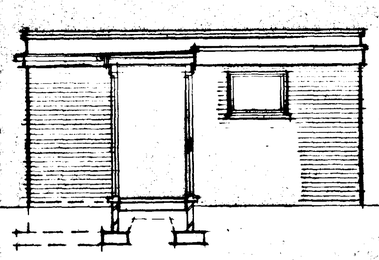
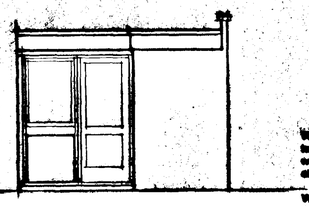


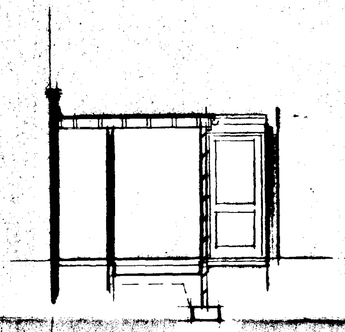
EAST



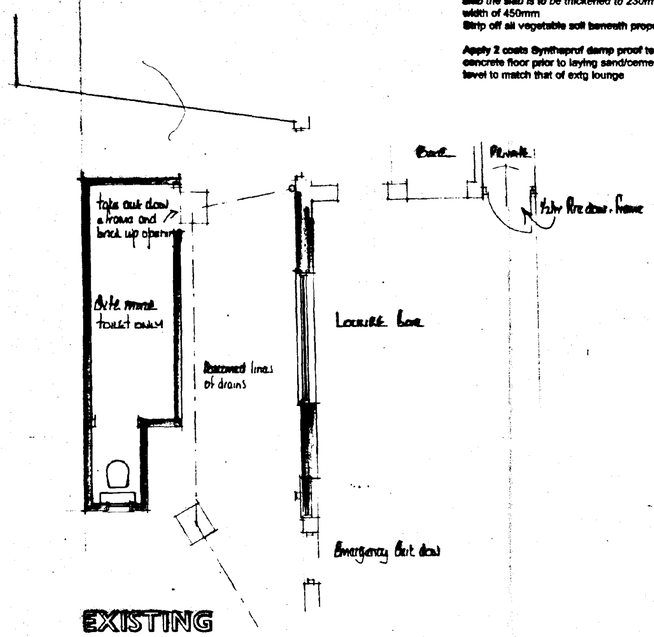
NORTH



WEST

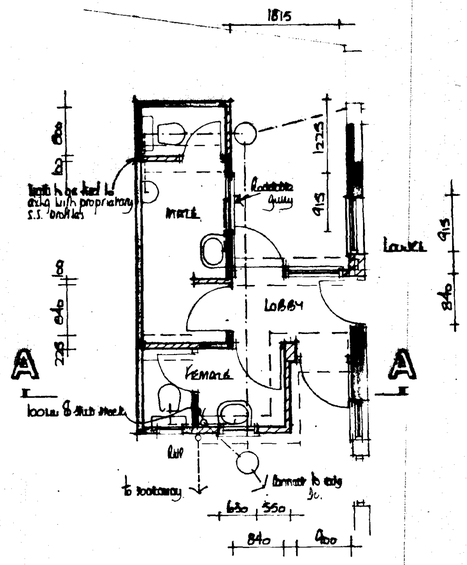


SECTION A - A

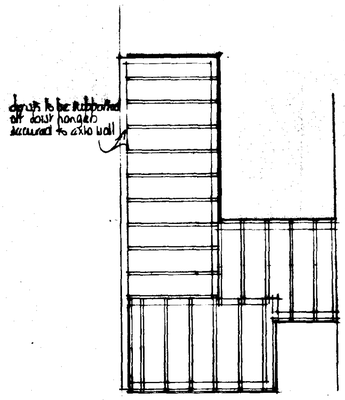


EXISTING

GROUND FLOOR PLAN



PROPOSED



ROOF PLAN

HEALTH AND SAFETY

The Employer/Client is responsible to ensure that the contractor is fully conversant with and adopts all necessary measures to afford compliance with the Health and Safety Legislation for building sites and work places.
The contractor is to carry out the works in a safe and practical manner with regard to all matters concerning Health and Safety incorporating safe working systems and practices.

