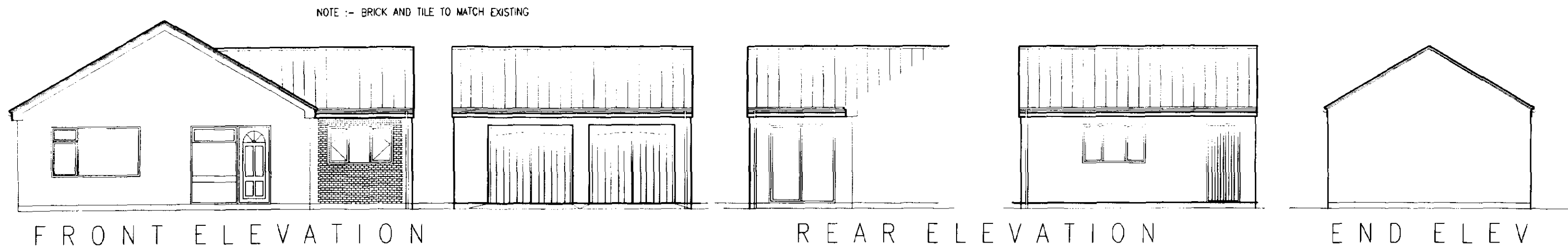
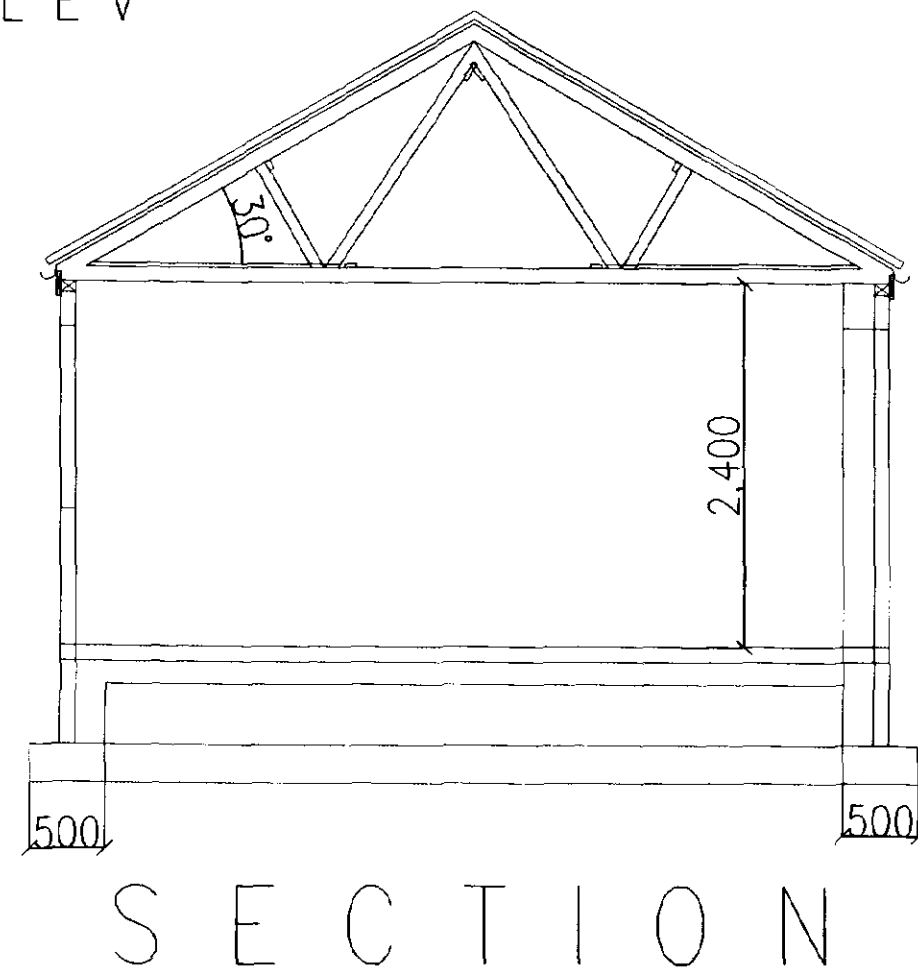
