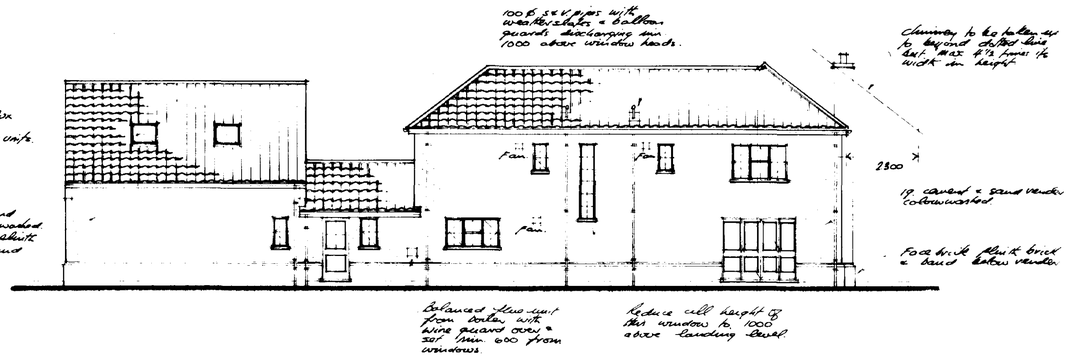
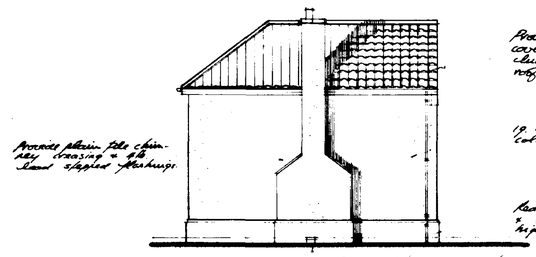


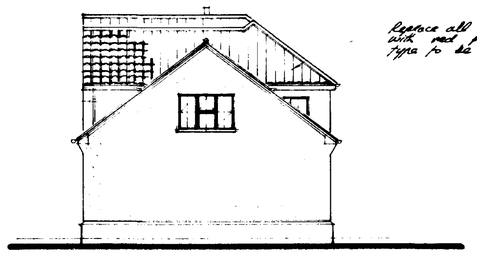
NORTH WEST ELEVATION.



SOUTH EAST ELEVATION.

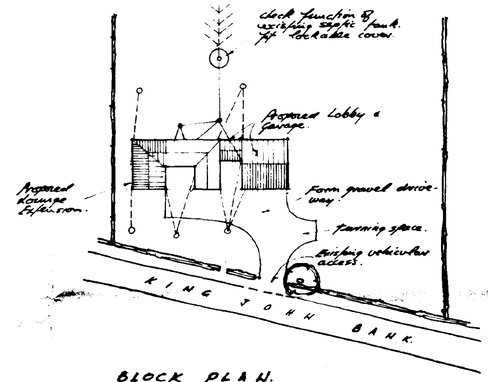


SOUTH WEST ELEVATION.

