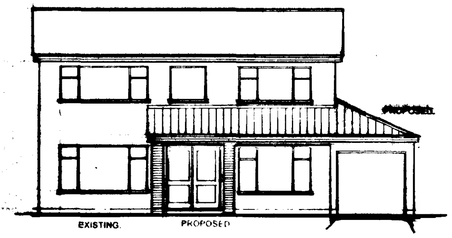
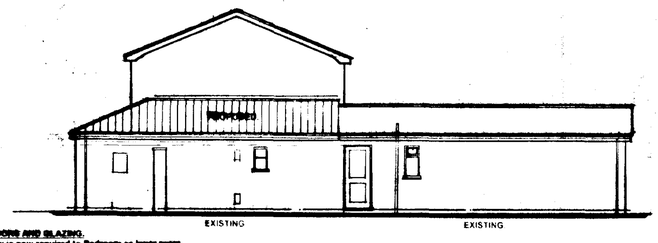
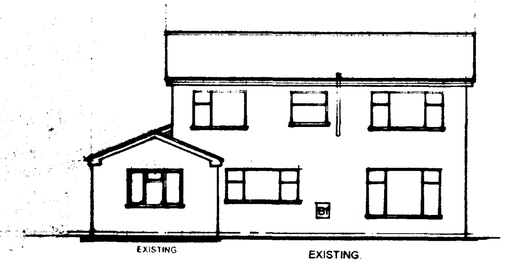
PROPOSED ELEVATIONS.



FRONT ELEVATION.



SIDE ELEVATION.



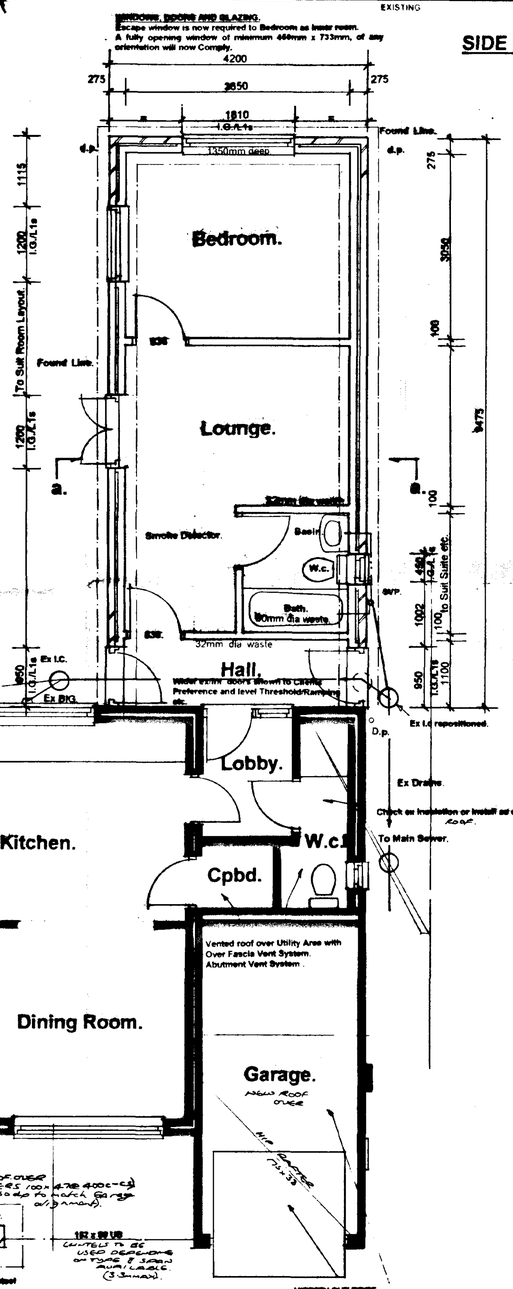
REAR ELEVATION.

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 mainly to cover the requirements for Building Regulations. They are not a full Specification.
If materials, products & workmanship are not fully specified they are to be of the standard appropriate to the work and suitable for he purpose stated above and all work to be in accordance with good building practice and in accordance with BS8000 for Workmanship on Building Sites to the extent that the recommendations define the Quality of the finished work. All materials, products and workmanship to comply with the appropriate BS and EOTA (European Organisations for Technical Approval) Standards with, where appropriate, BS or EC marks.
All materials and products to be handled/stored and used /fixed in strict accordance with the manufacturers recommendations.
Arrange inspections of the works by Building Control Officer (LCO). Obtain Completion Certificate and forward to Employer/Owner.

