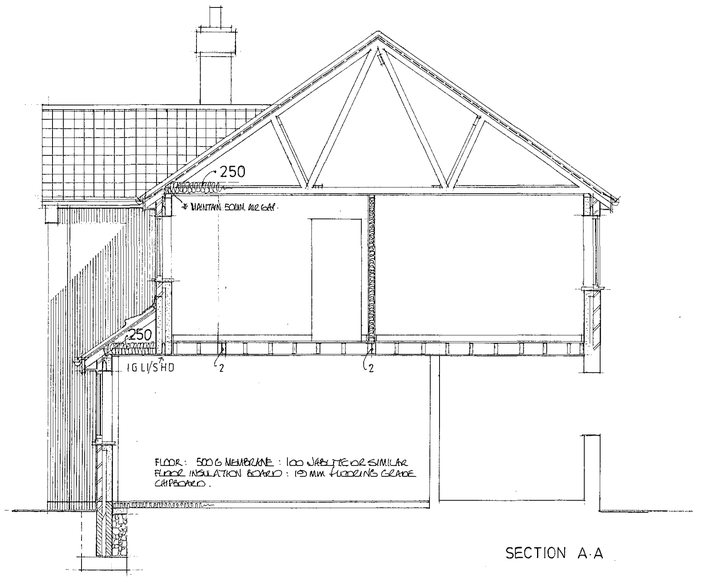
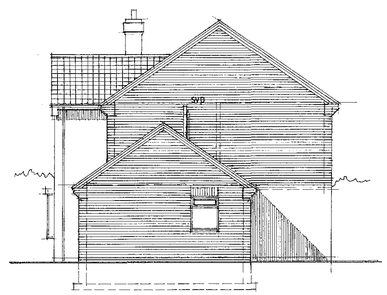
roof:

INTERLOCKING CONCRETE ROOF TILES TO MATCH EXISTING IN STYLE AND COLOUR TO BS: 473: 500 PART 2: 1972 ON 25X38 SOFTWOOD TREATED BATTENS AND UNTREATED ROOFING FELT TO BS: 747 TYPE 1F AND IN ALL CASES TO BE LAPPED BY 150MM BOTH HORIZONTALLY AND VERTICALLY TILES TO BE LAID WITH MINIMUM HEAD LAP OF 75MM AND BE FIXED WITH REGARD TO WIND SPEED ROOF PITCH AND EXPOSURE CATEGORY AS DETAILED IN BS: 5534 PART 2 1985: SPECIALIST MADE PREFABRICATED ROOF TRUSSES TO BS: 5268: PART 5: 1985 AND SET AT MAXIMUM 600 MM CENTRES: 25 X 100 RIDGE BOARD AND INTERMEDIATE BINDERS: WIND BRACING TO TRUSS PLATE ASSOCIATION TECH. BULLETIN SHEET 1: PROVIDE ADDITIONAL BRACING WITHIN THE PLANE OF THE RAFTERS: 25 X 100 CEILING TIES @ 1.45M: 50X100 WALL PLATE TO BE BEDDED ON SAND AND CEMENT: 30 X 5 MM GALVANISED METAL STRAPS TO NOT AS ANCHOR AND LATERAL RESTRAINT STRAPS AT MAXIMUM 2.0M. CENTRES: PROVIDE SOLID BRIDGING BENEATH LATERAL STRAPS: STRAPS DOWN WALLS TO BE MIN 300 LONG. ALL STRUCTURAL TIMBER TO BE MINIMUM SC 3 GRADE: 9MM EXTERNAL GRADE PLYWOOD OR ALLY SOFFITS COMPLETE WITH MINIMUM 25MM CONTINUOUS AIR GAP AT EAVES WITH PVC ROOF SCREENS: 250MM INSULATION QUILT TO ROOF SPACE BETWEEN AND OVER THE CEILING TIES AND TO BE LAID TO GAP INTEGRAL WITH WALL INSULATION AT EAVES: 112 HALF ROUND GUTTERS TO EXISTING AND NEW 68MM DOWNPIPES TO 110Ø UNDERGROUND PIPES FLEXIBLY JOINTED AND LAID TO FALLS WITH BED AND SURROUND OF 150MM PEA GRAVEL AND DISCHARGE TO 1.2 M Ø PROPERLY FORMED SOAKAWAY SET MIN. 5.0M FROM BUILDINGS OR TO EX. OUTFALLS. 12.5 MM GYPROC DUPLEX PLASTERBOARD WITH ARTEX OR 3MM SKIM FINISH: PROVIDE CODE 4 LEAD FLASHINGS TO ABUTMENTS WITH MINIMUM UPSTAND OF 150MM: PROVIDE CAVITY TRAY STEPPED DR. WHERE GARAGE ROOF ABUTS DWELLING.
CANOPY ROOF AS MAIN SPEC BUT 38X100 RAFTERS AND CEILING JOISTS @ 400 MM CENTRES: PROVIDE VENTILATED ROOF TILES TO SECTION OVER FLAT ROOF. TO MANUFACTURERS SPECIFIED INTERVENTS.



