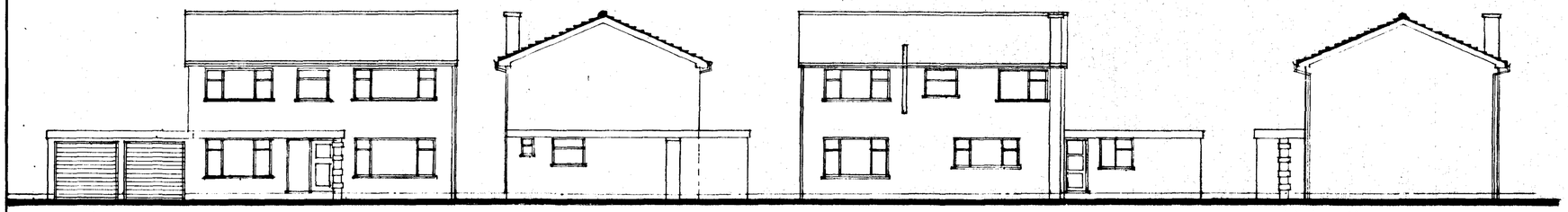
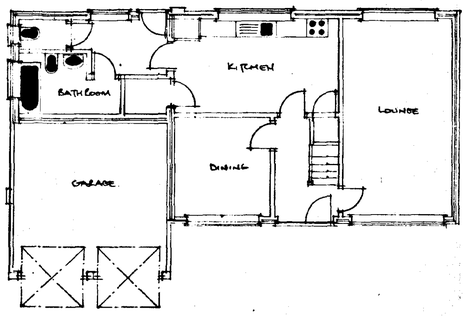
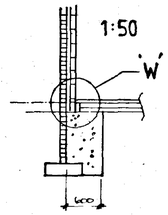
EXISTING ELEVATIONS



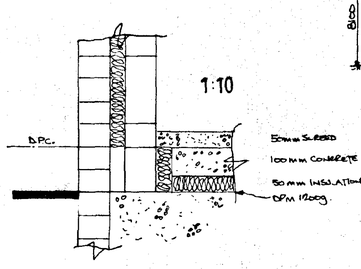
rear front — side(west) — rear — side(east)



