMENDED PLAN
Ref. N/1

FLAT ROOF

FORM WITH MINIMUM code 4 LEAD & TAKE UP WALL WITH MINIMUM 150 mm UPSTAND. WOOD GORED NAILS AT RAFTER FOR EXPS. UNDERLAY OF 18mm TH EXTERIOR GRADE PLY DECKING ON 50mm TH CELOTEX DOUBLE R WITH ALL JOINTS TAPED ON 12 TH EXTERIOR GRADE PLY ON 100 TO 70 TAPERING ON 100 x 50 U/S GRADE TOILED AT 400 CTRS. SEE NOTE ON SOUND INSULATION RE CLADDING TO CEILING. ENGINEER BEAM B0 IS MECHANICALLY FIXED DOWN AT BOTH ENDS.

CAVITY WALL

FORM CAVITY WALL WITH RECLAIMED RACE BRICK TO MATCH EXISTING 50 mm CAVITY FILLED WITH 50mm TH ROCKWOOL CAVITY WALL BATTS 100mm THERMAC HEMELITE BLOCK WITH 12mm RENDER & 3mm SKIM. THE NEW WALLS TO EXISTING WITH TURPAX WALL EXPANSION SYSTEM OR SIMILAR.

INTERNAL WALLS

100 mm TH THERMAC THERMELITE BLOCKS. WALL DIVIDING SHOWER & UTILITY TO BE BUILT OFF FOUNDATION OTHERS TO BE BUILT OFF FLOOR SLAB WITH DPC BELOW TO BASE OF WALL.

JOINERY

PURPOSE MADE TIMBER WINDOWS & EXTERNAL DOORS WITH 4-16-4 SEALED DOUBLE UNITS WITH LOW EMISSIVITY COATING. ALL GLAZING TO DOOR & W1 & ALL GLASS PANELS IN WINDOW W1 WITHIN 800mm OF FINISHED FLOOR LEVEL TO HAVE TOUGHENED GLASS FITTED. FIT TRICKLE VENTS TO W1 & D1. MINIMUM OF 1 NO CASH TO OPEN IN WINDOW W1 - CONFIRM WITH CLIENT EXACT NUMBER TO OPEN. ALSO CONFIRM WITH CLIENT METHOD OF OPENING SASH: TOP HUNG/ SLIDING SASH ?

FLOOR

GROUND FLOOR 50mm SCREED & CEMENT SCREED ON 100mm STR CONCRETE ON 1200 g POLYTHENE DPM ON MINIMUM 150mm BLINDED & CONSOLIDATED HARDCORE

DAC

PVC DAC IN EXTERNAL SKIN TO BE MINIMUM 150mm ABOVE G.L. DPC TO INNER SKIN TO BE CONTINUOUS WITH DPM IN FLOOR.

FOUNDATIONS

600 x 225 STR CONCRETE FOUNDATIONS TO CAVITY WALLS
450 x 225 " " " " 100mm WALL.

PAD 1	1500 x 1500 x 400 TH RC35 & REINFORCED WITH 5 NO LONGITUDINAL BARS AT 333 mm SPACINGS 20 ϕ 5 NO TRANSVERSE " " " " 20 ϕ
PAD 2 & 3	1200 x 1200 x 450 TH RC35 & REINFORCED WITH 5 NO LONGITUDINAL BARS AT 258 mm SPACINGS 20 ϕ 5 NO TRANSVERSE " " " " 20 ϕ
PAD 4	1200 x 1200 x 400 TH RC35 & REINFORCED WITH 4 NO LONGITUDINAL BARS AT 333 mm SPACINGS 20 ϕ 4 NO TRANSVERSE " " " " 20 ϕ
PAD 5	1000 x 450 TH x APRON 650 LONG RC35 & REINFORCED WITH 6 NO R20 LONGITUDINAL BARS IN TOP 3 NO " " " " BOTTOM R10 LINKS IN PAIRS AT 200 CTRS SEE ALSO DETAIL on DRAWING 3068-12

ALL FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA AS AGREED ON SITE WITH L.A BUILDING INSPECTOR
LEAN MIX CONCRETE CAVITY FILL TO WITHIN 150 mm OF LOWEST DAC.
TOP OF PAD FOUNDATIONS 300mm BELOW FFL UNLESS NOTED OTHERWISE.
COLUMN SHAPES TO BE ENCASED IN MINIMUM 100mm CONCRETE
MINIMUM 75mm COVER TO REINFORCEMENT.
CONCRETE TO BE WELL VIBRATED.

STORM DRAINS

100 ϕ PVC DRAINS U/GMA FLEXIBLE JOINTED & LAID TO 1:100 FALL WITH 100mm OF RCA GRAVEL BED & SURROUND. DRAINS TO DISCHARGE INTO MINIMUM 1 m³ SOAKAWAY SITED MINIMUM 5m FROM ALL BUILDINGS WHERE DRAINS HAVE LESS THAN 600mm OF COVER PROVIDE PAVING SLAB BRIDGING DUCT TO PREVENT DAMAGE BY GARDEN IMPLEMENTS.