FOUNDATIONS

Foundations to be ST4 grade sandstone

For 190mm " " " 450 x 225mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.
Any investigation work relating to extg foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposed.

Apply 2 coats Synthaprufe damp proof to the extg. concrete floor prior to laying sand/cement screed to roller level to match that of extg lounge

BRICK CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks

Above Ground
To be 100mm brickwork to match extg.

Internal finish to be 12mm render with gypsum plaster skim

External Walls
To be 100mm blockwork constructed off a dpc on the floor slab

DPC in Walls
To be a min. 150mm above finished ground level

All new walls are to be tied to the extg walls using stainless steel profiles. Care is to be taken to ensure the structural integrity of the existing building is not impaired by the works to be undertaken. The extg building is constructed of 110mm (½ brick thick) walls.

LINTELS

Lintels to be 100 x 65mm precast concrete, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions.

WINDOWS & DOORS

Windows and doors to be Stadiron and Peel, or similar and approved, double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm².

Glazing to windows less than 800mm and doors (including sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. Regulations

An instantaneous hot water heater is to be installed to provide hot water to each wash hand basin.

An electric oil filled radiator is to be installed with a frost stat to prevent freezing of the water pipes which are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

DRAINAGE

Surface
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes : -

Depth	Internal diam	Cover diam
.6m or less	190mm	190mm
1.0m or less	450 mm	450mm
1.5m or less	1050mm	600mm
over 1.5m	1200mm	600mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

Where flexible pipes cross paths where they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of the slab.

Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install where indicated 100mm diam. stub soil stack jointed to 100mm diam. upturned bend at base. Provide removable screw on lid/air admittance valve at head.

Install where indicated trapped (rodddable) gullies - waste pipes to discharge below grating level and above water level.

Install 32mm diam. pvc waste to wash hasins and urinal all with 75mm deep traps.. *Unless specified other wise on plan.*
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

Above ground drainage to comply with BS5572 : 1978
Below ground drainage to comply with BS8301 : 1985

All drainage items are to be installed in strict accordance with the manufacturers instructions.

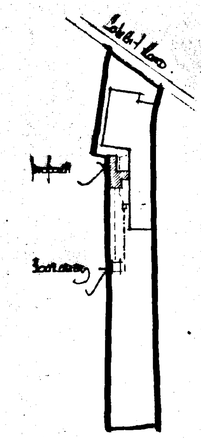
FLAT ROOF CONSTRUCTION

12.5mm white spar chippings bitumen bedded on
3 layer built up roofing felt, bottom layer to be astec based, dressed up abutments a min 150mm and up adjacent pitched roof a min. 450mm.
18mm exterior grade plywood decking

Firrin pieces to give a fall of 1 : 80
100 x 50mm SC3 grade joists at 400mm ctr
12.7mm foil backed plasterboard and skim finish

Where joists run parallel to walls they are to be strapped at 1800mm cts with 30 x 6mm galv m.s. straps fixed to a min 3No. joists, having nogged between beforehand, and securely fixed to walls. Similar straps to be used at 1800mm cts to hold down the wall plate.

Supply and install 100mm pvc gutters and fix to falls on fascia with all necessary brackets, stop ends, outlets etc. Supply and install 84mm downpipes securely clipped to walls at 1800mm cts together with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.



SOUTH HOLLAND DC
HOUSING & PLANNING
15 JUL 1998
Ref: 97/0910/F

DETERMINED PLAN

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	Date	Revisions

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Client
Mr. & Mrs M. Bissell

Job Title
Alterations & Extensions to dwelling to form Tourist Accomodation at The Manor Cafe, Public House & Restaurant, Calvert Road, Sibsey, Boston, Lincs.

Drawing Title
Plans, Sections & Elevations

Scale 1:50

Date March 98 | Drawn by

Drg. No 98/27/01 | Rev