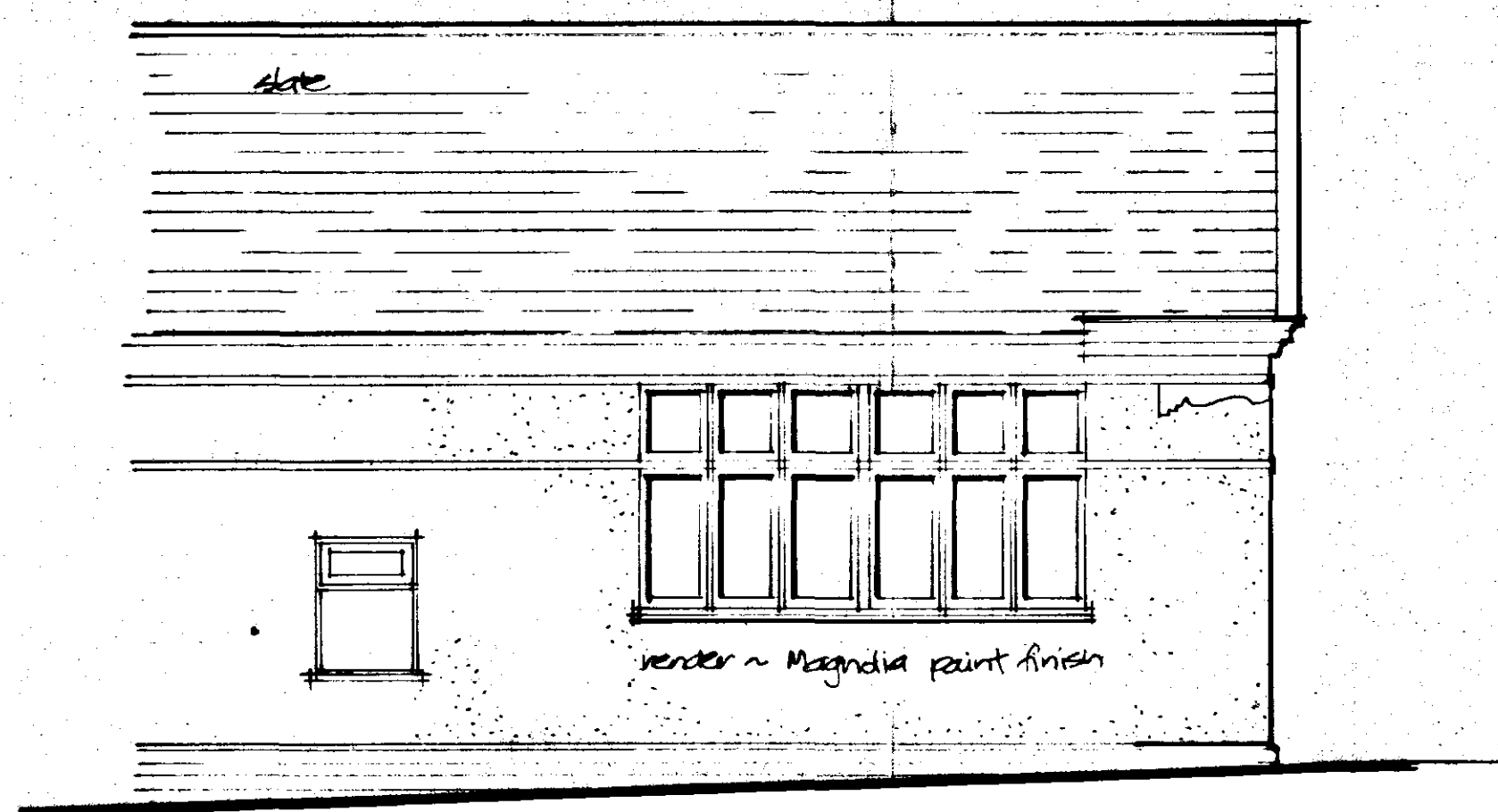
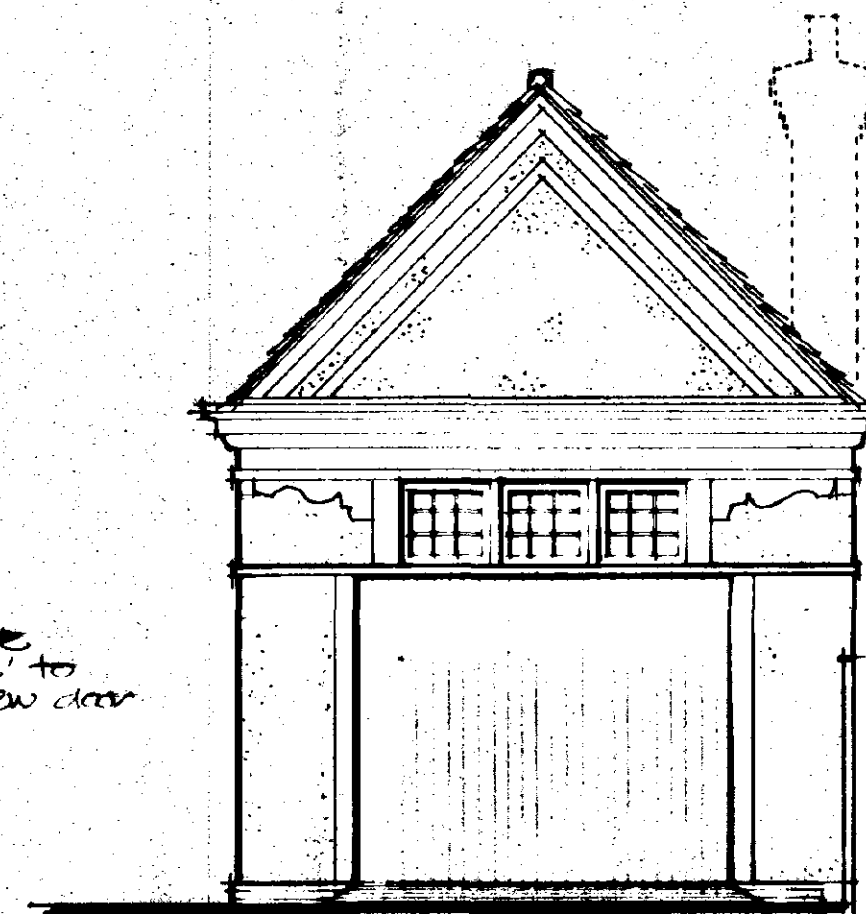
