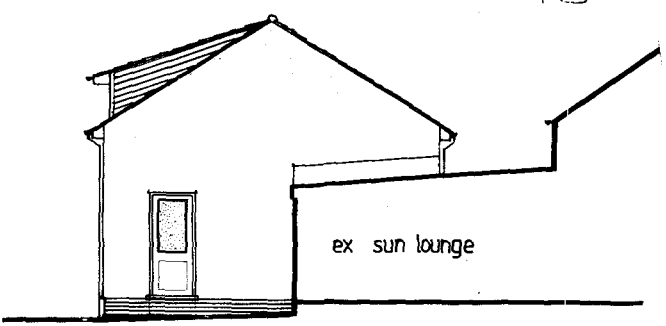
DEMOTION OF STORE / GARAGE BUILDING AND PROPOSED GRANNY ANNEXE AT "WHITE FARM HOUSE" SOUTH EAU BANK, GEDNEY HILL FOR Mr P. POTTS

PROPOSED SIDE ELEVATION (WEST)

1186/95



PROPOSED SIDE ELEVATION

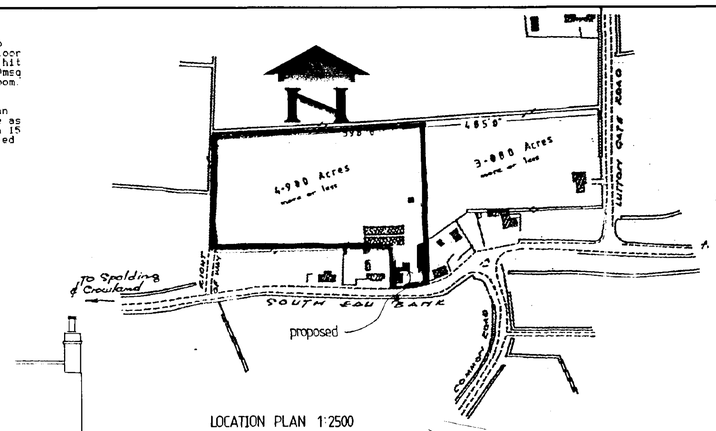
TO BE READ IN CONJUNCTION WITH DRAWING N°D 2678 / 1

DRG N° 2678 / 2
SCALE 1: 100.

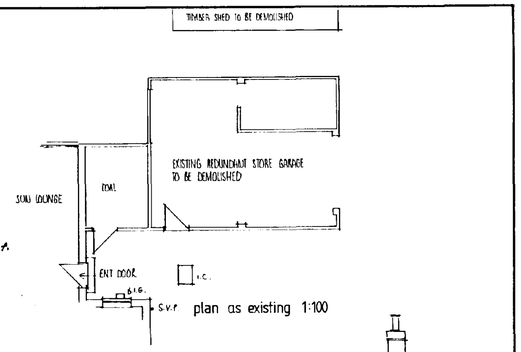
DETERMINED PLAN

PITCHED ROOF CONSTRUCTION : MARLEY DOUBLE ROMAN SMOOTH RED CONCRETE INTERLOCKING ROOF TILES TO B.S. 473: 550 PART 2. 1971 ON 25 x 38 MM. SOFTWOOD TREATED BATTENS ON UNDERFELT TO B.S 747 TYPE 1F AND IN ALL CASES LAPPED 150 MM. TILES LAID WITH 75 MM LAPS AND 100 MM LAPS TO "OUTSIDE DORMER ROOF" TILES FIXED IN ACCORD WITH REGARD TO WIND SPEED, ROOF PITCH AND EXPOSURE CATEGORY AS DETAILED IN CP3 CHAPTER V PART 2 1972. RAFTERS AND CEILING TIES AS DETAILED ON PLAN AND SECTION. RAFTERS STRAPPED TO WALLPLATE BY 50 x 5 MM GALV. STEEL ANCHOR STRAPS @ 1·2 M c/c AND ALSO PROVIDE 30 x 5 M.S. LATERAL STRAPS AT VERGES @ 1·2 M c/c TO SPAN 3 No RAFTERS AND NOGGINGS INBETWEEN AT STRAP POSITIONS. 75 x 100 MM WALLPLATE BEDDED ON SAND CEMENT MORTAR. CLOSE COVERS AT PLATE LEVEL AND PROVIDE D.P.C. ALL STRUCTURAL TIMBER SC3 GRADE. PROVIDE 50 MM DEEP BATTENS TO UNDERSIDE RAFTERS. PROVIDE 150 MM FIBREGLASS ROOF INSULATION INBETWEEN RAFTERS ENSURING 50 MM GAP BETWEEN UNDERSIDE ROOFING FELT AND INSULATION. WEMBE JOINERY OR SIMILAR SOFFITE VENTILATION BOARDS OF SUITABLE APPROVED TO GIVE VENTILATION EQUIVELENT TO A 25 MM CONTINUOUS STRIP.