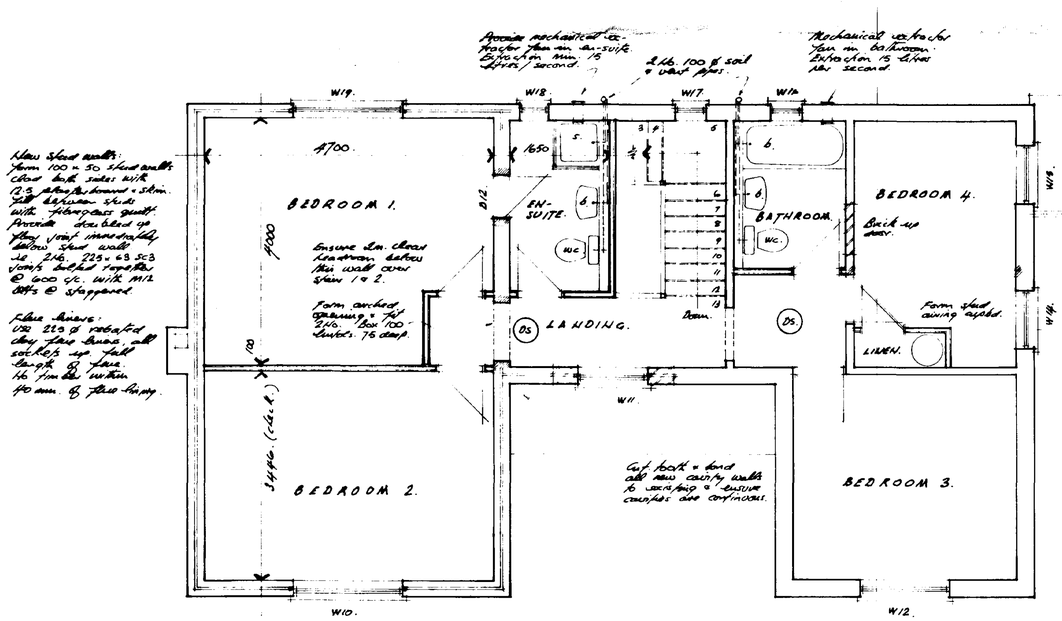


NORTH EAST ELEVATION.

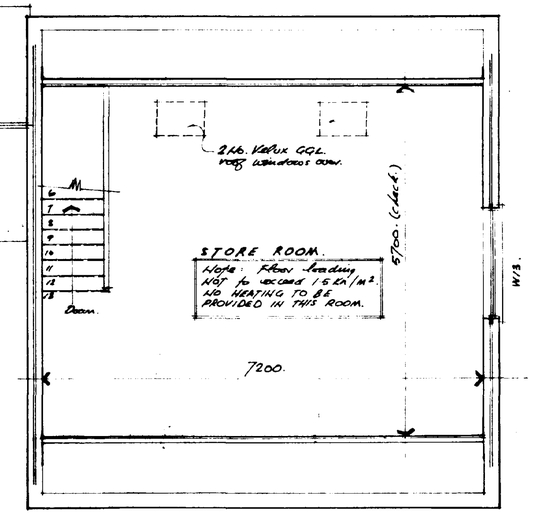
LINTOL SCHEDULE.		
OPENING.	LINTOL REF.	REMARKS.
W1.	L1/S 190 deep.	150 bearing.
W2. W7. W4. W8. W6.	L1/S. 65 deep.	D.I.Y.
W3. W12. W14. W15. W16. W17. W18.	Existing lintel	
W5. W11.	L1/S. 80 deep.	D.I.Y.
W9. W10. W13. W19.	L1/S. 140 deep.	D.I.Y.
D1. D7.	Existing lintel.	
D2. D3.	L1/S. 150 deep	D.I.Y.
D4. D9.	L1/S. 65 deep.	D.I.Y.
D5.	L1/S. 190 deep.	D.I.Y.
D6. D12.	L1/S. 80 deep.	D.I.Y.
D8. D10. D11.	Lintonal 100.	75 bearings.



BLOCK PLAN.
(1 TO 500.)



FIRST FLOOR PLAN.



SOUTH HOLLAND DC
HOUSING & PLANNING
16 APR 1996
Ref: 0335/96

PROPOSED IMPROVEMENTS TO HOUSE. "CLEAR VIEW".
KING JOHN BANK.
WALPOLE ST. ANDREW.
FOR MR. C. M. WHITBY.

FIRST FLOOR PLAN & ELEVATIONS.

SCALE : 1 TO 50 & 100.
DATE : APRIL 1996.
DRAWN : P. Godfrey.

BUILDING & DESIGN CONSULTANT:
PETER GODFREY.
ASSOCIATE CHARTERED INST. OF BUILDING.
NORMEGAY ROAD.
BLACKBOROUGH END.
KINGS LYNN. NORFOLK.
TEL / FAX : 01553- 820632.

Roof space Ventilation:
In new 5588 tile pressure ✕ tpf Glidevale continuous strip vent with gutter a min. 10 mm continuous air gap to ventilate the new roof space.

Roof:
Purlins: on 25 × 38 fan tile battens on Zylex felt on prefab trusses to BS. 5268 pt 3. 1988 at 600 c/c and 12.5 plasterboard ✕ Artex ✕ paper cove.

Rafter & purlin to match existing check.

Walls:
1:3 cement ✕ sand render on keyed common bricks or 100 blocks, 50 cavity with 50 Britherm ✕ 5 fass/m² and 100 Thermalite or celcon insulating 3.6 dia blocks ✕ 12 plaster. U=0.7 Blocks for give min. 0.7 w/m²k minimum values.

Windows:
Purpose made wood window frames, casements with double glazed sealed units with 12mm air space. Fit draught proofing ✕ apply mastic seal to masonry externally. Fit 3000 trickle vents in each window.

