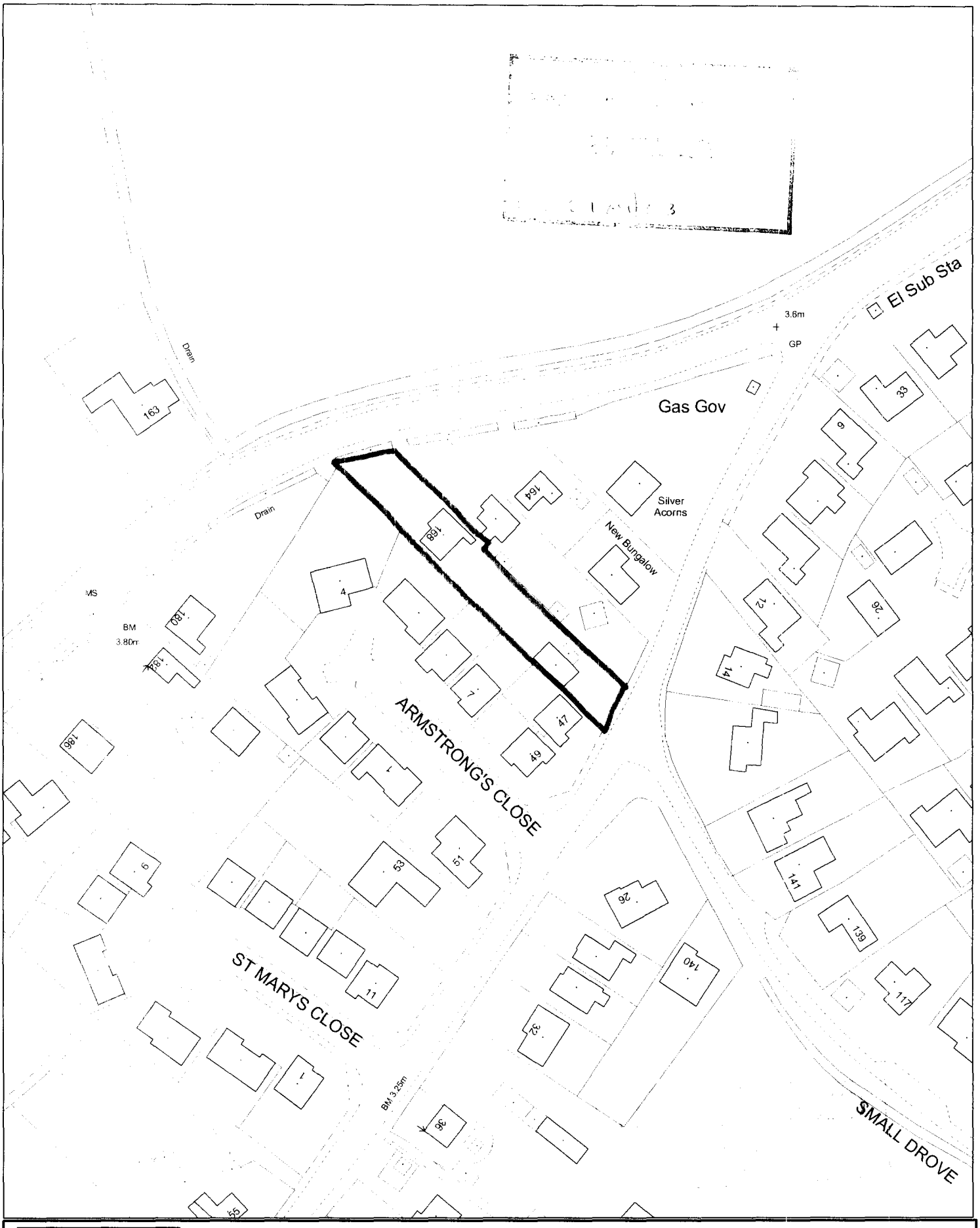


[redacted]

