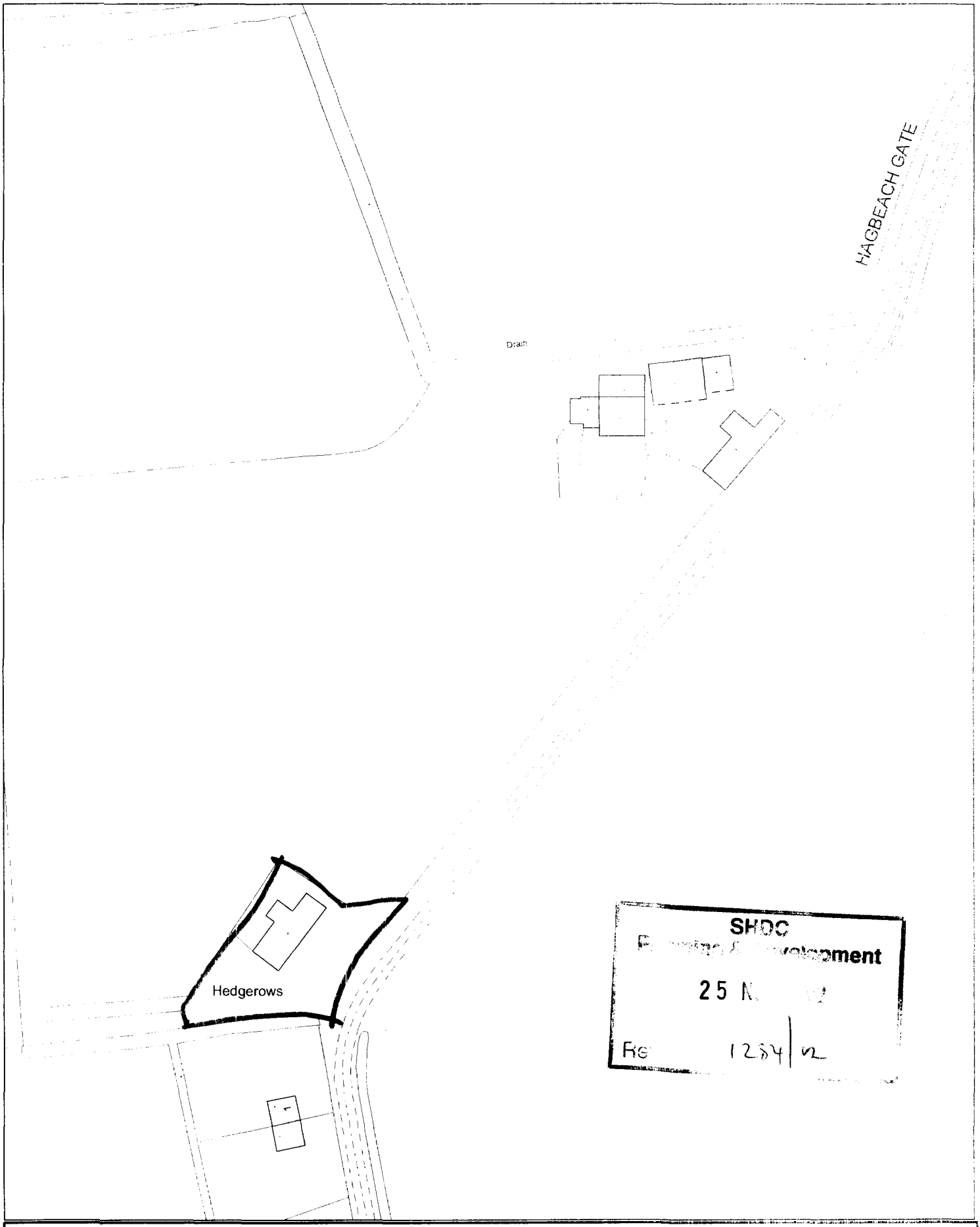


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Scale: 1:1250

[redacted]
Council Offices, Priory Road, Spalding,
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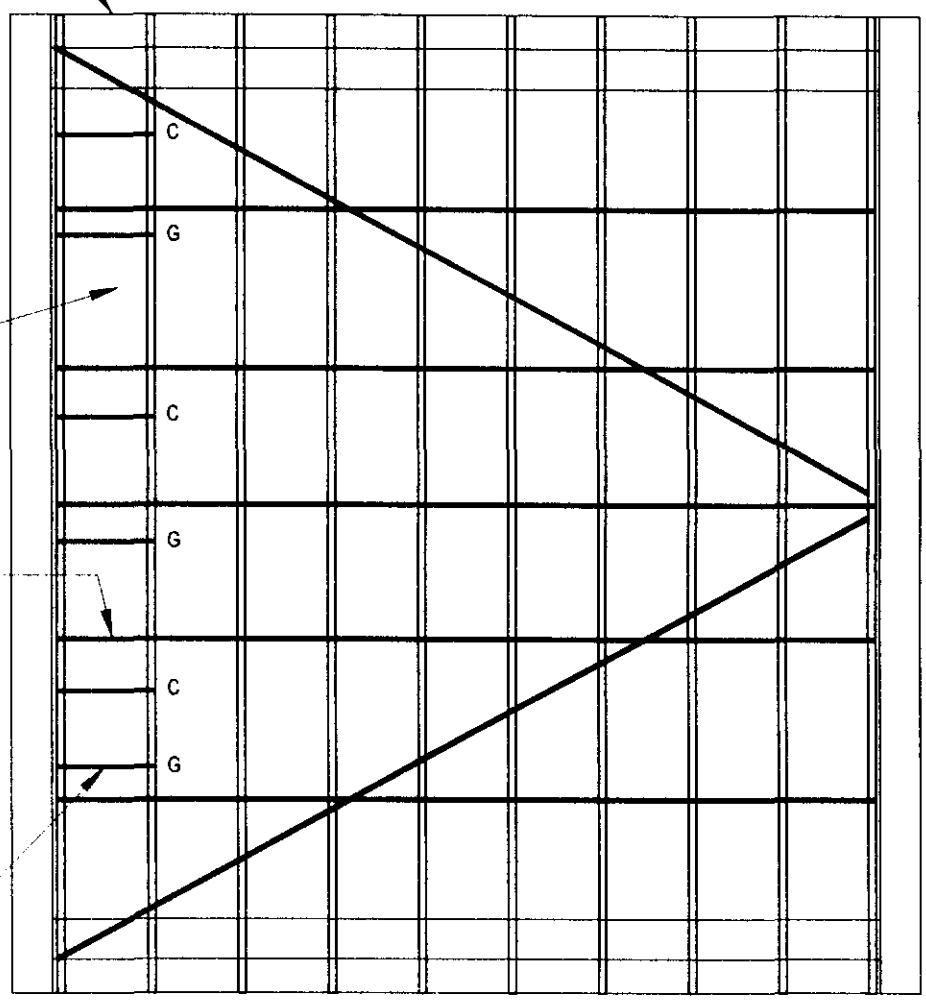
Soffit and fascia profile to match existing but to be white uPVC fitted strictly in accordance with manufacturer's recommendations

Trussed Rafters to be at max.600mm ctrs.Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and strictly designed to specialist manufacturers details.Calculations to be submitted to the L.A building inspectors approval prior to any materials being placed on order.

