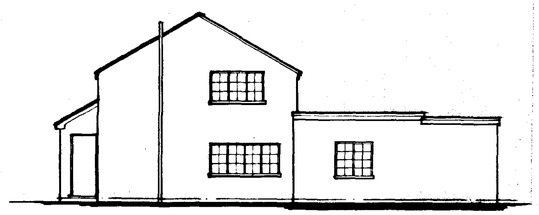
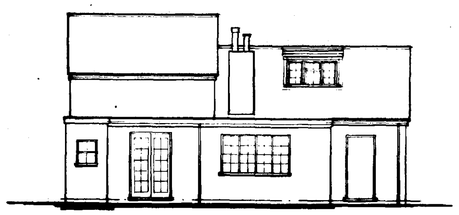


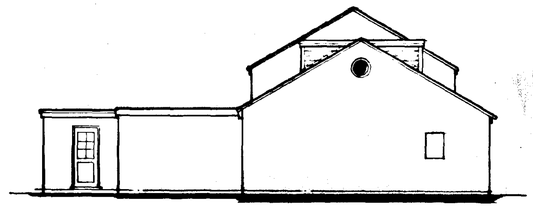
FRONT ELEVATION.



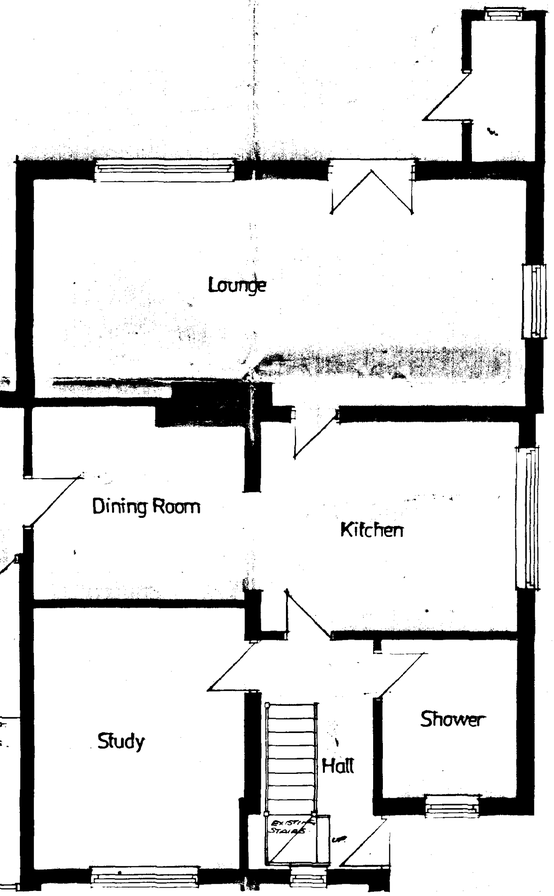
SIDE ELEVATION.



REAR ELEVATION.



SIDE ELEVATION.



EXISTING GROUND FLOOR PLAN.

GENERAL NOTES

Do Not Scale from drawings. If in doubt ask

Contractors are responsible for checking all dimensions on site when work commences and before ordering materials. Any discrepencies should be brought to the attention of the Designers for remedial advice as soon as possible.

All details shown on the drawing are based on typical site conditions for the area. No responsibility can be accepted for any abnormal conditions. Any such conditions to be reported to designer for amendments or the Professional services of a Chartered Structural Engineer to be sought.

The notes shown are merely to cover the requirements for Building Regulations and should not be used as a full specification.

If materials, products & workmanship are not fully specified they are to be of the landard appropriate to the work and suitable for the purpose stated above and all work to be in accordance with good building practice and in accordance with BS for Workmanship on Building Sites. All materials, products and workmanship to comply with the appropriate BS and EOTA Standards.

All materials and products to be handled/stored and used /laid in strict accordance with the manufacturers recommendations.

STORM DRAINAGE

Fit 112mm dia h.r. rainwater gutters at 1:600 falls or level depending on length etc(shown on elevations) and 68mm dia upvc downpipes to BS 4576 Part 1 1989 and strictly to the manufacturers instructions or equivalent.
Gutter brackets at 2mt c/cs and necessary outlets and stop ends etc. Downpipes to be secured using the necessary proprietary clips and all the necessary offsets and swan necks etc. Downpipes to outlet via shoe outlet onto roof cover and weather slate or leadwork on existing roof cover.
Existing storm roof drainage as existing.

