GARAGE BUILDER WILL PROVIDE ROOF IN TRADA GANG-NAILED TRUSSES TO SUIT ROOF, COVERING IN "LETCRENT 2000" OR SIMILAR SYNTHETIC/CEMENT SLATES DARK GREY TO MATCH EXISTING. C/W ALL CLIPS, HIP & VERGE TILES & AS PER MAKERS SPEC.

R.W.G.s FALLER IN UPVC 1/2 RND. 100mm GUTTERS TO 75mm RWPs RUN TO NEW OR EXTG. SOAKAWAYS.

GARAGE BLOCKWORK EXTENSION FINISHED SMOOTH CEM/SAND RENDER 2CT. FOR DPC (MAX 150mm HGT; 10mm TOP CT.) STEPPED AT WEATHER BOAD ABOVE D.P.C.

NEW TIMBER CILL ORNAMENT TO MATCH EXISTING, REINSTATED.

REDUCED FLAT ROOF RELAID MIN 3CTT HOT BIT. FELT DRESSED TO R.W.G.s & ABUTMENTS. CODE 4 LEAD FLASHINGS IN MIN 150mm TO WALL.

PROPRIETARY CAST-VENT INCORPORATED.

NEW FLAT ROOF TO KITCHEN LAID TO FALLS MIN 1:40 WITH HATCH-WALL CAST-VENTS 'GUIDANCE' FV230 OR SIMILAR).

EXTG. D-GLAZED KITCHEN WINDOW REINSTATED TO NEW WALL.

NEW DOOR & DOUBLE-GLAZED SIDELIGHT 630x900. OPENING VENT MIN/20TH FLR. AREA + TRICKLE VENT'N EQUIV. TO 4000mm² TO EXTENSION.

EXISTING GARAGE EXTENDED IN 2no HAND BRICK FACINGS TO INCORPORATE 2no 'UP & OVER' PAINTED DOORS. SLATE ROOF PITCH EXTENDED FROM NEW ROOF ACROSS EXTG. ENTRANCE.

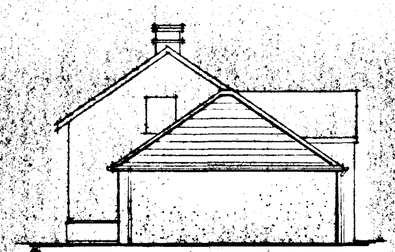
NEW APPROX. 4M x 3M PROPRIETARY 'VICTORIAN' D-GLAZED uPVC COATED CONSERVATORY WITH OPENING TRANSOM LIGHTS & WALL DOORS. 250 SALVAGED BRICK S/ROLLOCK.

R.W.G.s TO EXTG. SOAKAWAYS.

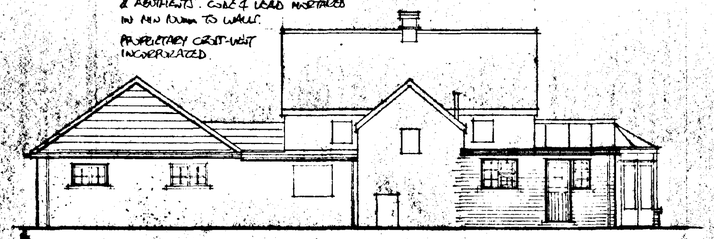
NEW D-GLAZED 1230x900 WINDOW TO MATCH EXTG. FACING BRICK IN SALVAGED HAND-MADE MULTI COLOUR TO MATCH EXISTING ORIGINALS.

RWP TO EXTG. S/WAY.

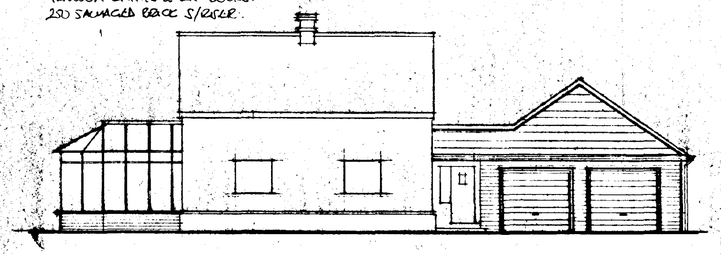
NEW CONSERVATORY ADJOINING KITCHEN EXTN. DOORS AT REAR QUARTER. TRANSPARENT ROOF. ALL GLAZING TO COMPLY WITH SECTN "N" REGS.