Rafter & purlin to match existing

New floor to line up with existing

Note: set wall plate at a depth that enables new ✕ old fascias ✕ rafter feet to line up

New floor to line up with existing

Rafterol Restraint Straps:
Provide ✕ fix BAT 41300 Rafterol restraint straps over purlins ✕ ceiling and floor joists at 2m centres ✕ fix to walls. Provide 50 × 50 noggins between rafters at strap positions.

Wind Bracing:
Provide diagonal, longitudinal ✕ transverse wind bracing to underside of trusses to BS. 5268 pt. 3. 1988.

Wall Plates:
Provide 100 × 63 sc3 wall plate ✕ strap to walls at 2m c/c with BAT straps.

Eaves:
116. PVC gutters on 175 × 25 fascia ✕ 6 poly soffit boards.

Insulation:
100 mm fibreglass quilt insulation throughout roof space ✕ built with wall to form of eaves.

First Floor Floor:
Ex 25 × 9 floor boards on 225 × 63 sc3 joists at 400 centres ✕ 12.5 plasterboard ✕ Artex ✕ Gypsex cove.

Herringbone Strutting:
38 × 38 in herringbone struts of dim centres (max.)

Lintels:
I.G. steel lintels all fully encased in 150 brickwork (see schedule)

Plinth:
Special plinth bricks ✕ 112 dia of face bricks below.

DPC:
Poly dpc. 150 above ground ✕ link to dpm.

Cavity fill:
12 vermiculite in cavity full 200 below dpc.

Foundations:
Supported size: 750 × 250 FND2 concrete founded at 750 below ground. Adjust size ✕ depth to be agreed with Building Control Officer after soil investigation by client.

SECTION A-A.

from trimmed opening surround trimmers with 2/38 × 63 sc3 timbers bolted together with M12 bolts at 600 c/c. staggered.

Purpose made spandrel panel see elevations

SECTION B-B.

Insulation (Old Roof):
Lay 200 mm fibreglass quilt insulation throughout existing roof space.

Ventilation (Old Roof):
Cut ✕ fit Timber or similar soffit vent min area 1/300 to give equivalent of a continuous 10 mm air gap to ventilate roof space.

Wall Render:
Render all existing walls with 13 c/s render ✕ colourwash.

Porch Roof:
Fit ✕ lay Wood shake shingle over red clay pantile tiles on 25 × 38 fan tile battens on Zylex felt on 100 × 50 sc3 rafters ✕ joists at 400 centres. Beam c/w 100 × 63 wall plate bolted to 150 × 100 box steel beam secured to central 100 × 100 box steel post. Fit 225 × 25 fascia ✕ to g. boarded soffit.

Entrance Door / screen:
Purpose made double glazed door ✕ side screens glazed as for windows.

Porch Floor:
Quarry tiles on 100 FND2 conc. slab thickened on front edge on 150 hardcore.

Plinth: (to old house)
Build 112 skin of face bricks to old footings to top of dpc. Wash dpc ✕ cap with splayed plinth brick. Secure to ex. wall using 6 fixings per m² at 225 c/c. Finish rendered coat above plinth with expanded bead.

Existing 100 ϕ soil drain to ex. septic tank.

Note
Details of restraint straps; wind bracing; wall plates; eaves details; insulation; ventilation etc. all as specified on Section A-A.

"Room in Roof"
Purlins: on 25 × 38 fanalized tile battens on Zylex felt on pre-fabricated roof trusses to BS. 5268 pt 3. 1983 at 600 centres and 12.5 plasterboard ✕ Artex ceilings.

2/6 Velux roof windows type 106 w = 980 h, type GGL with tile flashing unit ✕ upstand. Both double glazed.

25 to p. sec. steel beam in roof truss plane.

38 × 38 herringbone strutting at max. 2m centres

Steel beam (532 by Engineer) clad all round with 2 layers of 12.5 plasterboard.

Clad purlins ceiling with 2 layers of 12.5 plasterboard ✕ 50 × 50 noggins at ends ✕ eaves.

2370.

1900

700

2600

Wall Render:
1:3 mix c/s. rendering down to plinth ✕ colour washed on p/s keyed common bricks or blockwork; 50 cavity ✕ 6/fass/m² ✕ 100 blocks ✕ 12 plaster.

Lintels:
I.G. steel lintels, 150 bearings (see schedule).

Doors:
7'-7' up = over garage doors.

