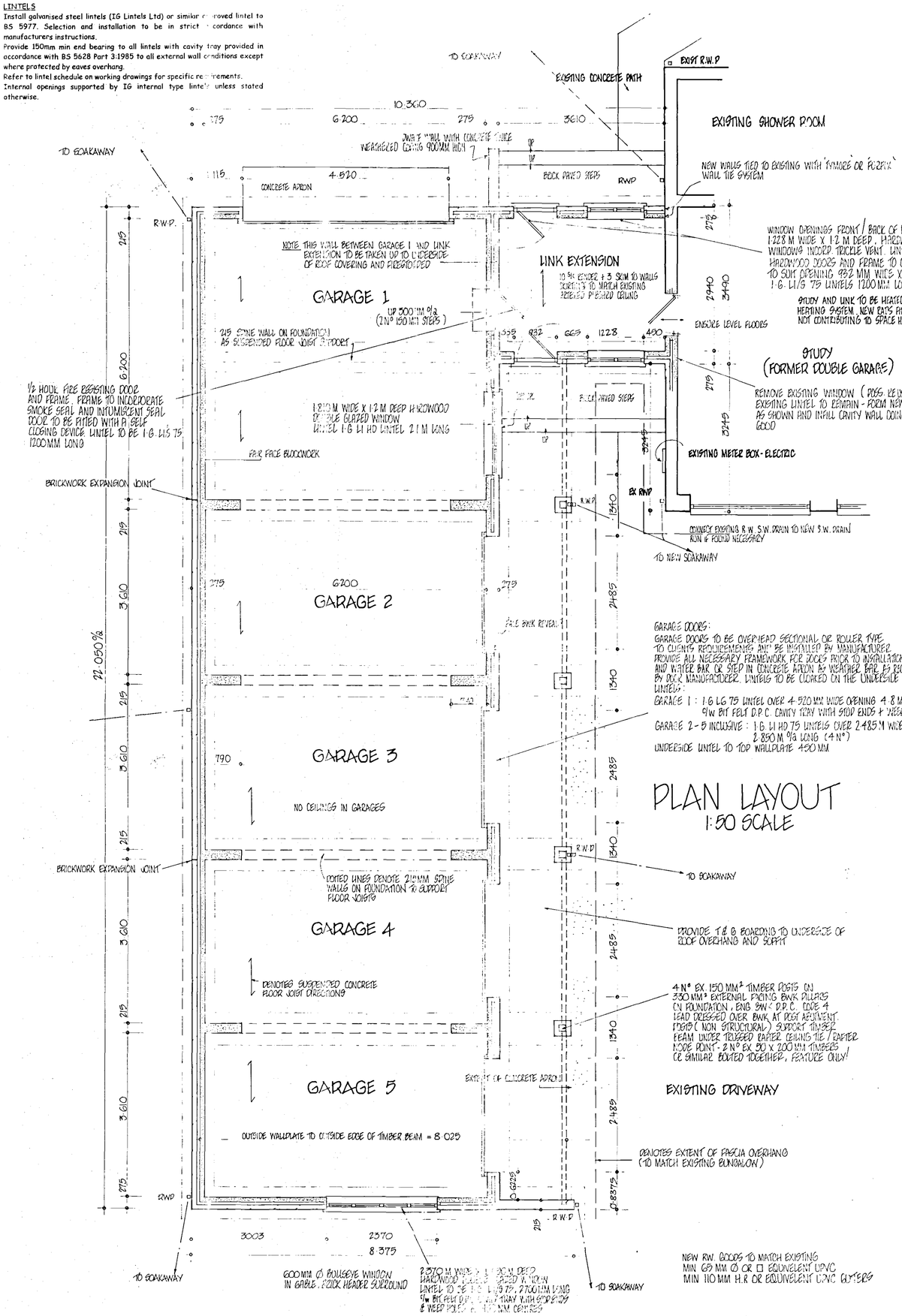
LINTELS
Install galvanised steel lintels (IG Lintels Ltd) or similar approved lintel to BS 5977. Selection and installation to be in strict accordance with manufacturers instructions.
Provide 150mm min end bearing to all lintels with cavity tray provided in accordance with BS 5628 Part 3:1985 to all external wall conditions except where protected by eaves overhang.
Refer to lintel schedule on working drawings for specific requirements.
Internal openings supported by IG internal type lintels unless stated otherwise.