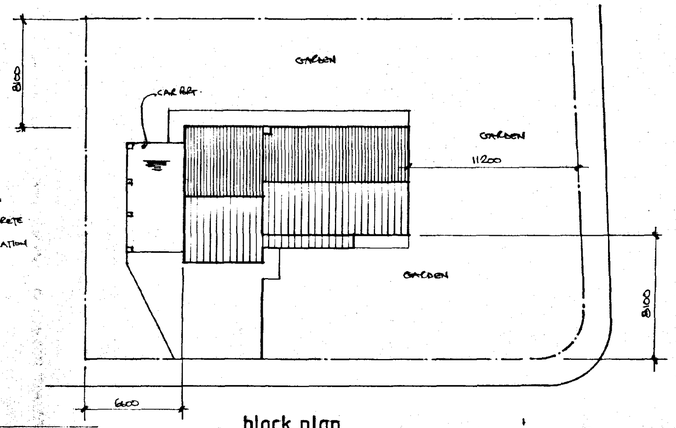
ground floor plan



b-b

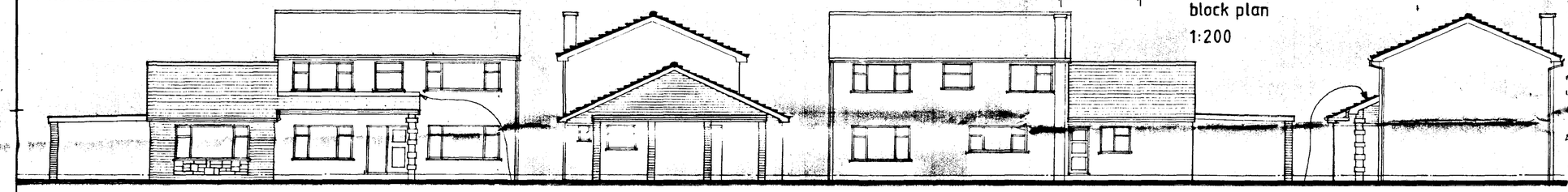


enlarged detail 'W' through floor

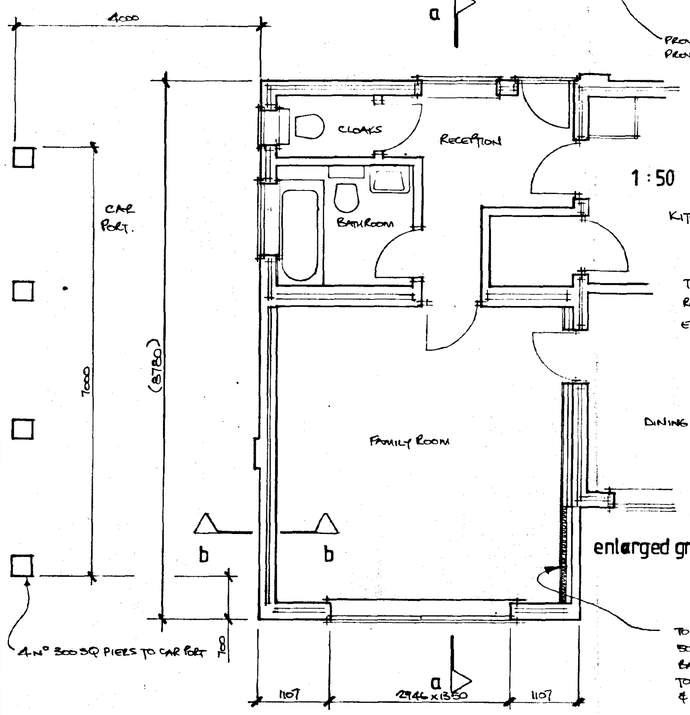


block plan
1:200

PROPOSED ELEVATIONS



front — side(west) — rear — side(east)



1:50

KITCHEN.