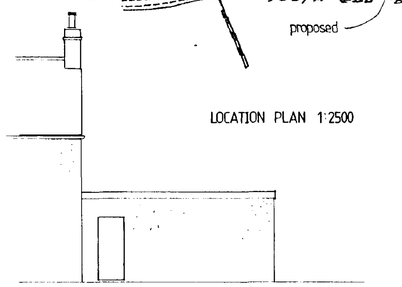
VENTILATION
All windows to have opening lights to give the equivalent of 1 /20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000msq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second. Bathrooms to be as kitchens but to extract not less than 15 litres per second which may be operated intermittently.



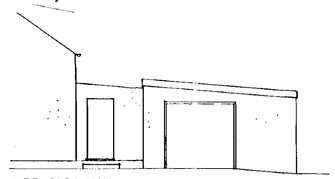
LOCATION PLAN 1:2500



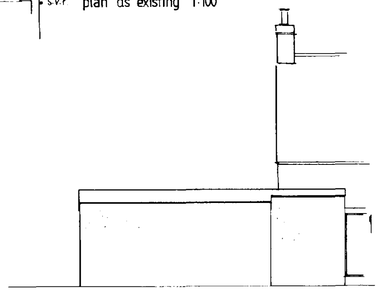
plan as existing 1:100



FRONT ELEVATION



SIDE ELEVATION

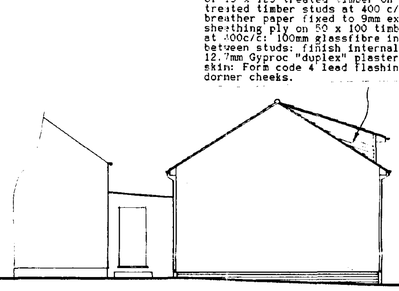


REAR ELEVATION

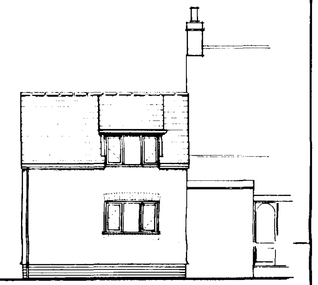
EXISTING ELEVATIONS



FRONT ELEVATION



SIDE ELEVATION



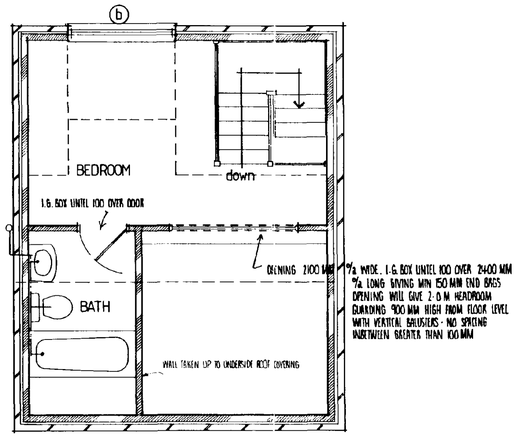
REAR ELEVATION

PROPOSED ELEVATIONS

STAIRCASE :

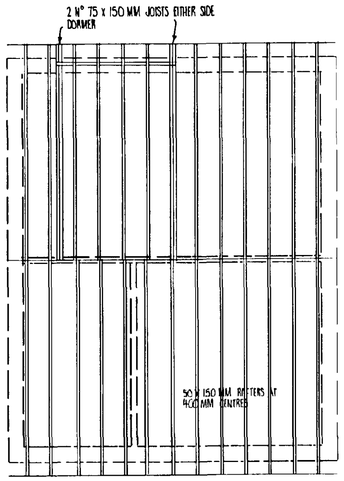
SOIL AND VENT PIPE

PURPOSE MADE IN SOFTWOOD TIMBER. WIDTH OVER STRINGS 864 MM. OVERALL RISE 2·494 (TO BE CHECKED ON SITE) 12 No RISERS @ 207·8 MM. 230 MM GO. TAISURE MIN. 2·0 M HEADROOM TO STAIRS MEASURED VERTICALLY ABOVE PITCH LINE HANDRAIL TO RIGHT 900 MM ABOVE PITCH LINE AND LANDING HANDRAIL TO HAVE VERTICAL BALUSTERS - NO SPACING GREATER THAN 99 MM PROVIDE 2 WAY LIGHTINGS :- SEE PLAN FOR TRIMMER SIZES.



½ WIDE. 1·6 BOX LINTEL 100 OVER 2400 MM ½ LONG GIVING MIN 150 MM END BASS OPENING WILL GIVE 2·0 M HEADROOM GUARDING 900 MM HIGH FROM FLOOR LEVEL WITH VERTICAL BALUSTERS - NO SPACING INBETWEEN GREATER THAN 100 MM

FIRST FLOOR LAYOUT



ROOF PLAN LAYOUT

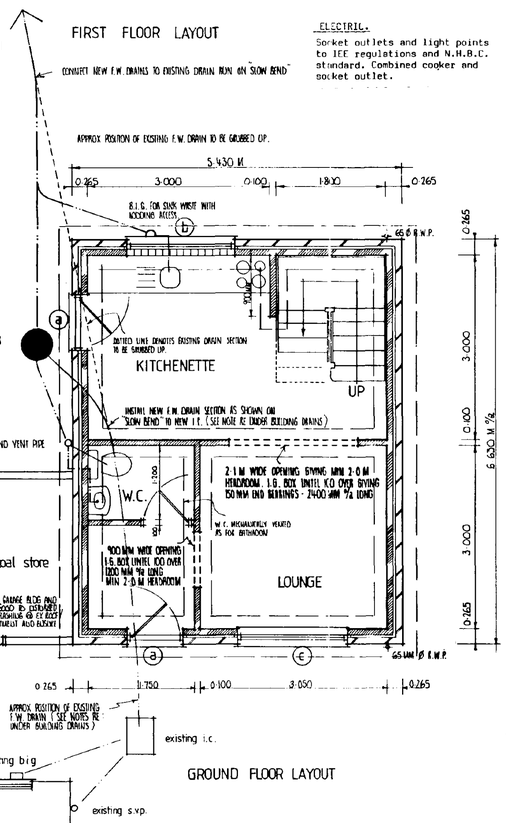
ELECTRIC.
Socket outlets and light points to IEE regulations and N.H.B.C. standard. Combined cooker and socket outlet.

EXISTING FOUL WATER DRAINS TO EXISTING SEPTIC TANK IN GARDEN

CONVERT NEW F.W. DRAINS TO EXISTING DRAIN RUN 6IN SLOW BEND

APPROX POSITION OF EXISTING F.W. DRAIN TO BE GROBBED UP.

SMOKE DETECTORS
To be mains operated, self contained to conform to BS 5446 pt. 1. (with battery power backup). Smoke alarms should be interconnected so that they are triggered simultaneously in the event of a fire being detected.
Alarms should be permanently wired to a separately fused circuit at the distrubution board.
Wiring to conform to IEE wiring regulations.
Smoke detectors to be sited min. 300mm from any light fitting - central positions preferred, reachable for maintenance purposes. Away also from extreme temperatures and any condensated area ie/or cooking area.



GROUND FLOOR LAYOUT

HEATING : ALL ELECTRIC : INSTANTANEOUS WATER HEATERS

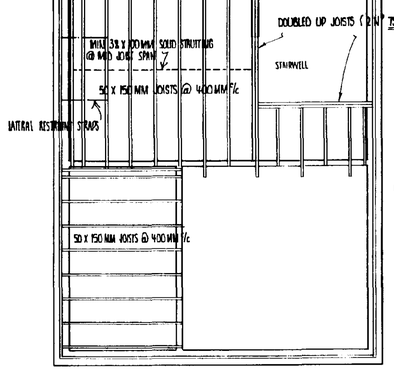
LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121: Internal lintels to be I.G. 100 Box type unless otherwise stated on plan.

FOUNDATIONS :

UNDER WALLS AS SHOWN DOTTED PROVIDE CONCRETE STRIP FOUNDATIONS A MINIMUM 225 MM DEEP, FOUNDATIONS UNDER CAVITY WALLS TO BE 1100 MM WIDE AND FOUNDATIONS UNDER 100 MM WALLS TO BE MINIMUM 450 MM WIDE FOUNDATION CONCRETE STH MIX TO B.S. 5328 : 1990. ALL FOUNDATIONS TO BE TAKEN DOWN TO A LOADBEARING STRATA IN AGREEMENT WITH LOCAL AUTHORITY BUILDING CONTROL OFFICER ON SITE. WHERE INTERNAL NON-LOADBEARING WALLS ARE BUILT OFF CONCRETE SLAB THICKEN OUT THE SLAB TO MIN. DIMENSIONS 450 MM WIDE X 225 MM DEEP WITH 45° BATTERS WALLS BUILT OFF 6 SITE TO HAVE BLOCK INDOOS FILT D.P.C. UNDER.

GROUND FLOOR CONSTRUCTION :

STRIP ALL VEGETABLE SOIL AND LAY FLOOR AS FOLLOWS :
70 MM SAND CEMENT SCREED WITH CHICKEN WIRE REINFOREMENT ON 500 G POLYTHENE D.P.M. ON 18 MM "CELOTEX" RX TEMPCHECK TA 2. INSULATION BOARDING AND PERIMETER INSULATION ON 1200 G POLYTHENE D.P.M LAPPED CONTINUOUS WITH D.P.C BY MIN 50 MM ON 100 MM. CONCRETE OVERSITE - CONCRETE MIX ST3 TO B.S 5328 : 1990 ON 150 MM MAX COMPACTED LAYERS OF WELL BLINDED AND CONSOLIDATED CLEAN LIMESTONE HARDCORE - MAX HARDCORE FILL 600 MM



FLOOR JOIST PLAN

FIRST FLOOR CONSTRUCTION :

19 MM T & G FLOORING GRADE WEYROC CHIPBOARD ON 50 x 150 MM SC3 GRADE TIMBER FLOOR JOISTS @ 400 MM CENTRES. 30 Y 5 MM GALV. STEEL ANCHOR AND LATERAL RESTRAINT STRAPS TO JOISTS AT 1·2 M CENTRES TO RUN OVER MIN 3 No JOISTS WITH SOLID BRIDGING INBETWEEN JOISTS PROVIDE SOLID STRUTTING - 38 X 100 MM AT MID JOIST SPAN. JOISTS BUILT INTO WALLS MIN 100 MM SEE PLAN FOR TRIMMER SIZES.

WALLING : 265 MM CAVITY WALLS TO CONSIST
100 MM TARMAC HEMELITE SOLID INSULATION BLOCKWORK ,
65 MM CAVITY
100 MM TARMAC HEMELITE SOLID INSULATION BLOCKWORK
BUILD INTO CAVITY ROCKWOOL CAVITY WALL BATTS INSULATION BOARDING IN ACCORD WITH MAKERS INSTRUCTIONS AND AGREMENT CERTIFICATE No 83 / 1087
CAVITY WALLS TIED TOGETHER USING GALV IRON DRIP TIES SET @ 900 MM HORIZONTALLY AND 450 MM VERTICALLY TO B.S. 1243 : 1978. WALL TIES SPACED 300 MM VERTICAL c/c AT EXPANDED FLOORS OF CAVITY. CLOSE CAVITYS AT JAMB SILL AND EAVES WITH DAMCOR INSULATING D.P.C
PROVIDE ½" RENDER FINISH EXTERNALLY TO TERMINATE IN BULLNOSTH DRIP ABOVE D.P.C. MASONRY PAINT FINISH - WHITE
½" RENDER INTERNALLY AND SKIM FINISH
INTERNAL WALLING TO BE 100 MM SOLID INSULATION BLOCKWORK



DOUBLED UP JOISTS (2 No 75 x 150's) AS TRIMMERS

DAMP PROOF COURSES :

100 MM HYLOAD PITCH POLYMER DAMP PROOF COURSES A MINIMUM 150 MM ABOVE GROUND FOOTPATH LEVEL TO BOTH SIDES OF CAVITY WALLS AND ALL INTERNAL WALLS

SUB STRUCTURE WALLING :

CLASS B ENGINEERING BRICKWORK OR CLASS A CONCRETE BLOCKWORK (7 N/M²) IN CEMENT MORTAR (1:3) FROM BANK BELOW D.P.C TO BE OF F.L. DESIGNATION AND TO B.S 3921.
1:12 LEAN MIX CONCRETE CAVITY FILL TO TERMINATE MIN 225 MM BELOW LOWEST D.P.C. LEVEL
INTERNAL 100 MM WALLS BELOW D.P.C IN CLASS A CONCRETE BLOCKWORK.
DRAINS PASSING THRU WALLS TO BE PROTECTED BY CONCRETE LINTELS WITH A 50 MM GAP BETWEEN THE UNDERSIDE OF THE LINTEL AND THE CROWN OF THE PIPE : TO BE FILLED WITH COMPRESSIBLE MATERIAL AND ENSURE VERMIN PROOF IN EXT. FACE OF WALL

SECTION THRO'

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 63 dia. rainwater pipes @2·4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1·0m dia. soakaway min. 1·0m from dwelling.

JOINERY SCHEDULE

No	QTY	SIZE	LINTEL	END BRG	% LENGTH
A	2 No	ENT. DOORS : 900 x 2100 MM ½ FRAME SOLID BOLE x 44 MM INT DOORS	1·6 LI/S (2No)	150 MM	1200 MM
B	2 No	1·770 W x 1·050 H S.W. WINDOW	1·6 LI/S (1No)	150 MM	2100 MM
C	1 No	1·770 W x 1·350 H S.W. WINDOW	1·6 LI/S (1No)	150 MM	2100 MM

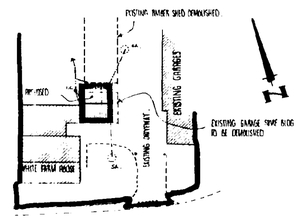
JOINERY : TO BE BY BOULTON AND PAUL JOINERY LTD OR SIMILAR
S.W. WINDOWS TO HAVE PAINTED SILLS. (190 MM WIDE) TO ENSURE WINDOW JAMBS OVERLAP DAMACOR DPC BY MIN 25 MM. ALL WINDOWS TO BE DOUBLE GLAZED SEALED UNITS (4-6-4 SEALED)
WINDOWS TO HAVE TRICKLE VENTILATORS GIVING MIN 4000 MM² VENTILATION
ALL GLAZING BETWEEN F.F.L AND 800 MM HIGH AND BETWEEN F.F.L AND 1500 MM HIGH IN DOORS TO BE SAFETY GLASS TO B.S. 6206

FOUL DRAINAGE.
Inspection chamber construction to be 'Osma'' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Bath, basins and sink to have 75 deep seal traps:

DRAINS MIN FALL 1:70 , MAX FALL 1:40

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES.

Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75 mm pea gravel. If flexible pipes are under a road and have less than 0.9 m cover reinforced concrete bridging should be used instead of paving slabs.



BLOCK PLAN 1:500

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
			ROOF
			1:86 | 96

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project
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drawing
PLAN EXISTING AND PROPOSED

scale
1:50 , 1:100 , 1:500 , 1:2500

drawing no.
2678/1

checked