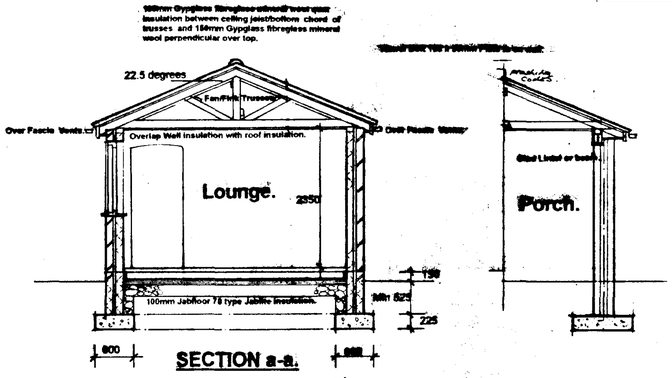
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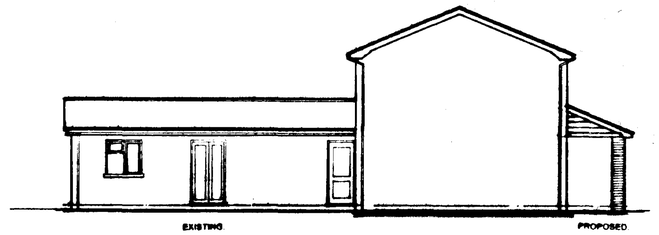
EXISTING EXTENSION TO REAR RECENTLY APPROVED AND NOW UNDER CONSTRUCTION. (near completion).

NOTE. ALL INTERNAL LINTELS TO BE I.G.INTERNAL 100 TYPE UNLESS OTHERWISE STATED ON PLAN.



PROPOSED FLOOR PLAN.





SIDE ELEVATION.

STORM DRAINAGE.
Fit 112mm dia h.r. rainwater gutters at 1:600 falls or level depending on length etc (shown on elevations) & 68mm dia upvc downpipes to BS 4576: Part 1: 1989 & strictly to the manufacturers instructions or equivalent. Gutter brackets at 2mt c-cs. & necessary ublets and stop ends etc. Downpipes to be secured using the necessary proprietary clips and all the necessary offsets and swan necks etc. Downpipes to be connected into Underground drains via adaptor. Underground drains to be 100mm dia Hepworth Supersleeve or Osma uPvc 110mm dia, or sim approved), with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to Falls of 1:100 run to Surface Water Sewer or 1m cube rubble filled soakaway min 6m from building & boundaries. Fill soakaway hole with rubble to within 450mm of ground level overlayed with polythene sheet and backfilled to ground level with topsoil. All work carried out to BS 8301 1985. Provide access reading points as shown on plan at change in directions.
ALL EXISTING DISCHARGES & SOAKAWAYS TO BE INVESTIGATED / REPOSITIONED WHEN WORK COMMENCES. ENSURE NO LIVE DRAINS EXIST BENEATH PROPOSAL.

SOIL DRAINAGE.
Underground drains to be as 88mm Drains above with falls of Min 1:80 and Max 1:40. Fall of drains from gullies to be 1:40. Drains running through walls to have Pre stressed concrete lintels provided over. Provide min 50mm space around, filled with compressible material, opening to be sealed with durable rigid sheet to prevent the ingress of Rit or vermin or a length of pipe (as short as possible) built in with joints as close as possible to the wall faces within 150mm and connected to rocker pipes with a length of at most 600 mm and flexible joints. A drain trench should not be excavated lower than the foundations of any building nearby unless either where the trench is filled with concrete up to the lowest level of the building or where the trench is further than 1mt from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 100mm.

Provide roddable access to all bends and junctions. Lowest connection to S.v.p. min 450mm above adjacent drain invert. Min fall 1:40. Inspection chambers: If less than 600mm deep & with max one branch per side use 260mm dia Osma type Upvc i.c. or Hepworth 220mm dia vitrified clay i.c. Chambers, 600mm to 1000mm deep use Osma 450 Dia polypropylene or 900mm granular or concrete bed. (or Hepworth)..

Run drains to existing repositioned I.C. on existing Sewer discharge etc.

SOIL WASTES ABOVE GROUND.
Install new 110mm dia. upvc. S.v.p to head of drain terminating min 900mm above nearest opening window with durable cage cover. 75mm dia above roof or terminate via a ridge vent. W.c. waste in 110mm dia upvc. Basin waste in 50mm dia upvc. Basin waste in 32mm dia (or 40mm if required). Wastes exceeding 1.7mts in length to have anti-vac traps fitted. Wastes not exceeding 1.7mts in length to have 75mm P.Traps fitted. Sockets to both S.v.p to be min 450mm above drain invert. Bend at foot of S.v.p to have min radius of 200mm at the centre line.