FOUL DRAINS

100 ϕ DRAIN MATERIAL TO MATCH EXISTING. DRAINS TO BE LAID TO A FALL OF BETWEEN 1:40 & 1:60 WITH 100 mm OF PEA GRAVEL BED & SURROUNDS. WHERE DRAIN RUNS PASS THRU WALL ENSURE 2.1N/S PRECAST CONCRETE LINTEL OVER & MASK BOTH SIDES OF OPENING WITH RIGID SHEET MATERIAL TO PREVENT NIBBLES OF VERMIN.

MECHANICAL VENTILATION.

EXISTING MECHANICAL VENTILATION TO BE RETAINED & EXAMINED TO SERVE SHOWER ROOM & UTILITY. FAN SERVING SHOWER TO HAVE EXTRACT CAPACITY OF MINIMUM 15 l/s & BE CONNECTED TO LIGHT SWITCH WITH 15 MINUTE OVER RUN.
FAN SERVING UTILITY TO HAVE EXTRACT CAPACITY OF MINIMUM 30 l/s & BE MANUALLY OPERATED.

HEATING

EXTEND EXISTING WET SYSTEM & PIPE TO ALL NEW RADIATORS. ALL PIPES NOT CONTRIBUTING TO HEATING OF BUILDING TO BE LAGGED.

FIRE

GAS FIRED DECORATIVE FUEL EFFECT FIRE TO BE INSTALLED.
NON COMBUSTIBLE HEARTH TO EXTEND 300mm IN FRONT & BEHIND AND HAVE PERMANENT AIR VENT INTO ROOM TO PROVIDE COMBUSTION AIR SIZE AS RECOMMENDED BY MANUFACTURER. LINE EXISTING FLUE WITH FLEXIBLE STAINLESS STEEL FLUE SIZE & DETAILS AS RECOMMENDED BY MANUFACTURER.
NOTICE TO BE FIXED IN PROMINENT POSITION STATING INFORMATION ON FLUE & HEARTH.

PLUMBING

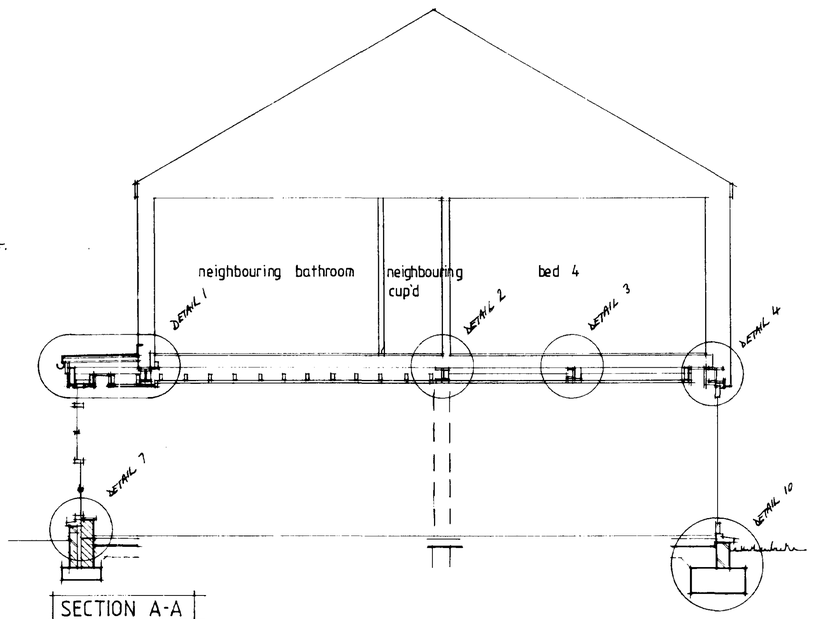
SINK TO BE FITTED WITH 40 ϕ WASTE PIPE & CONNECT INTO EXISTING EXTERNAL SOIL STACK.
WB TO BE FITTED WITH 32 ϕ WASTE PIPE & CONNECT TO STUB SOIL PIPE MANIFOLD TO BE FITTED WITH 32 ϕ " " " " " "
& BE TRAPED OFF FLOOR SO WASTE PIPE CAN CONNECT TO STUB SOIL PIPE.
ALL APPLIANCES TO BE FITTED WITH HEPWORTH HYGENIC SELF SEALING WASTE VALVES.
100 ϕ STUB SOIL PIPE TO BE FITTED WITH SCREWED ACCESS CAP ABOVE FLOOD LEVEL OF WB, BOX IN WITH REMOVABLE PANEL FOR ACCESS.

SOUND INSULATION.