LINTELS. (NEW OPENINGS).

Install I.G. type steel lintels to manufacturers instructions. min end bearing 150mm. All external lintels to have a tray d.p.c. installed in accordance with BS 5268 which should extend to the edge of the toe and at least 100mm beyond each end of the lintel to shed moisture clear of reveals. See ref. nos. on plan. Ensure lintels have manufacturers insulation installed. (As Applicable)

VENTILATION.

All HABITABLE ROOMS to have ventilation openings equal to 1/20th floor area of the room and with some part of the ventilation opening at least 1.75m above the floor level, eg. opening window. HABITABLE ROOMS to have trickle ventilators in top of window frames with controllable and secure ventilation opening min 8000mm sq.(draught secure)

WINDOWS, DOORS AND GLAZING.

Windows as drawing with double glazing installed with timber beads in non setting glazing compound.
Windows as drawing with UPVC double glazing installed. (or Timber)
Fix windows 150mm from each end of jamb, adjacent to each opening jamb and at max 600mm c-cs. All windows to be as specified on plan as calculated for the Building Regulations etc. Any alterations to be agreed with Agent and Building Control Before ordering etc. After if windows are ordered different from plan and are not available when work commences on site please ensure profiles are checked against dimensions ordered etc. Glazing laminated or toughened glass to BS6206, Class B in the following critical locations. WINDOWS 800mm or less above floor level, within 300mm of a door and 1500mm or less above floor level. DOOR 1500mm or less above floor level. EXCEPTION, small panes maximum 250mm wide not exceeding 0.5m2 may be 6mm annealed glass.
All windows and doors to be draughtproofed.

JOINERY (INTERNAL).

Standard mouldings, architraves and skirtings to Clients choice/specification.

TIMBER.

All timber to be SC3 Grade.

CEILINGS.

12.5mm plasterboard ceilings throughout to BS 1230 and installed to manufacturers details. Support all joints and edges of boards with timber noggins. Tape all joints Artex and cove finish to clients requirements. Ensure boards are layed perpendicular to joist span and joints staggered and fixed at min 150mm c-cs.

INTEGRAL GARAGE CEILING.

Existing exists ans is has been skimmed as part of a previous scheme. This to be checked by Building Control Officer
or if required -Install 12.5mm FIRELINE board (or 2 layers of 12.5mm Wallboard with joints staggered/sealed and supported at edges or 1 layer with at least 5mm skim finish.

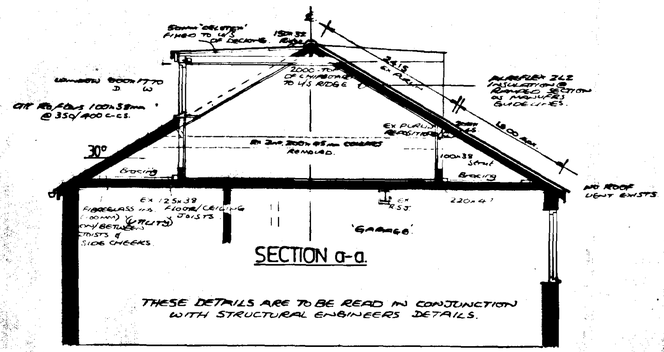
STEEL BEAM ENCASEMENT.

Install 2 layers of 12.5mm Gyproc Wallboard with joints staggered and nailed to min 44x44 sw members screwed together with noggins at max 600mm c-cs.