FOUNDATIONS.
Concrete strip foundations min depth 700mm (or first if soil is of a shrinkable nature) to be agreed on site with B.C.O. Any reinforcement to be incorporated as sections. Any irregularity in subsoil/ filled ground to be reported to Agent /B.C.O. for remedial advice or seek the advice of a Chartered Structural Engineer. Foundation width shown on floorplan layout. Grade GEN 3 Concrete (unless stated otherwise). Concrete to BS 5228, BS8110, Aggregates BS882.

FLOOR.
100mm blinded and consolidated hardcore backfilled and rammed to internal foundations, compacted in 225mm layers. 1200g polythene d.p.m. linked to wall dpc. Min 150mm d.p.m laps. Lay Jablite insulation over polythene with the joints taped and perimeter upstand all in accordancewith the Manufacturers specification.
NOTE: POLYTHENE D.P.M. MAY BE LAID ON TOP OF JABLITE IF AGREED BY B.C.O.
100mm site concrete (GEN 4 Grade or RC 20 where reinforcement is incorporated). 50mm sand /cement screed.
All new and existing floors to be level. Take out existing brickwork in new opening down to invert of hardcore level to avoid hardspots.

HIPPED CUT ROOF.
Cut back existing eaves and brick up as required.
Fit Hip irons at hip corners. Tie wall plates at hip corners with galv m/s straps along outer faces.
Ridge tile hip ends.
Cover as Main Roof.
160 x 47mm Rafters and 125 x 38mm Ceiling Joists.
All at 400 mm c-cs.
Bevel Bolt 100 x 50mm Plate to ex wall.
And 100 x 50 outer plate.
Pack or pick up flat roof joists with pole plate as necessary.
Fit soffit and fascia.

WORK.
Install Jablite to manufacturers spec. to provide min 100mm above G.L. and 50mm thick Dorricor insulated d.p.c. to all reveals. Fit dpc to external lintels (See lintel notes). Also to roofwall abutmentsy above lead flashings. Provide weep holes where appropriate if necessary.
(See Flashing notes also). Step up as required adj. to entrance doors to maintain height above paving. (Where applicable).

MASONRY/WALLS.
100mm facings to Jablite internally on all elevations. Fill cavity with 75mm Dri-therm installed to manufacturers with 5no s/s or galv wall ties to BS 1243 at 900mm centres horizontally and 450mm centres vertically. 225mm centres at all jamb openings. Close cavity with blockwork set at highest points. Masonary bricks and blockts to be to BS 3921, BS 6073 Part 1 and BS 5628. Mortar 1:1:6 cement: lime: sand with aircentraining.
Lay CELCON, THERMALITE OR ISIROX internal thermal block with 12mm thick, 2 coat gypsum plaster/skim finish. Incorporate piers as indicated. Use Celmic/Fortix or Bluebird fixings to tie new to existing with ties to manufacturers spec at 225mm c.c.s.through 12mm Comprithend v membrane sealed over externally with a 12x25mm polysulphide sealent.
SHOULD any BLOCKS NOT LISTED ABOVE BE INSTALLED CHECK MANUFACTURERS DETAILS AND INSULATED CAVITY WIDTH TO COMPLY WITH NEW BY-REGULATIONS (REQUIREMENTS OF 0.36).
Walls to achieve a "U'value of not exceeding 0.36m2 degrees C.

LINTELS.
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.6398 which should extend to the edge of the lintel 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.

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

BATHROOMS (WITH OR WITHOUT W.C.) to have openable window (no minimum size). Background Ventilation of 8000mm sq Mechanical Extraction of 15 litres/second or Passive S.V.

WINDOWS, DOORS AND GLAZING.
Windows and Doors as drawing with 20+12 16mm gap Pilkington Low 'E' double glazing installed. 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. Also 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.
All doors to be double glazed.

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. Arises and eave finish to clients requirements. Ensure boardsare layed perpendicular to joist span and joints staggered and fixed at min 150mm c-cs.

SMOKE DETECTION.
It is advisable that at least Battery operated smoke alarms to BS 5446: Part 1 are installed in circulation areas within 7500mm of doors to high risk rooms and within 3000mm of bedroom doors. At least one smoke alarm to be installed to each storey. 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.