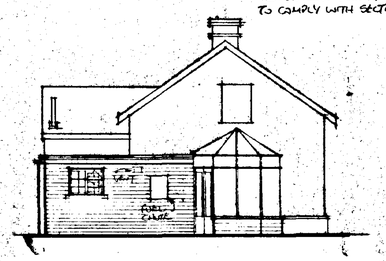
SIDE ELEVN. (E).



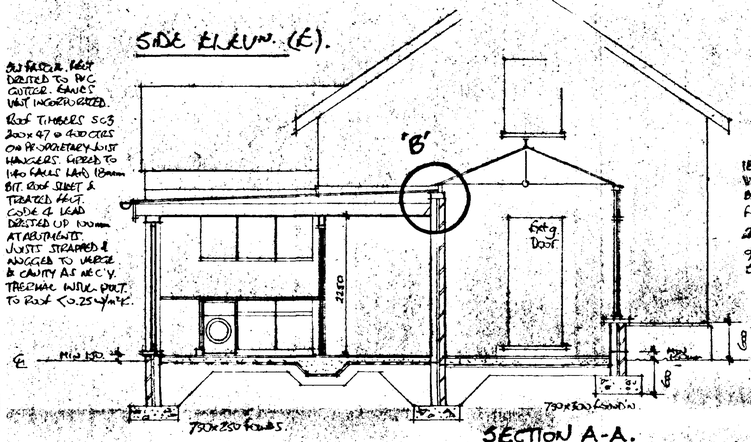
REAR ELEVATION (N).



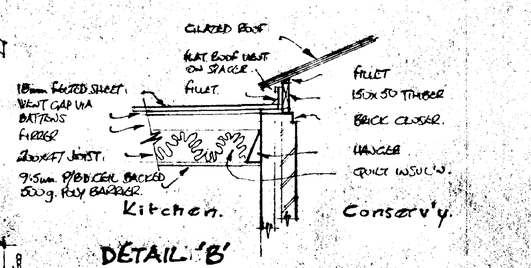
FRONT ELEVATION (S).



END ELEVATION (W).



SECTION A-A.



DETAIL 'B'
1:20.

FOUNDATIONS 750x230 MIN IN D.C. CAVITY FILLED TO G.L. SLAB THICKENED UNDER PARTITION LINES AND 230 WIDE STRIP UNDER EXTG. WALLS TO ACCEPT NEW LOAD BEARING QUARRIES. CONC. LAID OVER 1200g. POLY D.P.M. SEALED JOINTS & 65mm THERMAL INSUL'N. TO CONSOLIDATED H/CORE. D.P.M. LINKED TO WALL D.P.C.s.

WALLS 250 CAVITY. INNER SKIN 'CELCON' OR SIMILAR LOAD BEARING INSUL'G. BLOCK. FACE SALVAGED 'ORIGINALS' TO MATCH EXISTING. CLASS A WORK BELOW D.P.C., 'DRITHERN' OR SIMILAR. INSUL'N. TO CAVITY <0.45 W/m²K & WEEP. DPCs TO DRWGS WITH LOWER INSUL'N TO <1.2 W/m²K. TIES AT 700H & 450V. CTRS. STAGGERED. CAVITY CLOSED AT EAVES.

LINTELS TO BE I.G. US/1 TYPE. MIN. END BEARING 150mm THROUGHOUT UNLESS OTHERWISE STATED.

* EXISTING FOUNDNS. ASSUMED BRICK FOOTINGS. - DO NOT DISTURB. NO UNDERPINNING OR OVERDIGGING. CHECK WITH LOCAL AUTH'Y ENGINEER AS REQUIRED.

NEW QUARRY-TILED FLOOR TO EXTENDED KITCHEN AS EXTG.

INTERNAL PARTITIONS IN L/WEIGHT BLOCK. WALLS FINISHED "GARLITE" BROWNING, & FINISH MAX 13mm (EXCL. FUEL STORE - LIME FACED).

