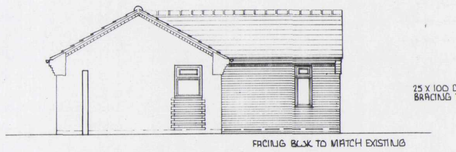


PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



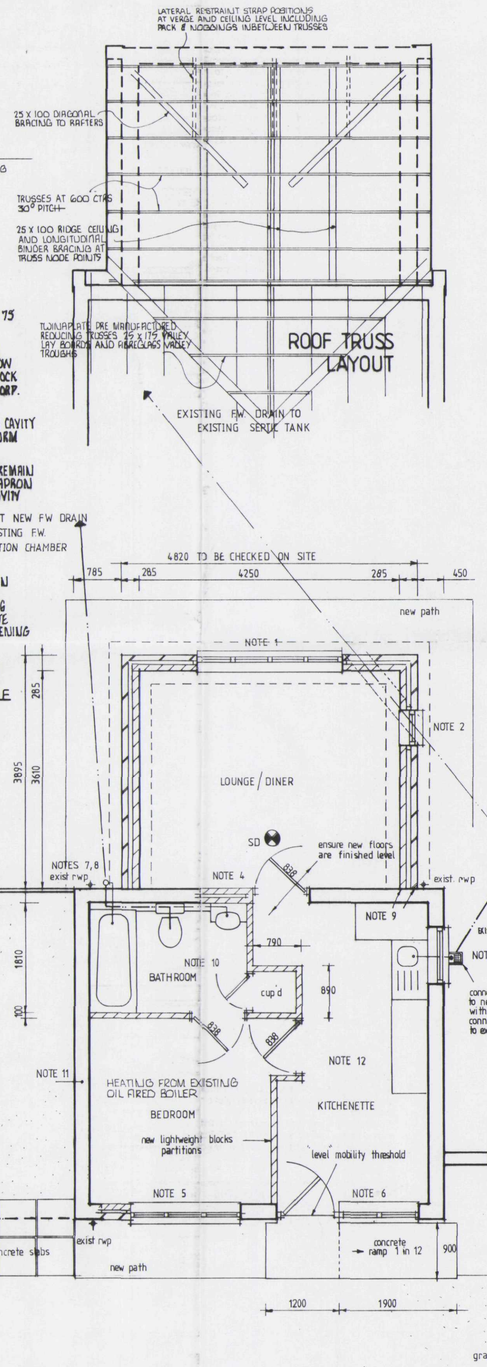
PROPOSED SIDE ELEVATION

NOTES :

