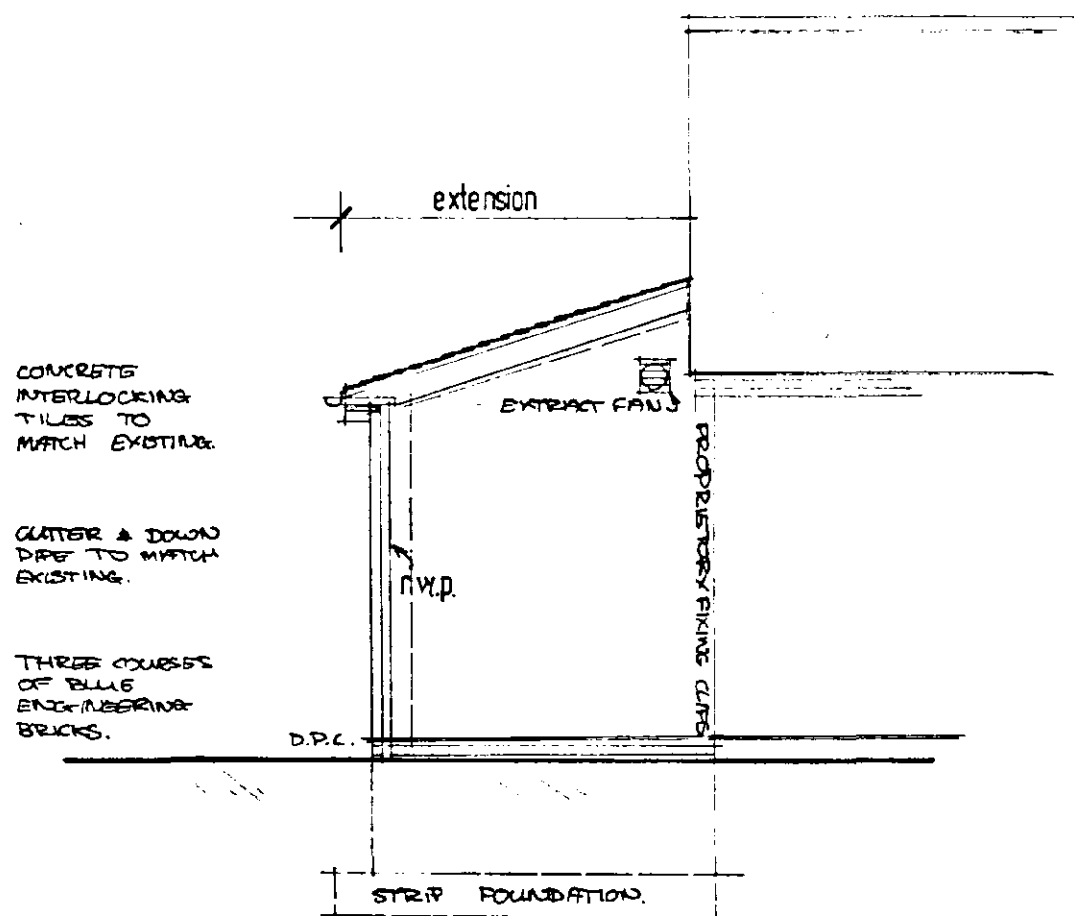
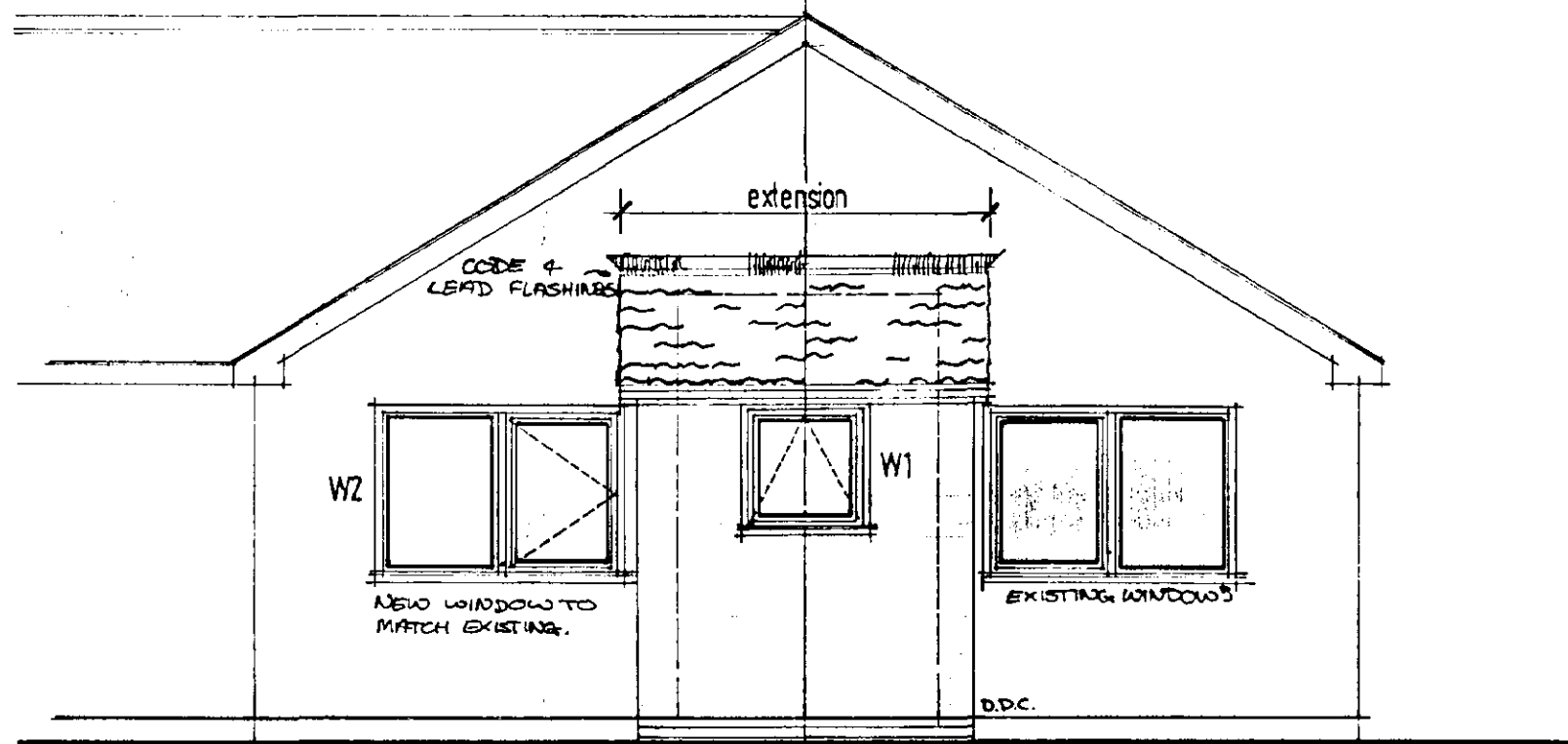
