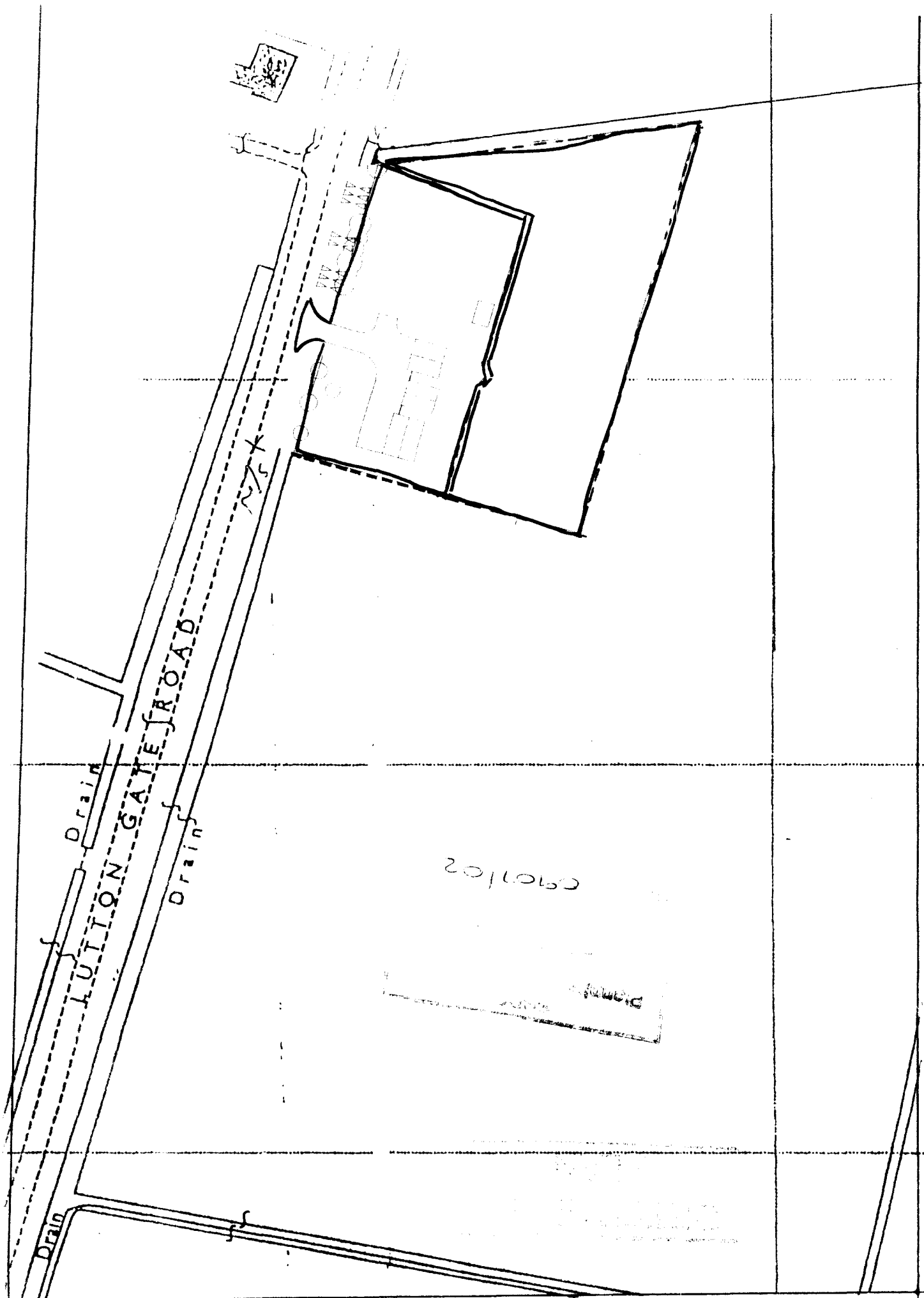
