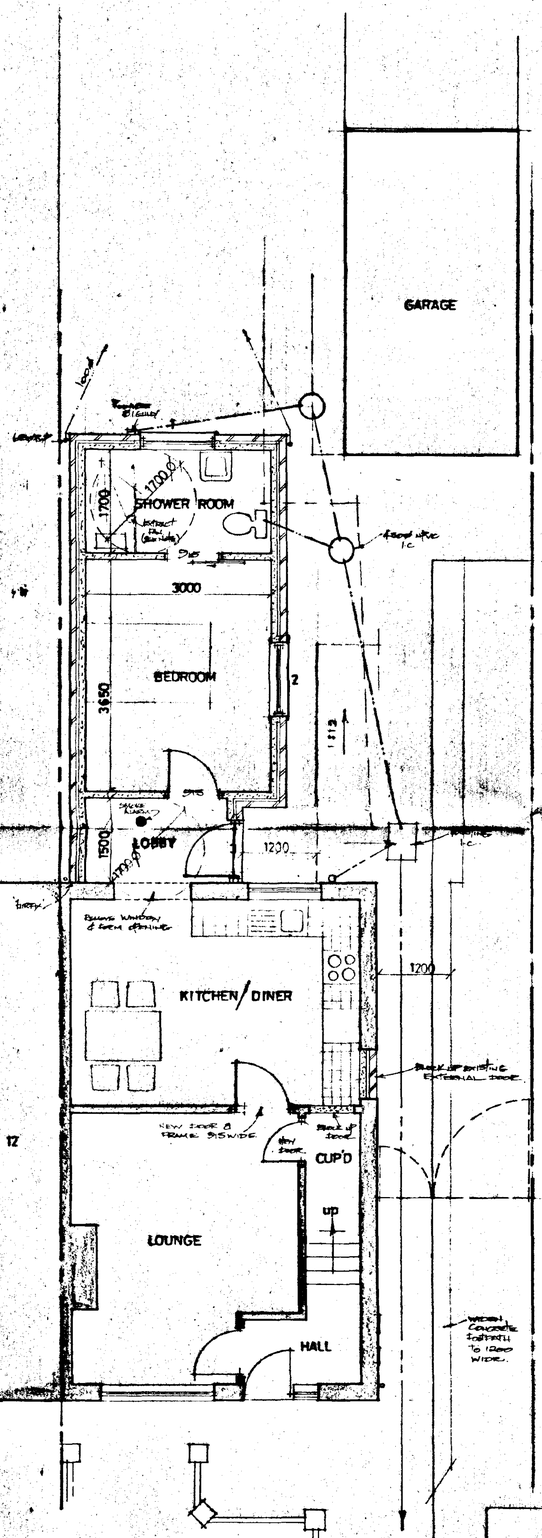
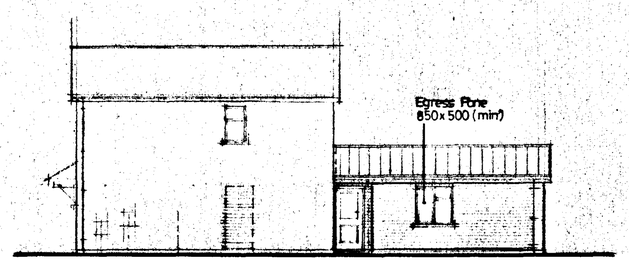
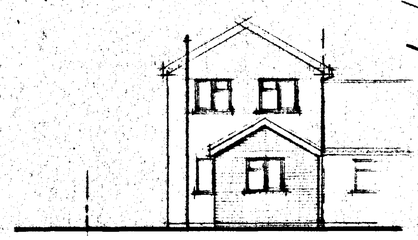