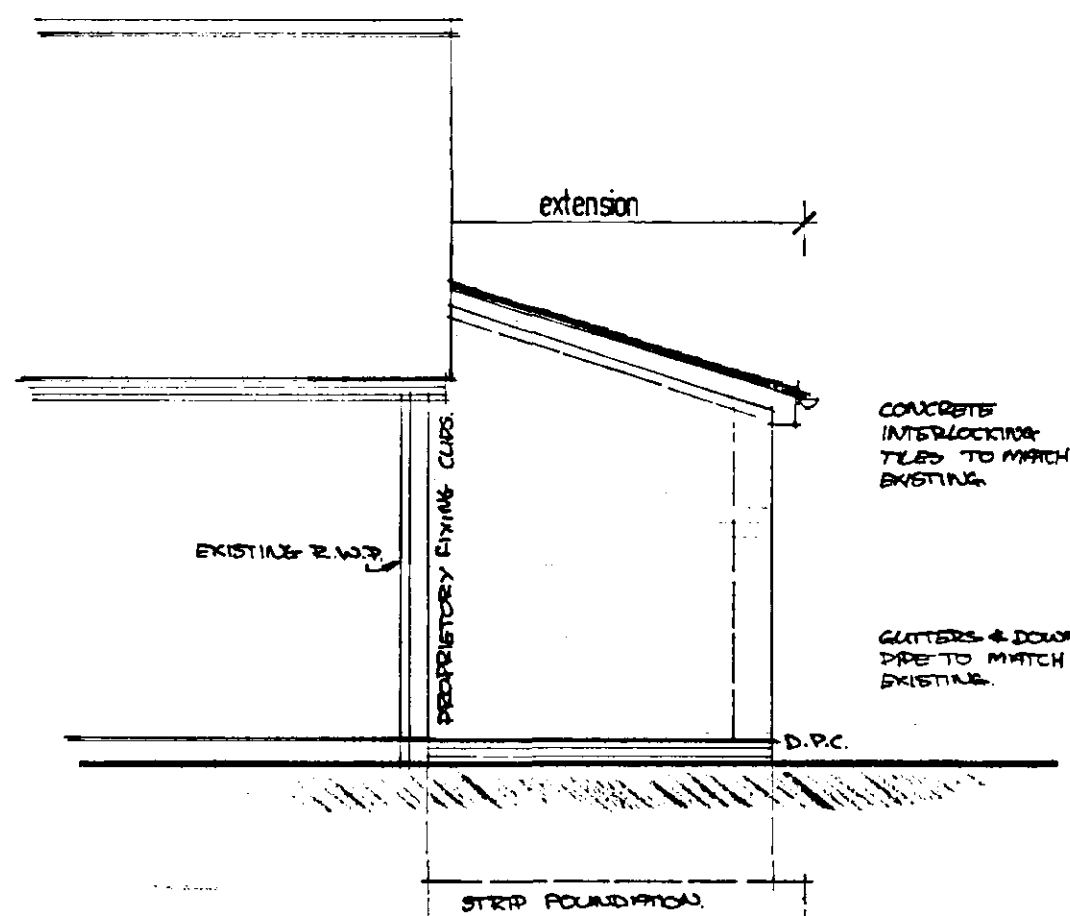