SECTION A-A







first floor:

FLOORS TO BE LEVEL THROUGH AND CONSIST OF 19MM T AND G FLOORING GRADE CHIPBOARD WITH ALL JOINTS GLUED AND SCREWED OVER 38X170 SC3 GRADE FLOOR JOISTS SET AT 400MM CENTRES: PROVIDE DOUBLED UP MEMBERS BOLTED TOGETHER BENEATH STUD WALLS WHERE SHOWN WITH DOUBLED MEMBERS BEING IN ADDITION TO NORMAL JOIST SPACING. PROVIDE SOLID BRIDGING AT MID SPAN: PROVIDE 30X5 GALVANIZED METAL LATERAL RESTRAINT STRAPS OVER MINIMUM 3NR. MEMBERS WITH SOLID BRIDGING BENEATH: 12.5 MM PLASTERBOARD TO CEILING WITH ARTEX OR 3MM SKIM FINISH.

walling:

275MM CAVITY WALL CONSTRUCTION TO CONSIST OF FACE BRICKWORK TO MATCH EXISTING TO BS: 3921: 1974 FOR CLAY BRICKS: 75MM CAVITY WITH 75MM DENSITHERM FULL FILL CAVITY WALL INSULATION BATTS TO THE MAKERS INSTRUCTIONS: 100MM SOLID INSULATION BLOCKS (FIBOLITE OR FIBSTREM) OR SIMILAR: CAVITY WALLS TIED TOGETHER USING STAINLESS STEEL TWIST TIES SET AT 900MM HORIZONTALLY AND 450MM VERTICALLY TO BS: 1243: 1978: WALL TIES TO BE POSITIONED AT 225MM VERTICAL C/S AT ALL UNBONDED CLOSURES OF CAVITY: TO CLOSURES OF CAVITY PROVIDE 'DRYLOK' TO MAKERS INSTRUCTIONS: SET PLASTOL AND SKIM TO ALL WALLS EXCEPT GARAGE.

substructure:

SUBSTRUCTURE WALLING TO CONSIST OF 100MM CLASS A DENSE CONCRETE BLOCKS TO BS: 6073: PART 1: 1981: DPC TO BE SET MINIMUM 150MM ABOVE FINISHED GROUND LEVEL: WEAK MIX INFILL TO BASE OF CAVITY AND TO COME NO CLOSER TO DPC THAN 225 MM: DPC'S TO BS: 6398/8215: 1991.

stud walls:

50X100 VERTICAL MEMBERS COMPLETE WITH SOLE AND HEAD PLATE AND INSULATION QUILT TO VOIDS AND CLAD ON BOTH SIDES WITH 12.5MM PLASTERBOARD AND SKIM FINISH.

windows/glass:

STANDARD PATTERN RAWLPLUG IN WHITE PVCU ALL DOUBLE GLAZED WITH MINIMUM 25MM THERMAL BREAK AND ENERGY GLASS (PILKINGTONK) OR SIMILAR: TOUGHENED OR LAMINATED GLASS TO ANY AREA WITHIN 800M OF FLOOR: GLASS TO BS: 6206: 1981 AND TO APPROVED DOCUMENT 'N' OF THE BUILDING REGULATIONS: PROVIDE 100TA DRAUGHT PROOFING: RAPID VENTILATION EQUAL TO 1/20TH OF FLOOR AREA PART OF WHICH IS AT LEAST 1.75 M ABOVE FLOOR LEVEL: PROVIDE CONTROLABLE BACKGROUND VENTILATION VIA TRICKLE VENTS OF AT LEAST 8000 □MM. PROVIDE ESCAPE HINGES TO WINDOWS: MINIMUM OPENABLE AREA OF 0.33 □ M UNOBSTRUCTED / 490 X 750.

mechanical vents:

TO BATHROOM PROVIDE MECHANICAL VENTILATOR OPERING MINIMUM 3 NR AIR CHANGES PER HOUR AND OPERATED VIA LIGHT SWITCH AND AN ISOLATION SWITCH: ENSURE AN EXTRACT RATE OF AT LEAST 15 LTRS / SECOND.

smoke detection:

IN POSITIONS SHOWN AND MARKED S.d. PROVIDE MAINS OPERATED SMOKE DETECTORS INTERCONNECTED AND WIRED BACK TO DISTRIBUTION BOARD AND FUSED ON A SEPARATE CIRCUIT.