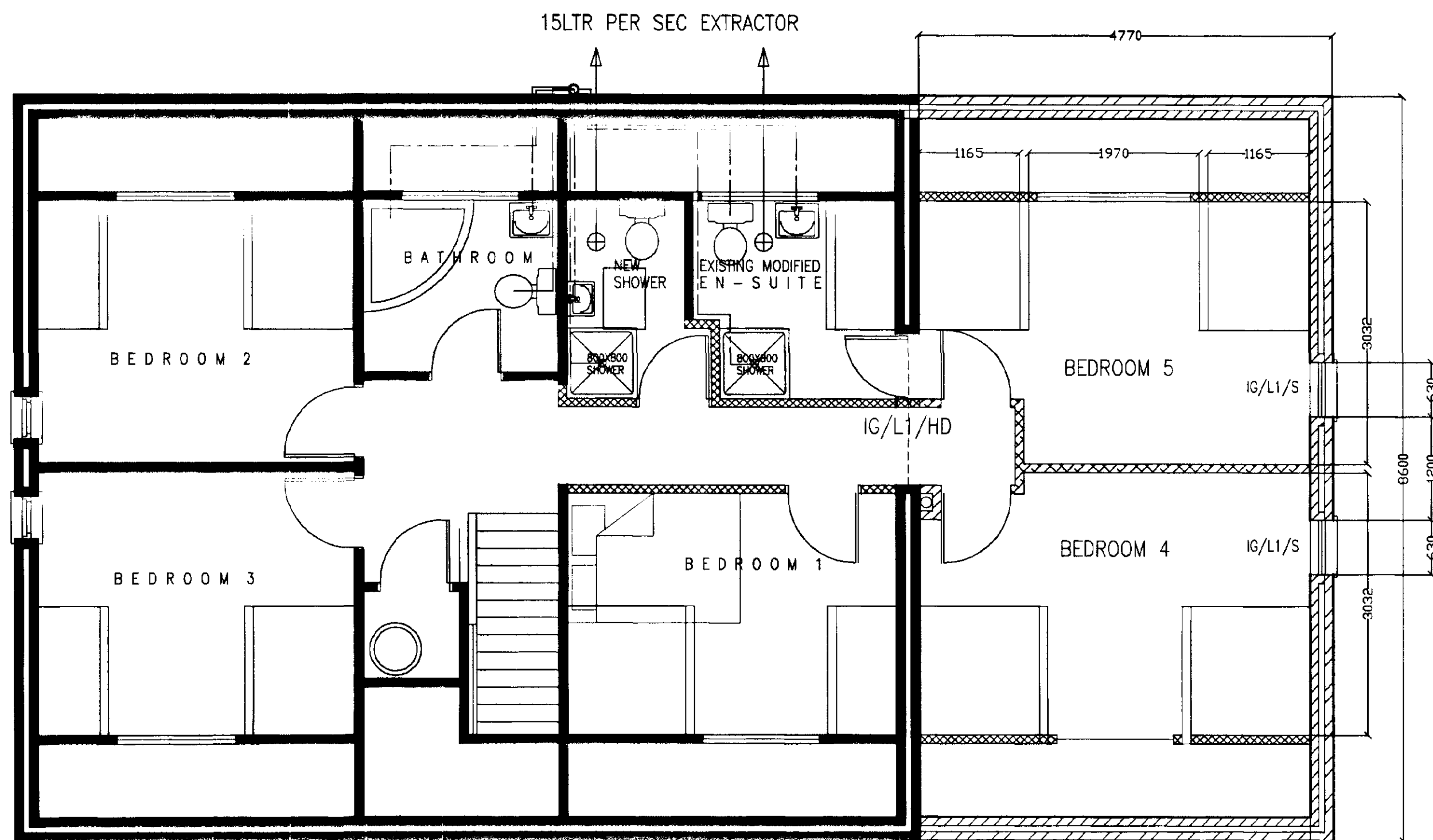