East Elevation 1:50



South Elevation 1:50



West Elevation 1:50

Construction Notes

STRIP FOUNDATIONS

Trench excavation to a firm base a minimum of 9000 mm below ground level. (unless otherwise agreed with Building Control). Foundations to be 750 mm wide for 275 mm cavity walls. The strips should have 3T 12 bars in them with 600 laps and "L" bars as required. Cover for this steel should be not less than 75 mm. (3"). Back fill excavation with ready mixed concrete C20P to BS5328 or a 1:2.4 mix will be satisfactory. Foundation depth to be a minimum of 250 mm thickness. Foundation excavation to be inspected by Local Authority Building Control Officer.

EXTERNAL WALLS

(Cavity Construction)

External walls to comprise 275 mm overall thickness, 100 mm thick facing brickwork outer leaf to BS 3921: 1974. 50 mm partial cavity fill using Crown Dritherm or equal and 100 mm thick high insulation blockwork, (7N/mm²), inner leaf to BS 6073: 1981. Insert T.C.B. cavity closure at the window cill and jamb details as indicated on the drawings. Plaster finish to internal surface. Between both leaves, fill the cavity with lean mix concrete up to minimum 150 mm below dpc level and slope off towards external leaf. Build in 'perpend' weep holes at 450 mm centres. Build into new cavity walls stainless steel wall ties to BS 1449: Part 2: 1983 at 900 mm horizontal, 450 mm vertical centres in staggered formation, with additional wall ties at every block course at perimeter of all openings and where the cavity is vertically closed.

Wall construction U-Value = 0.34 W/m²K.

External Cavity Wall U-Value

	m	Thermal conductivity W/mK	Thermal resistance m ² K/W
External Wall surface			
Brick outer leaf	0.1	0.84	0.06
Thermal insulation (Cavity Partial fill)	0.025	0.037	0.12
Brickwork inner leaf		0.84	0.12
Internal surface			0.12
			2.45

$$U\text{-Value} = \frac{1}{\text{Total Resistance}} = 0.41 \text{ W/m}^2\text{K}$$

DAMP PROOF COURSE

Dpc to be installed to BS5628 Part 3: 1985 and in full compliance with manufacturer's recommendations and CP102. Dpc to be positioned min 150 mm above ground level in both leaves of external walls. Dpc in external leaf to project min 5 mm externally, in accordance with manufacturer's recommendations. Dpc in internal leaf to lap min 100 mm with dpm on floor slab. Provide vertical dpc to perimeter of all openings (stapled to all windows/door frames) and to all cavity closures. Provide additional dpc above all external lintels sloping outwards and below all internal blockwork walls built off raft.

LINTELS

All lintels specified to be manufactured by I G Lintels Limited and to be installed in strict compliance with manufacturers instructions.

