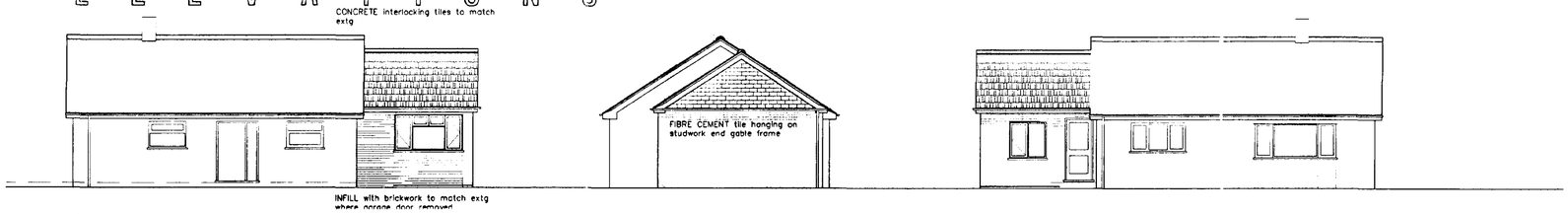
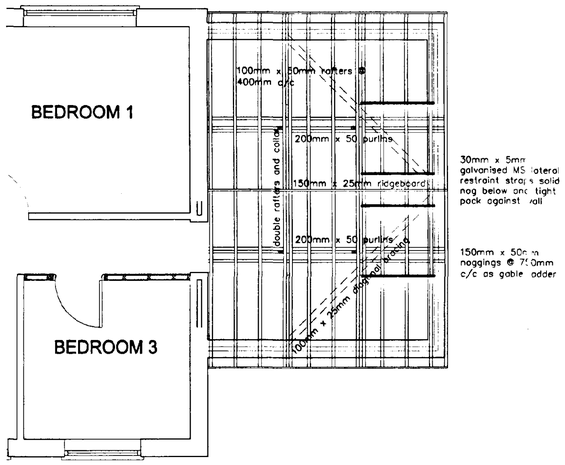
E L E V A T I O N S



front side rear



ROOF PLAN

WALLING (WHERE INFILL)
103mm facings to match extg with 75mm cavity and 75mm DRITHERM insulation, 100mm HEMELITE lightweight aggregate concrete blockwork
Stainless steel wall ties at 750mm centres horizontally and 450mm c/c vertically staggered 375mm every alt course, wall ties at 225mm c/c at cavity closures
Use FURFIX wall extension profiles to connect and tie new walling to extg
All work to comply with BS5628

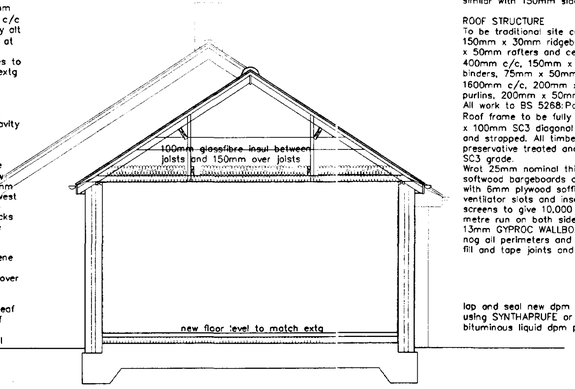
LINTELS
IG L1/70HD in all situations with 150mm min end bearings and cavity trays over

SUBSTRUCTURE WALLING
100mm Class A dense aggregate concrete blocks (7N/mm2) below ground in two no skins with 75mm cavity filled to 300mm below lowest dpc with lean mix concrete ST1
Use FL durability designation bricks below dpc level, where applicable

DAMP PROOF COURSES
Use ZEDCOR high density polythene damp proof course material horizontally and as cavity trays over lintels
Horizontal dpc at 150mm above finished ground level with inner leaf dpc lapped with new damp proof membrane in floor
Use DAMCOR insulated dpc at all cavity closures in external walls

FOUNDATIONS
Foundations comprise of EXTG reinforced concrete raft / ground bearing slab

SECTION Scale 1:50



FLOOR CONSTRUCTION
Floor to comprise 75mm minimum thickness dense mortar screed laid level and compacted and to match extg internal floor level with nominal light gauge stainless steel mesh reinforcement.
SYNTHAPRUFE acqueous bitumin damp proof membrane in min two coats to extg wall and floor edges with 300 micron polythene dcmp proof membrane VISQUEEN SUPER DPM laid flat to extg concrete ground slab lapped with SYNTHAPRUFE
100mm JABLITE SD flooring grade insulation with perimeter upstands

ROOF COVERING
Roof covering to be concrete interlocking tiles to match extg laid in accordance with the manufacturer's instructions and to BS5534 on and including 25mm x 38mm treated softwood tiling battens at gauge centres on untearable underlay felt MONARFOL 250 or similar with 150mm side and headlaps