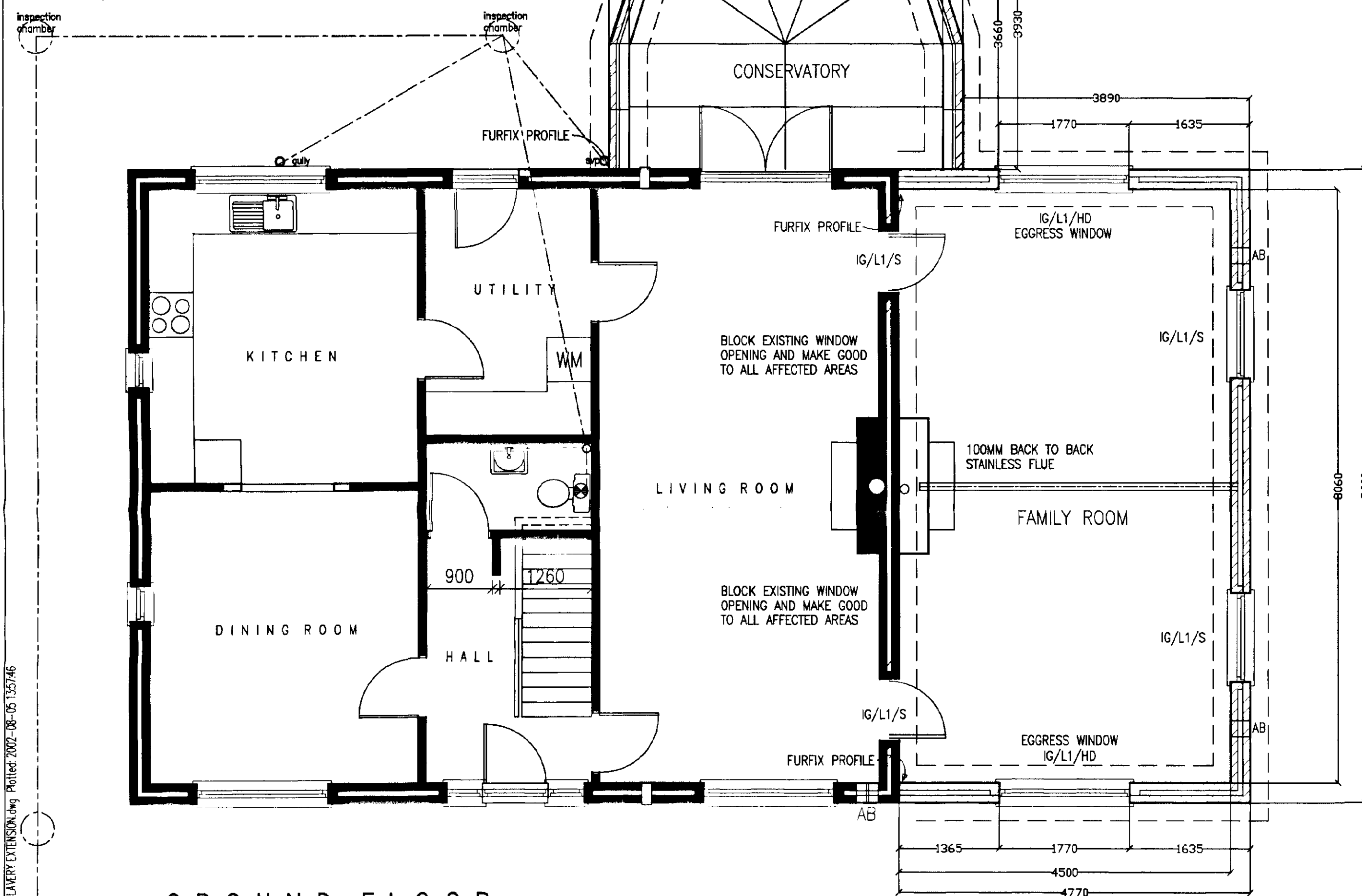
20/10/60

Drainage



FIRST FLOOR

VALL.
 NOTE: - INSULATION
 Wall construction for compliance with building regulations Part L 1
 U value 0.35W/m sq K
 102mm Facing brick
 75mm cavity with 75mm Jableite Insulation
 Inner leaf of 100mm Standard Celcon or Equivalent
 U value 0.35W/m sq K
 6no stainless steel wire ties per 1m sq and cavity insulation linked to roof insulation
 Inner leaf of 100mm aerated blocks maximum density 1100kg/m
 Movement joints as indicated. Incorporate brickwork or similar expanded metal to mortar coursing 215mm below all windows
 Inner face of all blockwork rendered and skimmed. Internal faces of steel lintels to be covered with min 15mm lightweight plaster.
 Cavity to extend min 150mm below dpc at perimeters.