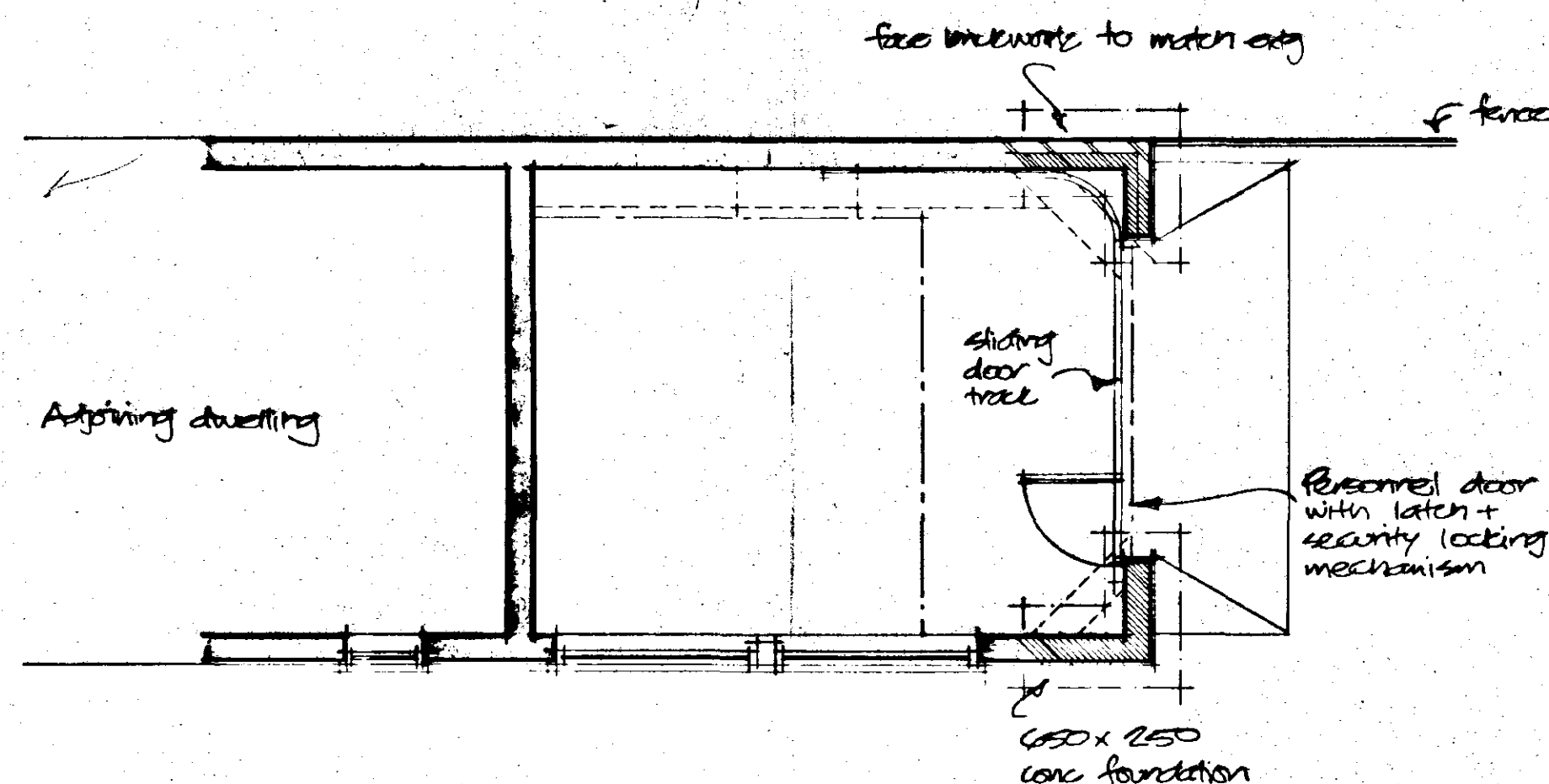