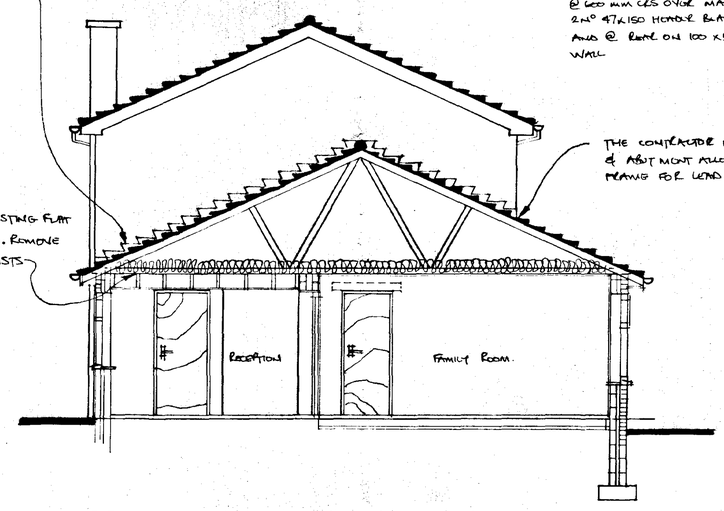
DINING

enlarged ground floor plan

PROVIDE N°4 LEAD FLASHING 150 mm HIGH TO PROVIDE BACKSPLASH & WATERTIGHT SEAL

TRUSSES TO BE FITTED ABOVE EXISTING FLAT ROOF JOISTS (ALLOW MIN 12mm GAP). REMOVE EXISTING GARAGE FLAT ROOF JOISTS

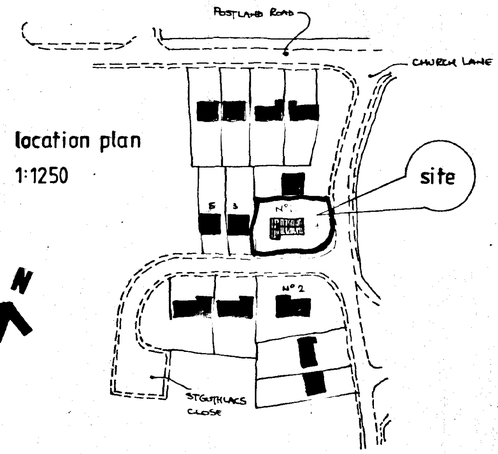
TO INSIDE OF WALL PROVIDE:-
50mm BATTENS ON COAT OF SYNTHERAPOFE. FIT 54mm CELOTEX (GA4054) ONTO BATTENS, PLASTERBOARD & SKIM. TIMBER BATTENS PROVIDED HORIZONTALLY TOP & BOTTOM @ 600mm CRS MAX. BOARDS SHOULD BE NEATLY BUTTED TOGETHER & JOINTS SHOULD BE VAPOUR SEALED WITH FOIL TAPE



a-a

MONOPITCH ROOF:- 50x72 CEILING JOISTS @ 600 mm CRS, 50x100 RAFTERS @ 600 mm CRS OVER MAX SPAN 900 mm SUPPORTING @ FRONT ONTO 2 No 47x150 HOTDIP BEAMS BOLTED TOGETHER @ 600 mm CRS (@ 12 BOLTS) AND @ REAR ON 100 x 50 HOTDIP BOMM RAILBOLTED (4 No) TO HOUSE WALL

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ROOF PITCH & ABUT MENT ALLOWS SUFFICIENT DISTANCES BELOW WINDOW HEAVE FOR LEAD FLASHING.



location plan
1:1250

CONSTRUCTION NOTES CONTINUED

ROOFS CONTINUED

TILES TO ROOF TO BE SUITABLE FOR PROPOSED PITCH AND FITTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS & RELEVANT CODES OF PRACTICE
ROOF STRUCTURE TO BE MANUFACTURED TRUSS RAFTERS @ 600 mm CRS MAX.
CERTIFICATE TO BE PRESENTED PRIOR TO COMMENCEMENT OF WORK ON SITE
TRUSSES TO COMPLY TO CP 112
ROOF TRUSSES INCLUDING WIND BRACING & BINDERS TO BE IN ACCORDANCE WITH BS 5268 PARTS 2 & 3.
TRUSSES WITH PITCH WITH WALLS WITH WHICH THEY ARE PARALLEL UNLESS STATED OTHERWISE TRUSSES WILL FIT ONTO 100 x 75 TIMBER WALL PLATE ANCHORED TO INNER LEAF. END & EAVES SIZE 0.15 mm.
ROOF TO BE FITTED WITH UNDERLAY ABLE SARKING FELT OR SIMILAR
WITH LOCKING TILES ON TREATED 38 x 25 BATTENS. ROOF TILES TO PARAPET TO SIDE WALLS TO BE BEDDED & POINTED IN MORTAR SPACE BETWEEN TILING BATTENS TO BE FILLED UP SOLID WITH MORTAR TO THE UNDERSIDE OF ROOF COVERING.
ROOF INSULATION 270mm (10") FIBREGLASS TO PROVIDE A MAXIMUM U VALUE OF 0.12 W/m²K
UNDERSIDE OF CEILINGS ONCE LAID WITH 12.7mm (½") PLASTERBOARD. CEILINGS SKIMMED WITH THISTLE PLASTER OR NOTED.
LATERAL RESTRAINT STRAPS AT 1800mm MAX CRS BOTH AT CEILING & RAFTER LEVEL FOR LATERAL RESTRAINT. (BOWS GALVANISED STEEL)
PROVIDE TIMBER BLOCKING PIECES WHERE STRAPS ARE AT RIGHT ANGLES TO STRUCTURAL MEMBERS TO EXTEND ONCE MIN 2 NO MEMBERS
PROVIDE SUITABLE SOFFITS & FASCIAS.
VENTILATION TO ROOF SPACE:-
VENTILATION AT EAVES TO BE PROVIDED TO GIVE THE EQUIVALENT OF A 25mm CONTINUOUS AIR GAP (USE PROPRIETORY SYSTEM)
MINIMUM 50mm DEEP VENT GAP AT EAVES WALL & ROOF INSULATIONS TO BE CONTINUOUS TO PREVENT COLD BRIDGING.

