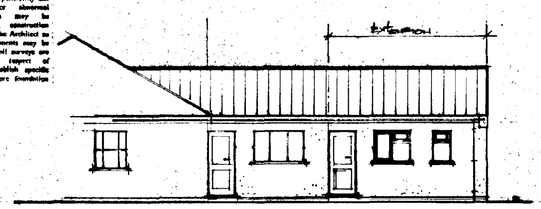
DO NOT SCALE FROM THIS DRAWING

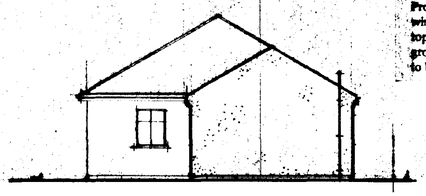
This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued.

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 referred 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.



SIDE



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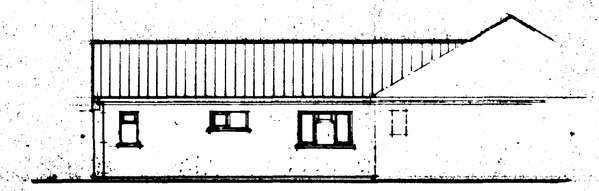

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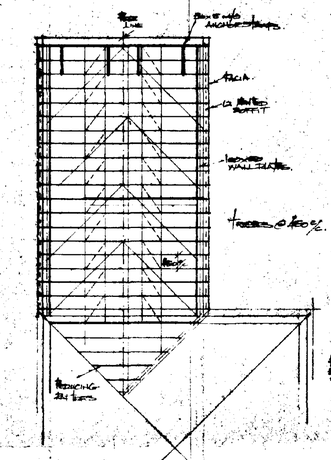
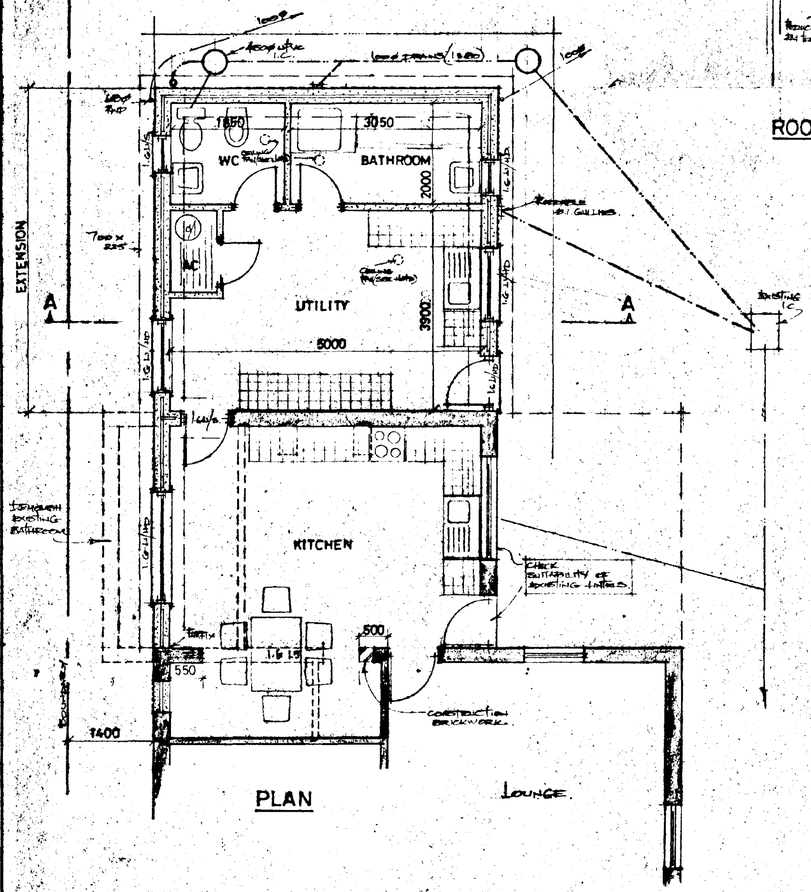
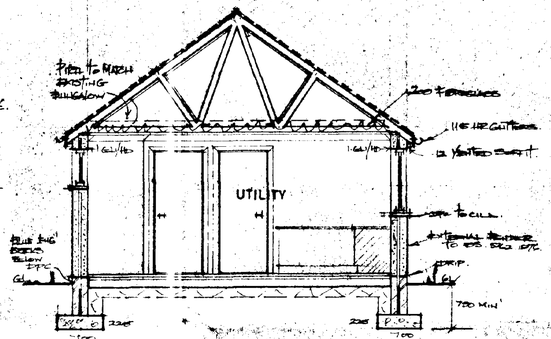