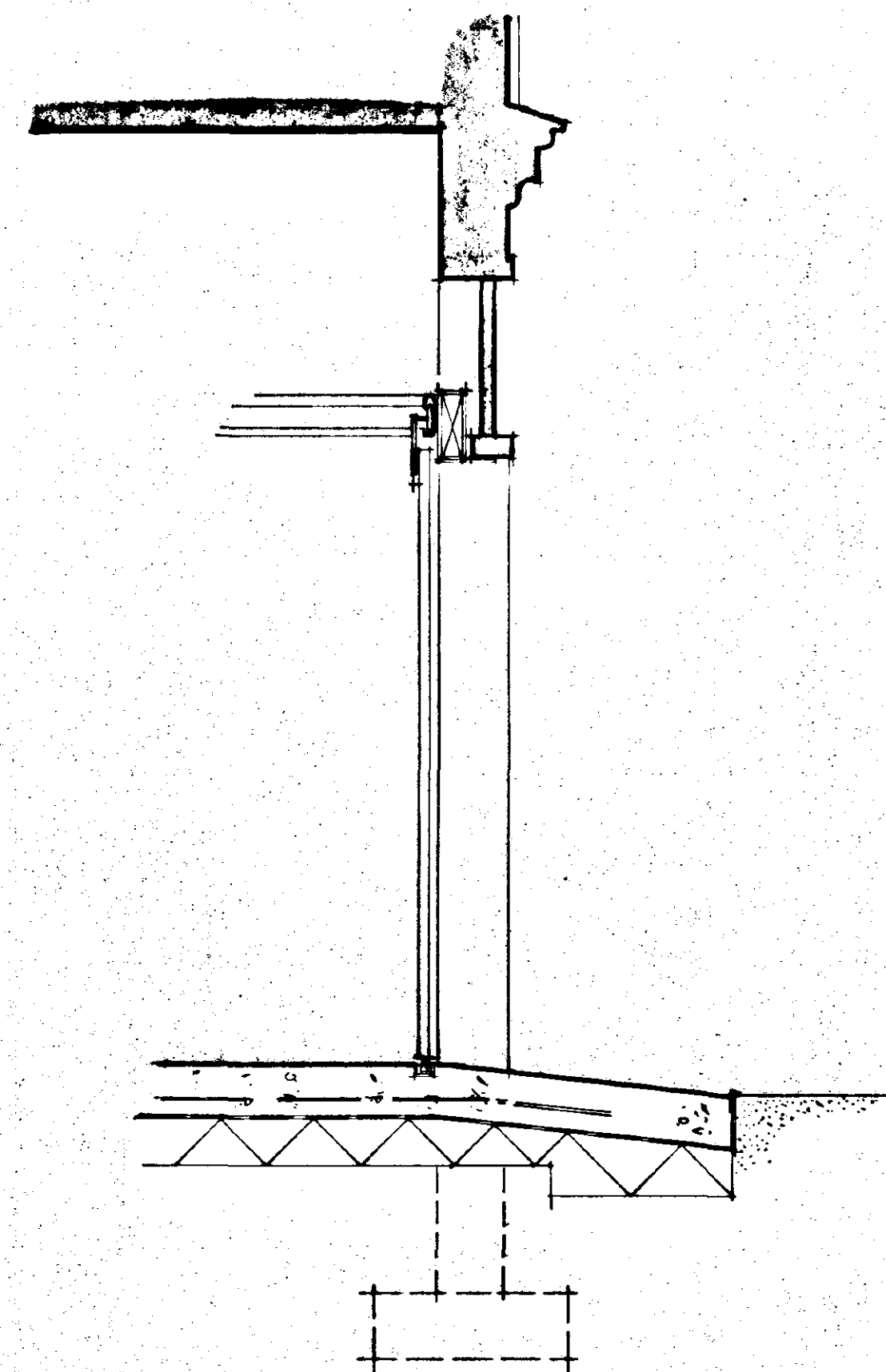
SIDE ELEVATION



FRONT ELEVATION



FLOOR PLAN



SECTION 1 20

**GENERAL**  
The Contractor shall make provisional allowance for works in relation to unforeseen items, e.g. buried objects such as redundant rainwater downpipes, service pipes, cables and drains, old soakways, soft spots etc.  
Allow for all temporary support, propping, shoring and bracing to adequately and securely support the existing structure during the carrying out of the works and remove same when no longer required.  
Allow for demolition of unwanted sections of walling, chimney stack, chimney breast and associated masonry etc including hearth and fireplace etc. Take out and remove timber panelling and cupboards and shelving etc to make way for sliding door gear etc. Take up areas of concrete flooring and external paving, concrete and tarmac/adam surface to prepare for new construction.  
Buccinate for foundations and to reduce levels as required.  
Allow for clearing away and proper, safe and legal disposal of all rubble, rubbish and debris etc produced in the execution of the works.

**FOUNDATIONS**  
Foundations to be in RC35 concrete 600mm wide x 250mm deep and founded at not less than 750mm below ground level. Where clay subsoil conditions depth of foundations to be not less than 1000mm. All foundations taken down to firm consistent loadbearing stratum and to the approval of the Local Authority Building Control Officer.

**GROUND FLOOR CONSTRUCTION**  
Ground floor construction to be 125mm thickness RC35 concrete, A195 reinforcing mesh fabric embedded within slab with 50mm minimum cover, 300 micron polythene damp proof membrane lapped up walls and trimmed off at finished slab top.  
175mm minimum thickness clean stone hardcore graded 75mm down and bladed with fine material all thoroughly and completely compacted with mechanical plate compactor.