ELECTRICAL.
Electrical installation to comply with the latest Edition of the IEE wiring regulations. Switches and socket outlets for lighting and other equipment should be located so that they are easily reachable. All Light fittings to Energy Efficient Type.

ROOF.
Lay concrete interlocking roof tiles to BS 402 and (min 75 lap). Type as plan and to manufacturers specification on 25x38mm tanalised sw tile battens and unbreakable roofing felt to BS 747 Type 1F, with min 150mm lap in each direction on ready made flat type trusses. CHECK ROOFPLATE WIDTHS BEFORE ANY ORDER PLACED.
Trussed rafters at 600mm c-cs and designed and fabricated to BS 5268. Manufacturers certificates and calculations to be submitted to BCO for check ing before roof work commences. Roof bracing to be to BS 5268 and 25x100mm SC3. Diagonal bracing running from eaves to ridge at underside of rafters (also on top of ceiling joists running from eaves to inner binders if shown on section). Lap joints if necessary and nail to each rafter with 2no. 10 gauge galvinised nails. (Also web bracings at approx 45 degrees in plane of webs. Fixing as before and above on section if required depending on span). 2sx100mm Binders at ridge and nails points fixed as above. Trusses to be fixed to 66x100mm wall plates bedded in 1:4 cement mortar with galv truss clips.

Fitfast fascia board 150mm from brickwork. Install 5mm mosrboard with Glidevale SV2000 continuous soffit ventilator installed to achieve min 10mm continuous air gap full length of eaves. Install roof vent RV901 between rafters and over plates to ensure air flow over insulation. Or alternatively fit over the fascia type vents. Any Softwood eaves and ed roof to be to BS 4072 and BS 5268 treated to British Wood Preserving Association Commodity Specification C. Site cut sw to be saturated with appropriate preservative where cut etc.

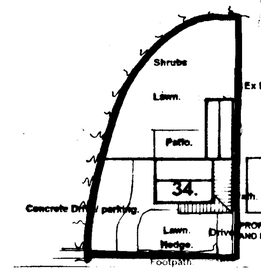
INSULATION.
Install 100mm Gyproc fibreglass mineral wool quilt insulation between ceiling joist/bottom chord of trusses and 100mm Gyproc fibreglass mineral wool perpendicular over top as shown on section. All exposed pipework and ducts together with storage vessels to be adequately lagged in accordance with Part L of the Building Regulations. Ensure all ducts and pipework through ceilings/ floors/and hollow constructions or voids are sealed around.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork with Catnic straps at 2mt c-cs. Prefix V.L. type straps along wall plates, 30 x 5 x 1000 long. Prefix H.L. at gable walls where rafters and ceiling joists are parallel to walls spanning over min 3 members. Pack beneath H.L. straps and wall/structural member with solid bridging noggins. Noggins to extend at least half the depth of the joist and at least 38mm thick. (Or use binder positions if B.C.O. in agreement). Screw and plug fix straps to blockwork.

FLASHINGS.
Code 4 or 5 Step and cover lead flashings to all roof abutments to BS 1178 wedged into brickwork 25mm. Cavity trays in conjunction with flashings are to be installed over roofs abut external cavity walls and manufactured weeps to be installed at 1000mm centres (4th Perp). Colour to blend.

SPACE HEATING AND PLUMBING.
Re-route all heating pipes and cistrnd system to heating engineers details/spec. Provide hot and cold water supplies to new sanitary fittings as required.
CHECK ADEQUACY OF EX BOILER.

TREE ROOTS.
Any Strip founds and floor slabs that may be affected by tree roots to be reinforced with A142 mesh top and bottom with 40mm lap join and min 40mm cover to the satisfaction of the BCO.



Lancaster Drive.

EXISTING EXTERIOR PLAN NOW AMENDED FOR NEW APPLICATIONS FOR GARAGE ROOF AND PORCH DETAILS.

BUILDING REGS REVISED ISSUE
BUILDING REGS ISSUE. A.
Planning Issue.

SITE PLAN 1-500.

DETERMINED PLAN

SHDC
Planning & Development
09 APR 2003
Ref 0454/03

Architectural
Design Services.
S.J.Thrower.
3 Heregate Road, Tydd St.Giles, Wisbech, Cambridgeshire.
Tel. 01945 870022.

Proposed Re- Roofing of Ex Garage and Front Porch Canopy, at No.34 Lancaster Drive, Long Sutton. For. R.Patrick.

General Arrangement Plan.

Scale 1: 50. 1:100	Date. Mar 03.	Drwn. SJT	Chkd.

Drwg no. SH 91003.