ABOVE GROUND DRAINAGE

NOT AFFECTED

BELOW GROUND DRAINAGE

NOT AFFECTED

STORMWATER

RAINWATER TO BE CONNECTED FROM ROOF BY 65 (114 mm) H.P. P.V.C. GUTTERING INTO 63 (2½") (65 mm) DOWN PIPES TO 450mm (18") SQUARE PRECAST CONCRETE INSPECTION CHAMBERS TO BE 1:40 / 1:60 GRADIENT LAID ON & SURROUNDED BY 150mm PEA GRAVEL BED EITHER CONNECTING TO EXISTING MAINS OR TO NEW SOAKAWAY MINIMUM SIZED AT LEAST 4.6m FROM NEAREST DWELLING.

GENERAL

ALL NEW WORK TO COMPLY TO CURRENT "BUILDING REGULATIONS 1991" AND AMENDMENTS THERETO. ALL WORK TO BE TO THE SATISFACTION OF THE LOCAL AUTHORITY
ALL ELECTRICAL INSTALLATIONS TO BE TO NHBC STANDARDS
75mm SOFTWOOD FRAMES TO INTERNAL DOORS
ALL DOORS TO HAVE ADEQUATE VENTILATION OPENINGS EQUAL TO 1/20TH OF THE FLOOR AREA OF THAT ROOM (PROVIDE A PERMANENT BACKGROUND VENTILATION OF 4000mm² MINIMUM AT LEAST 1.75 METRES ABOVE FINISHED FLOOR LEVEL.
THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WINDOWS & DOORS FIT OPENINGS.
DPC TO ALL DOOR & WINDOW CLOSURES (I.E. HORIZONTAL & VERTICAL D.P.C. TO BE BITUMOUS) TO BE INSTALLED PROPERLY
WINDOWS TO BE DOUBLE GLAZED.
INTERNAL DOORS 1981 x 762 (6'6" x 2'6")
ALL JOINERY TO BE BRITISH STANDARD
ALL EXPOSED TIMBERS TO BE SUITABLY TREATED
ALL STRUCTURAL TIMBERS TO BE SUPPLIED & MARKED DRY OR KILN DRY (KD)
GLAZING:-
GLAZING WHICH IS WHOLLY OR PARTIALLY WITHIN 1500 mm FROM FLOOR SHALL BE MIN CLASS C TO BS 6206 AND MARKED TO BS 6206
IF THE SMALLER DIMENSION OF THE FRAME IS GREATER THAN 900 mm IT SHALL BE MINIMUM CLASS C & MARKED TO BS 6206
BELOW LEVEL GLAZING NOT COVERED BY 1 WHICH IS WHOLLY OR PARTIALLY WITHIN 800 mm FROM FLOOR SHALL BE TOUGHENED CLASS C & MARKED BS 6206
KEY NEW BRICKWORK TO EXISTING.

NOTES

All dimensions must be checked on site and not scaled from this drawing.

CONSTRUCTION NOTES.

FOUNDATIONS

FOUNDATIONS TO BE TO A DEPTH OF 1 METRE MINIMUM OR TO A DEPTH TO SUIT GROUND CONDITIONS

SUITABLE FOOTINGS TO BE CAST :-

1. 600 mm WIDE x 230 mm DEEP OF CONCRETE 4:2:1 MIX MIN.

OR ALTERNATIVELY

2. TRENCH FILL 450 mm WIDE x 600 mm DEEP OF CONCRETE 4:2:1 MIX MIN MIN.

BOTH ALTERNATIVES ARE TO BE CAST TO THE "BUILDING CONTROL OFFICERS" SATISFACTION.