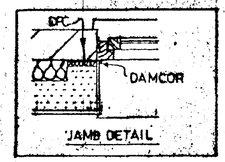
ROOF PLAN



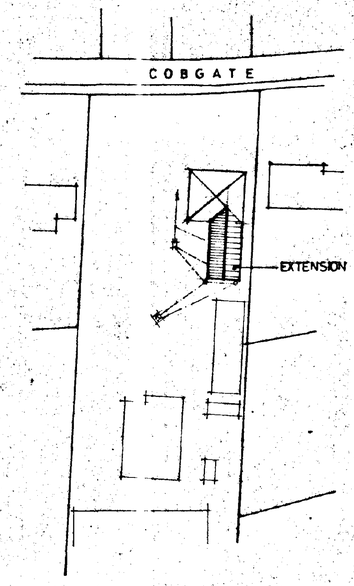
PLAN



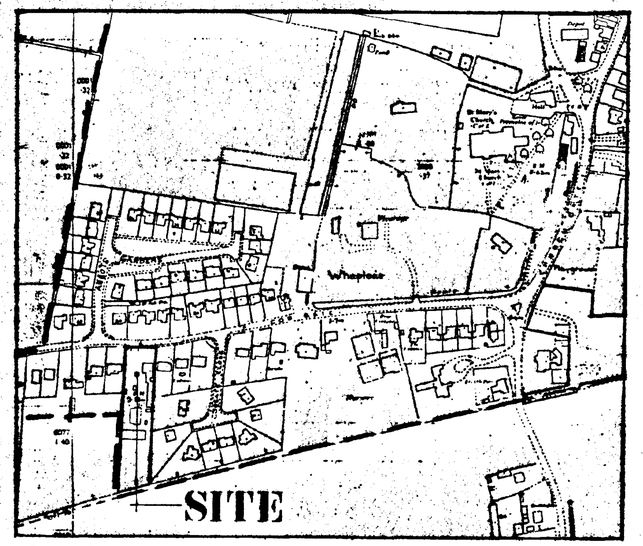
SECTION AA



JAMB DETAIL



SITE PLAN
SCALE: 1/500



LOCATION PLAN
SCALE : 1/2500

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

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

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.

WALL TILING

Provide and fix to new Bathroom to walls and window cill, 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.

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, kitchen, utility, bathroom and w.c. windows to have 4000mm squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) , bathrooms and wc (min 15 litres/sec) and utility (min 30 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.

WINDOWS AND DOORS

Windows and doors to be white uPVC. All windows and doors to be double glazed (sealed unit types). All windows to be fitted with adjustable ventilators in sash or frame head to give minimum 8000/4000 sq mm ventilation, depending on location.

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, wc 110mm dia PVC. Bath and sink wastes 40mm dia, use polypipe push fit pipework, all traps to be 75mm deep seal, all pipework etc to be accessible throughout their runs for cleansing 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 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. Back inlet gullies to be of the roddable type. Drain runs with less than 300mm 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.

FOUNDATIONS

Generally to be in mass concrete ST 4 strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS

To be I.G L1/HD in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

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 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.

ROOF VENTILATION

6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS

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

RAINWATER GOODS

PVC gutters 115mm hr 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.

CEILINGS

Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog 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.

WALLS

Cavity work to be 285mm 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.

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.

HOT WATER STORAGE

Provide system and installation as approved by British Board of Agrement. System to be vented and insulated in accordance with BS:5615, 1985. Hot water cylinder to be fitted with 50mm polystyrene insulation.

Provide thermostatic radiator valves to control output from heating system.

Pipes in roof void which do not help to heat building to be insulated to BS:5422, 1977.

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 (extend existing system) . Radiator positions to be as directed, all radiators to be fitted with thermostatic valves.

RECEIVED SPDC PLANNING
18 DEC 1995
Ref: 1218/95
A. 14.12.95 SPDC APPROVAL AMENDMENTS

DETERMINED PLAN

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

PROJECT:
EXTENSION & ALTERATIONS TO "LANNERCROFT" COBGATE WHAPLODE.

CLIENT:
MRS B.F. CREESE

SCALES:	DATE:
1/50 1/100	NOV 1995
G.R.MERCHANT	DRAWING No.: BFC.1A

REVISIONS:
A

SUMMIT
8808-1194T