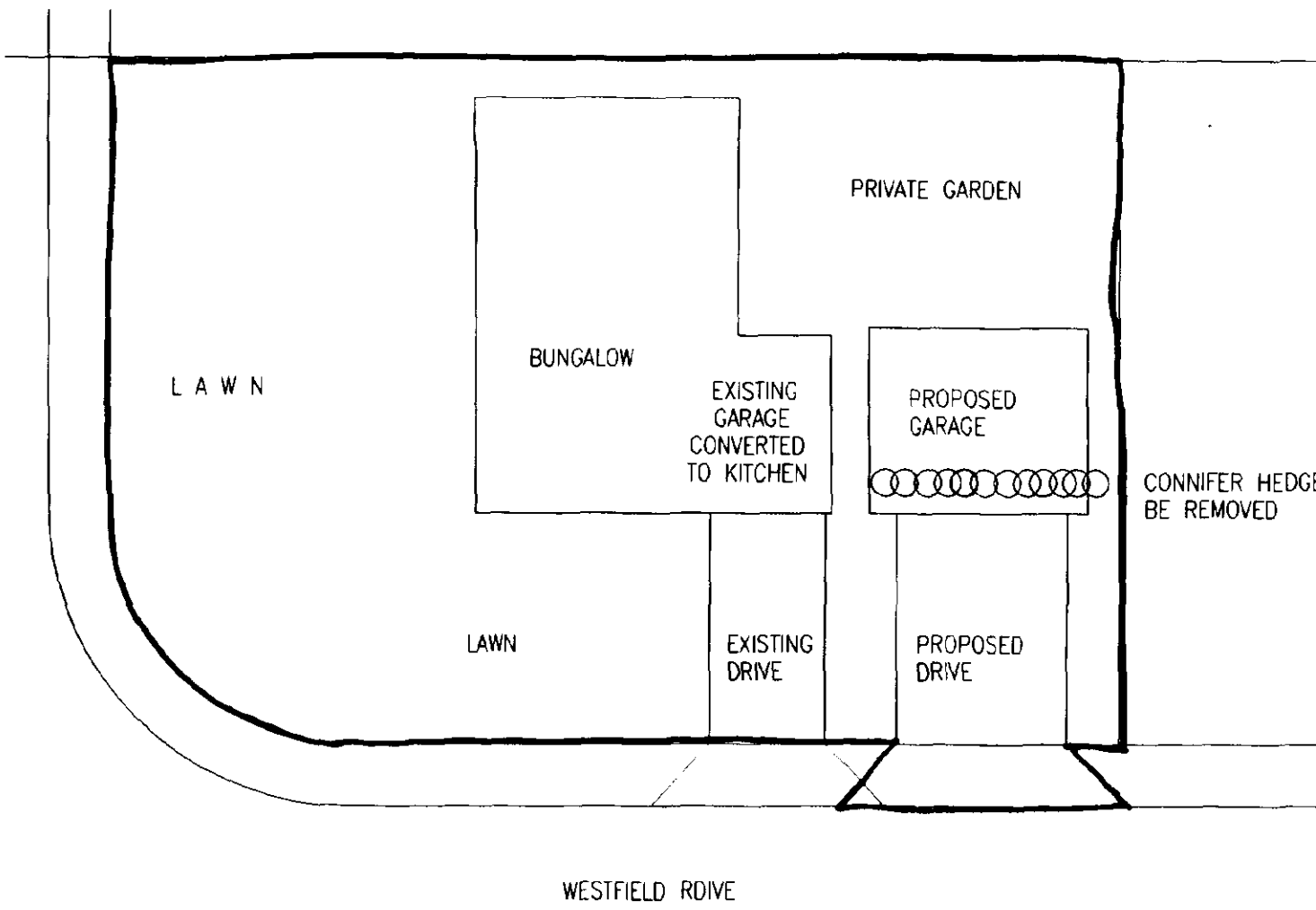
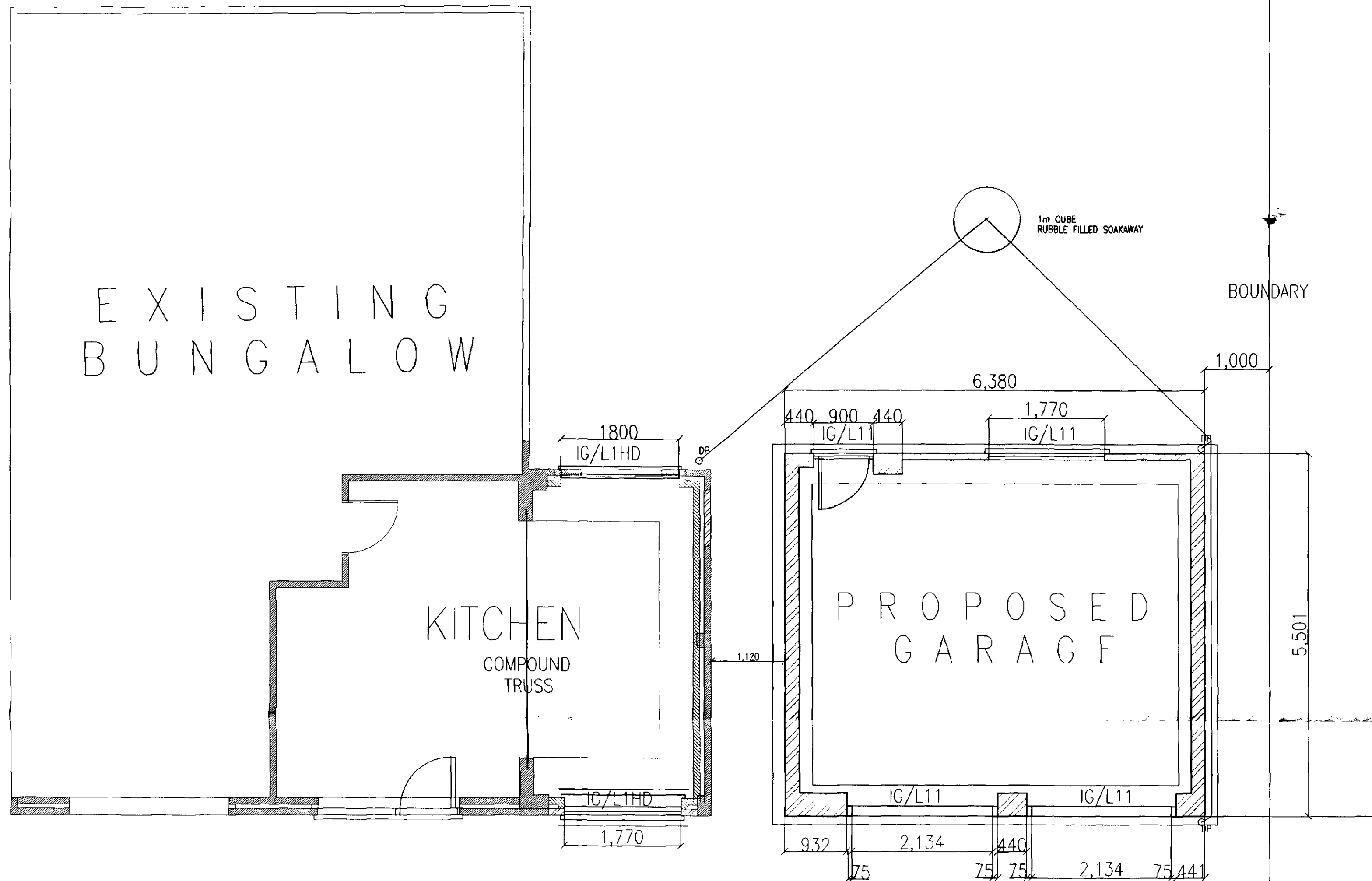




