

General:
 ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH RELEVANT CODES OF PRACTICE, BRITISH STANDARDS OR AGREEMENT CERTIFICATE TO WHICH THE WORKS RELATES.

ALL WORKS TO BE CARRIED OUT IN COMPLIANCE WITH CURRENT BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER, ANY VARIATIONS TO THE APPROVED DRAWINGS MUST BE AGREED IN WRITING WITH THE AUTHORITY PRIOR TO THE WORK BEING UNDERTAKEN.

ALL DETAILS ON THESE DRAWINGS ARE BASED ON TYPICAL SITE CONDITIONS RELATED TO THE AREA, NO RESPONSIBILITY CAN BE ACCEPTED FOR ABNORMAL CONDITIONS WHICH MAY BE DISCOVERED DURING CONSTRUCTION, UNLESS REPORTED AT THE TIME SO THAT ANY DESIGN AMENDMENTS MAY BE CONSIDERED. SITE SOIL SURVEYS ARE RECOMMENDED IN RESPECT OF FOUNDATIONS TO ESTABLISH BEFORE FOUNDATION WORK IS UNDERTAKEN.

ALL NEW STRUCTURAL AND CARCASING TIMBER TO BE TANALISED OR VAC-VAC TREATED PRIOR TO DELIVERY TO SITE AND TO BE MINIMUM SW STRESS GRADE C16 UNLESS OTHERWISE STATED.

ALL NEW TIMBER TO BE KILN DRIED AND MARKED KN.

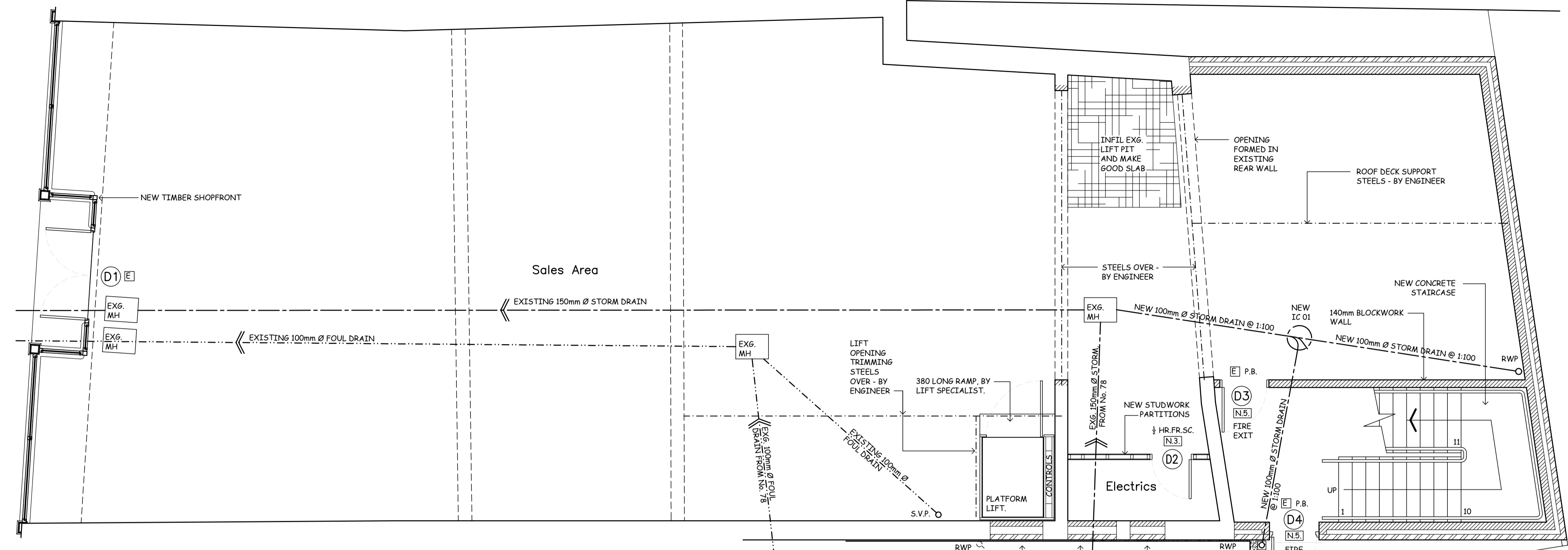
Foundations:
 ALL FOUNDATIONS TO BE IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION, OR AS INDICATED ON THE DRAWINGS AND AGREED BETWEEN THE ENGINEER AND THE BUILDING CONTROL OFFICE.