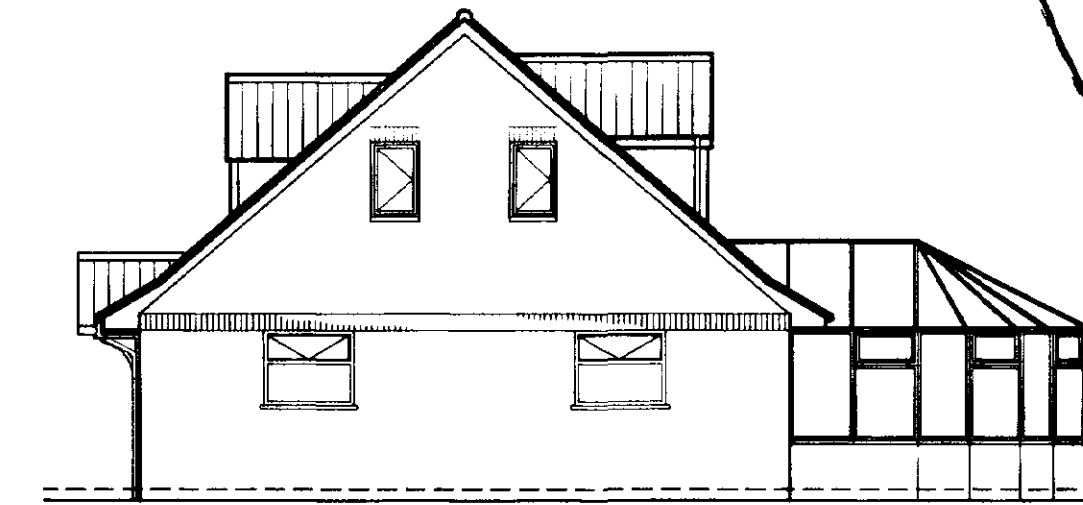
GROUND FLOOR



FRONT ELEVATION

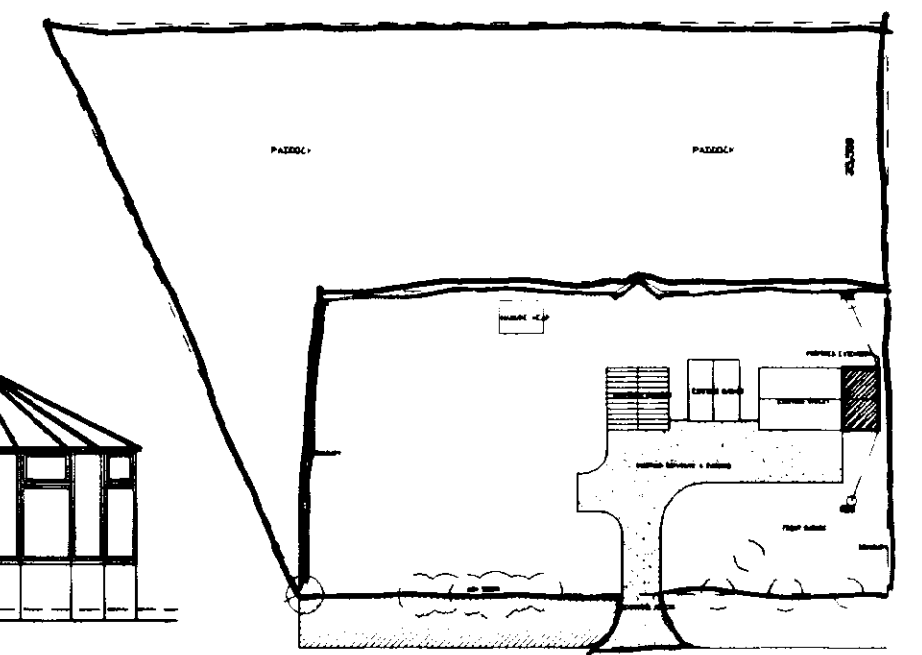


REAR ELEVATION



SIDE ELEVATION

Concept to 2000 Design & Development Ltd
 MR B LAVERY
 242 LUTTONGATE RD SUTTON ST EDMONDS



BLOCK PLAN 1=500

ROOF.