FOUNDATIONS.
Concrete strip foundations,min depth 750mm or 1m where subsoil is of a shrinkable nature

FLOOR.
Ground bearing floor slab.
Strip back 150mm approx vegetable soil.
150mm consolidated and blinded hardcore backfilled and rammed to internal foundations.
1200g Polythene dam linked to dpc.
100mm site concrete.

D.P.M.
Provide 1200g Polythene DPM over floor insulation turned up at sides and linked to DPC.

D.P.C.
Install Astos/High Load or similar dpc min 150mm above finished ground level and to sides of all openings in cavity walls.Tray d.p.c over all IG Lintels with weepholes to outer leaf.
Dpc.s to reveals to be insulated type, Damcore or similar.
Dpc to chimney above roof intersection to be of 2 courses of class B Engineering bricks..

WALL.
Outer leaf of Facing bricks,65mm cavity with 65mm Superglass insulation. 6no stainless steel wire ties per 1m sq and cavity closed at roof and reveals with blockwork.
Inner leaf of 100mm aerated blocks maximum density 1100kg/m³
Movement joints as indicated. Incorporate bricktor or similar expanded metal to mortar coarsing 215mm below all windows.
Inner face of all blockwork rendered and skimmed. Internal faces of steel lintels to be covered with min 15mm lightweight plaster.
Cavity to extend min 150mm below dpc at perimeters.