Ground Floor Construction:
 REINFORCED CONCRETE FLOOR SLAB WITH POWER FLOATED FINISH (IN SALES AREA) IN STRICT ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION ON 75mm CONCRETE BLINDING ON 1200 GAUGE DPM, ON 50mm STYROFOAM FLOORMATE 350-X INSULATION, ON SAND BLINDING, ALL TO ACHIEVE A MAXIMUM 'U' VALUE OF 0.25w/m²k

Damp Proof Course:
 SHALL BE 'HYLOAD' BY RUBEROD BUILDING PRODUCTS LTD. LAID TO BOTH LEAVES OF EXTERNAL WALLS AND TO ALL INTERNAL WALLS. EXTERNAL WALL D.P.C.'S SHALL HAVE A FINISHED LEVEL OF 150mm MINIMUM ABOVE FINISHED GROUND LEVEL. INNER LEAF D.P.C. TO BE LAPPED WITH FLOOR D.P.M. ALL D.P.C.'S TO BE BEDDED ON MORTAR. UNLESS SPECIFICALLY SHOWN OTHERWISE, ALL OPENINGS IN CAVITY WALLS VERTICALLY AND HORIZONTALLY D.P.C.'S TO BE 'DAMCOR' INSULATED D.P.C.'S BY T.D.Z. (UK) LTD.

Legend:
 ‡ HR.FR.SC. - HALF HOUR FIRE RESISTING SELF CLOSING DOOR
 [N.3] - FIRE DOOR KEEP LOCKED SHUT SIGN
 [N.5] - FIRE EXIT KEEP CLEAR SIGN
 [N.6] - FIRE DOOR KEEP SHUT SIGN
 [E] - FIRE EXIT SIGN
 P.B. - PUSH BAR TO OPEN SIGN

Lift Void Ceiling:
 22mm FLOORING GRADE 'V313' T&G CHIPBOARD ON 47 x 150MM C16 GRADE JOISTS AT 400mm CTRS. SUPPORTED ON BAT 'S' TYPE JOIST HANGARS. JOISTS TO HAVE 2 x 12.5mm VAPOUR CHECK PLASTERBOARD UNDERSIDE, WITH PLASTER SKIM FINISH, WITH JOINTS SEALED WITH FOIL BACKED TAPE. VOID TO RECEIVE 100mm MINERAL WOOL INSULATION WITH A MINIMUM DENSITY OF 10kg/m³. CEILING TO INCLUDE FULLY TRIMMED ACCESS HATCH AND PROPRIETARY LOFT ACCESS LADDER TO VOID ABOVE, TO BE USED FOR FLAT ROOF MAINTENANCE ACCESS ONLY, VIA EXISTING OPENING IN MOTOR ROOM WALL OVER.



Ground Floor

Above Ground Drainage:

ALL SANITARY PIPEWORK AND DRAINAGE INSTALLATION SHALL COMPLY WITH B.S. 5572 : 1978 AND BUILDING REGULATIONS AD 'H'. ALL DRAINAGE PIPES TO BE MARLEY EXTRUSIONS UPVC SOLVENT WELDED TO B.S. 5295 : 1989 AND SOIL AND VENT SYSTEM TO B.S. 4514 : 1983. VERTICAL DISTANCE BETWEEN THE LOWER BRANCH CONNECTION TO A DISCHARGE STACK AND THE INVERT OF THE BASE ELBOW ON THE STACK SHALL BE MINIMUM 450mm. WASTE SIZES AND LENGTHS ARE TO BE AS FOLLOWS:-
 40mm Ø BRANCH PIPE FROM SINK UP TO 3m MAXIMUM RUN LENGTH, 32mm Ø BRANCH PIPE FROM BASINS UP TO 1.7m MAXIMUM RUN LENGTH (40mm Ø UP TO 3m MAXIMUM RUN LENGTH). TRAPS WITH MINIMUM 75mm WATER SEALS TO BE FITTED TO ALL APPLIANCES. ANTI-SYPHON TRAPS SHALL BE INSTALLED WHERE BRANCH PIPE RUN LENGTHS EXCEED THE ABOVE. 100mm Ø DISCHARGE FROM WC WITH MAXIMUM LENGTH OF 8m.
 SOIL AND VENT PIPE TO BE 110mm Ø AND SHALL PROVIDE VENTILATION TO THE HEAD OF THE RUN VIA TILE VENT TO MATCH EXISTING TILES. OTHER STACKS TO TERMINATE WITH AIR ADMITTANCE VALVES. ALL PIPES, FITTINGS AND JOINTS (INCLUDING INTERNAL RAINWATER GOODS) SHALL BE CAPABLE OF STANDING AN AIR TEST OF POSITIVE PRESSURE TO MINIMUM 38mm WATER GAUGE FOR AT LEAST 3 MINUTES.
 WHERE S.V.P.'S AND S.S.'S PASS THROUGH COMPARTMENT FLOORS A QUELFIRE FIRE PROTECTION SEAL FOR UPVC PIPES REF. Q4110 IS TO BE BOLTED TO UNDERSIDE OF THE FLOOR AROUND THE PIPE.