Minimum end bearing of 150 mm both ends. All lintels to include proprietary insulation and to have weep holes included in perpendicular mortar joints above all external windows and doors.

GROUND FLOOR, FLOOR CONSTRUCTION

Excavate to reduced levels. Lay a minimum of 150 mm blinded hardcore in 150 mm maximum layers. Blind with sand, lay 1200 gauge polythene. Lay 50 mm Kingspan Insulation Board fully enveloped with polythene. 100 mm C20P concrete. Lay 65 mm thick reinforced floor screed.

ROOF CONSTRUCTION

Concrete interlocking tiles to be laid on 38 mm x 25 mm soft wood timber preservative treated battens at gauge to suite tiles. Battens are to be seamed fixed to rafters through insulation and counter battens, (38 mm x 38mm), with Helix In Skew 600 stainless steel pins, 150 mm long at 225 mm centres.

Fix 38 mm x 25 mm treated stop rail secured to rafters close to eaves detail.

Over rafters and lay Kingspan 60 mm Thermapatched roof boards either across or up rafters. Fix 12.7 mm plasterboard and skim finish to underside of rafters.

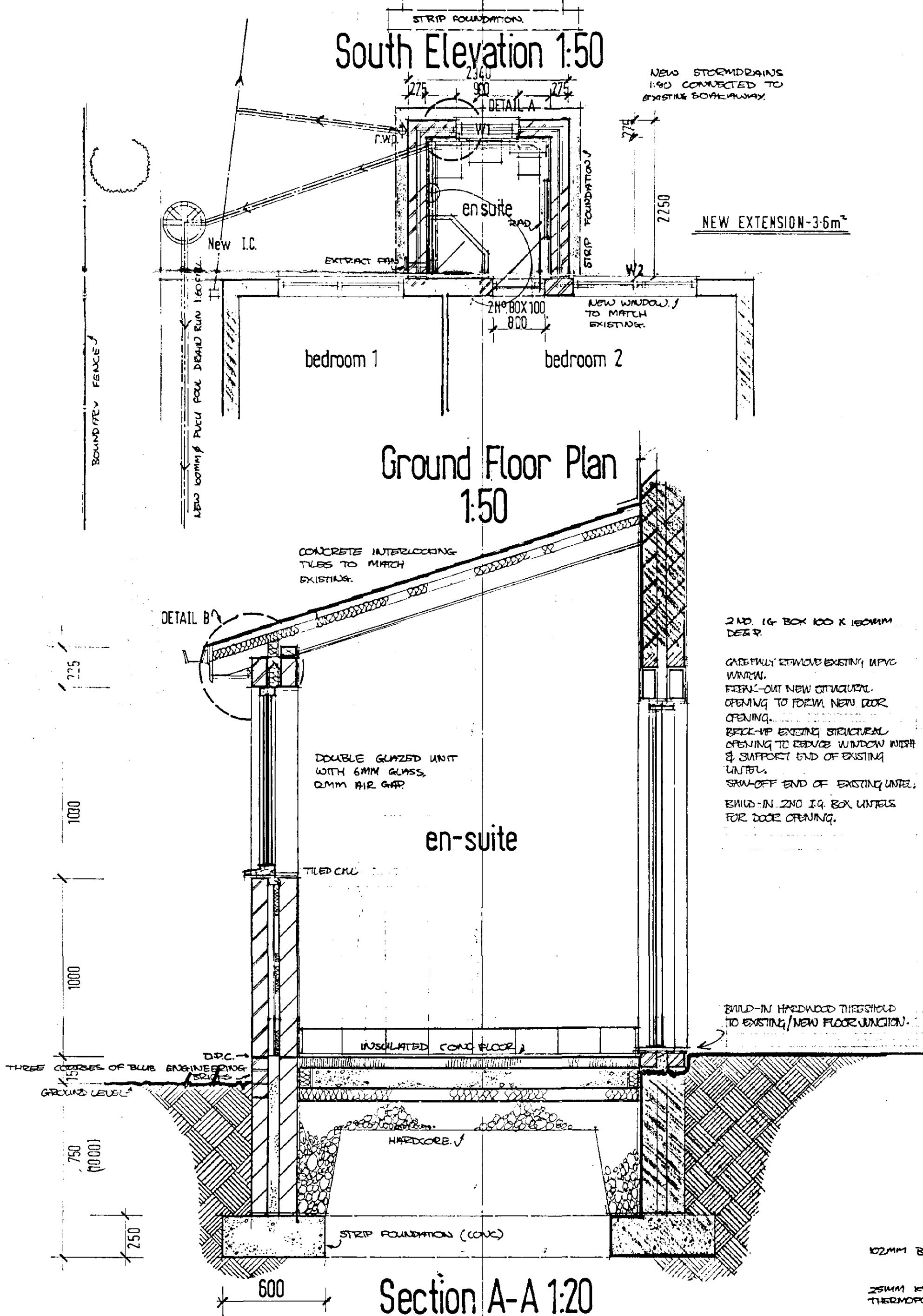
Battens to be fixed on roofing felt complying with BS747 Pt.2 Type 1 F.