Roof:
12g FND2 concrete on Visqueen 1200 dpm on 150 hardcore.

Foundations:
750 × 250 FND2 conc. Actual size to be agreed after soil investigation.

SECTION C-C.

1. Drainage:
Lay 100 ϕ UPVC foul ✕ surface water drains to soakaways or to foul system, all flexible jointed ✕ taking 1 in 40. Surround pipes in 150 shingle. Provide concrete lintels over drains passing thro walls. Fit 6 mm asbestolux boards both sides of walls around pipes. Drains under floors to be bedded in lightweight insulation ✕ surrounded in 150 concrete surround. Manholes 1 or 2 to be preformed UPVC surround in pea shingle.

2. Waste Plumbing:
Fit 75 deep anti-syphon traps under all sinks, basins baths and showers and run 40 ϕ UPVC waste pipes to 54 ϕ pipe or gulley. Increase pipe size to 80 mm ϕ where over 6m long. Rod to rodding eyes fitted for access to traps for cleaning.

3. Heating / Hot Water:
Provide approx. 70,000 BTU oil fired balanced flue boiler in roof ✕ discharge via two waste fitted hand heated radiators in dark room ✕ fit thermostatic radiator valves to each rad. In linen cupboard fit 150 ϕ × 1200 indirect cylinder pre lagged in 50 mm foam lagging. Install ✕ fit pipes ✕ return pipes. Fit electronic boiler control device.

4. Mechanical Extract Fans:
In kitchen ✕ bathrooms fit mechanical extractor fans extracting to atm (or etc. from kitchen and 15 l/sec per sec from bathrooms. Bathroom fans to have 20 min. overrun ✕ wired to light switch.

5. Glazing:
All glass in windows lower than 800 above fl. floor and in doors ✕ side lights known than 1800 above fl. floor to be in toughened or safety glass to BS. 6206. 1981.

6. Smoke Detectors:
(DS) This symbol represents automatic smoke detectors linked together and wired into the mains ✕ to have battery back up to BS. 5446 Pt. 1

7. Cavity Closers:
Close all reveals at windows ✕ doors with Thermabar cavity closers. (see detail)

8. Staircase:
Provide new staircase. 1000 wide with 13 equal risers each 205. 76 mm and equal goings min. 225 wide with 25 nosing overhangs. Ensure 2m clear headroom under build head. Provide handrail 840 high (FF) pitch line and 1100 high on landing with balusters set at 100 mm centres ✕ framing into newel posts top ✕ bottom. Provide 2 way electric light over stairs.

Trim around stepped wall opening using 2/No. 225 × 63 sc3 joists bolted together with M12 bolts.

New MH 2. 450 deep (clear)

Mechanical extractor fan extracting 60 litres/second.

Entrance step from boiler with nose guard over.

New 100 ϕ sw V. pipes.

Provide 225 × 75 Sterling air vent below floor ✕ duct 12680 mm² combustion air to fireplace ✕ fit grille.

Remove chimney breast up to bottom from new doors fitted.

Provide new purpose made stove - cone. see note

Brick fireplace to detail

Steel beam over. size by Engineer. Clad all round in 12.5 plasterboard ✕ skim.

Dismantle old w.c. pack up drain.

Steel beam and support pad over the porch roof. size by Engineer.

"Square up" old entrance. Wall construction as Section A-A.

New floor to line up with existing

Note: Discharge basin waste into soil manifold under loc. Centre = 300 A.

1450 × 100 block piers each end ϕ steel beams.

Steel beam over. size by Engineer. Clad all round in 2 layers ϕ 12.5 plasterboard.

Note: Doors 10 × 11 to be 1/2 hour fire resisting with overhead door closers and smoke seal ✕ intumescent strips in each opening.

LOUNGE.
HALL.
PORCH.
KITCHEN.
LOBBY.
DINING.
DOUBLE GARAGE.
CLRS.

4700.
7546.
3600.
3000.
4120.
7200.
1100.

W1. W2. W3. W4. W5. W6. W7. W8.
D1. D2. D3. D4. D5. D6. D7. D8.
63 ϕ RWP.
62 ϕ RWP.
246. 68 ϕ RWP.
BR. CUPB. L. S.

To Soakaway.
To Soakaway Min 5m away.

GROUND FLOOR PLAN.

SECTION D-D.

1/96 construction detail as for Sections A-A.

2350.