External Wall Construction: (First Floor Shopfront)

TOTAL WALL THICKNESS TO BE 285mm COMPRISING OF 100mm FACING BRICKWORK (AS AGREED WITH THE LOCAL PLANNING AUTHORITY) OUTER LEAF, 85mm CAVITY FILLED WITH 'CROWN' DITHERM INSULATION BY OWEN'S CORNING BUILDING PRODUCTS, INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS, AND 100mm 7N/mm² 'LIGNACITE' CONCRETE BLOCK INNER LEAF BY LIGNACITE LTD. ALL IN 1:1:6 (CEMENT/LIME/SAND) MORTAR ABOVE D.P.C. LEVEL (STYLE OF POINTING TO BE AGREED). ALL PERPENDS SHALL BE SOLIDLY FILLED WITH MORTAR. STAINLESS STEEL WIRETYPE CAVITY WALL TIES TO BE INSTALLED THROUGHOUT @ 750mm CTRS. HORIZONTALLY AND 450mm CTRS. VERTICALLY, STAGGERED AND AT 225mm CTRS. AT REVEALS AND CORNERS. EXTERNAL FACING BRICKWORK SHALL BE PROVIDED WITH WEEP HOLES WHERE CAVITY TRAYS ARE INSTALLED, THIS SHALL BE PROVIDED AT EVERY THIRD PERPEND OF THE OUTER SKIN IMMEDIATELY ABOVE THE CAVITY TRAY AND FILLED WITH 'PERFILLA' BY RUBBERIOD PRODUCTS OR EQUAL. OVERALL WALL CONSTRUCTION TO ACHIEVE A 'U' VALUE NOT MORE THAN 0.35w/m²k.