1. WOODGRAIN UPVC DOUBLE GLAZED WINDOW, STYLE TO MATCH EXISTING WINDOWS. BWK OPENING 2370 MM WIDE X 1350 MM DEEP. LINTEL I.G. L1/S 75 OR EQUIVELENT 2700 MM LONG, INCORPORATING BIT. FELT D.P.C. CAVITY TRAYS AND WEEP HOLES.
2. WOODGRAIN UPVC DOUBLE GLAZED WINDOW, STYLE TO MATCH EXISTING WINDOWS. BWK OPENING 570 MM WIDE X 1350 MM DEEP. LINTEL I.G. L1/S 75 OR EQUIVELENT 900 MM o/a LENGTH
3. REMOVE EXISTING PERSONNEL DOOR AND FRAME. EXISTING LINTEL TO REMAIN AS OPENING IS NOT TO BE WIDENED. WOODGRAIN UPVC DOUBLE GLAZED WINDOW STYLE TO MATCH EXISTING TO SUIT OPENING WIDTH X 1050 MM DEEP. BRICK/BLOCK UP REMAINDER OF OPENING BELOW WINDOW IN CAVITY WALL CONSTRUCTION IACORP. BIT FELT DPC'S, CUT TOOTH BOND BWK TO EXISTING IN EVERY OTHER COURSE.
4. REMOVE EXISTING WINDOW, EXISTING LINTEL TO REMAIN. BLOCK UP OPENING IN CAVITY WALL CONSTRUCTION AND REDUCE WALLING TO F.F.L. AS SHOWN ON PLAN TO FORM NEW DOORWAY OPENING DOING ALL MAKING GOOD.
5. REMOVE EXISTING UP'N' OVER GARAGE DOOR AND FRAME ~ EXISTING LINTEL TO REMAIN AS OPENING IS NOT TO BE WIDENED. BRAKE AND GRUB UP EXISTING CONCRETE APRON FORM NEW SUB STRUCTURE CAVITY WALLS OFF EXISTING FOUNDATION - SEE CAVITY WALL CONSTRUCTION NOTES. PROVIDE WOODGRAIN UPVC WINDOW AS SHOWN UNDER EXISTING LINTEL 1210 MM WIDE X 1200 MM DEEP BRICK/BLOCK UP REMAINDER OF OPENING IN CAVITY WALL CONSTRUCTION CUT TOOTH BONDING TO EXISTING BWK. PROVIDE DPC TO WALL AND INSULATED DPC (DAMCOR) AT WINDOW REVEALS
6. REMOVE EXISTING UP'N' OVER GARAGE DOOR AND FRAME - EXISTING LINTEL TO REMAIN PROVIDE NEW SUB WALLS OFF EXISTING FOOTING IACORP. D.P.C. BRICK/BLOCK UP REMAINDER OF OPENING IN CAVITY WALL CONSTRUCTION CUT-TOOTH BOND TO EXISTING IN EVERY OTHER COURSE. DOOR FRAME TO BE 1000 MM 9/2 WIDTH AND INCORPORATE MOBILITY THRESHOLD - LEVEL ACCESS, WINDOW WIDTH TO SUIT REMAINDER OF OPENING X 1200 MM DEEP DO ALL MAKING GOOD. WINDOW OPENING SASHES TO HAVE RETAINERS FITTED TO STAYS SO THAT THE OPENING SASHES DO NOT OPEN OUT ONTO THE 'RAMPED' ACCESS

N.B: SEE GENERAL CONSTRUCTION NOTES FOR DOUBLE GLAZING, SAFETY GLAZING, TRICKLE VENTS ETC. CHECK WITH CLIENT FOR ANY GLAZED DOOR REQUIREMENTS

7. IF FOUND NECESSARY CONJUNCT EXISTING RWP'S TO NEW DRAIN AND S.W. SOAKAWAYS
8. CONJUNCT NEW APPLIANCES TO NEW SOIL AND VENT PIPE STACK, PIPEWORK BOXED IN INTERNALLY WITH ACCESS COVER
9. ALL NEW CAVITY WALLS TO BE TIED TO EXISTING WALLS USING 'FURFIX' OF 'TYMORE OR SIMILAR FLEXIBLE APPROVED WALL TIE SYSTEM
10. PROVIDE MECHANICAL EXTRACT SYSTEM TO BATHROOM AND KITCHEN SEE GENERAL NOTES BATHROOM VENT TO BE LIGHT SWITCH OPERATED AND HAVE A 15 MINUTE OVER-RUN.
11. EXISTING AND NEW CAVITY WALLS TO BE INSULATED. "BLOWN IN" TYPE BY AN APPROVED SPECIALIST CONTRACTOR AND ALL WORK CARRIED OUT IN ACCORD WITH THE AGREEMENT CERTIFICATE
12. EXISTING CONCRETE FLOOR TO RECEIVE MIN. 45 MM CELOTEX INSULATION BOARDS, 1200 G PVC D.P.M LINKED TO WALL D.P.C'S AND 65 MM SAND/CEMENT SCREED FINISH.



PLAN PROPOSED

All hot water and heating pipes including cylinder to be insulated in accordance with REQ. L1 Building Regulations.
Where balance flue appliance installed provide durable guard to flue outlet 600mm min. from adjacent openings and corners of building.
Hot water storage system to be vented type.
Hot water storage system to be insulated so as to limit heat loss to 90 W/M of surface area of system to comply with BS 1566: PARTS 1& 2: 1984 or BS 3198: 1981.
Room thermostat / thermostat valves to radiator installed to control heat output from boiler system.

