GENERAL CONDITIONS

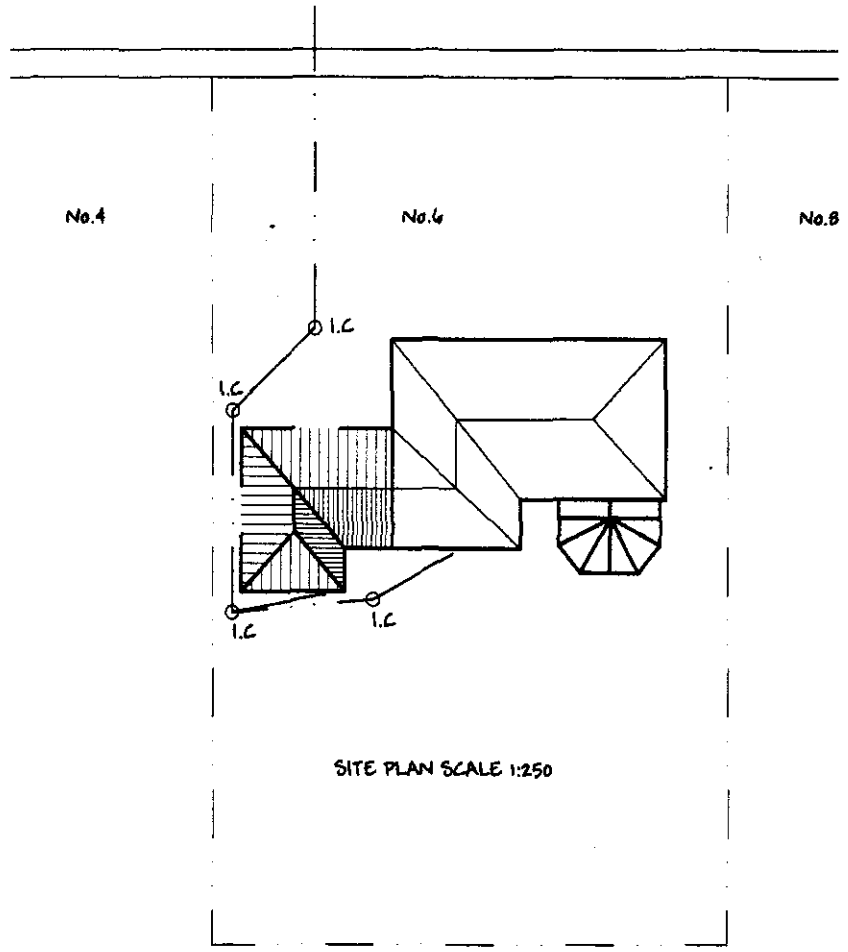
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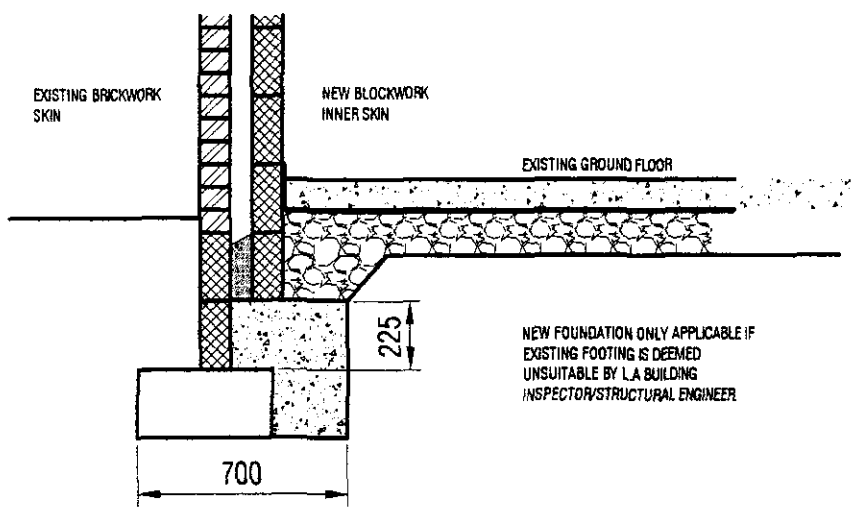
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AMBLESIDE DRIVE