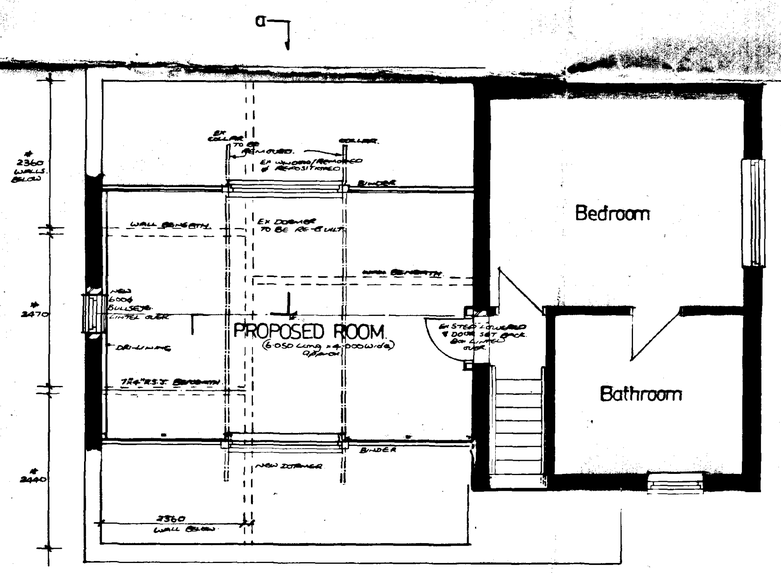
SMOKE DETECTION.

As existing or
Mains operated self contained smoke alarms to BS 5446 Part 1 to be installed in circulation area within 7000mm of doors to high risk rooms and within 3000mm of bedroom doors. Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in the others. At least one smoke alarm to be installed to each storey containing accommodation and all to be interconnected. Self containing smoke alarms to be permanently wired to a separately fused circuit at the distribution board. Installation to conform to IEE Regulations. Fixing of smoke alarms should be not less than 300mm from any wall or light fitting. Where wall mounted units are installed they are to be a height between 150mm and 300mm below ceiling. Occupants of property to be provided with information on the use and maintenance of the equipment or advising on suitable maintenance contractors.

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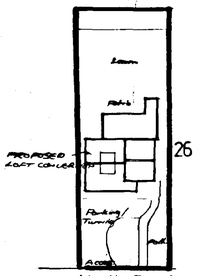


SECTION a-a.



Front.

PLAN VIEW.



SITE PLAN 1-500.

ELECTRICAL.

Electrical installation to comply with the latest Edition of the IEE wiring regulations. Socket /lighting sockets to to the requirements of the clients Consumer unit to be fitted at high level.

DRY-LINING.(Existing gable if preferred)

Internal gable wall to be dry lined with 50 x 50 timber battens overbuilding paper with Crown Drilmer wool vapour barrier comprising of polythene sheet and 12mm plasterboard over with 4mm skim (or foil backed plasterboard) of reveals. See ref nos on plan.

FIRST FLOOR.

18mm t & g moisture resistant flooring grade chipboard type C4 to BS5669 on ex joists at 400mm cs.

STEPS

Goings min 220mm Max Rise 220mm)

SPACE HEATING AND PLUMBING

Extend existing system to heating engineers details /spec and to clients requirements.

ATTIC ROOF.

Cut out existing timbers and build up new as plan and Structural Engineers Details.

ROOF INSULATION

Install insulation to roof space as detailed on section.

DORMER WINDOWS

Dormer fronts and sides to be in U.P.V.C. clad/ding with corner flashings etc.
Dormer cheeks to be in 150 x 38mm studs at 400mm c-cs
150mm fibreglass insulation between studs
Internal linings of 12.5mm plasterboard and skim over
500g polythene vapour barrier
Incorporate Code 4 Lead soakers and welted flashings at roof/dormer abutments (on ply bayboards notched out around cut out areas) See Dormer section.
Lay 12.5mm granite chippings in hot pitch on three layers
built up felt roofing on 18mm roofing grade chipboard on ex 75x38mm firrings layed on roof joists at 400mm c-cs.
Insulation as Section.
Fascia board to suit Ex 38x25mm weatherings and drip fillets.

LININGS AND CEILINGS

Line out all Attic truss webs to form in roof room roof style.
Clad with 12.5mm plasterboard over 500g polythene barrier where abutting to insulation. All edges & joints to be supported with noggins and sealed.

SOUTH HOLLAND DC
HOUSING & PLANNING
04 JUN 1999
Ref: H552/99

DETERMINED PLAN

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Tydd St. Giles
Wisbech
Cambridgeshire
PE13 5LH
Telephone
01945 870022

Proposed Loft Conversion
at N° 26 North Road, Gedney Hill.

For. R.Barker/R.Smith.

General Arrangement Plan.

Drng no. FD/51099.

Scale	Date	Drwn.	Chkd.
1-50. 1-100	Apr 99.	S.J.T.	—