Trusses to be spaced at 600mm c/c. Trusses to be designed and detailed to BS 5268 at 600mm c/c. Braced together to BS 5268 1995 pt3. 100x25mm timbers at joist and ridge nodes and at plane of truss webs. Pitch as specified, contractors are reminded that where roofs have to join adjacent structures, the pitch must be checked on site before ordering. Deminishing trusses/layboards and valley trays or tiles to roof intersections and manufacturers compound truss as appropriate. Diagonal bracing 100x25mm running from eaves to inner binders on top of ceiling joists and inner truss plane. 75x100mm wall plates. Facia board offset as existing from brickwork. 6mm masterboard soffit with continuous Gidevale soffit vent strip. Equivalent to 25mm. Ridge ventilation where necessary to give equivalent of 10mm continuous gap. Full length of roof.
 Code 4 stepped lead.
 Flashing at roof wall abutments and internal cavity stepped dpc tray. Trusses fixed to 75x100mm sw wall plate with galvanised ms truss clips. Plate strapped to blockwork with Catnic straps 1200x5mm at 2m c/c. Rafter straps to gables with 1200x5mm straps spanning min 3no rafters and fixed to 75x38mm noggin between rafters. Joists strapped likewise. Flashings code 4 Lead at all roof wall/chimney abutments.

LINTELS

Install IG or similar steel lintels to all openings. Internal void of lintel to be filled with insulating material. Internal face of steel lintels to be covered with insulation to minimise thermal bridging. Frames must also overlap the insulated cavity closures by 30mm.

FIRST FLOOR

General installation, Joists are part of Trusses. Floor joists as indicated on drawing all timber SC3 graded. All joists at max 400mm c/c with ends having min 100mm bearing. Joists parallel to walls, strapped to walls at max 2m c/c with 30x5x120mm straps and fixed to softwood noggin between joists. Spans over 2m to have Herringbone bracing at mid span in 38x38mm timber or Catnic h/b. Spans over 4.5m span but at 110mm c/c. Double joists beneath all studwork partitions and fix together with 12mm dia coach bolts and washers at 15m c/c and 150mm from ends. Incorporate joist size block bonding between joists where partitions are perpendicular to joist span. Treble joists to stair trimmers. Infills and ends fixed with M/S hangers. Floor of 18mm Moisture resistant chipboard t&g with P.V.A. glued joints and ducted for access to all pipework. Provide support noggin beneath all joints.

ELECTRICS.

Electrical installation to comply with 16th Edition IEE wiring regulations. Note provide lighting in roof space for safe access and working to roof tanks (close to hatch). Lighting having a luminous efficiency greater than 40 lumens per circuit watt (for example fluorescent tubes and compact fluorescent lamps). Not tungsten lamps with bayonet cap or Edison screw bases). All external lighting to automatically extinguish when there is enough daylight (or when they are not needed at night) and have sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit watt (for example fluorescent tubes and compact fluorescent lamps, not GLS tungsten lamps with bayonet lamps with bayonet cap or Edison screw bases).

CHIMNEY.