SITE PLAN SCALE 1:250



FOUNDATIONS

Existing foundations to be exposed and checked to make sure they are a min.of 700mm wide x 225mm deep to the satisfaction of the L.A building inspector.See sketch for reinforced detail if foundations are deemed in adequate.Concrete mix for foundations to be ST4 Grade in accordance with BS5328:1981.Excavate down to existing foundation depth and to the strict approval of the L.A Building Inspector.Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

EXTERNAL WALLS

All external walls unless noted otherwise on the floorplan to be 275mm overall thickness comprising of:
102mm facing brickwork to match existing or to the Clients / Local Authorities approval:
75mm cavity filled with either Crown Dritherm (or equal approved) built in as work progresses or nominate a specialist contractor to inject insulation into cavity.The later would require a written guarantee from the specialist contractor and be carried out strictly in accordance with the manufacturers recommendations:
100mm 3.5N/mm2 internal blockwork in accordance with BS6073 parts 1 & 2.External wall to achieve a 'U' value of 0.45m² ° C.

CAVITIES

Close all cavity walls at jambs with 15mm Damcor and 50mm reveal blocks or similar approved.Close top of cavity walls with 75mm Dritherm or similar approved insulation batt supported on wall ties.

CEILINGS

All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Coving and an Artex finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

DAMP PROOF COARSE (D.P.C)

Provide a dpc to all window heads,jambs and cills of all openings in cavity walls which must project 25mm into back of all frames.Provide performed cavity wall trays above windows,doors and if applicable meter boxes with weep vents at a max.of 2m centres with a min.of 2no.per opening.

MORTAR

All mortar to be 1:1:6 sand/cement/lime or equally approved.

WALLS BELOW D.P.C

3no.Coarses of Class B brickwork below D.P.C on outer face and 1no.coarse of 7N/mm2 on inner skin of cavity face.Elsewhere to be either 7N/mm2 concrete blockwork or full width trench blocks.Both to be within 225mm of DPC level.Cavity to be filled to within min. of 225mm below DPC with lean concrete mix.

WASTE SIZES FOR NEW PLUMBING

All new plumbing to have the following waste sizes:
W.C=100mm ø Multikwik or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.
Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.New S.V.P to extend min.900mm above window heads and fitted with balloon grating at terminal.

DECORATION & WALL TILING

All internal decoration and wall tiling to be agreed on site with the client prior to any materials being placed on order.

EXTRACTOR FANS

Bathroom & En-suite=to give 15 litres/second

FIRST FLOOR

Ensure 12.7mm Gyproc fireline board or equal approved is fitted to garage ceiling with 150mm insulating mineral fibre quilt insulation laid between joists to provide 1 hour fire protection.19mm Weyroc Tongue and grooved flooring grade wood particle board to bedroom floor.

JOINERY, SKIRTING & ARCHITRAVES

All internal finished timber to be agreed on site with the client prior to any materials being placed on order.

LINTELS

All lintels to cavity wall to be factory insulated I.G L1 range unless noted otherwise or equalled approved.Internal door openings to be the I.G box 100 range or equally approved.All lintels must have a min.150mm endbearing and installed in accordance with manufacturer's instructions.

WINDOWS

All windows to be uPVC double glazed with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to give $\frac{1}{20}$ th of floor area ventilation to all rooms.All glazing to meet the requirements of section N of the Building Regulations and BS6206 class B.All double glazed units to be installed in accordance with BS 6262.

NOGGINGS

Fix 38x25mm timber noggings to all potential loose plasterboard ceiling edges.

ROOF VENTILATION

To achieve 0.4 % of roof plan area via ventilated ridge tiles fixed strictly in accordance with manufacturers recommendations.

ROOF CONSTRUCTION

All windows to be uPVC double glazed with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to give $\frac{1}{20}$ th of floor area ventilation to all rooms.All glazing to *meet the requirements of section N of the Building Regulations and* BS6206 class B.All double glazed units to be installed in accordance with BS 6262.

HEATING

Provided from existing with new radiators to have thermostatic radiator control valves.

STUDWORK PARTITION WALLS

Construct new studwork walls from 75mm x 50mm softwood battens at max.400mm centres with noggings at max.1200mm centres.Fix both sides 12.7mm plasterboard and skim finish.Solid fill wall with mineral fibre insulating quilt.

ELECTRICAL INSTALLATION

To be in strict accordance with the latest I.E.E Regulations

DRAINAGE BELOW GROUND

To be 110mm Ø uPVC pipe laid to 1:80 falls.Pipe to have min.100mm peagravel bed and full surround.Drains with less than 300mm ground cover to have concrete slab cover.