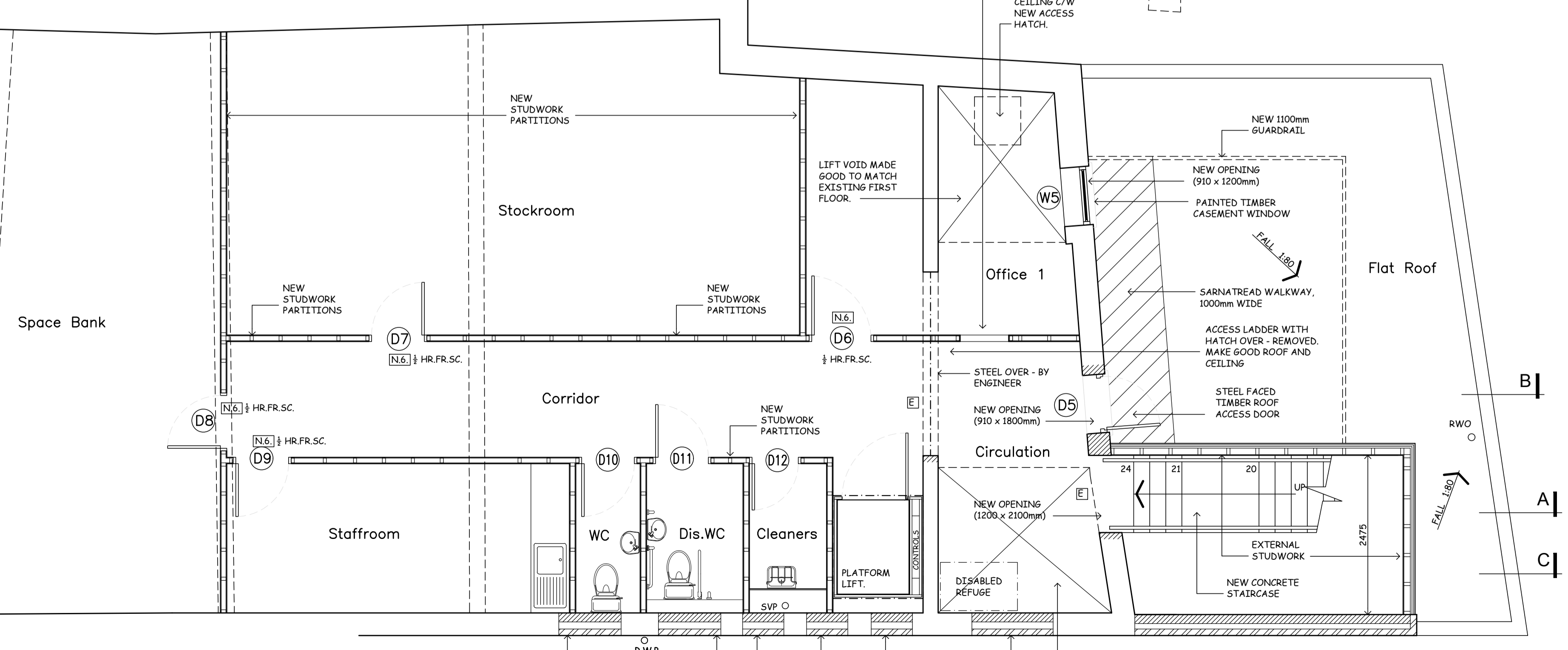
Proposed New Extension (78 High Street)

THREE NO. OPENINGS TO BE BRICKED UP TO MATCH EXISTING

- NOTES**
- Do not scale this drawing. Only figured dimensions shall be used.
 - All discrepancies to be referred to the Architect before commencing.
 - This drawing is copyright.

Below Ground Drainage:
 ALL NEW SOIL AND RAINWATER DRAINS TO BE HEPWORTH 'SUPERLEVE' TO B.S. EN295 VITRIFIED CLAY PIPES WITH POLYPROPYLENE COUPLINGS COMPLETE WITH ALL NECESSARY FITTINGS AND SHALL BE BEDDED AND SURROUNDED IN 100mm GRANULAR MATERIAL, SINGLE SIZE A66REGGATE TO B.S. 882.
 PIPES PASSING THROUGH FOUNDATIONS SHALL BE SLEEVED WITH LARGER DIAMETER PIPE OR, WHERE PASSING THROUGH WALLS UNDERGROUND, SHALL BE INSTALLED WITH PRE-CAST CONCRETE REINFORCED LINTEL OVER. THE OPENING THROUGH UNDERGROUND STRUCTURE IN ALL CASES SHALL MAINTAIN A GAP OUTSIDE THE DIAMETER OF THE DRAINAGE PIPE OF MINIMUM 50mm. THIS GAP SHALL BE FILLED WITH MINERAL WOOL AND SHALL BE BLACKED OFF AT WALL FACE WITH 6mm 'MASTERBOARD' ALL IN ACCORDANCE WITH DIAGRAM A1 TO BUILDING REGULATIONS AD H1. A FLEXIBLE JOINT SHALL BE INSTALLED ON THE DRAIN WITHIN 500mm OF THE OUTSIDE OF THE BUILDING.
 DRAIN EXCAVATIONS WITHIN 1m OF THE BUILDING WITH DRAINS BELOW THE FOUNDATION LEVEL SHALL BE BACKFILLED WITH CONCRETE TO A LEVEL OF MINIMUM 100mm ABOVE FOUNDATION BASE LEVEL. ALTERNATIVELY, FOUNDATION SHALL BE TAKEN DOWN TO THE DRAIN INVERT, WHERE DRAINS ARE ENCASED IN CONCRETE THESE SHALL BE PROVIDED WITH FLEXIBLE JOINTS AND CONCRETE JOINTS OF 20mm POLYSTYRENE AT APPROXIMATELY 3m CENTRES. DRAINS, BOTH EXISTING AND PROPOSED, WHERE PASSING UNDER THE BUILDING SHALL BE ENCASED IN 100mm GRANULAR MATERIAL AND BACKFILLED TO THE UNDERSIDE OF THE FLOOR SLAB FORMATION LEVEL WITH PEAGRAVEL. WHERE THE DRAIN IS WITHIN 300mm OF THE FLOOR, CONCRETE FILL TO THE EXCAVATION SHALL BE CARRIED OUT AS PART OF THE CONCRETE FLOOR CONSTRUCTION. A SINGLE LAYER OF A393 REINFORCEMENT MESH, MINIMUM 1m WIDE, SHALL BE PLACED CENTRALLY OVER THE DRAIN CENTRE LINE FOR ITS FULL LENGTH WHERE UNDER THE BUILDING.
 INSPECTION CHAMBERS / MANHOLES SHALL BE SIZED IN ACCORDANCE WITH TABLE 9 OF THE BUILDING REGULATIONS AD H1. UP TO 600mm DEEP TO INVERT, THESE SHALL BE 250mm DIA. POLYPROPYLENE INSPECTION CHAMBERS TO 900mm DEEP OR WITH MORE THAN THREE CONNECTIONS PER SIDE ARE TO BE FORM IN 225mm CLASS 1 ENGINEERING BRICKS TO B.S. 3921 IN 1:3 CEMENT : SAND MORTAR, LAID IN ENGLISH BOND ON 150mm THICK C20 CONCRETE SLAB COMPLETE WITH HALF ROUND CHANNELS AND SECTIONAL BENDS. BENCHING OF CONCRETE TO BE FINISHED WITH 1:3 CEMENT : SAND. MANHOLE SIZE SHALL BE 1200 x 750mm INTERNAL SIZE.
 ALL INTERNAL COVERS TO BE 600 x 450mm LIGHT DUTY, RECESSED, DOUBLE SEAL SCREW DOWN COVER AND FRAMES. WHERE NECESSARY ALL DISUSED DRAINPIPES TO BE GRUBBED UP OR SEALED TO THE SATISFACTION OF THE LOCAL AUTHORITY.

