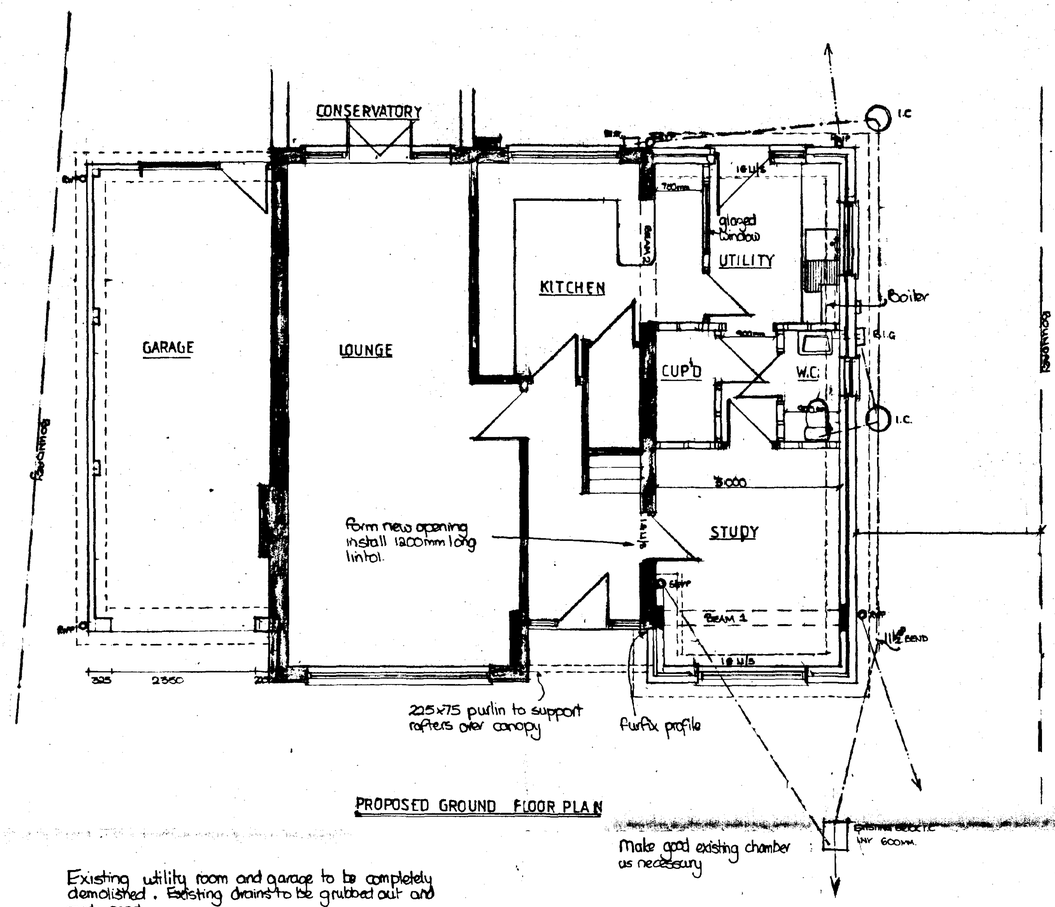
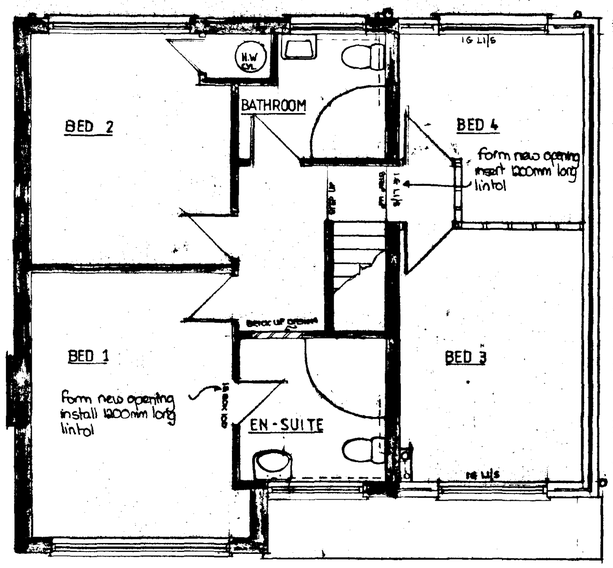
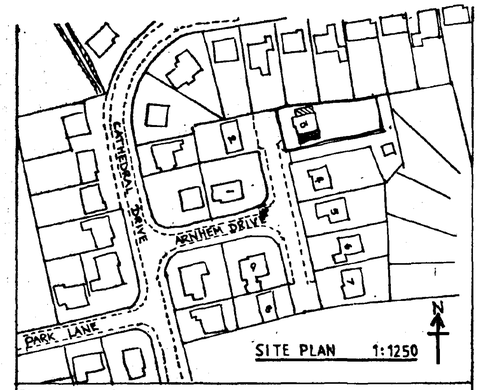