DRAINAGE - FOUL WATER.
Inspection chambers to be u.p.v.c. Bartol installed in accordance with manufacturer's instructions in positions shown on plan.
Foul water to discharge into EXISTING SEPTIC TANK

Below ground pipework to be 100mm dia. u.p.v.c. Bartol to B.S. 4460: 1989 flexible jointed pipework laid in accordance with manufacturer's specification to 1 : 70 fall with 150mm pea gravel bed and surround.
Where pipes pass below floors, provide 150mm min. pea gravel bed and surround to maintain flexibility.
Drains to be protected under driveway and where cover is less than 600mm, by provision of concrete slabs over min. 75mm pea gravel cover.
Below ground drainage is to comply with B.S. 8301: 1985.
110mm dia. u.p.v.c. soil and vent pipes to be installed in positions shown on plan. Provide balloon grating to terminate at 900mm min. above adjacent openings within 3.0m. Provide access plate at base of stack.
Where indicated on plan, air admittance valves are to be installed in accordance with manufacturer's instructions.
Waste pipes from appliances to discharge directly into soil pipes or gullies as appropriate with access plugs at all changes in direction.
40mm dia. polypropylene wastes from kitchen / utility sinks, baths, showers and washing machines etc. 32mm dia. from wash basins with 50mm dia. combined wastes unless otherwise stated. All appliances to have 76mm deep seal traps. all above ground drainage to comply with B.S. 5572.
Where waste run exceeds 3.0m provide anti-syphon traps to appliances.
Shower tray to be set on raised plinth to allow access to trap.
where waste and soil pipes are encased in ply ducting provide adequate access panels.
Where drains run throughwalls provide concrete lintel over 900mm min. long length dependant on angle and number of drain runs.
A 50mm gap should be left all around the pipe with the opening covered by a rigid sheet material, and fill gap with compressible sealant.

DRAINAGE - SURFACE WATER.
112.5mm dia. half round u.p.v.c. gutters to discharge into 68mm dia. downpipes.
Below ground pipework to be 82mm dia u.p.v.c. flexible with 100mm - min. pea gravel bed and surround.
Pipes to be laid 1 : 70 fall to 1.2m soakaways at 5.0m min. from any building.
All work to comply with Part H3 Building Regulations 1991.

INTERNAL DRAINAGE.
Waste pipes to be Osma or equal approved PVCu connected to the appliances in the approved manner with 75mm deep seal antivac traps.

Wastes to be -	
Wash hand basins	- 32mm Dia.
W.C.'s	- 100mm Dia.
Bath, shower and sinks	- 40mm Dia.
Collection pipes	- 50mm Dia.

FOUNDATIONS
Strip all top soil / vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base as agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class.

Any foundation in close proximity to tree's to be deepened in accordance with current NHBC practice 'note 3' and any subsequent amendment.

SUB STRUCTURE WALLING.
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7 n/m²) in 1:3 cement mortar. Bricks below D.P.C. to be F.L. designation and to BS 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 external face of wall.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

EXTERNAL WALL.
285mm cavity wall construction to comprise: -
100mm facing brick (to B.S. 3921: 1974 for clay brick. B.S. 187: for calcium silicate brick).
85mm dritherm insulation to cavity.
Inner leaf to be 100mm Tarmac Toplite or similar approved insulation blockwork.
13mm s/c render and skim to internal face.
Provide galvanised or stainless steel wall ties to B.S. 1243: 1978 installed at 750mm ctrs. Max. Horizontally. 450mm ctrs. Vertically. Ties at 225mm ctrs. Max. Vertically within 225mm of reveals at unbound jambs to all openings.
Cavity to be closed at all openings and in roof space incorporating horizontal and vertical D.P.C.'s Damcor insulating vertical D.P.C.

WALLING BELOW D.P.C.
Any brickwork below d.p.c. level to be F. L. quality.
Class A blockwork to be used below d.p.c. to B.S. 6073
Below ground to be celcon Trench Block.
Provide lintel to wall wher pentrated by services.
Provide horizontal d.p.c. at 150mm min. above finished ground level.
D.p.c. to be continuous and lapped with d.p.m.
Lean mix to cavity to terminate 225 below lowest d.p.c. level.