WINDOWS AND DOORS

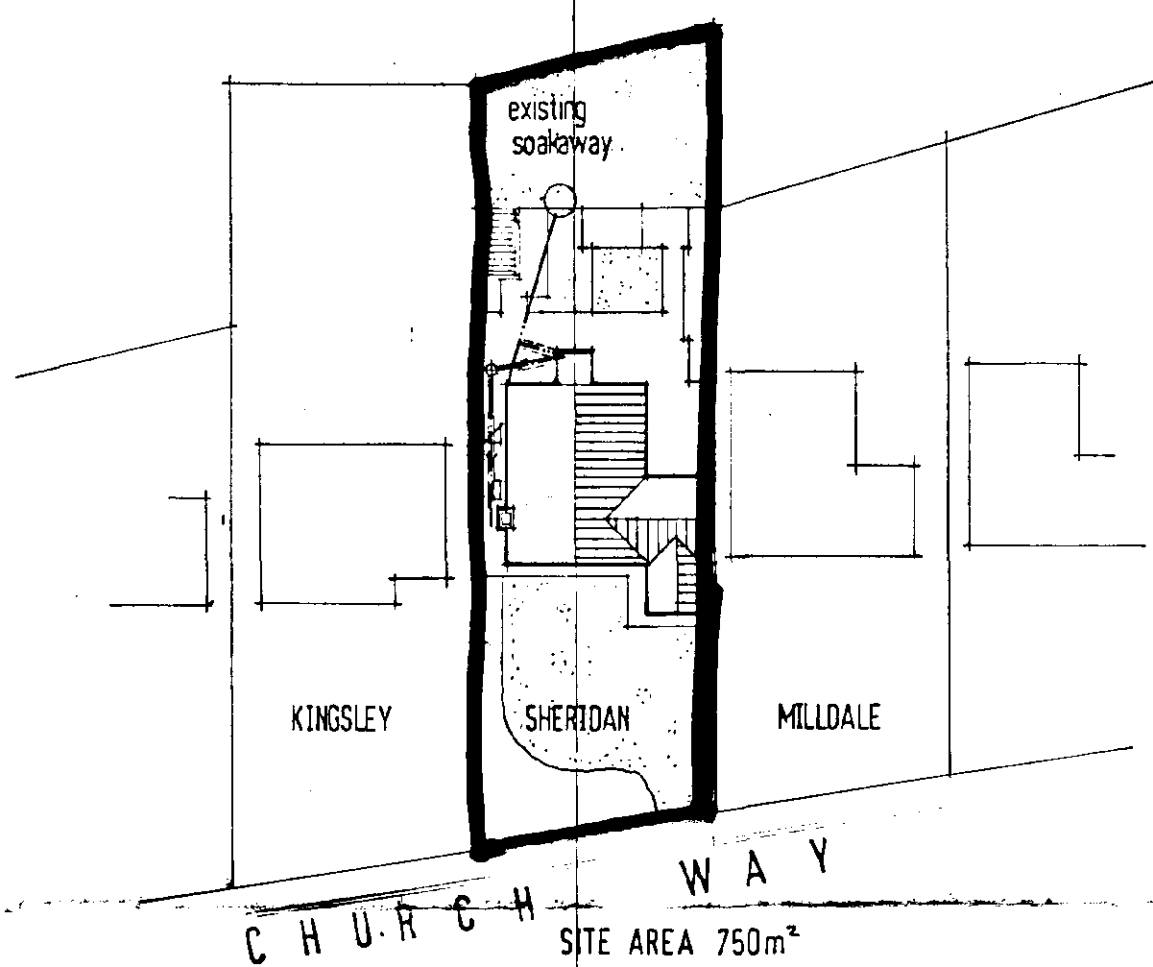
All external windows to be double glazed units, (6 mm glass, 12 mm air gap), opening casements to be as detailed on the drawing and incorporating trickle vents.