Allow for extending concrete apron beyond extremity of building and forming gradient for ramped access to garage.  
Allow for forming and casting in as work proceeds galvanised steel channel section for door bottom edge guides.  
PROVISIONALLY: Allow for taking up remainder of existing floor of timber construction, removing, excavating to reduce levels as necessary and providing replacement floor in concrete construction as described.

**SUB-STRUCTURE WALLING**  
Walls below ground to be in type A dense aggregate concrete blocks in cement mortar 1:4. 215mm thick walls to be in 2nd skins of 100mm thick blocks tied together with stainless steel ties. Bed on ZEDCOR polythene damp proof course material at 150mm above finished ground level. Plinth face brickwork between ground level and dpc to be FL durability designation, class A blue standard plinth stretcher special engineering bricks to match existing.

**WALLS**  
External walls to be in 215mm construction and comprising 100mm HEMELITE blocks. Wall ties to be metal strip type in stainless steel to B.S. 1243 1978 (inc. AMDs) at the rate of 800mm centres horizontally and 450mm vertically with every alternate tie course staggered by 450mm.  
Include stainless steel coil mesh bed joint reinforcement above and below openings as recommended by the block manufacturer, where appropriate, and all work to be in accordance with the principles of B.S. 5628.  
Render to blockwork externally to be two coat work 20mm thick 1:1.6 : 9 with rough cast machine applied finish or as otherwise required to match existing, including stainless steel renderstops, belcasts at dpc level.  
Damp proof course to be in ZEDCOR polythene and laid at 150mm above finished external ground level.