FLOOR CONSTRUCTION.

BASE TO BE 100 mm CONCRETE (4:2:1 MIX MINIMUM) WITH 50 mm SCREED BOTH ON 50 mm JABLITE FLOOR INSULATION (TAKE JABLITE UP TO SIDES TO PREVENT COLD BRIDGING). JABLITE ON HEAVY DUTY MEMBRANE 1200 g. 150 mm BEAMS TO BE TAKEN UP AT SIDES VERTICALLY AND FITTED BENEATH & CONTINUOUS WITH HORIZONTAL DPC WHICH MUST MATCH WITH EXISTING WALLS SEAL WITH TWO COATS OF SYNTHETAPOFE VIEWABLE ON EXISTING GARAGE FLOOR.

WALL CONSTRUCTION.

WALLS UP TO DPC TO BE CONSTRUCTED IN 100 mm BRICKS OR CLASS A CONCRETE BLOCKS.
WALLS TO HAVE 50 mm CAVITY MIN (2").
CAVITY UP TO DPC TO BE INFILLED WITH CONCRETE TO MIN 225 mm OF DPC.
50 mm POLYBEAD OR SIMILAR INSULATION BETWEEN BATTENS OR SIMILAR INSULATION BETWEEN CAVITY FITTED TO OUTSIDE OF INNER LEAF & FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
HORIZONTAL D.P.C. TO BE 100 mm WIDE & FITTED 150 mm ABOVE GROUND LEVEL. i.e. SAME AS EXISTING HOUSE.
EXTERIOR WALLS TO BE CONSTRUCTED IN 100 mm FACING BRICKS TO MATCH EXISTING HOUSE
INSIDE OF EXTERIOR WALLS TO BE CONSTRUCTED IN 100 mm WIDE THERMALITE SHIELD INSULATION BLOCKS & FINISH PLASTERED 12 mm THICK TO GIVE U VALUE OF 0.45 W/m²K
CAVITY TO HAVE GALVANISED BUTTER FLY WALL TIES (SCREW IN TO EXISTING WALLS) AT 450 mm CRS NOTE: ALL MASONRY HORIZONTAL JOINTS TO BE STRAIGHT AND DOUBLED UP AT REVEALS (i.e. 225 mm CRS)

LINTOLS

LINTOLS CLASS 2 (80) 2½ (65 DEEP) TO BE "A" TYPE AND ARE TO HAVE MINIMUM BEARING (SIDE OF 100 mm (4") AND ARE TO BE FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS i.e. DOUBLE.

L2/NO FOR SPANS OVER 1800 mm (SCUNTHORPE)
L2/S FOR SPANS UNDER 1800 mm (ZLOUISE)
2 No BOX 100 ONCE DOORS THAT BRICK THRU EXISTING HOUSE WALL AND DOOR AT EXISTING REAR GARAGE WALL

"U" LINTOLS PROVIDE A U VALUE SIGNIFICANTLY LESS THAN 0.6 W/m²K

ROOFS (PITCH APPROX 25°)

HALF ROUND ROOF TILES TO RIDGE.
ROOF TILES TO BE OF THE INTERLOCKING TYPE. TILES TO ROOF FINISHING TO BE LEFT & RIGHT HAND.

A		
	Date	Revisions

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SPECIFICATION.
BRICKS :- IBSTOCK - RIPPLE RUSTIC OR SIMILAR
TILES :- MARLEY MODERN - BROWN (OR SIMILAR)

EXAMINED

Client
D. JACOBS ESQ.

Job Title

SOUTH LAKELAND HOUSE
14 APR 1997
Ref: 01/0671.

Drawing Title
PROPOSED GARAGE CONVERSION AND REROOFING AND CAR PORT AT :-
1, ST GUTHLACS CLOSE, CROWLAND.

Scale 1:100

Date 2·4·97 | Drawn by I.R.L.

Drg No. DJ/100 | Rev.

©0000 ARCHITECT STANDARD

841 x 594mm