RAINWATER DRAINAGE

To be all as existing and connected into existing guttering to discharge into existing downpipes.

FASCIAS

All new fascias and soffits to match existing.

ROOF COVERING

To be concrete interlocking roof tiles to match existing in accordance with manufacturers instructions on 38x25 preservative treated timber battens on unterable sarking felt with min.150mm overlaps on existing traditional cut roof.All new timbers to be exact *size as existing and a softwood grade properly seasoned and with a* moisture content suitable for carcassing timber

Planning
19 FEB 2002
194/02

PROPOSED SITE PLAN & BUILDING REGULATION NOTES

FIRST FLR EXTEN'N ABOVE GARAGE FOR MR & MRS CLAY @ 6,AMBLESIDE DRIVE,SPALDING

REV DESCRIPTION:			
	DRG No. DC/06	DEC'2001	REV:

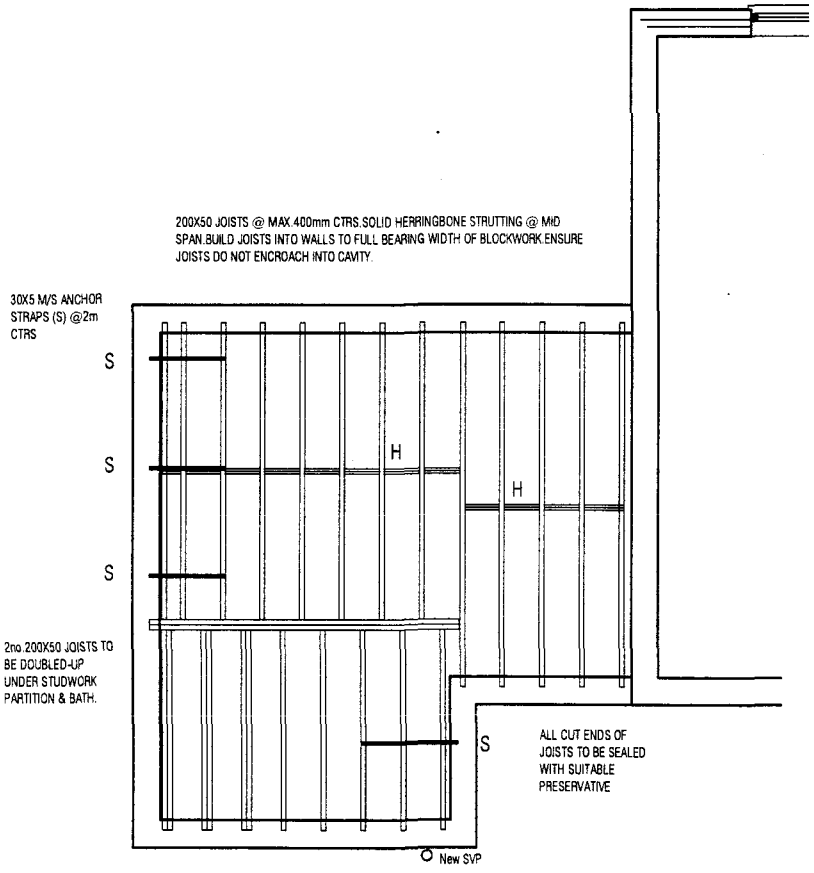
GENERAL CONDITIONS

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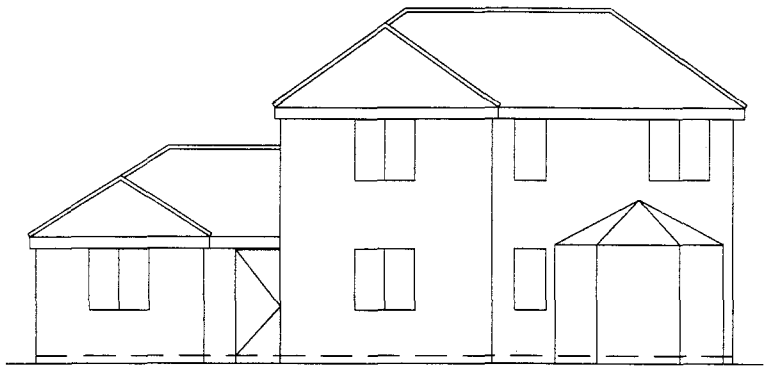
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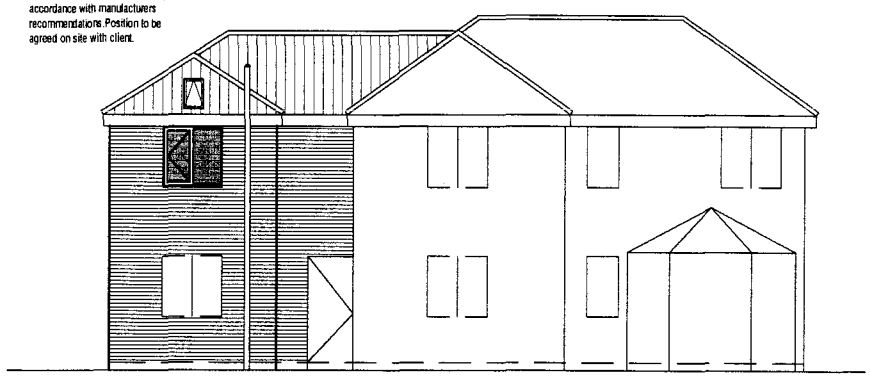
PROPOSED FLOOR JOIST LAYOUT