DAMP PROOF COURSE.
To be from 2000 gauge black polythene to BS 6515 or bitumen based to BS 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.
Flues to be provided with a d.p.c. at their junction with the roof by the use of 3 courses of clay engineering brickwork to BS 3921 laid to break bond and bedded and jointed with mortar.

ROOF LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements

GLAZING
All glazing to be low - e type glass with 16mm air gap (Pilkington k-glass or equivalent).
To be in accordance with Part N1 Building Regulations and BS 6206: 1981.
All glazing to internal doors where fitted to be toughened / laminated safety glass.
All glazing to external doors to be toughened / laminated safety glass except solid doors incorporating small glazing area not exceeding 250mm width and 0.5m area e.g. cottage style.
Patio and French doors to be fitted with safety glazing.
Double glazing to all external doors and windows.
Each safety glazed panel to incorporate the British Standard Kite Mark, as means of identification.

WINDOWS AND DOORS
All windows to be double glazed and capable of providing not less than 1/20th floor area 'rapid' ventilation of habitable room served.
In addition, all habitable rooms to have propietry trickle vents installed to window frame at high level providing not less than 8000 sq. mm of 'background' ventilation. To kitchen, utility bathrooms and en suites provide not less than 4000 sq. mm. Where patio or French doors providethe only means of ventilation to a room provide 10,000 vent to frame.
Glazing to be in accordance with Part N Building Regulations 1991.
All external doors and opening lights to windows to be draught sealed.

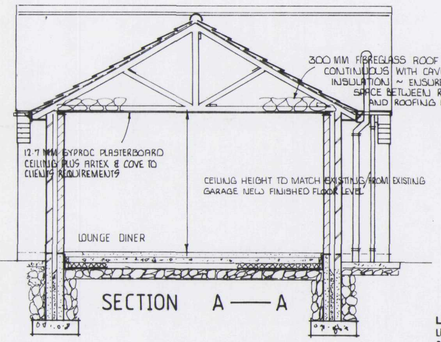
SMOKE DETECTION - PART B BUILDING REGS 1991.
Mains operated self contained smoke alarms to BS5446: PART 1 to be installed in circulation areas within 7m of doors to high fire risk rooms and within 3m of bedroom doors. Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in the others. At least one smoke alarm to be installed to each story containing accomodation, all to be interconnected.
Self contained alarms to be permanently wired to a seperately fused circuit at distribution board.
Installation to conform to IEE wiring regulations.
Fixing of smoke alarms should be not less than 300mm from any wall or light fitting, where wall mounted units are installed thet are to be at a height between 150mm and 300mm from any wall r light fitting. Where wall mounted units are installed they are to b at a height between 150mm and 300mm below the ceiling. Positioning of smoke alarms must facilitate routine maintenance.
Occupants of dwellings to be provided with information on use of equipment and its maintenence.

SERVICES.
Provide adequate fire stopping to service penetration as set out in PART B - sections 11. 12 - 11. 14.
Reasonable provision should be made for dwelling occupiers to obtin the benefits of efficient internal and external lighting, as in accordance with parts 1.54 and 1.57 and table 4 of document L1.

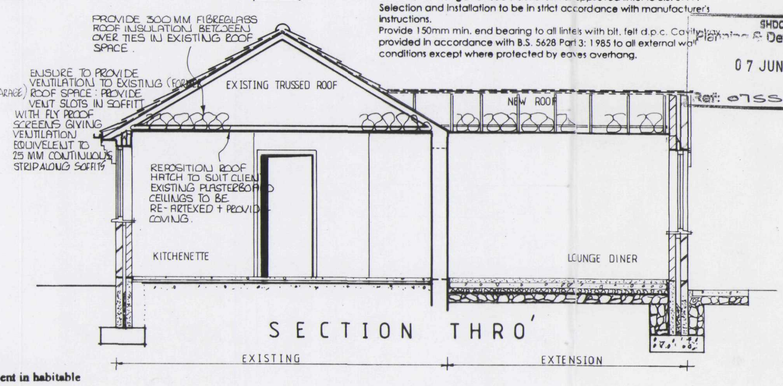
FLOORS U-value = 0.24W/m²k
Ground Floor: 50mm cement/sand screed (1:3 mix) on 100mm concrete oversite, 100mm approved EPS insulation (λ=0.037W/mk), 1200 gauge polythene dpm well lapped with wall dpc on 50mm sand blinding and 150mm clean, sound, well-consolidated hardcore. All EPS joints taped and protected in accordance with manufacturer's instructions during subsequent operations. Perimeter EPS insulation to screed depth.
Note: Cosc floor slab to be thickened out under non-loadbearing block partitions to 250mm overall thickness, 450mm wide at base with sides tapered outwards at 45°