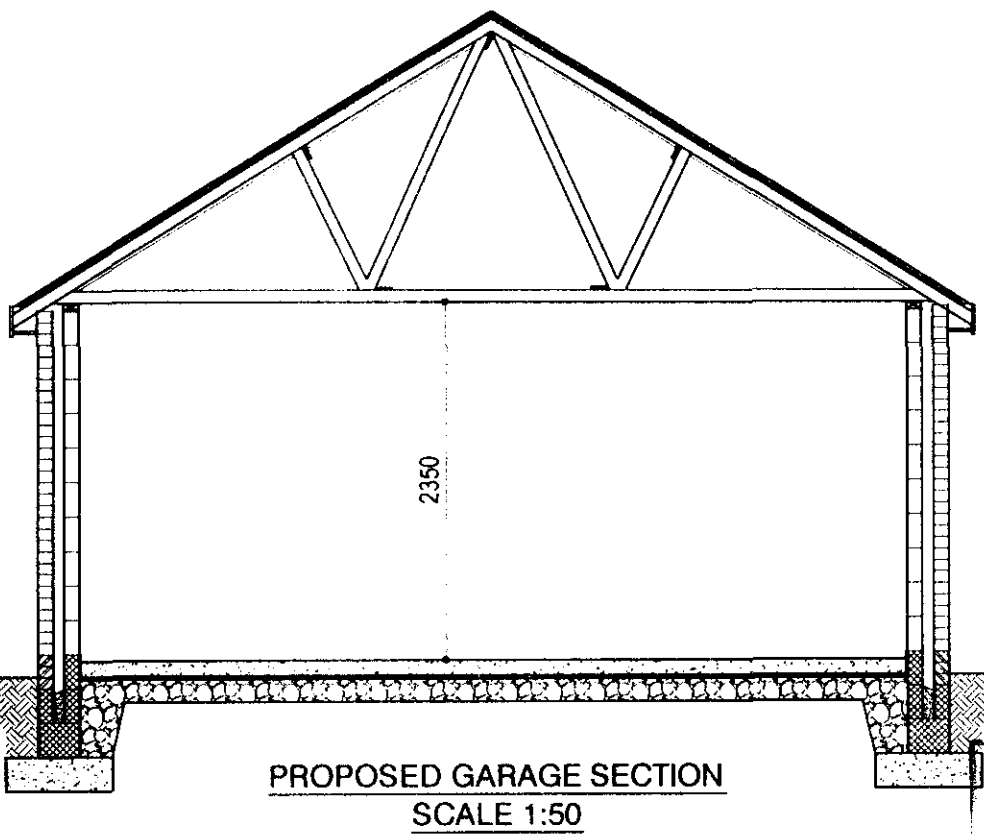
25X100 diagonal and longitudinal wind bracing.Lap joints (if required) to be taken over 2no.trusses all in accordance with BS5268 Part 3 - 1985.Contractor to erect trusses and bracing in accordance with specialist details.

Note:provide 50x50 timber noggings for partition head fixing and pendant light fixings.position of light fixings to be agreed on site with client.

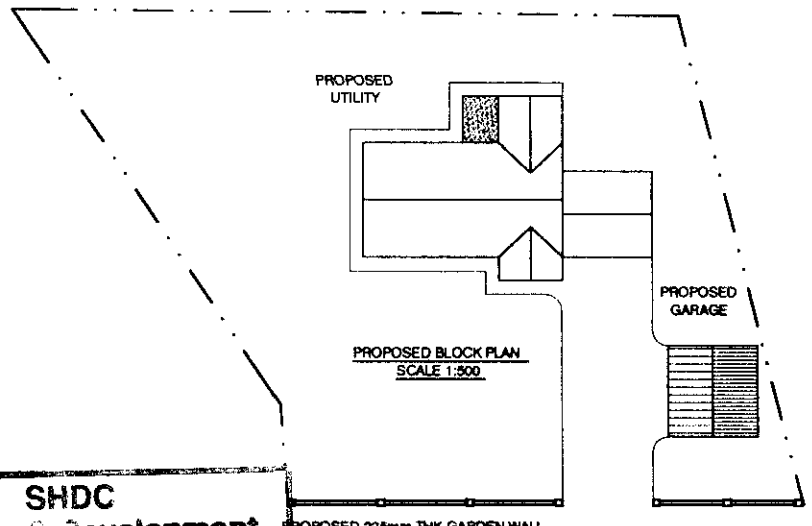
30x5 ms straps over 2no. trusses at max 2m ctrs to gable ends (G) and ceiling level (C).1no.gable strap to be within 500mm of ridge.



PROPOSED GARAGE ROOF PLAN
SCALE 1:50



PROPOSED GARAGE SECTION
SCALE 1:50



PROPOSED BLOCK PLAN
SCALE 1:500

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PROPOSED EXTENSION FOR MRS CHAPMAN @ THE BUNGALOW, HAGBEACH GATE,WHAPLODE,SPALDING

REV DESCRIPTION:

DRG No.: 05 | APRIL' 02 | REV:

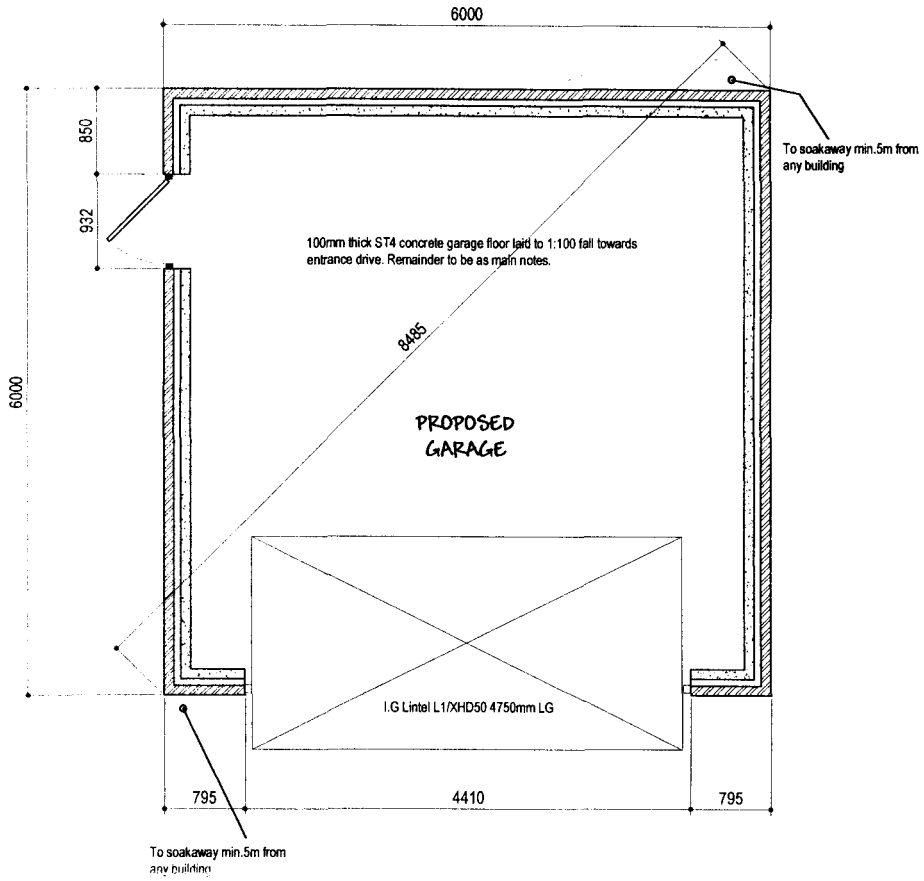
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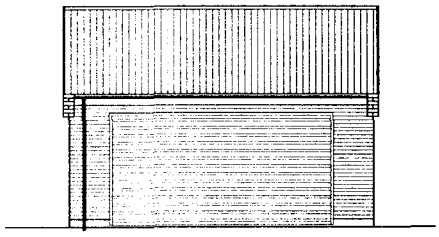
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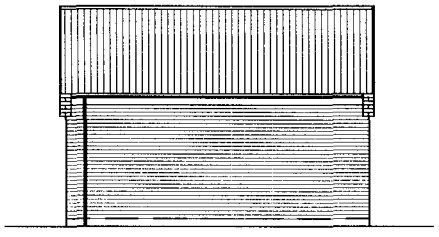
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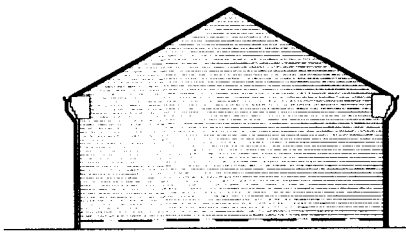
PROPOSED GARAGE PLAN
SCALE 1:50



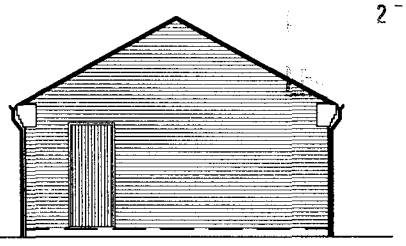
PROPOSED GARAGE FRONT ELEVATION
SCALE 1:100



PROPOSED GARAGE REAR ELEVATION
SCALE 1:100



PROPOSED GARAGE SIDE ELEVATION
SCALE 1:100



PROPOSED GARAGE SIDE ELEVATION
SCALE 1:100

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PROPOSED EXTENSION FOR MRS CHAPMAN @ THE BUNGALOW, HAGBEACH GATE,WHAPLODE,SPALDING	DRG No. : 03	SEPT' 02	REV:

GENERAL CONDITIONS
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FOUNDATIONS
Existing building area to be stripped of all vegetable matter and rubbish to a min.depth of 150mm before excavation commences.Concrete mix for foundations to be ST4 Grade 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.