EXISTING REAR ELEVATION

Planning
19 FEB 2002
Ref 1941/02

New VELUX rooflight fitted strictly in accordance with manufacturers recommendations.Position to be agreed on site with client.



PROPOSED REAR ELEVATION

EXISTING & PROPOSED ELEVATIONS & PROPOSED JOIST PLAN - SCALE 1:50 & 1:100

FIRST FLR EXTEN'N ABOVE GARAGE FOR MR & MRS CLAY @ 6,AMBLESIDE DRIVE,SPALDING

REV DESCRIPTION:		
DRG No. DC/05	DEC'2001	REV:

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

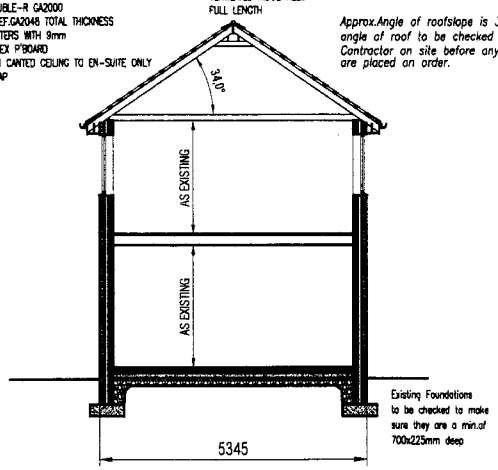
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UNCONTROLLED
PLAN

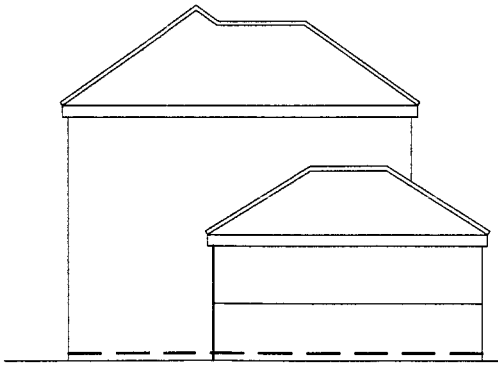
2 LAYERS OF CELOTEX DOUBLE-R GA2000 RIGID INSULATION BOARD REF.GA2048 TOTAL THICKNESS 96mm FIXED BETWEEN RAFTERS WITH 9mm PLYWOOD & 12.7mm DUPLEX P'BOARD TO U/SIDE OF RAFTERS ON CANTED CEILING TO EN-SUITE ONLY ENSURE 50mm MIN. AIR GAP

VENTILATED RIDGE TILES FULL LENGTH

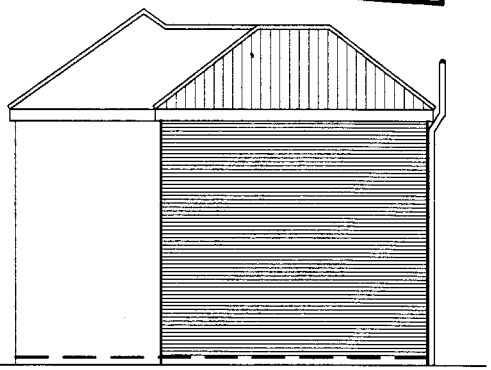
Approx.Angle of roofslope is 34°.Exact angle of roof to be checked by Contractor on site before any materials are placed on order.