ROOF STRUCTURE
To be traditional site cut frame with 150mm x 30mm ridgeboard, 100mm x 50mm rafters and ceiling joists @ 400mm c/c, 150mm x 50mm ceiling binders, 75mm x 50mm hangers @ 1600mm c/c, 200mm x 50mm purlins, 200mm x 50mm collars.
All work to BS 5268:Part3:1985 etc.
Roof frame to be fully braced (25mm x 100mm SC3 diagonal rafter braces) and strapped. All timbers to be preservative treated and minimum SC3 grade.
Wot 25mm nominal thickness treated softwood bargeboards and fascias with 6mm plywood soffits with ventilator slots and insect proof screens to give 10,000 sq mm per metre run on both sides of roof.
13mm GYPROC WALLBOARD to ceilings nog all perimeters and board joints, fill and tape joints and skim to finish

lap and seal new dpm with extg using SYNTHAPRUFE or equal bituminous liquid dpm product

STRAPPING AND RESTRAINT
Provide and fix 30mm x 5mm galvanised mild steel lateral restraint straps at 1800mm to locate rafters and ceiling joists to walls running parallel to rafter/joist direction. Solid nog below straps and tight pack against wall.

WINDOWS
Provide and fit new PVC-U type window of similar style
Window to have openable casements as indicated
Window to be complete with trickle vents to give 8,000 sq mm in total of controllable background ventilation

DOOR
Provide new PVC-U door complete with security locking, weatherstripping etc

GLAZING
All glazing to be in sealed unit double glazing and conform with BS6262:1982. Use 4-16-4 glazing units with LOW E coating
Glass used for situations requiring Safety Glass in doors, sidelight frames and where the level of glass within a frame is lower than 800mm above the adjacent ground or floor level the glass shall comply with BS6206:1981

RAINWATER GOODS
Provide and fit HUNTER HIGHFLO, or similar, rainwater goods including 115mm half round gutters, 68mm diameter downpipes including all bends, stopends, brackets, outlets, adaptors, connectors and clips etc and connect to new underground drain run to soakaway

UNDERGROUND DRAIN
Underground pipework to be 100mm diameter GVC with flexible sleeve couplings laid to fall 1:70 with 50mm bed of peagravel and backfill with slected granular fill and make good to ground surface to match
New gully to be back inlet trapped type complete with grid.
Make connection of new foul drain to extg inspection chamber.
Provide paving slab or concrete path protection to new drain runs where less than 300mm of ground cover over new drain pipes.

SOAKAWAY
Form new soakaway at not less than 5 metres from any building.
Soakaway to be 1500mm x 1200mm x 1000mm deep and filled with broken brick or concrete rubble to 300mm below ground level, lay polythene sheet over rubble and backfill rest of hole with topsoil and make good. Connect rainwater drains and run to centre of soakaway

PLASTERING
Provide and plaster all new and previously unplastered walls and where making good etc 10mm minimum thickness cement/lime/sand render and finish with 3mm gypsum wall finish plaster. Including all exposed lintel soffits, reveals etc and match in perfectly new to existing. Inlcude for all galvanised steel plaster angles and beads etc.

WOOD TRIMS
Provide and fix as appropriate all matching skirtings, architraves and beads etc to match extg.

ELECTRICAL INSTALLATION
Extend electrical circuits to provide lighting and power to new extension and include new fittings and accessories to match existing. All work shall be in strict accordance with the latest IEE Regulations and be carried out by an NICEIC contractor.

MECHANICAL INSTALLATION
Provide all necessary and extend existing heating circuits to new radiators in the extension. Radiators shall be fitted with TRVs. All pipework is to be concealed below floor and insulated with preformed foamed plastic type insulant with a minimum 15mm wall thickness.