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

Scale: 1:1250

Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE

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GENERAL CONDITIONS

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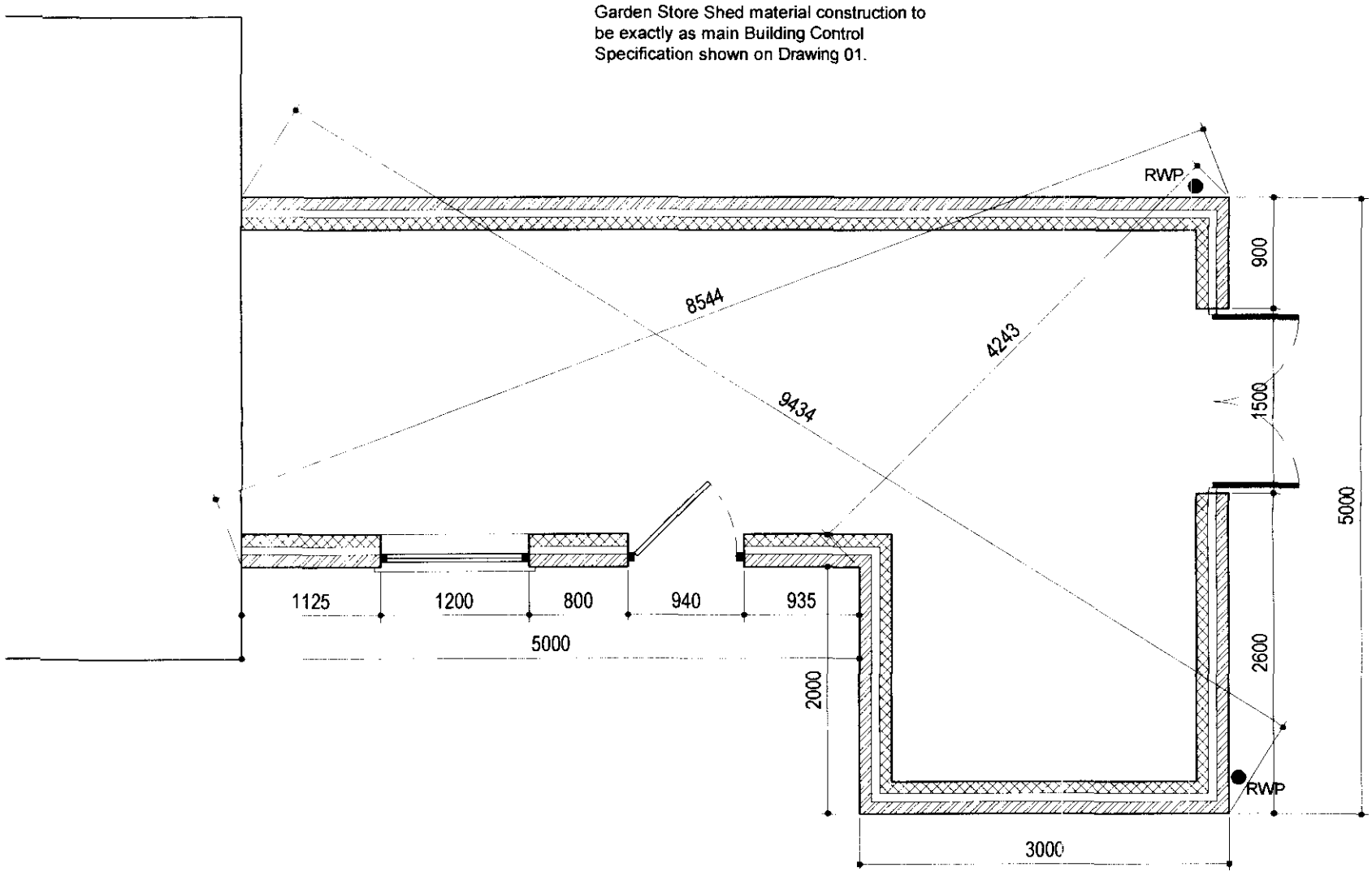
All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

PLEASE NOTE:
Garden Store Shed material construction to be exactly as main Building Control Specification shown on Drawing 01.



PROPOSED STORE SHED FLOOR PLAN
Not to Scale

DRAWING TO BE READ IN CONJUNCTION WITH DRAWING No.01.

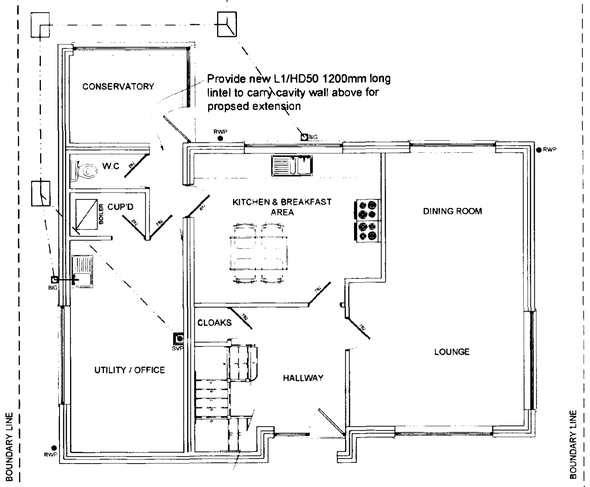
REV DESCRIPTION:	