Existing Foundations to be checked to make sure they are a min.of 700x225mm deep



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

EXISTING & PROPOSED ELEVATIONS & PROPOSED SECTION - SCALE 1:100

FIRST FLR EXTEN'N ABOVE GARAGE FOR MR & MRS CLAY @ 6,AMBLESIDE DRIVE,SPALDING

REV DESCRIPTION:		
DRG No. DC/04	DEC'2001	REV:

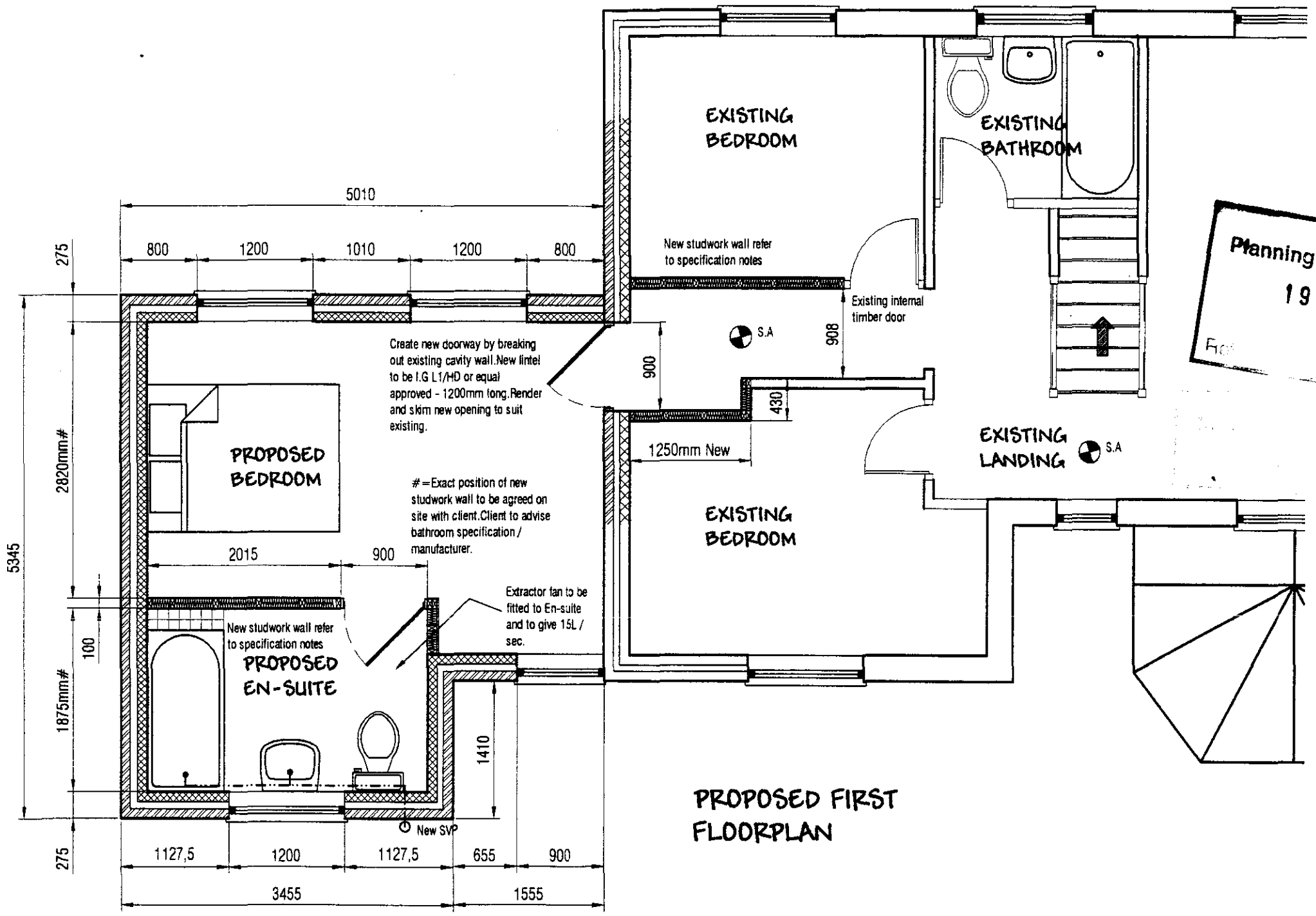
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PROPOSED FIRST FLOORPLAN