**NOTE:** Where new external walling is built up under existing ornate timberwork brackets it is to be set back slightly so that when rendered the bracket is significantly proud of the render finish to give emphasis to the detailed timber bracket. Allow for all work of cutting blockwork, forming and finishing around the raised ornate timberwork.

**WALLS**  
Walls to be in RC35 concrete 600mm wide x 250mm deep and founded at not less than 750mm below ground level. Where clay subsoil conditions depth of foundations to be not less than 1000mm. All foundations taken down to firm consistent loadbearing stratum and to the approval of the Local Authority Building Control Officer.

**SLIDING DOOR**  
Large door to be purpose made item by approved manufacturer size 2000mm wide x 1900mm high, or as appropriate for opening size. Door to be complete with all gear, tracks, hangers, wheels and guides etc.

**CEILING**  
Provide and fix to ceiling timber matchboarding to areas of new construction now included within the revised walling layout. Nog out at all perimeters etc to fully support new ceiling boarding as necessary.

**ROOFING ETC**  
Provide and fix treated softwood batten rafters and ceiling joists where stock removed. Provide and fix treated softwood battens and provide and fix natural slates to match existing. Allow for and include making good to ceiling joists and ceiling boarding to match existing.

**RAINWATER GOODS**  
Remove existing guttering and provide and fix new 115mm half round guttering with 60mm down pipe complete with all fittings, clips, brackets, bends, stop ends, outlets etc to match existing and connect to existing drainage system.

**DECORATION**  
Carry out decoration of new and existing surfaces including external render finish, windows, doors, frames and fascia, cornice work etc. Allow for thorough and proper surface preparation and application of coatings, appropriate to surface and material being decorated, all in accordance with the coatings manufacturer's instructions.

**REPAIR AND REPLACEMENT WORKS ETC**  
DOOR: Check over existing door and make all necessary repairs and replacements to the door covering to match existing.

**CABLE CORNICE:** Repair/space in etc as required matching wrought treated softwood to existing ornate timber cornice work. Replace as necessary leadwork protective covering and secret box gutter within cornice and ensure connection to new rainwater goods is effective and watertight.

**APPLIED TIMBERING:** Take off and remove decorative timbering to side elevation. Chop off loose and defective concrete render. Thoroughly clean off and prepare surfaces. Provide and apply replacement rendering to match existing and make good.

**WORKING CODES**  
Allow for all making good of all surfaces disturbed or affected by the works. All making good shall match existing surfaces perfectly, as reasonably possible and appropriate to the circumstances.

**RESTRICTIONS**  
This drawing is limited in the amount of information contained and is solely for the purpose of gaining Planning approval and Building Regulations consent. The works are not fully specified and the drawings must not be used as Contract Documents alone.  
The contractor shall allow for all work shown on the drawing and described in the specification notes and all work not specifically mentioned but which may reasonably be inferred as being necessary is deemed included.

**STANDARDS**  
All materials to be new unless otherwise stated and all components, products and materials etc to be used, fitted and installed etc in strict accordance with the manufacturer's instructions and relevant Code of Practice.  
Materials shall conform with the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

All work shall be in accordance with and comply with current Building Regulations.

**DETERMINED PLAN**

SOUTH HOLLAND DC  
HOUSING & PLANNING  
25 JUN 1998  
Ref: 0656/98

DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE BUILDING REGULATIONS SPECIFICATION NOTES DOCUMENT

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTURAL CONSULTANT IMMEDIATELY UPON DISCOVERY

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project

PROPOSED ALTERATIONS TO EXISTING GARAGE AT

THE LINES

3 LONDON ROAD

LONG SUTTON

SPALDING

LINCOLNSHIRE

client

MR & MRS T JOY

drawing

PLAN, SECTION AND ELEVATIONS

PLANNING & BUILDING REGULATIONS DRAWING

scale

1:50, 1:20

date

MARCH 98

job no

07/28

rev no

02

**HEALTH AND SAFETY**  
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with the Health and Safety legislation for building sites and work places.  
The Contractor shall carry out the works in a safe and practical manner with due regard for all matters of Health and Safety incorporating safe working systems and practices which he shall implement.  
Works of demolition inevitably fall within the ambit of the Construction (Design and Management) Regulations 1994 and as such will require the client to ensure that resources for specialist Health and Safety advice is available and that an appropriate Health and Safety Adviser/Planning Supervisor is appointed to prepare any Health and Safety Statements, Risk Assessments, Method Statements etc or require and obtain this information from the Contractor, as appropriate.