ROOF.
Concrete interlocking tiles laid to manufacturers instructions on soring felt and tie battens 25x38mm on Trussed Rarfers designed and fabricated to BS.5268 at 600mm c-c at 30 deg(check on site)
Pitch and braced together to BS.5268 1985 pt3. 100x25mm binders at joist and ridge nodes and at plane of truss webs.install deminating trusses/layboards and valley trays or tiles to roof intersections and manufacturers compound truss as appropriate.
Diagonal bracing 100x25mm running from eaves to inner binders on top of ceiling joists and inner truss plane.75x100mm wall plates
Facia board offset 200mm from brickwork.6mm masterboard soffit with continuous Glidvale soffit vent strip. Equivalent to 25mm wide opening full length of all eaves. Code 4 stepped lead flashing at roof wall abutments and internal cavity stepped dpc
tray.Trusses fixed to 75x100mm pw wall plate with galvanised steel clips.Plate strapped to blockwork with C-clip straps 1200x5mm at 2m c-c.Rarfers strapped to gables with 1200x5mm straps spanning min 3no rafter and fixed to 75x38 mm noggin between rafter.Ceiling joists strapped likewise.

INSULATION.
100mm fibre glass between roof joists,100mm fibre glass across joists. Cavity wall insulation 65mm Superglass.
Loft hatch to be insulated.
All pipework outside insulated areas to be fully lagged with 12mm Neoprene foam.

GLAZING.
All windows hardwood or uPVC units double glazed with 20mm sealed units. All opening windows and doors to have full draft seals including the loft hatch, (Loft hatch to be fitted with suitable fastening to compress seal)
Opening lights to give 1/20th floor area in ventilation
All glass to be Hardened or toughened to BS 6262 with safety glass to B.S 6206 CLASS B.

MECH-ANICAL VENTILATION.
Kitchen to have mechanical extractors giving min 60 litres sec extraction,ducted to open air, or ducted cooker hood at 30litres sec)

Background ventilation of 4,000mm sq to kitchen (Provided by trickle vents in window heads).

CEILING.
Ceilings of 12.5mm Plasterboard and skim or Artex finish through out to BS. 1230 part 1 with sealed and supported cross joints and timber nogginns to edges of boards size 30x47mm.

SOIL DRAINS.
All drains are existing

SOIL WASTES.
Sink waste in 40mm dia pvc, all with 75mm deep seal P trap

STORM DRAINS.
All drains in 110mm dia pvc with flexible joints to 1m cube rubble filled soakways min 5m from buildings.
Gutters 65mm square line UPVC. Down pipes in 65mm dia pvc.

CONDITIONAL APPROVALS.
Required for:
Non standard roof trusses.
The main contractor will be responsible for obtaining and sub mitting for approval, Calculations from the truss manufacturer to the building inspector, before trusses are installed.

LOCATION PLAN 1:2000
REPRODUCED FROM THE ORDNANCE SURVEY MAP BY DAVID BROKER DESIGN SERVICES WITH THE SANCTION OF THE DIRECTOR GENERAL, ORDNANCE SURVEY.FOR BUSINESS USE LICENCE No AR 375659.
THE CLIENT/DEVELOPER AND BUILDING CONTRACTOR/SUB CONTRACTOR ARE ADVISED TO ACQUANT THEMSELVES WITH THE IMPLICATIONS AND REQUIREMENTS OF THIS BUILDING PROJECT

FILE No 499RBARNETT1
SCALE 1:50 1:100
DATE JUNE 99
DRAWN DB

PROJECT
GARAGE CONVERSION TO EXTEND
KITCHEN AND NEW DOUBLE GARAGE

Issued
Revisions

ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
WISBECH CAMBS.PE13 4RW

Remove existing flat roof from Garage
Break off piers and projections as appropriate.Break up edge of floor as appropriate.
form concrete foundation across former door opening as appropriate.
Build up new cavity walls as specification correct new to existing with furix profiles
Brick up former door opening.
Take up existing floor and lay new as follows
150mm consolidated and blinded hardcore back filled and rammed to internal foundations.
50mm Jofibre 1200g Polythene dpm linked to opc,100mm Site concrete.50mm cement sand screed.New and existing floors to be level

Provide temporary support remove existing flat roof from garage.Construct new roof with trusses as specification.Existing truss feet being cut back and carried in m/s hangers onto compound truss and mechanically fixed
Kitchen units re arranged to suit
Existing sink waste drains utilised
Window and patio door to be double glazed openings fitted with draft seals