Project: Garden Store Shed Floor plans

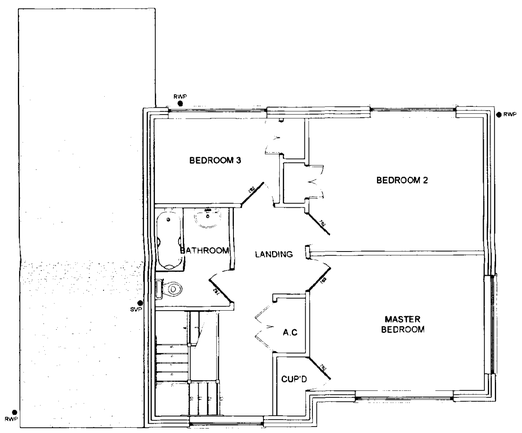
Client:
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Spalding
PE12 6JU

Date: april'03 | DRG No. : 02 | REV:

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Spalding
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Tel: 07815 112 058
Fax: 01775 768 921
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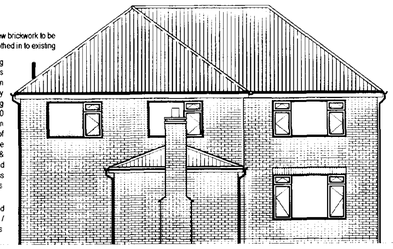
EXISTING GROUND FLOOR PLAN
Not to Scale



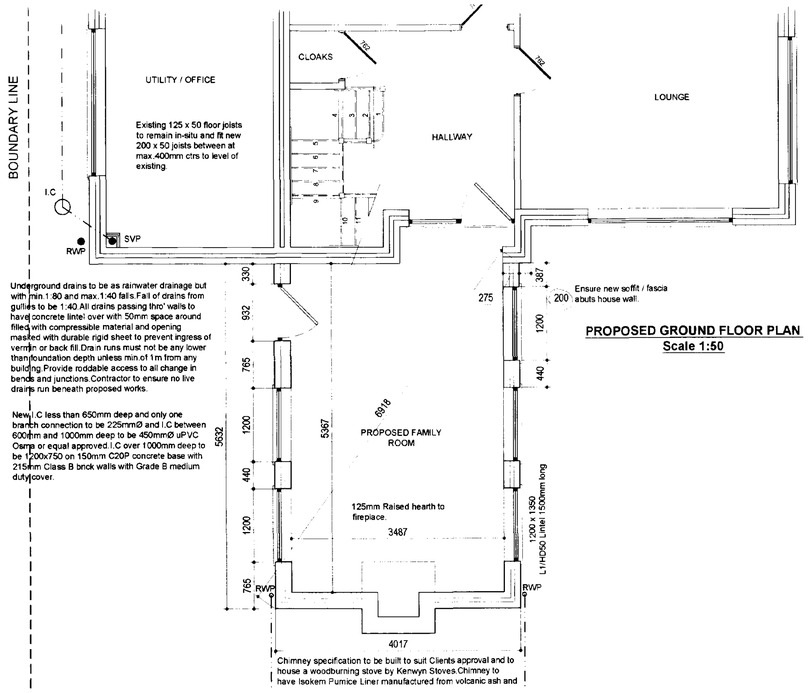
EXISTING FIRST FLOOR PLAN
Not to Scale



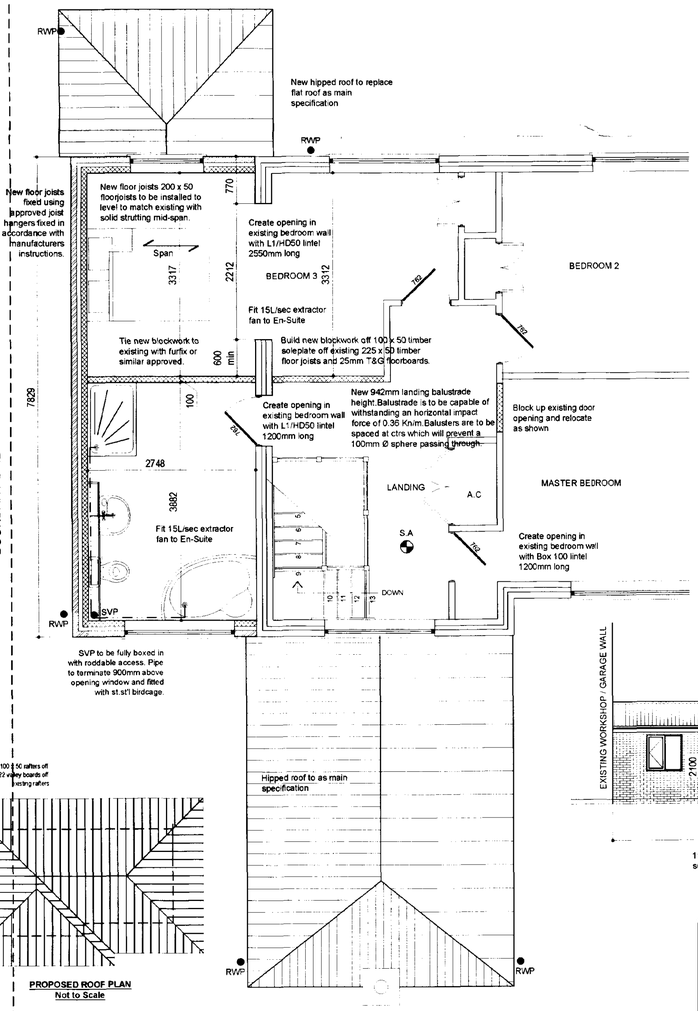
EXISTING FRONT ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION



PROPOSED GROUND FLOOR PLAN
Scale 1:50



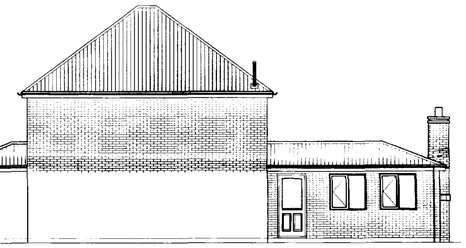
PROPOSED ROOF PLAN
Not to Scale



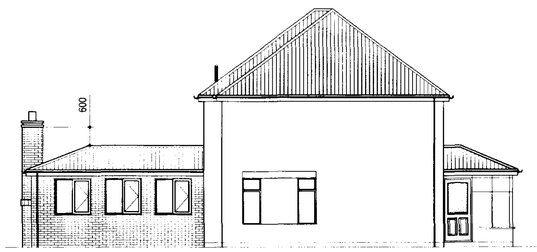
EXISTING REAR ELEVATION
Scale 1:100



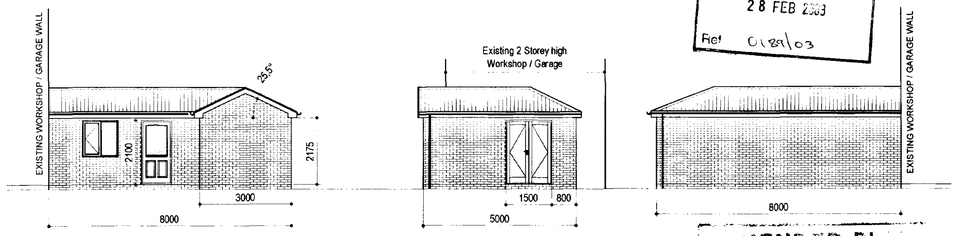
PROPOSED REAR ELEVATION
Scale 1:100



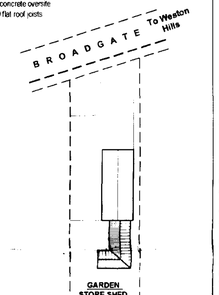
PROPOSED SIDE ELEVATION
Scale 1:100

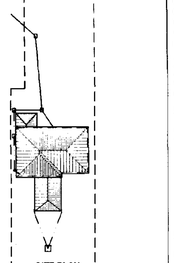


PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED GARDEN STORE SHED ELEVATIONS
Scale 1:100





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

SMOKE ALARMS
To be self contained,interconnected and wired to a seperately fused circuit with a battery back up Smoke alarms to be fitted to ulnside of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes
W.C= 100mm ø Mulhwall, 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

NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings Position of light fittings to be advised by client on site

INTERNAL JOINERY, SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval / match existing prior to ordering any materials

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations Contractor to seek advice from Client with regard to lighting requirements

HEATING SYSTEM
To be served from existing and all radiators are to be fitted with thermostatic radiator valves All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m°K and a thickness equil to the outside diameter of pipe upto max. of 40mm It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost refer to BRE Report No 262 2002 Edition

MATERIAL / CONSTRUCTION SPECIFICATION FOR EXISTING DWELLING
Roof construction as main notes
-25mm Tongue & Grooved floorboards
-225 x 50 floor joists
-275mm cavity walls
-675mm x 300 deep foundations to cavity walls
-112.5mm internal brick walls
-450 x 150 deep foundations to internal walls
-100mm concrete oversite
-125 x 50 flat roof joists