Chimney to be constructed in accordance with BS 5446. 50 socket upstand on truss above roof junction. Fire place terminating min 1000mm above roof junction. Fire place 200mm thick. Fire place to be capable of burning smokeless fuel and to have fire throat restrictor. Fire cross sectional area to be min 20% of fire grate plan area. Provide sq air bricks giving permanent ventilation to room containing open fire for ventilation to open fire. of min 50% of throat opening area. To open fire with a throat. Clay flue liners must not be cut. Benos formed with matching factory made components. Joints sealed with fire cement, refractory mortar or sealed to the flue manufacturers instructions; the space between the liner and the masonry filled with weak insulating concrete incorporating such constituents as Vermiculite or Perlite. T demonstrate compliance with part J of the building regulations the person responsible for the construction of the hearth, fireplace, flue, and chimney is required to provide a report to the client and the council indicating the materials and components used in the construction. A copy of the draft report form can be obtained from the building inspector. A Notice Plate must be permanently fixed in an unobtrusive but obvious position in the building, giving essential information on the use of the hearth, fireplace, flue, chimney and heating appliance(s). The information notice should include:
 a) The address of the property.
 b) The location (room) containing the flue/chimney.
 c) The type of appliance that can be safely installed.
 d) A description of the size and type of the flue or liner.
 e) Whether the flue is suitable for a condensing appliance.
 f) The date of the installation.
 A draft copy of the notice can be obtained from the building inspector.

SMOKE DETECTION.

Hard wired smoke detection sensors to be located in positions labelled D5 units to be hardwired in position within 3m of bedroom doors and 7m of habitable room doors. All to BS 5446 Pt 1:1996 with battery back up and inter connected to separate fuse board. ALL UNITS CEILING MOUNTED.

CEILINGS.

Ceilings of 12.5mm Plasterboard and skin on Artex finish through out to BS 1230 part 1 with sealed and supported cross joints and timber noggin to edges of boards size 30x47mm. Ramped ceilings to have foil backed plasterboard.

TIMBER

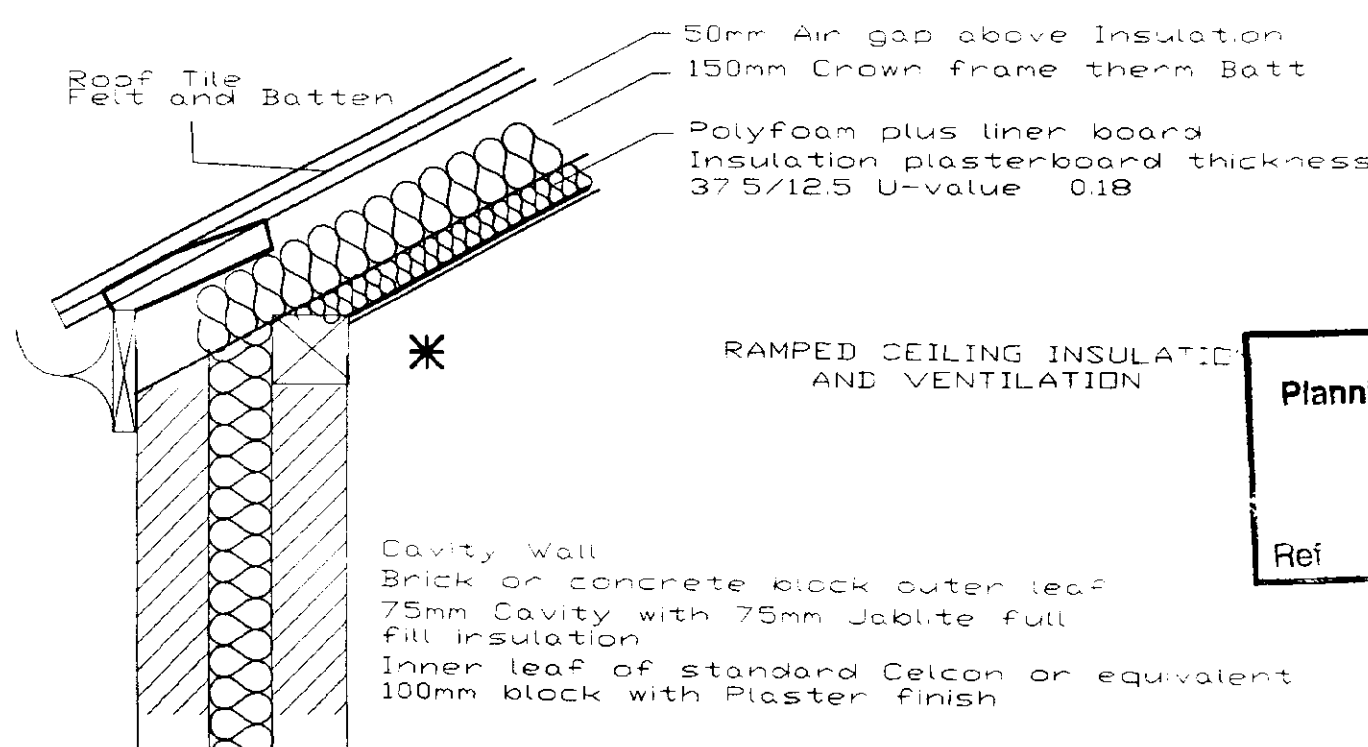
All structural timber to be in accordance with BS 4978. Stress graded where dry to give moisture content of 20% or less and stamped Kiln Dried (KID or KD).