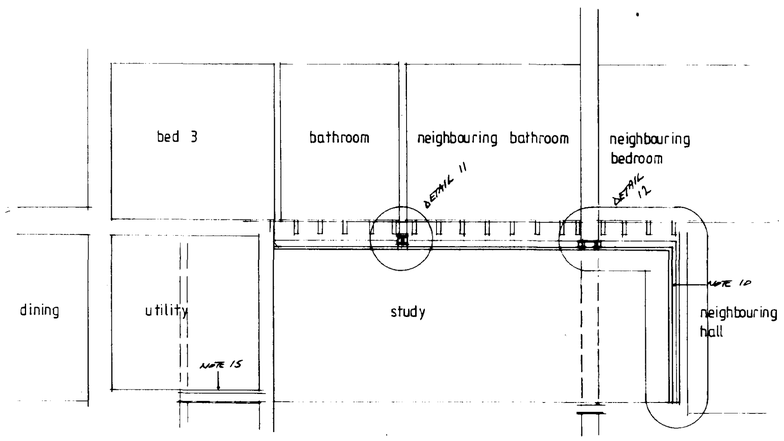
EXISTING LATH & PLASTER CEILING TO BE REMOVED, FORM LOWER FLUSH CEILING WITH 100 x 50 SC3 JOISTS AT 400 CTRS & CLAD AS SHOWN ON DRAWING 3068-12. NOTE DO NOT TIE NEW CEILING TO EXISTING FLOOR JOISTS.
WALL DIVIDING STUDY WITH NEIGHBOUR TO BE LINED OUT WITH INDEPENDENT STUD WALL AS DETAILED ON DRAWING NO 3068-12

MISCELLANEOUS

1. REMOVE DOOR & BRICK UP OPENING PROVIDE DPC TO BASE OF WALL
2. FIT NEW LINTEL & FRAME TO EXISTING I.C
3. REMOVE EXISTING WINDOW & BRICK UP OPENING
4. BREAK INTO EXISTING I.C & MAKE GOOD
5. EXTEND EXISTING DRAIN RUN TO SERVE SHOWER ROOM
6. FORM DOORWAY WITH 2 NO 100 WIDE x 150 DEEP PRESTRESSED CONCRETE LINTELS OVER. LINTELS TO HAVE 150mm END BEARINGS. SEE CLIENT RE WIDTH OF DOOR REQ'D.
7. FORM ARCHED OPENING TO MATCH THAT ON OPPOSITE SIDE OF STAIRWELL. 2 NO 100 W x 150 HIGH x 1360 LONG PRESTRESSED CONCRETE LINTELS
8. NEW BALUSTRADE DOWNTAKE TO SOAKAWAY. CLEAN OUT & REPAIR EXISTING GUTTER (LEAKS/ OVERFLOWS AT PRESENT)
9. MAKE GOOD TO WALL WHERE EXISTING BAY REMOVED
10. LINE OUT EXISTING PARTY WALL TO IMPROVE SOUND INSULATION.
11. MAKE GOOD TO EXISTING WALL WHERE BAY ROOF REMOVED
12. CHECK OUT INVERT & LEVELS OF SOIL & WASTE PIPES FROM NEIGHBOURS BATHROOM BEFORE CONSTRUCTING NEW BAY.
13. EXTEND EXISTING BARGEBOARD AT SHADE TO MATCH & FIT ADDITIONAL LEAD SLATE UNDER SHAPE TO PREVENT EXCESSIVE WEAR ON LEAD FLAT ROOF.
14. SEE CLIENT FOR SIZE OF SHOWER TRAY REQ'D
15. EXTEND EXISTING HIGH LEVEL FLOOR
16. ALLOW FOR LIAISING WITH NEIGHBOUR THROUGHOUT CONTRACT & MINIMISE DISTURBANCE WHERE POSSIBLE BY EG SCRIM FIXING PLASTERBOARD IN LIEU OF NAILING.
17. OPEN UP EXISTING CHIMNEY / FIREPLACE SEE DETAIL 13 ON DRWG 3068-12
18. CHECK OUT EXISTING FOUL DRAIN RUN FOR LEAKS & REPAIR IF REQ'D.
19. PROVIDE STEP OUTSIDE DOOR TO CLIENTS SPEC
20. RWP TO CONNECT TO EXISTING STORM DRAIN THAT SERVICES RWP ADJACENT TO EXISTING DOOR.



SECTION A-A



SECTION B-B

Contractor To Check All Dimensions On Site Before Work Commences.

Rev.	Date.	Init.	Revision Details.

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Project.
PROPOSED ALTERATIONS AT TOWN END MANOR, LONDON ROAD, LITTLE LONDON, SPALDING, FOR MR & MRS M. PANTER

Drawing.
PLAN AS PROPOSED

Scale.	Drawing. No.
1-50	3068-11

Drawn. RMB
Date. MARCH 02
Rev.