FOUNDATIONS
Existing building areas to be stripped of all vegetable matter and rubbish to a min depth of 150mm before excavation commences Concrete mix for foundations to be GEN3 in accordance with BS5328 1981 Foundations to external wall to be min 700mm wide x 225mm deep Excavate down to solid firm strata i.e 750mm deep (min 1000mm if soil is of a shrinkable nature) Exact depth to suit conditions on site 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

WALLS BELOW D.P.C
1no Course of Class B brickwork & 2no courses of Red Engineering brickwork below D.P.C on outer face and 1no course 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 225mm min of below DPC with lean concrete mix

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 80mm Celotex Double R GA2000 rigid insulation board or similar approved. provide 30mm thick perimeter insulation between screed and floor insulation. upto dp c level on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM lapped onto DPC within walls on min 150mm clean and well compacted hardcore Depth of hardcore must not exceed 600mm and must be compacted in 150mm thick layers All service entries to be sealed with pressure sensitive tape Floor to achieve a min 'U' Value of 0.25w/m²K

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC 'Hyload' or similar approved to all walls in accordance with BS 6515 and set min 150mm above all external ground levels DPC in walls must be linked / lapped with DPM in ground floor Provide performed cavity wall trays above windows & doors with weep vents at a max of 2m centres with a min of 2no per opening

EXTERNAL WALLS
All external walls to be 275mm overall thickness to match existing comprising of
-100mm Brickwork to match existing
-75mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses
-100mm Thermalite Shield insulating blockwork
Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties
External wall to achieve a min 'U' value of 0.35w/m²K

CAVITIES
Close all cavity walls at jambs with Thermabate or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions
Close top of cavity walls with 75mm Dritherm or similar approved insulation batt supported on wall ties

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be a consistent colour throughout duration of contract Finish mortar joints as agreed with Client on site

WALL TIES
Cavity wall ties to BS1243:1978 To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally 450mm centres vertically and 900mm staggered around all openings

LINTELS
All lintes to cavity wall to be factory insulated IG L1 range unless noted otherwise or equalled approved All lintels must have a min 150mm endbearing and installed in accordance with manufacturer's instructions Note lintels are not to have a continuous baseplate

WINDOWS
All windows to be White uPVC double glazed to match existing with 8000mm² trickle ventilators all in accordance with client's requirements Opening vents to give 1/20th of floor area rapid 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 and to have a 16mm Air gap with a Low 'E' glass inner pane to achieve a min 'U' value of 2.0 w/m²K Note all windows to have a perimeter weatherseal both internally and externally Provide frosted glass to all bathroom and En-suite windows

ROOF CONSTRUCTION
To be Traditional Cut roof to match existing roof members
Rafters - 100 x 50 @ 400mm ctrs
Purlins - 175 x 50
Ridge - 175 x 38
Hangers & Runners - 100 x 50 @ 1200mm ctrs
Collars - 175 x 38 @ 1200mm ctrs
Ceiling joists - 100 x 50 @ 400mm ctrs
Wallplate - 100 x 50
All timber to be SC3 grade and all cut ends sealed with suitable preservative prior to fixing

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall Timber to be SC3 grade Provide anchor straps as described in notes below

LATERAL RESTRAINT STRAPS
The roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap

SOAKAWAYS
All rainwater to discharge into soakaways and to be min of 5m from any building & a min of 1m³ filled with rubble to within 450mm of external ground level Overlay rubble with polythene sheet and backfill with clean topsoil Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions

RAINWATER DRAINAGE
White uPVC guttering and downpipes to clients approval Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs Downpipes to be connected into underground drains via reducing adaptor Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peargravel and min 150mm surrounds laid to 1:100 falls to new soakaway Soakaway specification detailed elsewhere

ROOF INSULATION
Lay 300mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K 100mm between rafters and 200mm over rafters at right angles to first layer Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation

ROOF FINISH
Dark Brown concrete interlocking roof tiles to match existing fitted strictly in accordance with manufacturers instructions on 50x25 preservative treated timber battens on untearable sarking felt type IF with min 150mm overlaps Generally all tiles at perimeter of roof to be clipped and nailed

ROOF VENTILATION
Roof ventilation to be achieved via soffit level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 25mm gap Provide at both sides of roof to ensure cross ventilation

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SHDC
Planning & Development
28 FEB 2003
Ref 0128/03

AMENDED PL
Ref.

DETERMINE
PLAN

REV DESCRIPTION:

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Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project: First Floor Bedroom & Bathroom Extension

Client: Mr & Mrs Fletcher
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PE12 6JU