

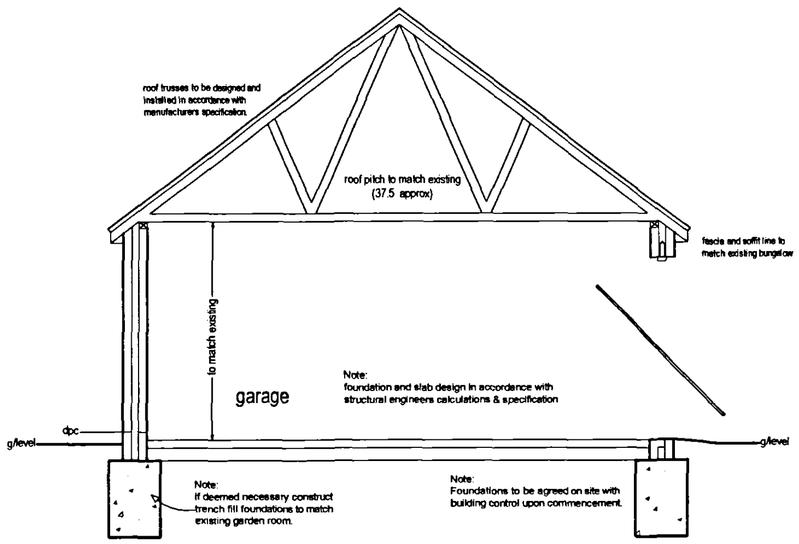
Side Elevation - *from Bath Lane*

Front Elevation - *from Bath Lane*

cut, tooth and bond
new brickwork into existing

ELECTRICAL WORK (PART P - BUILDING REGS)
All electrical work required to meet the requirements of part P must be designed, installed and tested by person competent to do so.
Prior to completion of works, the local authority building control must be satisfied that either:
A) an electrical installation certificate issued under a competent persons *scheme has been issued or*
B) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

LINTELS
Lintels to be Birtley galvanised steel or similar approved lintel to BS 5977.
Selection and installation to be in strict accordance with manufacturer's instructions.
Provide 150mm-min. end bearing to all lintels with bit. Felt d.p.c. Cavity tray provided in accordance with BS 5628 PART 3: 1985 to all external wall conditions except where protected by eaves overhang.
Concrete lintels (if prefered) to be installed in accordance with manufacturers specifications.



SECTION

GROUND FLOOR CONSTRUCTION
100mm oversite concrete (St3 mix),
on 1200G poly d.p.m. with 150mm min. laps, and to be lapped with d.p.c. 100mm min.,
on 150mm consolidated and blinded hardcore base.
finished floor level to match existing.

WALLING BELOW D.P.C.
Any brickwork below d.p.c. Level to be F. L. quality.
Class A blockwork to be used below d.p.c. To BS 6073.
Below ground to be Celcon Trench Block.
Provide lintel to wall where penetrated by services.
Provide horizontal d.p.c. At 150mm min. above finished ground level.
D.p.c. to be continuous and lapped with d.p.m.
Leen mix to cavity to terminate 225mm below lowest d.p.c. level.

EXTERNAL WALLS
275mm cavity wall construction to comprise: -
100mm facing brick (to B.S.3921: 1974 for clay brick, BS 187: for calcium silicate brick).
75mm cavity
Inner leaf to be 100mm Termac Toplite or similar approved blockwork.
internal face to match existing garage.
Provide stainless steel wall ties to BS 1243: 1978 installed at 750mm ctrs. Max. Horizontally, 450mm ctrs. Vertically. Ties at 225mm ctrs. Max. Vertically
within 225mm of reveals at unbonded jambs to all openings. Thermabate 75 cavity closures.

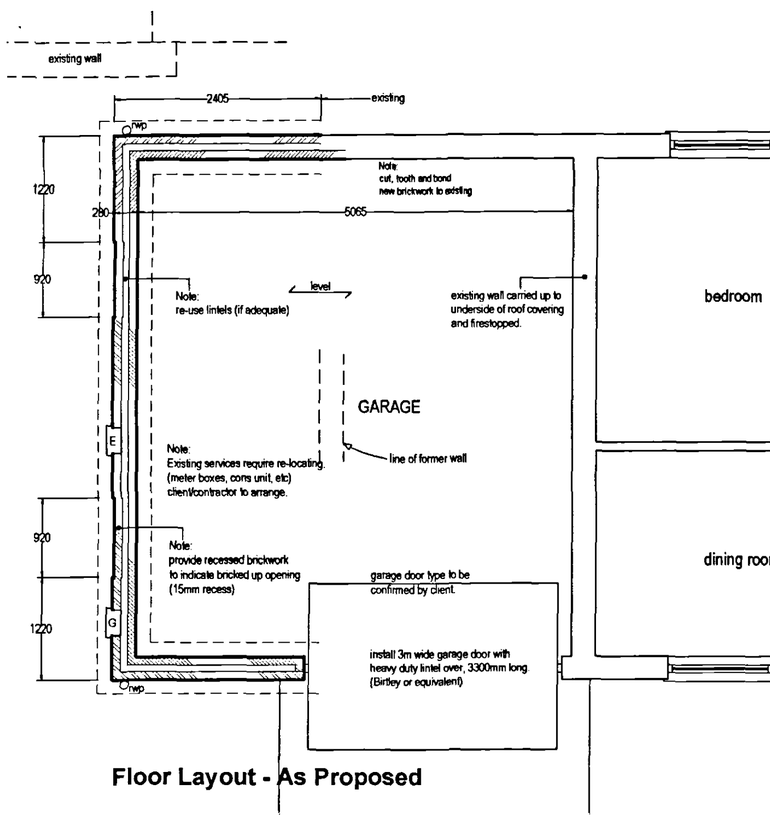
FOUNDATIONS -
Provide 600x225mm concrete strip foundations to 275mm walls - (assuming normal ground conditions)
If deemed necessary by local authority building control foundations to be trench fill type, as per garden room. 600mm wide x 1100mm deep, as in accordance with engineers calculations and details.
All concrete to be St 3 mix (unless specified otherwise by structural engineers).
Foundations taken down to a suitable load-bearing sub strata depth, to be determined on site.
If shrinkable sub-soil is encountered, foundations to be taken down to depth of 1.0m below finished ground level.
Foundation depth to be in accordance with N.H.B.C. Standards
Foundations to be inspected and approved by building control upon commencement.