HEALTH AND SAFETY/CDM REGULATIONS.

The person in charge of planning and construction works must acquaint themselves with the requirements of CDM legislation for Planning supervision and Risk assessments and statements etc.

SERVICE DUCTS.

All service ducts to comply with service providers specifications for installation and to be of appropriate colour size and material suited fit for the purpose. Colours generally as follows:
 Electricity --- Black
 Water --- Blue
 Gas --- Yellow
 Telephone --- Grey
 Services in trenches to be marked with identification tape.



EAVES DETAIL

CONDITIONAL APPROVALS.

The person responsible for the construction of the hearth, fireplace, flue, and chimney is required to provide a report to the client and the council indicating the materials and components used in the construction. A copy of the draft report form can be obtained from the building inspector. A Notice Plate must be permanently fixed in an unobtrusive but obvious position in the building, giving essential information on the use of the hearth, fireplace, flue, chimney and heating appliance(s). The information notice should include:
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 c) The type of appliance that can be safely installed.
 d) A description of the size and type of the flue or liner.
 e) Whether the flue is suitable for a condensing appliance.
 f) The date of the installation.
 A draft copy of the notice can be obtained from the building inspector.

SOIL WASTES.

Soil wastes in 40mm dia PVC. Soil wastes in 30mm dia PVC. Wastes exceeding 2m in length to be 50mm dia. All with 75mm deep seal P traps. All wastes routed separately to connect to sump. Sump in 100mm dia pvc and terminating min 1000mm above opening windows with metal cage covers. Shower trays to be raised 100mm to allow access to trap. Branch connections from waste appliances to connect to discharge pipe either above or below the pvc connection. Connect to sump. Sump in 100mm dia pvc and terminating min as appropriate at roof junction.

HEATING AND HOT WATER.

Thermostatic valves to be installed to all radiators.

STEEL BEAMS

All structural steel work to Engineers specification with end bearings onto padstones. Where supporting floors overlaid with 2 layers 12.5mm plasterboard fixed to timber packing between flanges. End with 6mm wire at 100mm pitch and thistle skin.

STORM DRAINS.

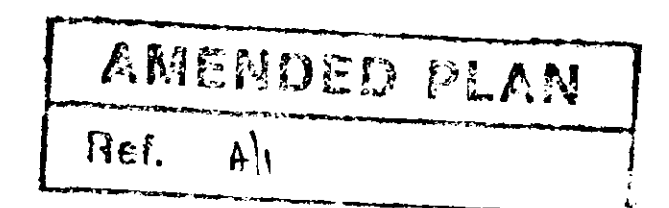
Storm drains specified for soil drains to in cube rubble filled soakaway min 5m from any buildings or road or in any areas of unstable land not in ground where the water table reaches the bottom at any time and is sufficiently far from any other drainage fields or other soakaway(s) so that the overall soakaway capacity is exceeded. The outfall drainage system must be designed following a percolation test. Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc. Driveways footpaths and areas of access for disabled to be free draining to soft vegetation/gravel/field French drain or in special circumstances storm sewer.