GARAGE DOORS:
GARAGE DOORS TO BE OVERHEAD SECTIONAL OR ROLLER TYPE TO CLIENTS REQUIREMENTS AND BE INSTALLED BY MANUFACTURER. PROVIDE ALL NECESSARY FRAMEWORK FOR DOORS PRIOR TO INSTALLATION AND WATER BAR OR STEP IN CONCRETE APRON AS WEATHER BAR IS RECOMMENDED BY DOOR MANUFACTURER. LINTELS TO BE CLOAKED ON THE UNDERSIDE WITH TIMBER OR PVCU LINING:-
GARAGE 1 : 1-G-L-G 75 LINTEL OVER 4.520 MM WIDE OPENING 4.8 M 5% LONG 5% BIT FELT D.P.C. CAVITY TRAY WITH STOP ENDS + WEEP HOLES
GARAGE 2 - 5 INCLUSIVE : 1-G-L1 HD 75 LINTELS OVER 2.485 M WIDE OPENINGS 2.850 M 5% LONG (4 N°)
UNDERSIDE LINTEL TO TOP WALLPLATE 450 MM

PLAN LAYOUT
1:50 SCALE

PART P - ELECTRICAL SAFETY
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Local Building Control Inspector must be satisfied that either-

1) An electrical installation certificate issued under a competent persons scheme has been issued: or

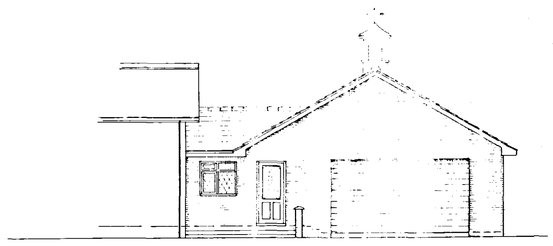
2) An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

LIGHTING
Efficient lighting internally to comply with section 1.54-1.56 and table 4 of Approved Document Part L1.
Efficient lighting externally to comply with section 1.57 of Approved Document Part L1.

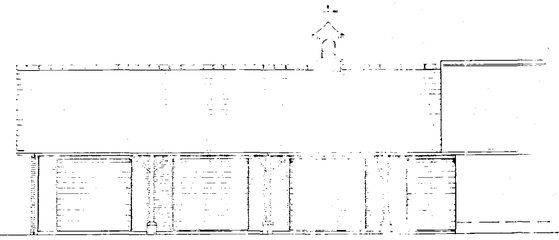
SWITCHES & SIMILAR ACCESSORIES
All wall mounted switches, socket outlets to be positioned between 450mm - 1200 above finished floor level.

GLAZING
All external glazing to be double glazed and in accordance with Approved Document Part N 1991 edition and Part L1 2002 edition.
Install Pilkington 'K' soft coat low emmissivity glass to all external openings achieving a U-value of 1.6 W/m2 K.
Glazing to internal doors to be toughened / laminated safety glass.
Glazing to external doors to be toughened / laminated safety glass except for solid doors with small glazing areas not exceeding sizes stated in Approved Document Part N.
Each safety glazed panel to incorporate the British Standard Kite Mark as means of identification.