SOUTH HOLLAND DC
HOUSING & PLANNING
16 APR 1996
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PROPOSED IMPROVEMENTS TO HOUSE, "CLEAR VIEW" KING JOHN BANK. WALPOLE ST. ANDREW. FOR MR. C. M. WHITBY.

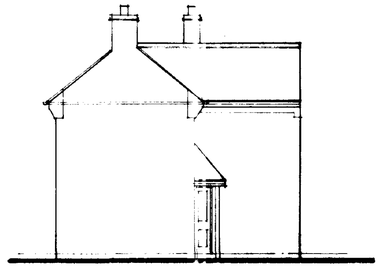
GROUND FLOOR PLAN & SECTIONS.

SCALE : 1 TO 50.
DATE : APRIL. 1996.
DRAWN : A. Godfrey.

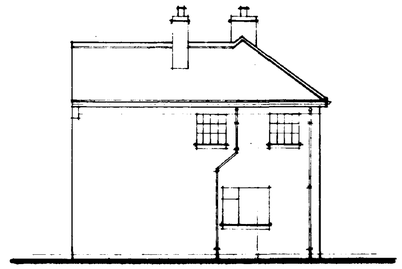
DETERMINED PLAN

BUILDING & DESIGN CONSULTANT.
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KINGS LYNN. NORFOLK.
TEL / FAX : 01553 - 840632.

Drawing No: 4/96/2018.2



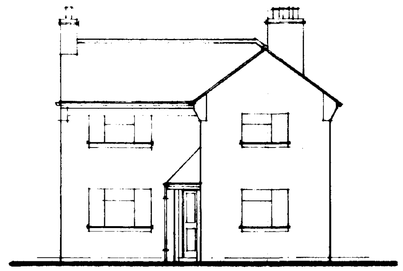
SOUTH ELEVATION.



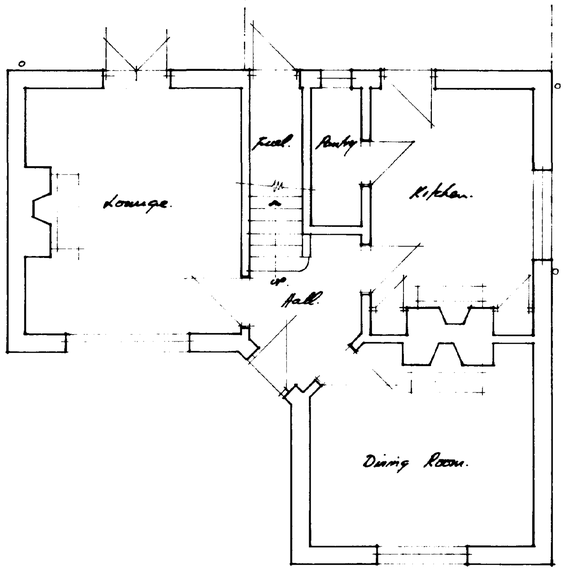
NORTH ELEVATION.



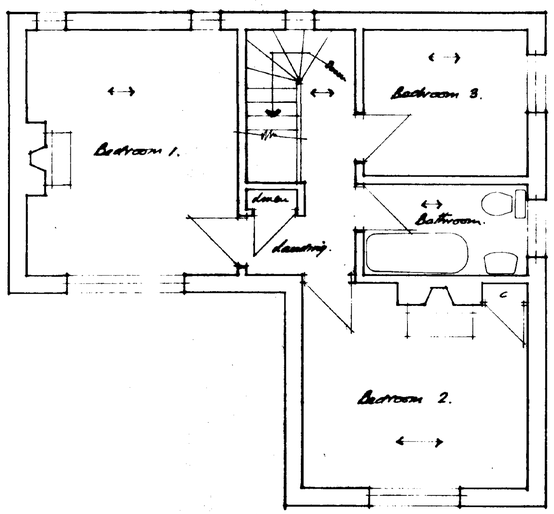
WEST ELEVATION.



EAST ELEVATION.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

SOUTH HOLLAND DC
HOUSING & PLANNING
16 APR 1996
Ref: 0335/96

CLEAR VIEW
KING JOHN BANK.
WALPOLE ST. ANDREW.

PLAN AS EXISTING.

SCALE : 1 TO 50 & 1 TO 100.
DATE : APRIL 1996.
DRAWN : P. Godfrey

BUILDING & DESIGN CONSULTANT:
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DETERMINED
PLAN

Drawing No: 4/96/2018-1