DRAWING/FILE No 750-B-LAVERY-EXTENTION
 PROJECT
 PROPOSED ALTERATIONS TO EXISTING
 DWELLING FLOOR PLANS & ELEVATIONS

SCALE	1=50	1=100
DATE	11 JULY 2002	
DRAWN	M.D.B	
Issued		
Revisions		

ARCHITECTURAL TECHNICIANS
 DANBROOKE HOUSE STATION ROAD
 WISBECH ST MARY
 WISBECH CAMBS PE13 4RW
 Telephone 01945410421
 Facsimile 01945410400

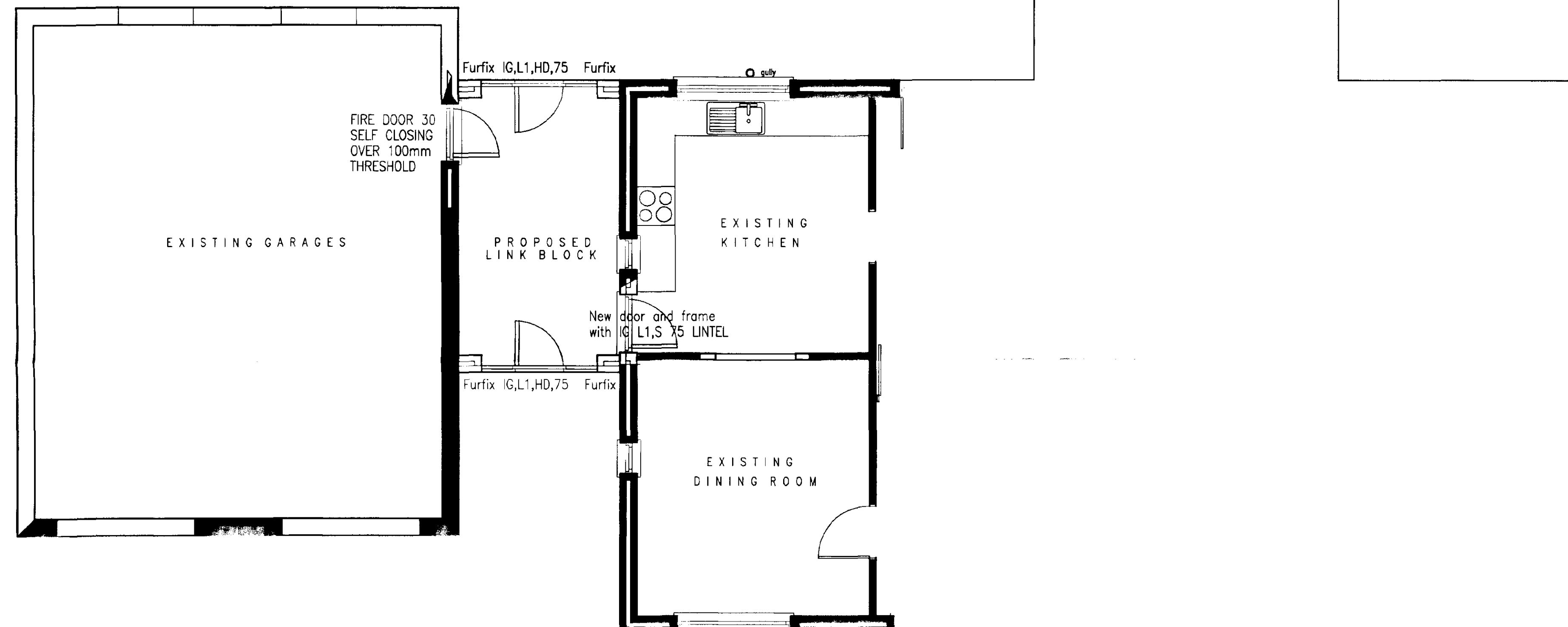
DETERMINED
 PLAN



FRONT ELEVATION



REAR ELEVATION



DRAWING/FILE No 750-B-LAVERY-EXTENSION-A
PROJECT
PROPOSED ALTERATIONS TO EXISTING
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