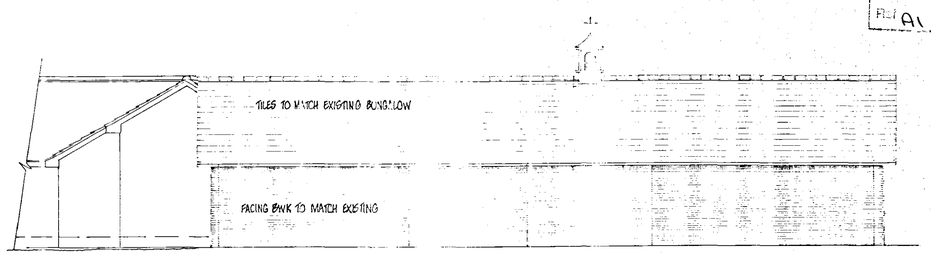
General.
All exposed timber to be preservative treated to the relevant Code of Practice and British Standard
All structural timber to be SC3 grade carcass and stamped KD (kiln dried).



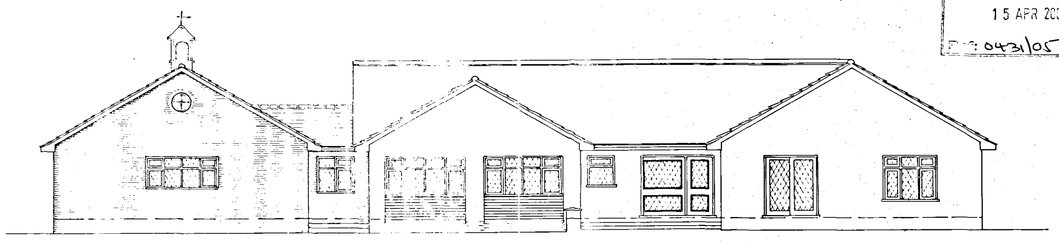
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

UPVC rainwater goods, 100mm H.R. gutters laid to falls on brackets to 63mm dia downpipes to 100mm dia trapped rodable gullies discharging to new soakaway, soakaway 1500mm dia x 1500mm deep filled with hardcore to within 150mm of ground level and covered with felt and topsoil and to be positioned a minimum of 5 metres from all buildings and 2 metres from all boundaries.
All installations to comply with building regulations and local water authority requirements.

NEW R.W. GOODS TO MATCH EXISTING
MIN. 65 MM Ø OR □ EQUIVELENT UPVC
MIN. 110 MM H.R OR EQUIVELENT U.P.V.C GUTTERS

SUB STRUCTURE WALLING:
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M²) In 1:3 cement mortar. Bricks below DPC to be F.L. designation and to B.S.3921 1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C level. Internal 100mm walls below D.P.C. in class A concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to ext. face of wall.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

DAMP PROOF COURSE:
To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutments, flexible cavity trays are to be used and are to rise 225mm up the cavity.

CAVITY WALL CONSTRUCTION:
275mm cavity wall consisting:
100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1987 for calcium silicate bricks.
75mm cavity: build in to cavity Rockwool cavity wall insulation boarding in accordance with manufacturers instructions and agreement certificate N83/1087.(LINK ONLY)
100mm internal cavity skin of tarmac hemelite insulation blockwork. FAIRFACE BLOCKWORK IN GARAGES
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonry walls of 100mm tarmac hemellite.
Mortar to B.R.E. digest NO178 and CP121 part 1 1973. And as recommended by brickwork manufacturer. Close cavities at eaves and provide bit felt D.P.C. also to sills and jambs of all windows and doors, at the head under lintels and also under sills.
Provide bituminous felt D.P.C. abov all exposed lintels as cavity tray and stepped D.P.C. cavity tray and code 4 lead flashing with a minimum 150mm upstand at all roof/wall abutments.

AMENDED PLAN
REF A1

DETERMINED PLAN

Planning & Development
15 APR 2005
D/C: 0431/05

CONVERSION OF GARAGE TO STUDY AND GARAGE BLOCK EXTENSION, WINSLOW GATE FLEET, LINCOLNSHIRE. FOR MR G.W. DAYNE

DRG N° JS 03 SCALES 1:50 1:100