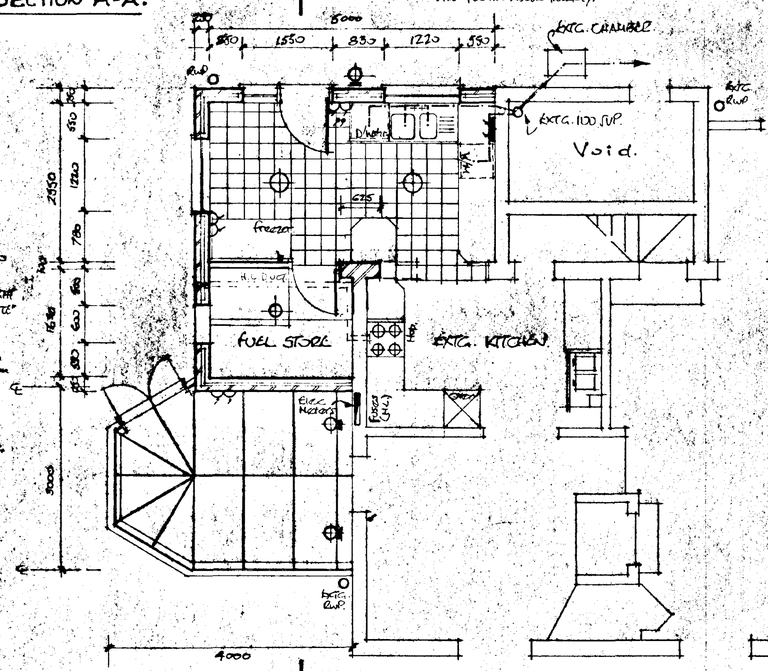
NEW ELEC. EXTRACT FAN LINKED TO EXTG. COOKER HOOD VIA ROOM DUCTING TO ACHIEVE 30 CHTS/SEC IN ADDITION TO WINDOW (RELEVANT TRICKLE VENT'S).

NEW LARDER UNIT TO BE GLAZED SOLID WALL CONSTRUCTION (I.G. BOX 200).

NEW TO OLD BRICKWORK JUNCTIONS WITH PROPRIETARY S/S JOINTING TRAYS SOLID 625mm DIA. SUPPORT TO EXISTING 225 BRICK WALL.

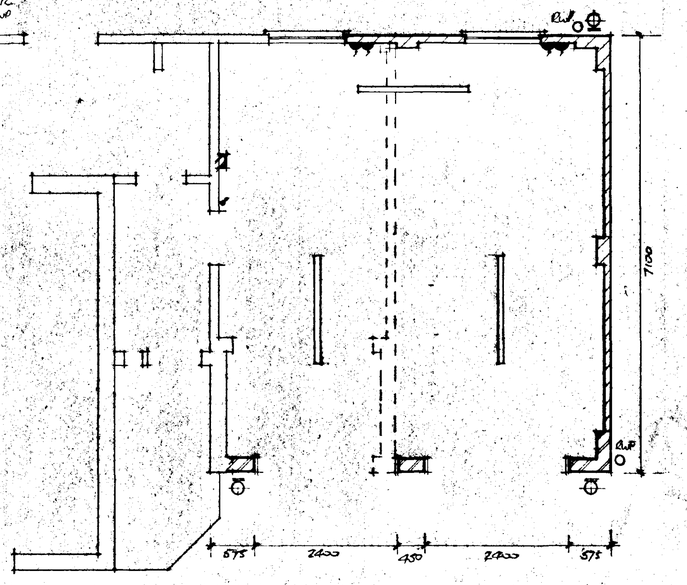
KEY TO ELEC. SYMBOLS.

- WALL MOUNTED SWITCH (GANG) PLATE.
- CEIL. MOUNTED FILAMENT LAMP.
- 13a D.S.S.O. (LOW LEVEL.)
- 13a D.S.S.O. (WORKTOP LEVEL).
- CEIL. MOUNTED SURFACE FITTING.
- WALL MOUNTED DECORATIVE/COVED FITTING.
- FLUORESCENT BATTEN FITTING.
- ELEC.-OPERATED FAN EXTRACT.



FLOOR PLAN.

NEW 90mm UPVC CAPPED C/W 75mm ø TERM. TRAP HAULED MIN 1:40 TO EXTG. 100mm SVP (ENTRYS MIN 450mm ABOVE INVERT).



INTERNAL GARAGE WALL FIRE-STOPPED AT ROOF LEVEL "ROCKWOOL" OR SIMILAR.