Boundary Fencing:
 1800mm HIGH GALVANISED STEEL PALADIN TYPE FENCE ON BOUNDARY LINE, TO INCLUDE 1000mm SINGLE GATE.
Rear Yard:
 40mm ASPHALT WEARING COURSE ON 60mm BASE COURSE ON 150mm WELL COMPACTED HARDCORE SUB-BASE, LAID TO FALLS TO GULLEY, WITH BELOW GROUND DRAINAGE AS SHOWN.



First Floor

As Built
 OCTOBER 2006

- REVISION H: 13/09/06 : FIRST FLOOR LAYOUT AND BOUNDARY FENCING REVISED, TO SUIT TENANT REQUIREMENTS.
 REVISION G: 04/07/06 : FIRST FLOOR SHOPFRONT WALL REVISED, SPECIFICATION ADDED.
 REVISION F: 03/05/06 : WINDOWS W1-W4 DETAILED, YARD, No. 78 AND DRAINAGE ADDED, LIFT PIT AMENDED TO BE RAMP, REVISED TO ENGINEERS DETAILS
 REVISION E: 27/03/06 : NEW LAYOUTS, TO SUIT REVISED NEW LIFT, GENERAL REVISIONS, NOTES / DIMENSIONS ADDED.
 REVISION D: 13/03/06 : NEW LAYOUTS, TO SUIT CLIENT REQUIREMENTS.
 REVISION C: 22/02/06 : LIFT AND STAIRS REVISED, NEW EXTENSION AMENDED.
 REVISION B: 26/09/05 : REDRAWN TO INCLUDE LIFT.
 REVISION A: 24/10/03 : REDRAWN.

PAUL LUNN Architectural
 Registered in England and Wales no. 13983377
 Registered Office: 1 Brodie Place, Hampton Gardens, Peterborough, PE7 8QD
 07733 163402 design@paullunn.co.uk

PROJECT
 80 High Street,
 Newmarket,
 Suffolk
 CLIENT
 Trustees of the Carolgate Friendly Society.

DRAWING
 Proposed Floor Plans

DATE: 20/02/2001
 SCALE: 1:50

DRAWING NO.: 1257/02
 REV: A B C D E F G H