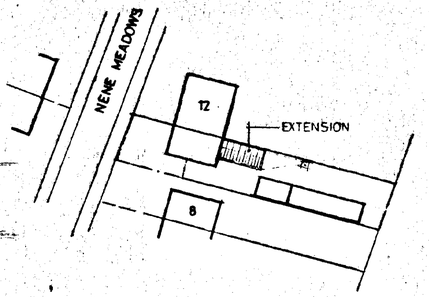
PLAN



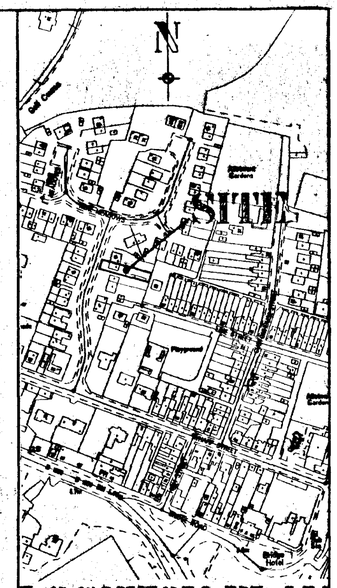
SIDE



REAR



SITE PLAN
1:500



LOCATION PLAN
1:2500

DOOR, WINDOW & LINTEL SCHEDULE

WHITE uPVC WINDOWS

POS	REF	LINTEL	LENGTH
1	RE-USE EXISTING WINDOW	I.G L1/S	1500
2	X213CV	I.G L1/HD	1500
3	915MM DOOR & FRAME (LEVEL THRESHOLD)	I.G L1/HD	1200

ROOF DESIGNED & ERECTED TO BS:5268: PART 3, 1985.

ROOF TRUSS DESIGN & CERTIFICATE TO BE SUPPLIED PRIOR TO ERECTION ON SITE.

DISABLED ACCESS REQUIREMENTS

INTERNAL
Install level access shower tray, with McAlpine 75mm seal trapped shower gully or other Building Regulations approved waste outlet.

Floor area of shower room to be non-slip with slight gradient to waste outlet. Gradient area to be at least 1 metre square below shower head. This may readily be achieved by the use of 'altro marine 20' non-slip sheeting with coved skirting.

Provide extra long shower curtain (hospital grade) and rail, weighted to fall inside the shower area.

Provide Triton T100E care product electric shower, or similar approved product, so sited as to be used from a sitting or standing position, controls to be easy to operate and sited 1000mm to 1100mm from the floor. Shower head slide to be approximately 1000mm long starting at height of controls.

Shower area to be tiled from floor to ceiling.

Install shower seat.

Electric wall heater of suitable design to maintain a room temperature of 70° F.

EXTERNAL

Widen front door and fit new threshold to minimise wheelchair access.

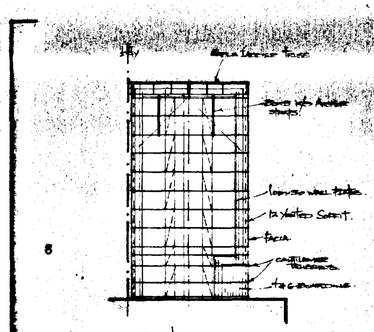
Provide concrete ramps as detailed on the plan (1:12 gradients) with 100mm high kerb edgings. Care to be taken not to 'bridge' d.p.c.

Widen existing footpath to 1200mm.

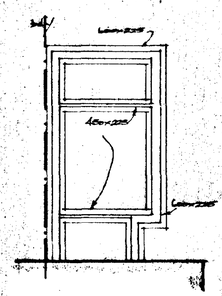
Make good around existing inspection chambers as required and protect existing drains.

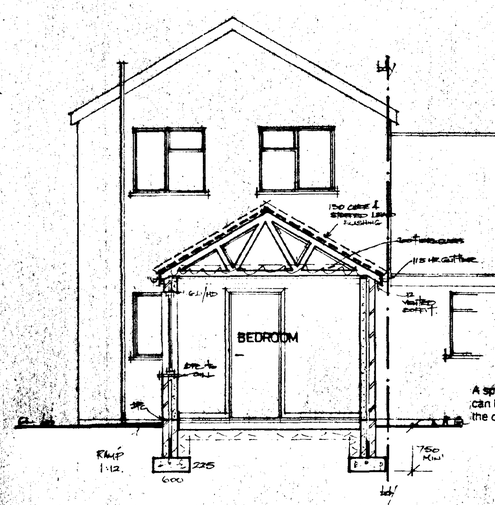
Block-up existing external door.

Widen doorway between lounge and kitchen.