DRAINAGE - SURFACE WATER
112.5mm dia. half round u.p.v.c. Gutters to discharge into 68mm dia. downpipes.
Below ground pipework to be 82mm dia. u.p.v.c. Flexible with 100mm-min. pea gravel bed and surround.
Pipes to be laid 1: 70 fall to 1.2m soakaways at 5.0m min. from any building or existing sw sewer.
All work to comply with Part H3 Building Regulations 1991.

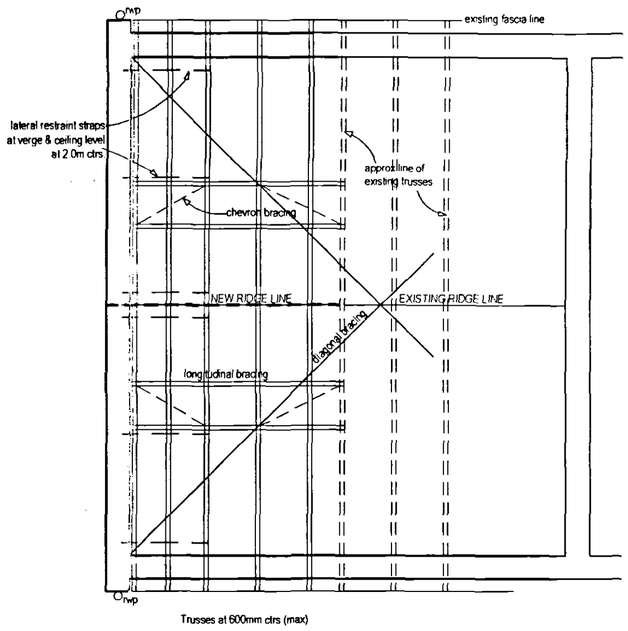
WINDOWS AND DOORS (PVC-U)
Re-use existing pvc-u windows (if suitable)
Glazing to be in accordance with Part N Building Regulations 1991
All external doors and opening lights to windows to be draught sealed.

SERVICES
Provide adequate fire stopping to service penetration as set out in part B -sections 11.12 - 11.14.
All electrical installations shall be undertaken in accordance with approved document P-Building Regulations

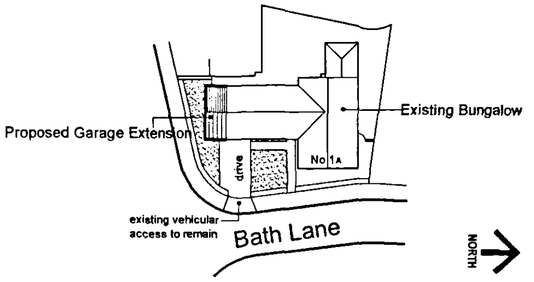
ROOF CONSTRUCTION
Concrete interlocking tiles to be of suitable type for pitch and installed in accordance with manufacturer's specification.
Installation to be to BS 5534 PART 1: 1978 with tiles laid to 75mm min. head lap. Dependant on tiles.
38 x 25mm preservative treatment s.w. Battens on underfelt to BS 747 felt to be lapped 150mm min.
Trussed rafter roof to be design and installed in accordance with *manufacturers specification* in accordance with BS 5268 PART 3: 1985.
Trusses to be installed at 600mm ctrs. Unless indicated otherwise on roof plan.
100 x 75mm wall plate strapped to walls at 2.0m ctrs. Max.
Using 30 x 5mm galvanised steel straps of not less than 1.0m in length.
Provide 30 x 5mm galvanised steel straps at 2.0m CRTs max.
From rafter and ceiling chord members to gable walls.
Span 3 no. Trusses with noggings and pack not less than 38mm thick and not less than 2 depth of roof truss member restrained.
Bracing is to be in accordance with the BS 5268 PART 3 1985 as indicated on roof plan.
25 x 175mm P.S.E. fascias with 6mm ply soffit.
All timber to be C16 (SC3) structural grade minimum.
Provide cross ventilation of insulated roof space with 10mm min. continuous (or equivalent C.S. area) gap at opposing eaves. Insect mesh to be provided



Floor Layout - As Proposed



Roof Plan



Block Plan - 1:500

rev A - windows in garage to be bricked up (client request) 16.7.08 MD

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Client: Mr & Mrs W Peel	Scale: 1:100, 1:50 1:500
Project: Proposed Garage Extension 1a Bath Lane, Spalding, Lincs. PE11 1XP	Date: May 2008
	Drawing No. WP/2008/WD
Title: Working Drawing	Revision: A