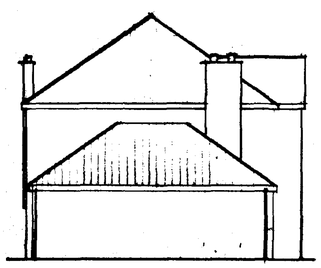


Existing utility room and garage to be completely demolished. Existing drains to be grubbed out and made good.

Heating - remove existing external gas boiler and fit new wall mounted gas fired balanced flued boiler in utility room. Extend pipework to new radiators and fittings. Radiators to be fitted with TRV's and all pipework not contributing to heating to be properly lagged.



FRONT ELEVATION



SIDE ELEVATION

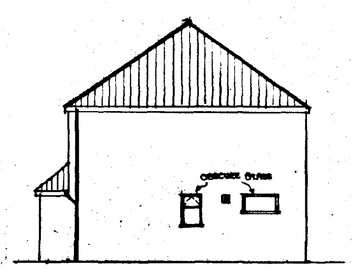
New brickwork to be L.B.C. Golden Buffs to match existing.

New roof tiles to match existing in colour and profile.

Tiles to be fixed strictly in accordance with manufacturers recommendations.



REAR ELEVATION



SIDE ELEVATION

Drainage & Plumbing

Bathrooms - take out old soil & vent pipe, and fittings. Provide new 100mm ø soil & vent pipe terminating 900mm above any opening window (fitted with a bird cage)
bath wastes 40mm ø
hand basin wastes 32mm ø
75mm deep seal traps to all appliances.
Internal soil & vent pipe to be boxed in and well lagged with sound deadening quilt.
Cloaks - 32mm ø hand basin waste to external back-inlet type roddable gully
Utility - 40mm ø waste from sink and washing machine
Kitchen - 40mm ø waste from sink

All fitted with 75mm deep seal traps and discharging below grating but above water seal of gullies.

Underground drainage to be 100mm upvc "Osma" or similar drain ware laid to a minimum fall of 1:80 and surrounded in 150mm pea gravel.
Concrete paths to be provided over drain runs.
Where drains pass under building to be surrounded in 150mm concrete if within 300mm of underside of slab.
Lintols to be provided where drains pass through walls 50mm clearance to be maintained - but masked with a rigid material.

Ventilation - Opening area of new windows to equal an area of not less than ½th of the floor area of the room.
All new windows to be fitted with trickle ventilators giving a controllable area of 4000mm² minimum.
Provide extract ventilation to

kitchen	60 l/sec.
utility	60 l/sec.
bathroom	15 l/sec.
en-suite	15 l/sec.

Roof to be ventilated on all sides by Gridevale over fascia vent strips or similar giving equivalent area of 10mm gap on all sides.

Glazing - all new windows to be double glazed sealed units.
Glazing to windows to be min 800mm above floor level or alternatively provide safety glazing to BS 6206.
Glazing to doors to be safety glass to BS 6206.

Partitions - to consist of 75x50 timbers with sole and head plates the same size. Studs to be at 400mm centres. Provide 100mm fibreglass between studs. 12.5mm plasterboard & skim coat finish.
Double up joists under 1st floor partitions
Provide dpc under ground floor partitions.

Surface water drainage - 115mm ø half round gutters to discharge to 68mm ø down-pipes to 100mm ø "osma" or similar drainware laid to fall 1:80 to soakaways a minimum of 5 metres from any building. Drains to be protected as described before. Soakaways to be a min. of 1.2m² in size, filled with clean hardcore, capped with polythene and 300mm of soil.

JUNE 1995 REF 0804/95

DETERMINED PLAN

DEMOLISH EXISTING GARAGE AND UTILITY ROOM AND BUILD TWO STOREY EXT'N. AND GARAGE

CLIENT. MRS B GORTON

AT 3 ARNHEM DRIVE SPALDING LINCS.

scale 1:50, 1:100

date february 1995