THRESHOLD AT EXTG. PAVEMENT DOOR TO BE MIN 100mm BELOW LEVELS.

ABOVE CUT EXTG. CONC. FLOOR & LAY NEW 150mm 1:2:4 CONC. ON 1200g DPM AND BLINDING TO MIN. 150mm CONSOLIDATED H/CORE.

GARAGE DOORS HUNG TO 75 x 75 STS FRAMES. E.G. BOX 200 LINTOLS OVER.

NEW GARAGE ROOF IN PROPRIETARY 'TRADA' TRUSSES, STRAPPED & BRACED, FELTED & FLATE CLAD ED. CROSS-VENT. VIA SOFFIT VENTS. EQUIVALENT TO 10mm CONTINUOUS GAP.
200mm QUILT INSULATION TO ROOF SPACE & FOIL-BACKED 9.5mm P/BOARD CEILING THROUGHOUT.
EAVES SOFFIT IN A/B/CEM. SHEET.
S.W. BARGE BOARDS.
VALLEY ABUTMENTS WITH 150mm WIDE PLY LAMINATED STRIPS EITHER SIDE OF JUNCTION FELTED CODE 6 LEAD.

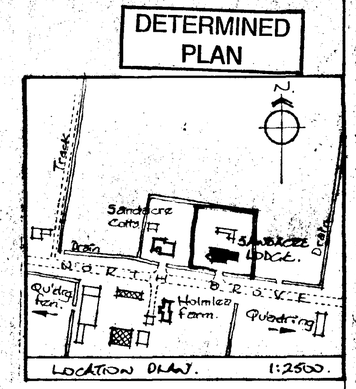
EXTENDED GARAGE FRONT IN SOLID MATCHING BRICKWORK.
100mm BLOCK & RENDER TO REMAINDER INCORPORATING FULL-HT. BONDED 45D PIERS MAX 3M. CTRS.

FOUNDNS. 230 x 250 MIN. IN D.C.
PLASTIC DPC. 150mm ABOVE G.L. LINKED TO FLOOR D.P.M.

GENERAL NOTES.

- ALL MEASUREMENTS TO BE CHECKED ON SITE.
- ALL LINTOLS TO HAVE MIN. END BEARING 150mm.
- ALL STRUCTURAL TIMBER TO BE SC3/SC4.
- FLOOR LEVELS TO MATCH EXISTING UNLESS OTHERWISE SPECIFIED.
- ALL GANG-NAILED TRUSSES TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS WITH BRACING & TREATED BATTENS AS NECESSARY. BS747 FELT DRESSED TO 150 UPST & RWGs.
- NEW SOAKAWAYS TO BE 12M³ BRICK RUBBLE 5M DISTANT FROM BUILDING STRUCTURE. TOPSOIL COVER.
- ALL SURFACES GENERALLY TO MATCH EXTG. & ANY DISTURBED MATL GOOD.
- TEMPORARY & PROTECTION WORKS TO BE PROVIDED AS REQUIRED.
- SCAFFOLDING; FENCES; ARCHITRAVES & LININGS ALL INCLUDED.
- DECORATIONS & FINISHES AT CLIENT'S DISCRETION.
- ELECTRICAL & HEATING/PLUMBING INSTALLATIONS TO BE CARRIED OUT TO SUIT THE SCHEME BY SPECIALIST TRADES AND IN ACCORDANCE WITH THE LATEST I.E.E. OR RELEVANT CODES.
- ALL WORKS IMPLIED BY THIS DRWG. OR WHICH MAY REASONABLY BE INFERRED TO ACHIEVE A GOOD STANDARD COMPLETION SHALL BE INCLUDED IN ACCORDANCE WITH THE LATEST CURRENT BUILDING STANDARDS AND CODES OF PRACTICE.

DETERMINED PLAN



LOCATION PLAN. 1:2500.

SOUTH HOLLAND DC
HOUSING & PLANNING
-7 OCT 1998
Ref. 0193/98

Title.
KITCHEN & GARAGE EXTENSION.

Address.
SANDMERE LODGE
NORTH DROVE
QUADRING FEN.

Project Design

John R Clayton Associates

Drwn. J.R.C.
Scale 1:50/1:100 +
Date 26 JUN '98
No 0193/98