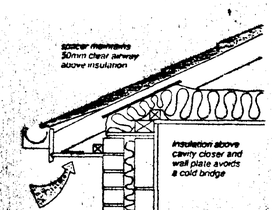
ROOF PLAN

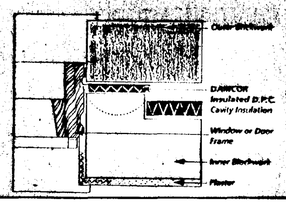




SECTION

A spacer in the eaves should be used so that ceiling insulation can be installed over and beyond the wall plate. This minimises the cold bridge without blocking the ventilation.





FOUNDATIONS

JOINERY
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia, we 110mm dia PVC. Shower waste 50mm dia, use polytipe push fit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleansing repair and replacement. Sink and shower to discharge to back inlet gully with puff out stopper for rodding.

UNDERGROUND DRAINAGE
110mm UPVC pipe to fall 1:80 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturers instructions complete with cover and frame. 450mm dia inspection chambers not to exceed 1m below ground level. Back inlet gullies to be of the roddable type. Drain runs with less than 400mm ground cover to have paving slab protection over trench on top of peagravel, omit where concrete path cast over pipe runs, where drains pass under driveways protect in a similar manner. Where drains pass through cavity walls support over each leaf with precast concrete lintel and provide 50mm space all round the pipe, mask opening both sides with rigid sheet material to prevent entry of fill or vermin.(Reg H1-A14. Diagram A1.)

RAINWATER GOODS
PVC gutters 115mm ~~be and 68mm dia down pipes~~ to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be a minimum 5.0 metres from any building and to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered ~~cement lime:sand render with skim~~ finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC
Extend existing system.

ELECTRICAL INSTALLATION
All work to be carried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in position as directed.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturers instructions and BS 5534 Pt 1, 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

LATERAL RESTRAINT STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling, ceiling joists and rafter levels where they run parallel to walls. Solid strut below the straps and tight pack against the walls.

INSULATION
Lay 200mm FIBREGLASS, 100mm between joists and 100mm over joists, maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope. Ensure insulation is coontinuous with cavity wall insulation.

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap. Proprietory spacer ventilator over joists to maintain 50mm clear airway above insulation.

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Neg all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling

GROUND FLOOR
65mm mortar screed reinforced with chicken wire on 500 gauge polythene separating layer on 50mm Jablite (or similar) polystyrene insulation on 100mm thick ST4 concrete sub-floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, blinded and compacted. Excavate oversite to 100mm deep to remove topsoil of vegetation.

DECORATION
Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

PROTECTED GLAZING AREAS
Provide toughened glass to BS:6206, 1981 to following areas. To all windows within 800 of finished floor level. To all door glazing within 1500 of finished floor level. This applies to side screens also within 300 of door. Protected glazing to be permantly marked with BS: kite mark.

LINTELS
To be I.G L1/HD in cavity wall openings generally, unless stated otherwise. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster.

WINDOWS AND DOORS
Windows and doors to be white uPVC to match existing. All windows and doors to be double glazed (12mm sealed unit type). All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 8,000/4,000 sq mm ventilation, depending on location. Windows and doors to be fully draughtproofed.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing "Tarmac Topblock" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

VENTILATION
Natural ventilation area of windows to be not less than 1/20 of room floor area. All habitable room windows to have 8000mm squared night vents, shower room window to have 4000mm squared night vent. Extractor fans to be provided in shower room (min 15 litres/sec).

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels, with at least 2 No. weep holes per opening not more than 450mm apart.

FOUNDATIONS
Generally to be in mass concrete ST 4 strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Excavations shall be down to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

SOUTH HOLLAND DC
HOUSING & PLANNING
13 AUG 1998
Ref. 0715/98

APPROVED PLAN

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
EXTENSION & ALTERATIONS TO 10 NENE MEADOWS FOR DISABLED PERSON

CLIENT:
MR & MRS T. BENNNED

PLAN

SCALES:	DATE:
1/50 1/100 (UNLESS OTHERWISE STATED)	JUNE 1998
G.R.MERCHANT	DRAWING No.: JD.01 A

REVISIONS:
A

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.