ROOF COVERING:
Concrete interlocking roof tiles on 50 x 25mm treated softwood battens gauge to suit tiling on B.S.747 untearable TYPE 1F roofing felt or similar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, antisipated wind velocities and roof pitch.

ROOF CONSTRUCTION:
Wall plates generally 100 x 65mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at max 1.2m centres.
Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed, together with min 100 x 25mm sawn SW binders and bracing in accordance with B.S.5268 Part 111 1985 (and any subsequent amendment). Twinaplate trusses spaced at max 600mm centres and pitched at 30°
Provide 30 x 5mm once bent (900/100) glav.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 1.8m fixed with 4N 50mm B gauge CSK screws or 5N 3.5 x 50mm galv. round wire nails to 3N trusses/ceiling joists minimum coupled with solid blocking support and edge packing.
All structural timbers to be kept 40mm clear of chimneys, flues etc. Provide edge restraint noggings at perimeters for plasterboard fixing.



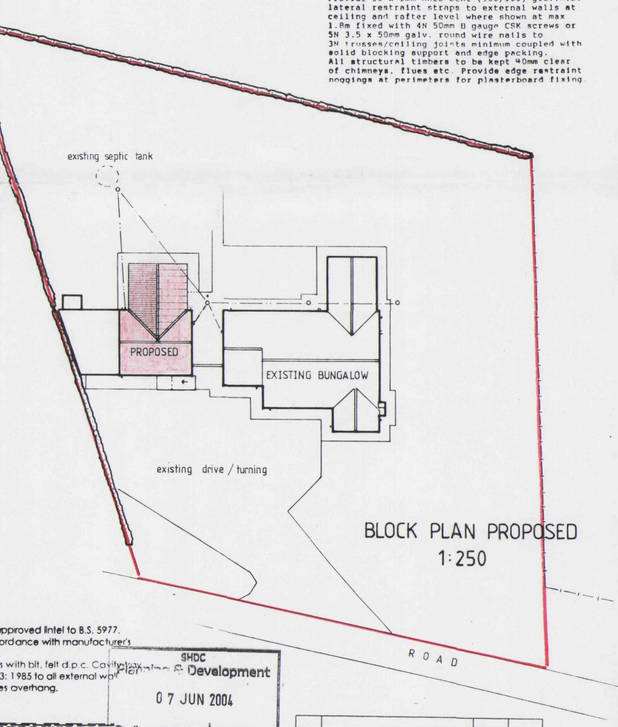
SECTION A—A



SECTION THRO'

LINTELS
Lintels to be I.G. galvanised steel or similar approved lintel to B.S. 5977.
Selection and installation to be in strict accordance with manufacturer's instructions.
Provide 150mm min. end bearing to all lintels with bit. felt d.p.c. Cavity flashing provided in accordance with B.S. 5628 Part 3: 1985 to all external wall conditions except where protected by eaves overhang.

ELECTRIC
Socket outlets and light points to I.E.E. regulations and N.H.B.C. standard.
and socket outlet. Light switches and sockets for lighting and other equipment in habitable rooms to be at a height between 450mm and 1200mm from f.f.l.



BLOCK PLAN PROPOSED
1:250

SHDC Development Control
07 JUN 2004
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ISSUE	DESCRIPTION	APPR'd	DATE

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Project. PROPOSED CONVERSION AND EXTENSION TO EXISTING DOMESTIC GARAGE TO FORM GRANNY ANNEXE AT NO'9 ASH FARM DOG DROVE NORTH HOLBEACH DROVE

Drawing. PROPOSED EXISTING

Drawn	Scale. 1:50 1:100 1:2500 1:250	Date. MARCH 04	Checked.	Approved.

DWG. No. ISSUE.