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on 100mm thick ST4 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.All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' Value of 0.25w/m²K.

INTERNAL WALLS
All internal walls unless noted otherwise to be 100mm Thermalite Shield lightweight insulating blockwork with 12.7mm plasterboard with skim finish.

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.

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC 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.

CAVITIES
Close all cavity walls at jambs with Thermabate insulating cavity closers 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.

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
-100mm Facing Brickwork to match existing or to Clients / L.A approval
-65mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses.
-100mm Thermalite Shield insulating blockwork.
External face of blockwork have 20mm Two coat sand / cement render finish to match existing.Continue wall insulation at least 150mm below top of perimeter insulation and support off wall ties.
External wall to achieve a min 'U' value of 0.35w/m²K.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to be agreed on site with the client prior to any materials being placed on order.

SOAKAWAYS
All soakaways 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.

WINDOWS
All windows to be uPVC double glazed vertical sliding sashes with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to cive $\frac{1}{20}$ 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 and to have a 16mm Cavity with Low 'E' inner pane to achieve a 'U' value of 2.0 w/m²K.

GARAGE ROOF COVERING
Concrete interlocking roof tiles to match existing bungalow fitted in accordance with manufacturers instructions on 38x25 preservative treated timber battens on untearable sarking felt with min.150mm overlaps.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 2m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 2m ctrs to anchor wallplate to blockwork wall

RAINWATER DRAINAGE
Brown uPVC guttering and downpipes to match existing.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Downpipes to be connected into underground drains via reducing adapter.Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surronds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.All existing discharges to be re-positioned when work commences.Contractor to ensure no live drains exist beneath proposed extension.

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

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be a closest match to existing as possible.

NOGGINGS
Fix 38x25mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

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.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and the Electrical Engineer Contractor is to ensure that all appliances / fittings / position conform to the regulations.

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 300mm staggered around all openings.

FLAT ROOF (" WARM ROOF")
12.5mm White spar chippings on 3 layer built up felt roofing in accordance with BS 747:2000 on 80mm Celotex Double R GA2000 on 500 gauge vapour control layer on 12mm exterior grade plywood decking on tapered firrings to give a min.1:80 fall on 150 x 50 timber SC3 grade joists at a max.400mm centres to achieve a min.'U' value of 0.25W/m²K. Joists to be fixed with "Joist Hangers" fitted in accordance with manufacturer's instructions.Solid Herring bone strutting at mid span.Soffit and fascia boards to match existing.

HOUSE DRAINAGE
110mm Ø uPVC pipe to have max.1:80 & min.1:40 fall with 100mm peagravel bed and 150mm peagravel to pipe surrond to discharge into existing inspection chamber.Drain runs with less than 300mm cover to have paving slab protection over trench on top of peagravel surrond on haunched back trench.Omit where concrete path is cast over pipe runs.

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

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PROPOSED EXTENSION FOR MRS CHAPMAN @ THE BUNGALOW, HAGBEACH GATE,WHAPLODE,SPALDING

REV DESCRIPTION:

DRG No.: 04 | APRIL' 02 | REV:

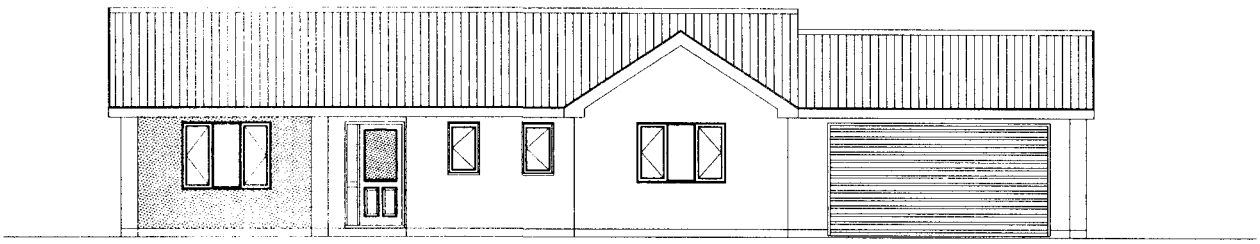
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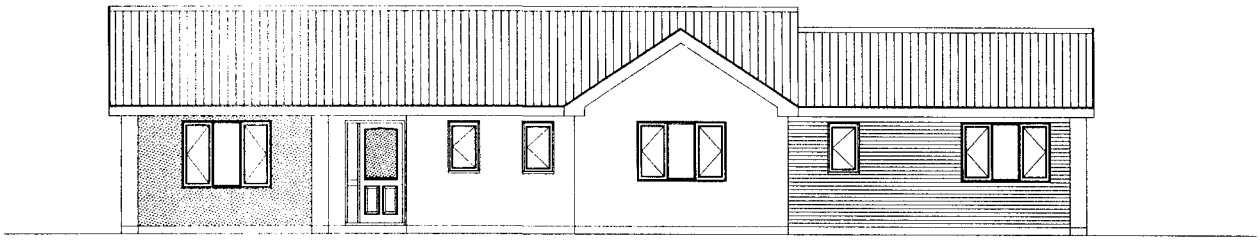
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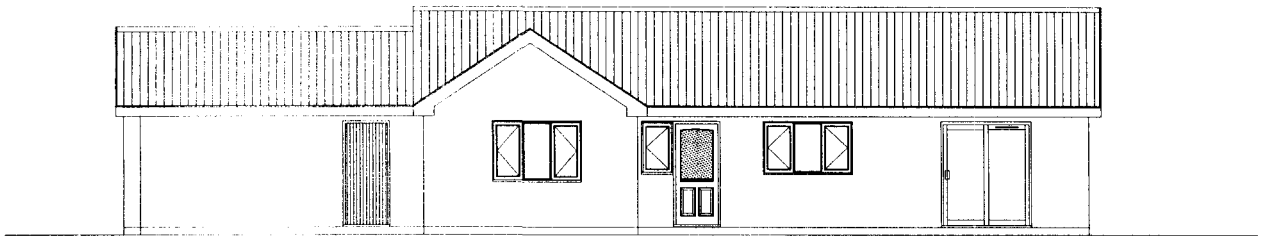
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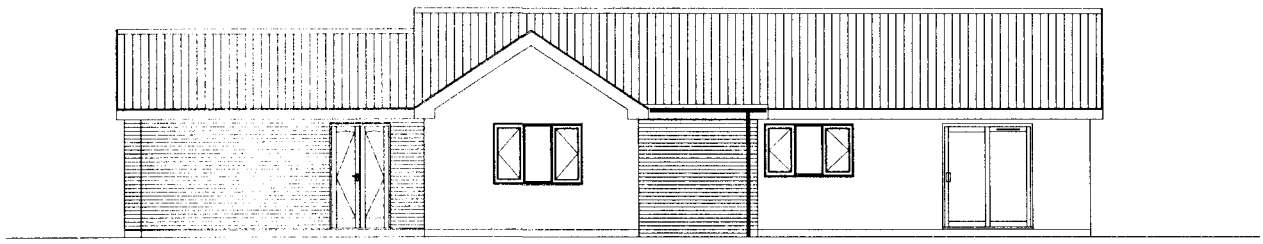
EXISTING FRONT ELEVATION
SCALE 1:100



PROPOSED FRONT ELEVATION
SCALE 1:100



EXISTING REAR ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

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PROPOSED EXTENSION FOR MRS CHAPMAN @ THE BUNGALOW, HAGBEACH GATE,WHAPLODE,SPALDING

REV DESCRIPTION:

DRG No. : 02 | SEPT' 02 | REV:

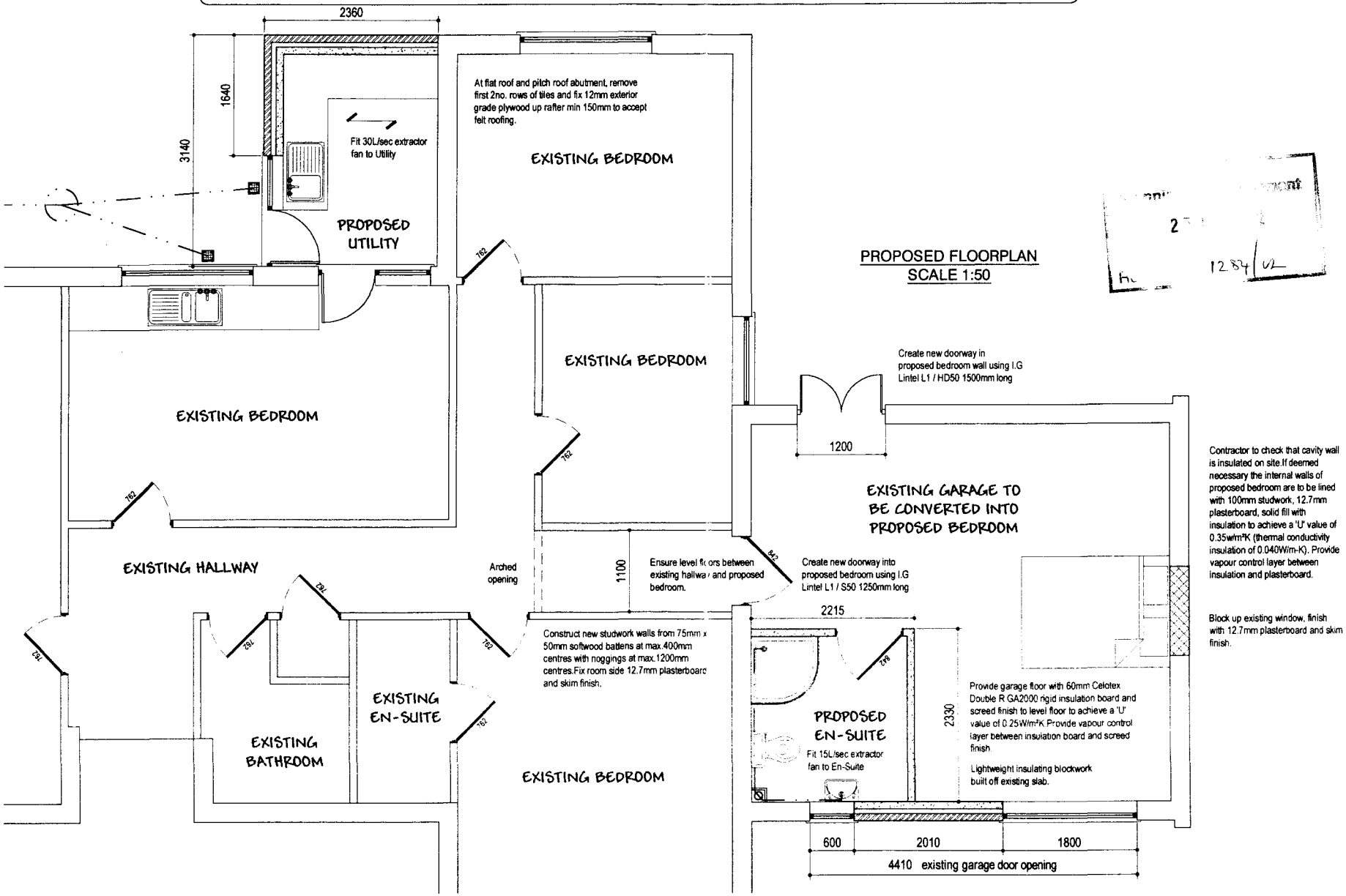
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PROPOSED FLOORPLAN
SCALE 1:50

Contractor to check that cavity wall is insulated on site.If deemed necessary the internal walls of proposed bedroom are to be lined with 100mm studwork, 12.7mm plasterboard, solid fill with insulation to achieve a 'U' value of 0.35w/m²K (thermal conductivity insulation of 0.040W/m-K). Provide vapour control layer between insulation and plasterboard.

Block up existing window, finish with 12.7mm plasterboard and skim finish.

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PROPOSED EXTENSION FOR MRS CHAPMAN @ THE BUNGALOW, HAGBEACH GATE,WHAPLODE,SPALDING

REV DESCRIPTION:			
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