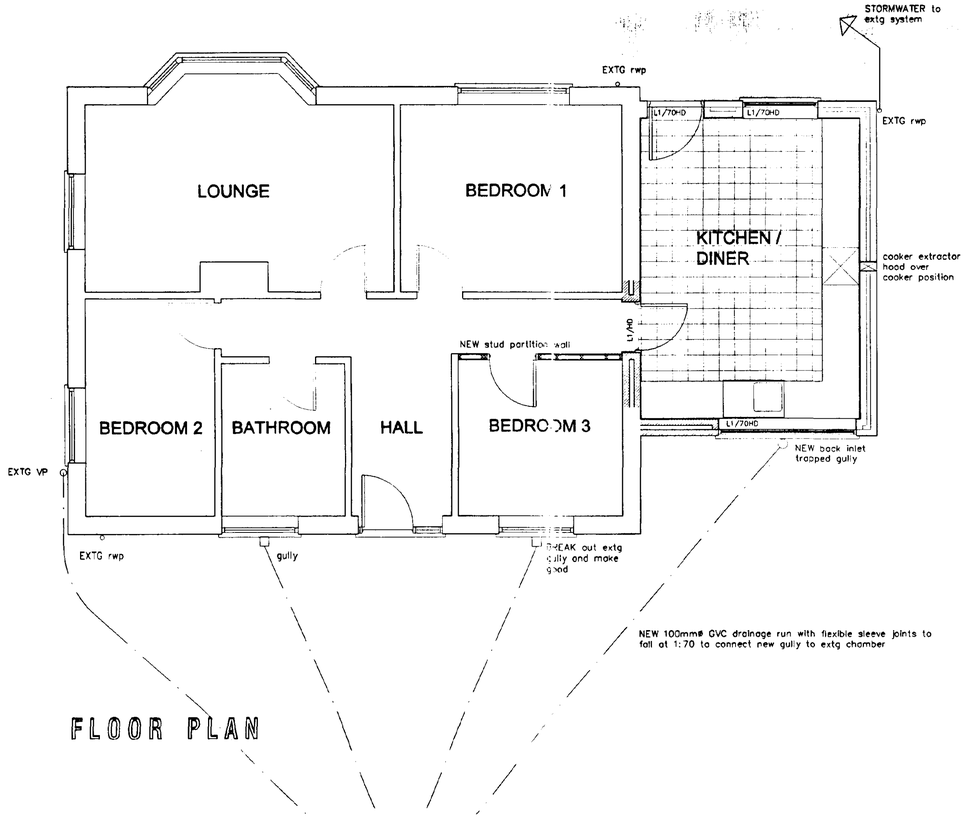
KITCHEN SINK AND DRAINAGE
Provide and install kitchen sink unit with top, pillar taps or mixer taps, plug, chain, overflow and connect waste to 40mm plastics pipe, POLYPIPE, pushfit type or similar and run to discharge over new gully below grid and above water line.
Fit 75mm deep seal trap.
Type and extent of kitchen cupboards, base units and tops to be agreed between Employer and Builder.

WALL TILING
Provide and fix ceramic wall tiles over worktops and to kitchen window cills. Tiles to be fixed with waterproof adhesive and grouted using a white waterproof grout all finished neat and perfect. Tile type and extent of tiling to be agreed between Employer and Builder.

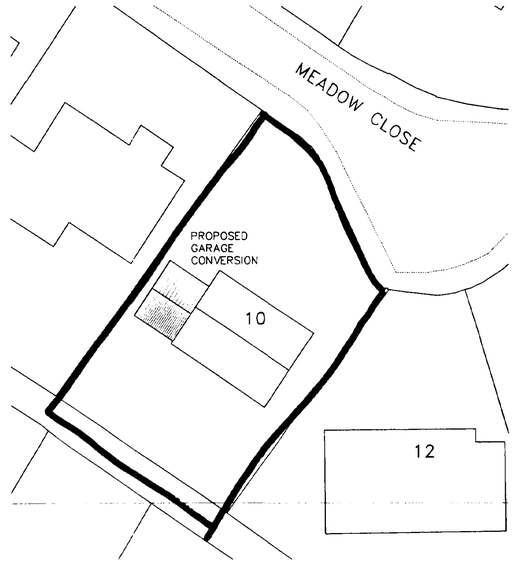
GENERAL NOTE
All work shall be carried out in an efficient and workmanlike manner to a good standard to at least that prescribed in BS8000 Workmanship on Building Sites

All materials, goods and products shall be new, fit for their purpose and comply in all respects with the relevant British Standard, BBA Certificate or European Standard as appropriate. All shall be used in strict accordance with the manufacturer's instructions and recommendations in the manner intended and for the purpose intended.

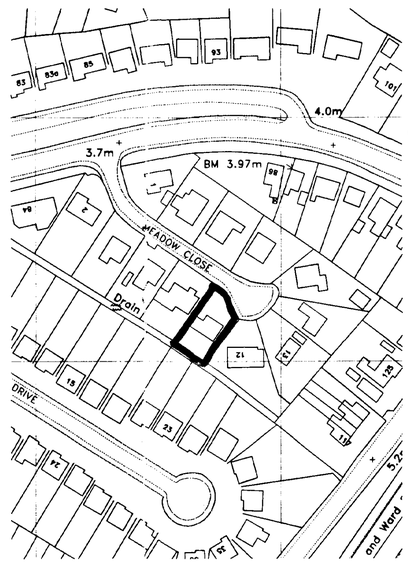
The Builder shall adopt all appropriate safe working practices in the carrying out of the Works and employ all appropriate equipment for the execution of the work, including all structures and all temporary support thereof and all safety equipment, scaffolding, shoring, screens, covers and protection etc.



FLOOR PLAN



BLOCK PLAN
Scale 1:250



LOCATION PLAN
Scale 1:1250

DETERMINED PLAN

SHDC Planning & Development 14 MAY 2003 Ref 0618/03

AMENDMENTS
A

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Member of the Chartered Institute of Building and
Member of the British Institute of Architectural Technologists

project
Proposed Garage Conversion and Internal alterations
10 Meadow Close,
Spalding, Lincolnshire, PE11

client
Mr B Haddigan

drawing
General Arrangement Drawing
Plan, Section and Elevations
and Block Plan

date	scale(s)
April 2003	1:50 1:100 1:250
drawn by	checked
Peter Lithgow	
job no	drawing no
03/10	01