DRAINAGE

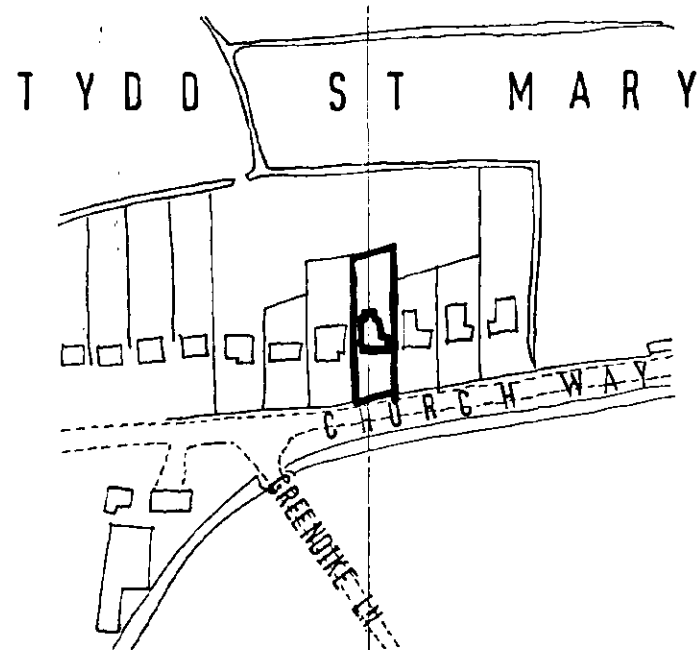
To BS8301, lay PVCU drain pipes, sizes and gradients as indicated on plan. All PVCU pipes and fittings to comply with BS4680 to be laid on 100 mm pea gravel bed. Back fill drain excavation with pea gravel to a level of 100 mm above the pipe. Where pipes pass through external walls provide 100 mm x 65 mm pre-stressed concrete lintels to support walls above. Provide minimum 50 mm clearance all round the pipe and mask the opening with rigid sheet material. Provide where indicated a 450 mm nominal diameter PVCU inspection chamber complete with blanking pieces to unused connections as required. Bed inspection chamber on 100 mm pea gravel and surround with grade C20P concrete, 100 mm thickness. Cover to comprise 450 mm internal diameter BS497 grade 'B' cast iron cover and frame bedded in cement mortar. Drain runs serving gullies to have a minimum fall of 1:40. Drain runs to discharge into foul drains and public sewer.



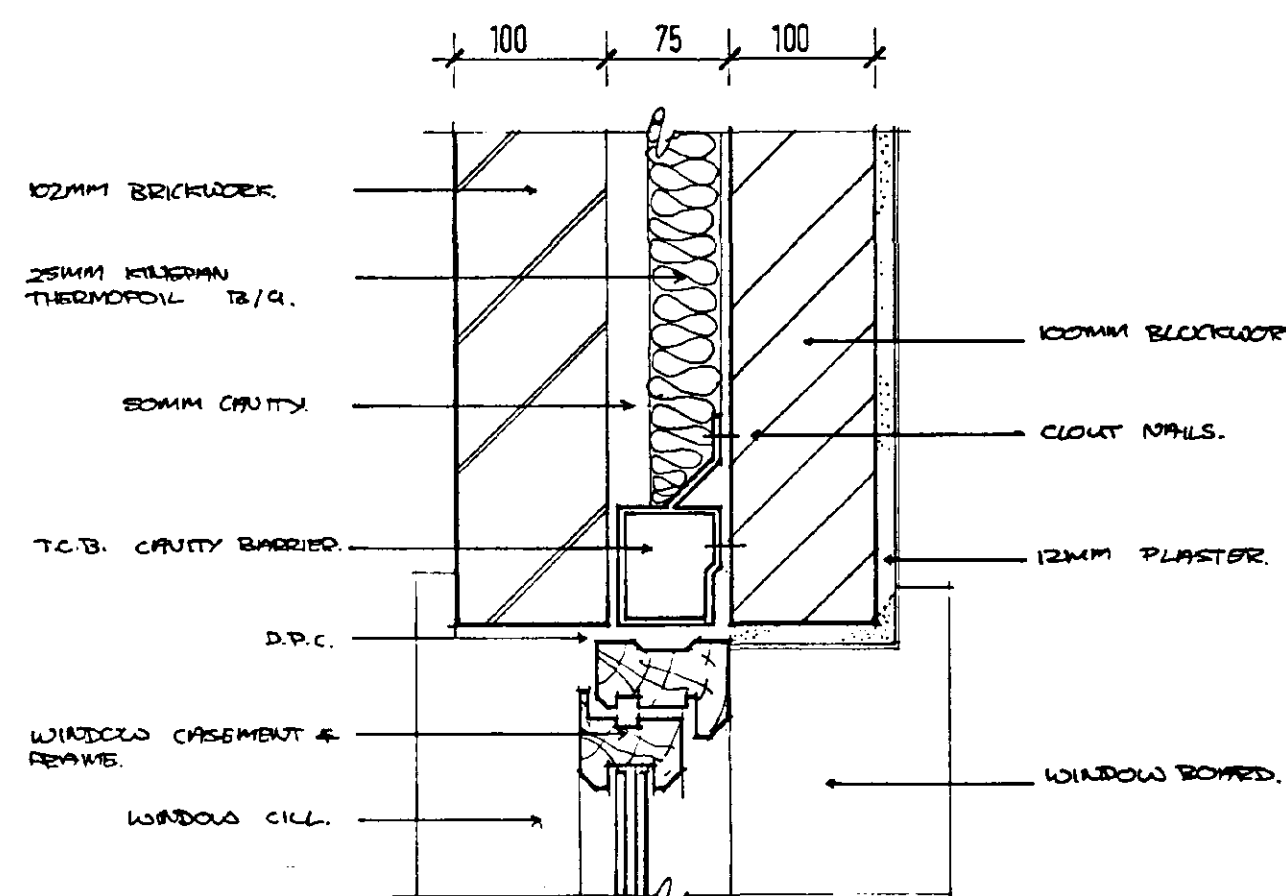
Section A-A 1:20



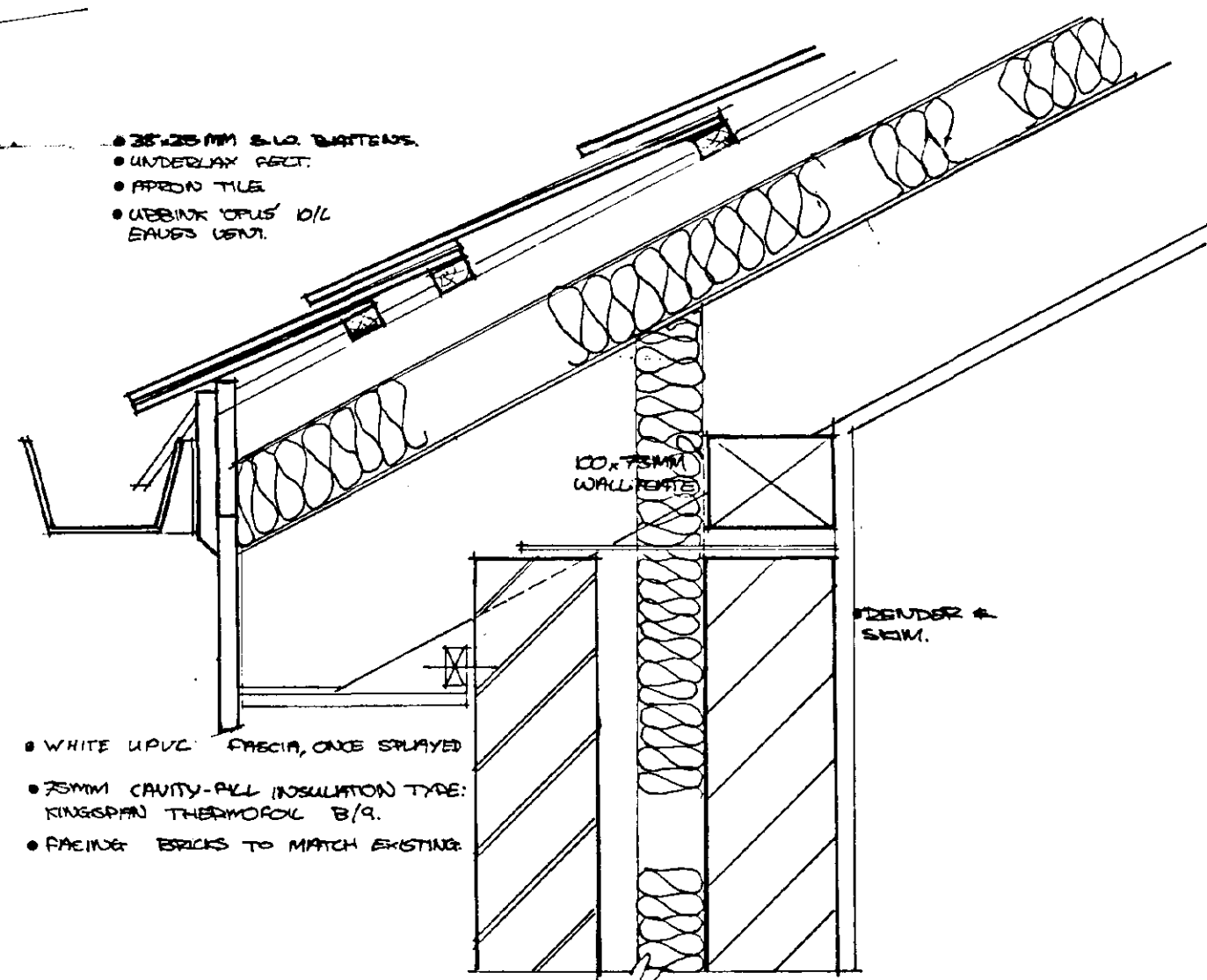
Block Plan 1:500



Location Plan 1:2500



Jamb Detail 1:5 (A)



Eaves Detail 1:5 (B)

PLUMBING

All plumbing to be to BS5572: 1978 and to be as follows:-

Basin 32 mm dia waste with 75 mm deep seal trap.
Bath 40 mm dia waste with 75 mm deep seal trap.
W.C. 75 mm dia waste with 75 mm deep seal trap.

Plumbing runs to have 1.5° gradient and to include 110 mm UPVC soil and vent pipe where indicated on plan. SVP to terminate min 900 mm above highest opening into the building and finish with a bird proof cage. Include connection bosses where necessary and with access eye above highest connection. 50 mm common waste where individual runs exceed that permissible, with rodding eyes at all changes in direction.

PIPEWORK

All pipes except those visible in the bathrooms are to be heavily lagged using insulation material having a thermal conductivity not greater than 0.045 W/mK and in thickness equal to the outside diameter of the pipe up to a maximum

VENTILATION

All separate sanitary accommodation should be provided with mechanical extra ventilation having an extraction rate of 15 litres per second and having a 15 minute overrun which may be controllable manually or automatically. Both doors to leading to the lobby and sanitary accommodation should provide at least a continuous 10 mm gap beneath the door with the provision of providing air flow.

At roof level provide proprietary eaves ventilator to give ventilation equal to min 10 mm continuous air gap together with insect screen's to ensure cross ventilation.

DRAUGHT STRIPPING

To all new and existing joinery proprietary rubber double sealed draught strips are to be installed to all opening casements. Brush type draught seals to be provided to the bottom of all internal and external doors except in the case of the additional sanitary accommodation.

CONCEALED SERVICES

All concealed services should be adequately boxed and sealed at floor and ceiling levels and piped services should be sealed where they project into hollow construction or voids including roof spaces and roof voids.

RAINWATER GOODS

Rainwater goods to comprise 110 mm square line PVCU guttering discharging into 65 mm PVCU down pipes in positions indicated on plan. Rainwater to discharge into existing drain run discharging into existing soakaway.

CRITICAL GLAZING

All glass lower than 1.5 m above floor level to doors adjacent side lights and windows and all glass lower than 800 mm above floor level should be laminated or toughened glass and should be manufactured to BS:6206/1981.

Proposed Ensuite Extension To Sheridan, Church Way, Tydd ST Mary.
MIR. & MRS. BAIRRETT

Working Drawing

J HARRALL (Dip-Arch) 2 Post Office Lane, Wisbech, Cambs PE13 1HG. Tel: (01945) 476800.

DETERMINED
PLAN

26/1/01