SHDC
Planning & Development
19 FEB 2002
Ref. 1941/02

PROPOSED FIRST FLOOR PLAN - SCALE 1:50

FIRST FLR EXTEN'N ABOVE GARAGE FOR MR & MRS CLAY @ 6,AMBLESIDE DRIVE,SPALDING

REV DESCRIPTION:			
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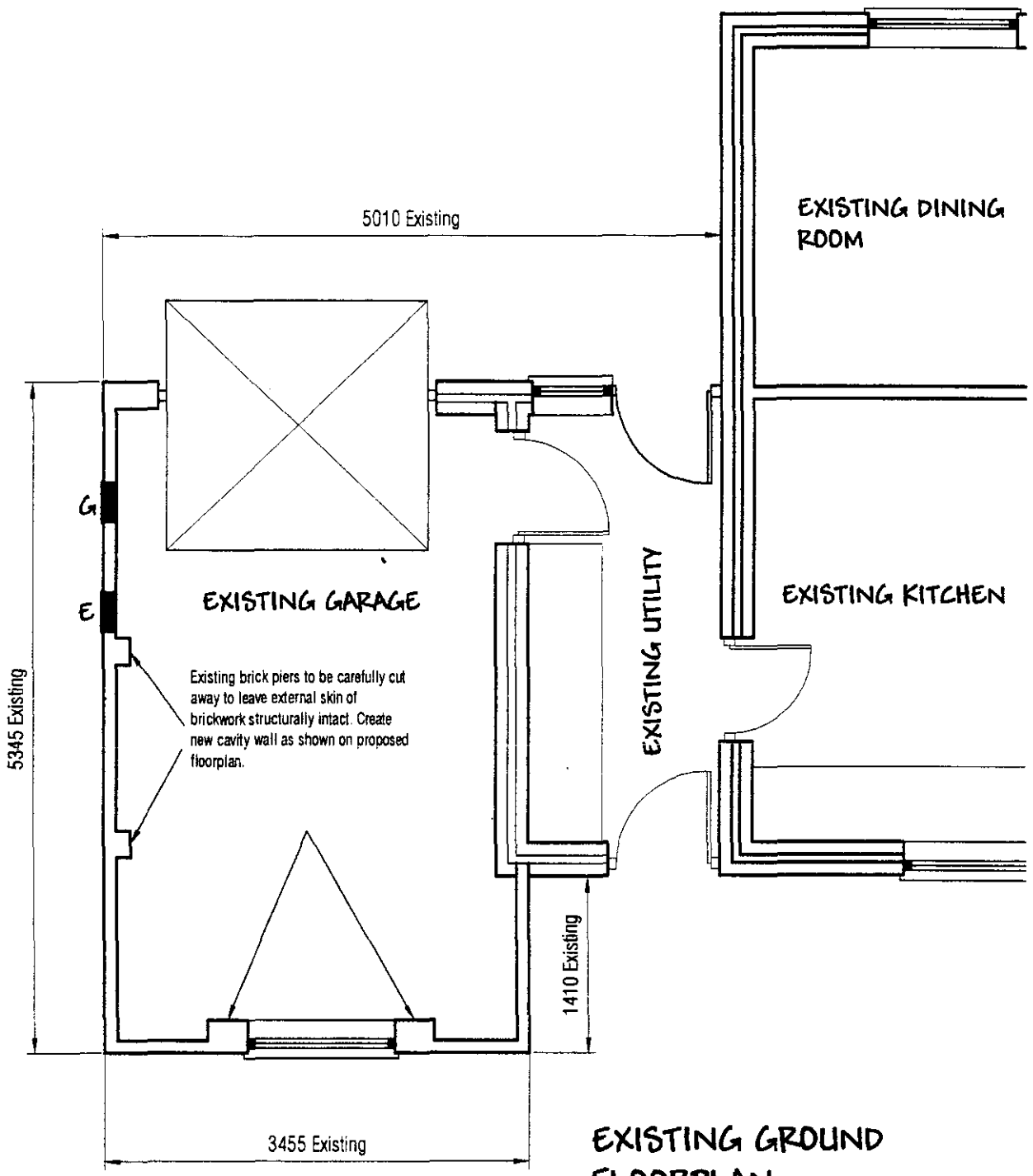
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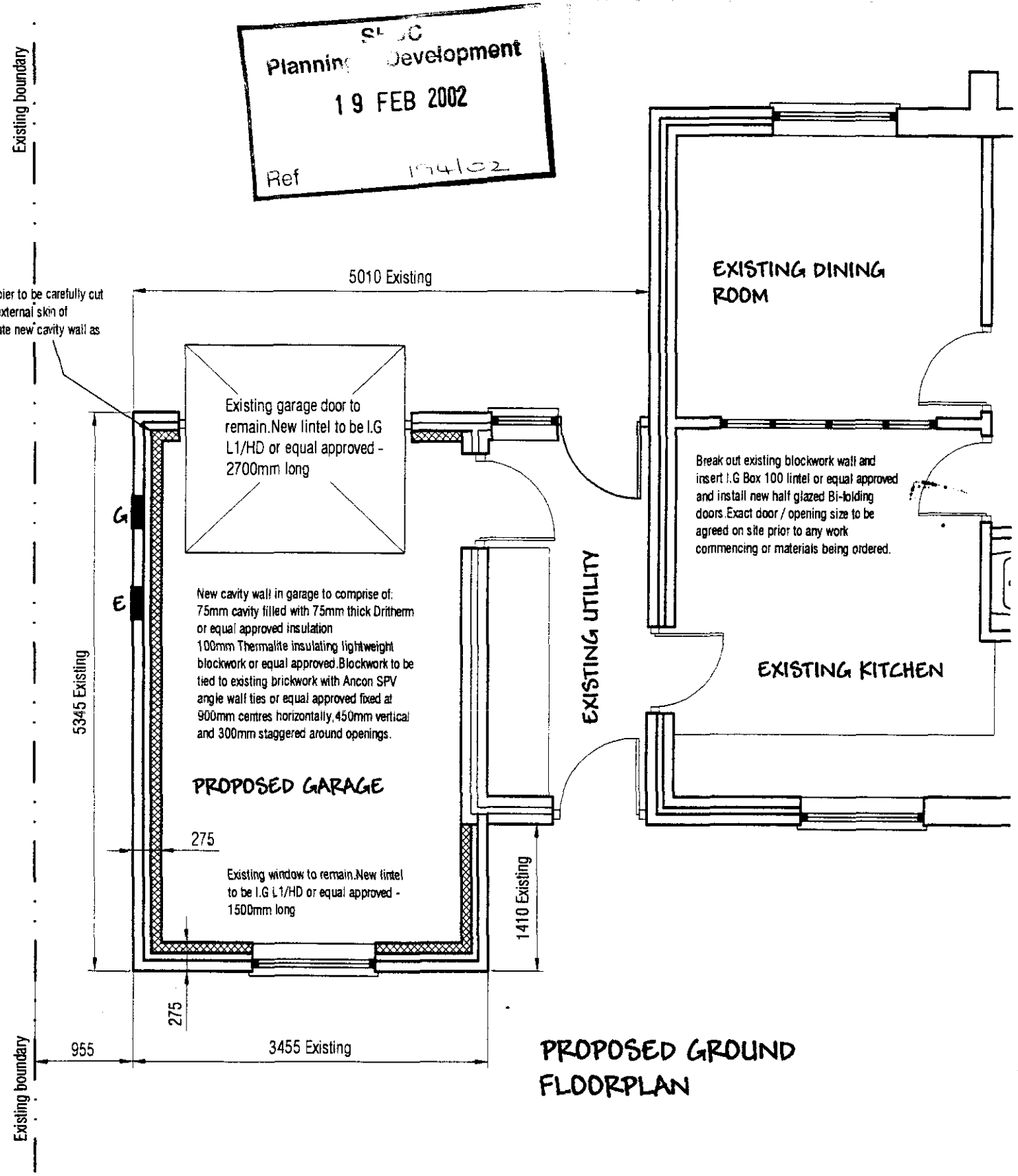
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EXISTING GROUND FLOORPLAN



PROPOSED GROUND FLOORPLAN

SLDC
Planning Development
19 FEB 2002
Ref 1941/02

EXISTING & PROPOSED GROUND FLOOR PLAN - SCALE 1:50

FIRST FLR EXTEN'N ABOVE GARAGE FOR MR & MRS CLAY @ 6,AMBLESIDE DRIVE,SPALDING

REV DESCRIPTION:		
DRG No. DC/01	DEC'2001	REV:

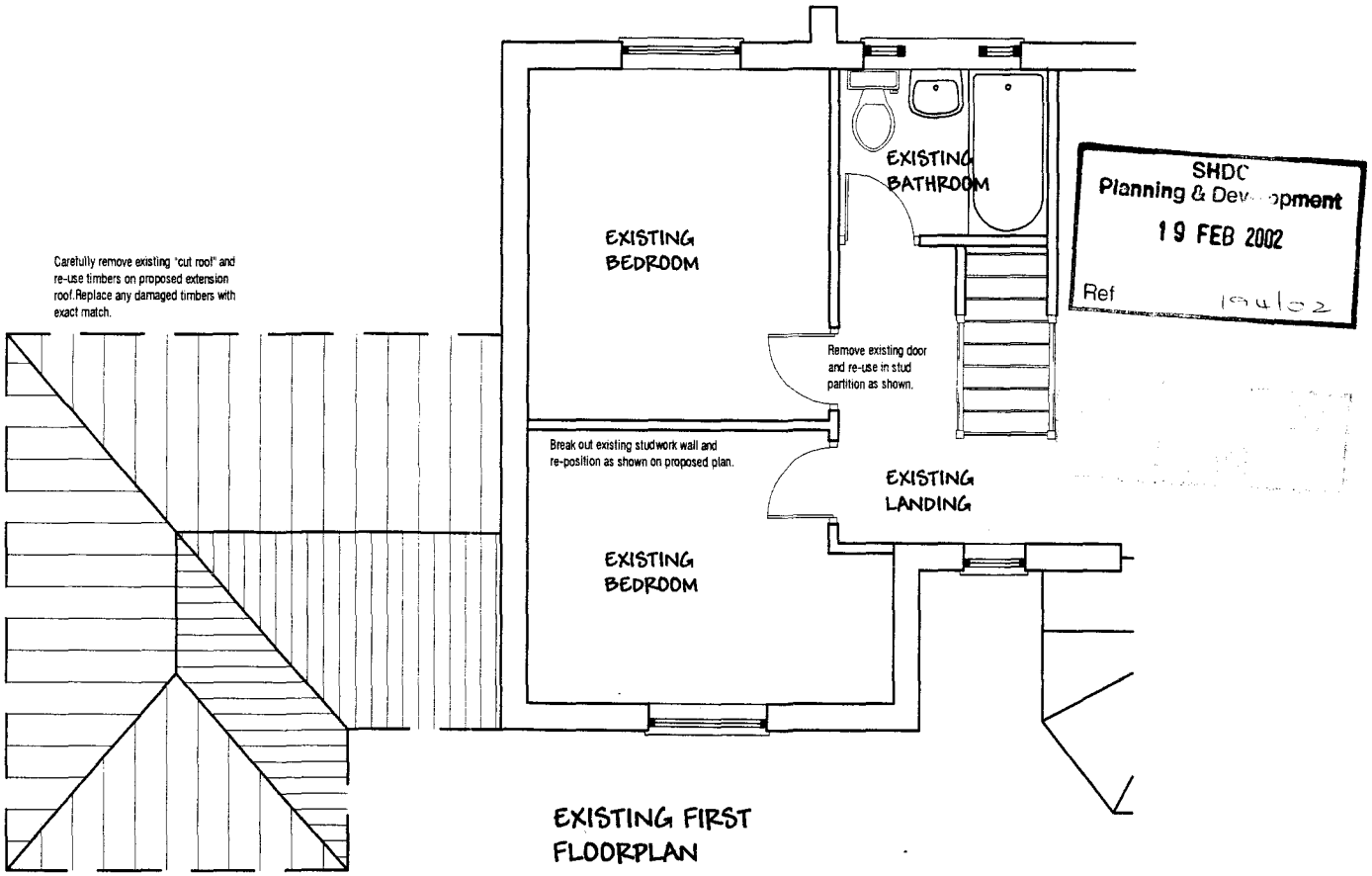
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19 FEB 2002
Ref 1941/02

EXISTING FIRST FLOORPLAN

EXISTING FIRST FLOOR PLAN - SCALE 1:50

FIRST FLR EXTEN'N ABOVE GARAGE FOR MR & MRS CLAY @ 6,AMBLESIDE DRIVE,SPALDING

REV DESCRIPTION:		
DRG No. DC/02	DEC'2001	REV: