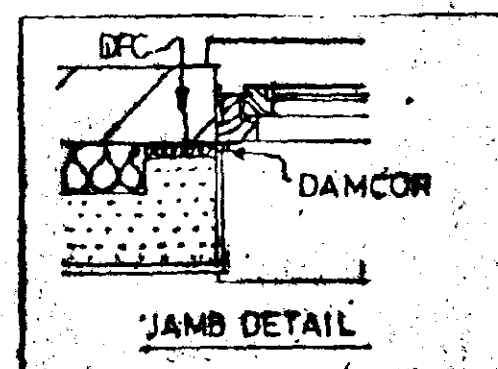


FRONT

SIDE

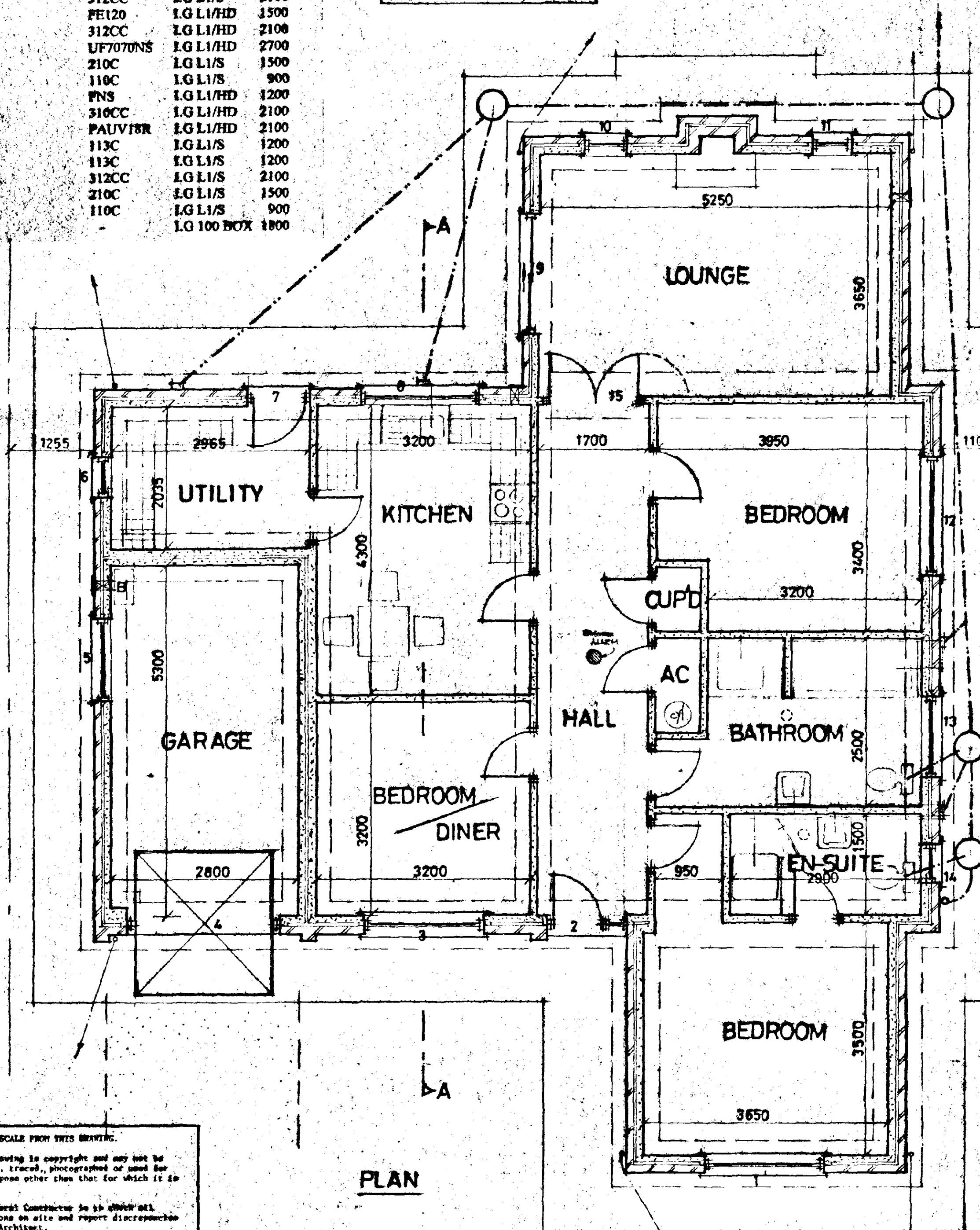
REAR

SIDE



JOINT & LINTEL SCHEDULE

POSITION	REF	LINTEL	LENGTH
1.	312CC	L.G.L/S	2100
2.	FE120	L.G.L/HD	1500
3.	312CC	L.G.L/HD	2100
4.	UF707ONS	L.G.L/HD	2700
5.	210C	L.G.L/S	1500
6.	110C	L.G.L/S	900
7.	FNS	L.G.L/HD	1200
8.	310CC	L.G.L/HD	2100
9.	PAUV18R	L.G.L/HD	2100
10.	113C	L.G.L/S	1200
11.	113C	L.G.L/S	1200
12.	312CC	L.G.L/S	2100
13.	210C	L.G.L/S	1500
14.	110C	L.G.L/S	900
15.		L.G. 100 BOX	1800



PLAN

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 conditions 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 in that design amendments may be considered.
Site and surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

ROOF CONSTRUCTION

Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where treated 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 COVERING

Concrete interlocking tiles, to be fixed in accordance with the manufacturers instructions and B.S. 5334 Pt 1, 1978. Battens 38 x 25 at gauge centres on minimum Type 1F sarking felt with minimum 150mm laps.

STRAPPING

Provide and fix 30mm x 3mm galvanized mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walls.

INSULATION

Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION

From plywood with 32mm continuous gap to baffle board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS

To be used as 25mm nominal thickness painted softwood with rebate for raft. Frame out in 38 x 25 S/W for soffit support.

SOAKAWAYS

To be a minimum 5.0 metres from any building and to be 1.0m x 0.6m with inlet pipe discharging to centre of soakaway.

PLASTERWORK

Walls to be plastered with 12mm thick plaster with skim finish a total of 13mm thick including reveals and faced soffits.

SKIRTING AND ARCHITRAVES

Finish skirtings, skirting and architraves to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC

Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

ELECTRICAL INSTALLATION

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

WALL TILING

Provide and fix to new buildings to walls and window cills, kitchen window cill and over work tops, ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

DECORATION

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

RAINWATER GOODS

PVC gutters 115mm to suit 100mm dia down pipes to match including all brackets, clips, brackets, connectors etc and connect to underground drain to soakaway.

WINDOWS AND DOORS

Windows and doors to be as DOULTON & PAUL in treated softwood standard section joinery, unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fixed with adjustable ventilators in each or frame head to give minimum 4,000 sq mm ventilation.

FOUNDATIONS

Generally to be in mass concrete ST 4 only 300mm wide x 225mm thick under party walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be done to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

WINDERS

To be LG LIND in cavity steel sarking generally, unless stated otherwise. General door openings in block walls to be LG Box 100 units. All lintels to have minimum 150mm and bearing and installed strictly in accordance with

JOINTERY

Doors, frames, sashes, shutters, architraves, window boards and timber mouldings etc to be of standard manufacture and be as DOULTON & PAUL or equal approved.

ABOVE GROUND DRAINAGE

Head beds made to be 32mm dia, no 180mm dia PVC. Built and sunk to 40mm dia, use polypropylene push fit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleaning repair and replacement. Connect bath, basin and wc wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.

UNDERGROUND DRAINAGE

110mm UPVC pipe to the 1.80 depth within precast bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturers instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have geyser plate protection over trench on top of precast around on launched back branch. Check where concrete path cut over pipe runs.

CEILINGS

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

GROUND FLOOR

45mm mortar screed laid over with 40mm thick on 500 gauge polythene covering layer on 25mm Jalcote (or similar) polystyrene insulation on 100mm thick ST4 concrete sub-floor on 1200 gauge DPM lapped with DPC in walls. 150mm min hardcore, bladed and compacted. Excavate grounds to 100mm deep to remove spoil of vegetation.

WALLS

Carry work to the bottom external width comprising 100mm clay facing bricks, 45mm cavity filled with CROWN BRITTERM (Bergman) insulation batts, 100mm lead bearing "Thermax" insulation blocks. Internal partitions to be in 100mm blockwork walls. Wall ties in cavity walls to be stout galvanized wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie centres to be staggered 450mm. All 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

General ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000mm squared night vents. Extractor fan to be provided in kitchen (min 60 litres/sec) and bathrooms and wc (min 15 litres/sec).

PROTECTED GLAZING AREAS

Provide toughened glass to BS 6858, 2997 to following areas. To all windows within 900 of finished floor level. To all door glazing within 1500 of finished floor level. This applies to side screens also within 300 of door.

SMOKE ALARMS

Provide mains operated with continuous alarm that conforms to BS 5446, Part 1. Provide at least one on each floor depending on layout and size in accordance with approved documents, Part 1. More than one smoke alarm should be inter-connected. Also read in conjunction with approved manufacturers instructions (see position on drawing).

HOT WATER STORAGE

Provide space and installation as approved by British Board of Agreement. System to be vented and installed in accordance with BS 5415, 1985.

Provide thermostatic radiator valve to control output from heating system.

Fixes in roof void which do not help to heat building to be insulated to BS 5223, 1977.

SOUTH EAST AND DG HOUSING & PLANNING

22 JUN 1995

Ref: 0651/95

G. R. MERCHANT

LENG AMICE, FIWO,

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SUTTON ST JAMES

CLIENT:

C. J. BOLAND

SCALES:

1/50 1/100

DATE:

FEB 1995

DRAWING No:

CJB 5/2

PLOT 3