lintels:

AS MANUFACTURED BY MESSRS. I.G. OR SIMILAR IN COMPLETE ACCORDANCE WITH MAKERS INSTRUCTIONS AND TO BE COMPLETE WITH MINIMUM 150MM END BEARINGS AND CAVITY TRAY DR's TO EXTERNAL POSITIONS.

foundations:

700 X 225MM STRIP CONCRETE FOUNDATIONS TAKEN DOWN TO REAR ON SUITABLE LOAD BEARING STRATA DEEMED TO BE 1.00M BELOW NATURAL GROUND LEVEL.

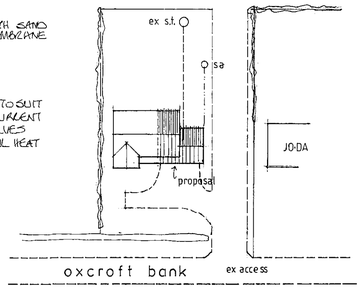
foul drains:

INTRODUCE TO POSITION SHOWN ON EXISTING DRAIN RUN IN THE NEW GARAGE. A NEW S.V.P. TO BS: 4514: 1983 TERMINATING WITH PC BALLOON (PROXIMITY FOR TERMINATION RELATED TO WINDOWS UNAFFECTED) ENCASE AND CLAD WITH 12.5MM GYPLINE BOARD AND PROVIDE ACCESS PLATE AT BASE: MODIFY EXISTING INSPECTION CHAMBER TO RECEIVE AIR TIGHT DOUBLE SEAL COVER AND FRAME. PROVIDE ADEQUATE BRIDGING WHERE PIPE PASSES THROUGH NEW WALL: WASTE PIPES TO BE 32MM Ø (INTERNAL) TO BS: 3943: 1979 COMPLETE WITH RODDING EYES AT CHANGES OF DIRECTION: 75MM GREY SEAL TRAPS TO APPLIANCES: IF PROVIDED THEN ENSURE 50MM WASTE TO ANY SHOWER.

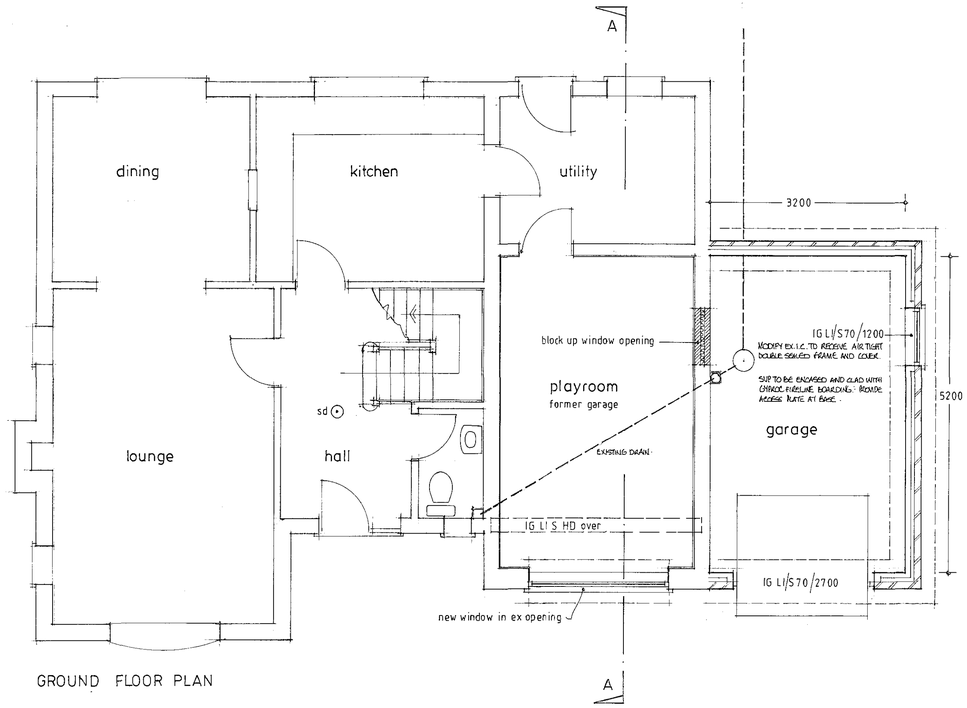
garage floor:

MINIMUM 150MM WELL CONSOLIDATED HARD CORE WITH SAND OR DUST BLINDING: 1200 G POLYTHENE DAMP PROOF MEMBRANE 100MM CONCRETE LAID OVER SITE.

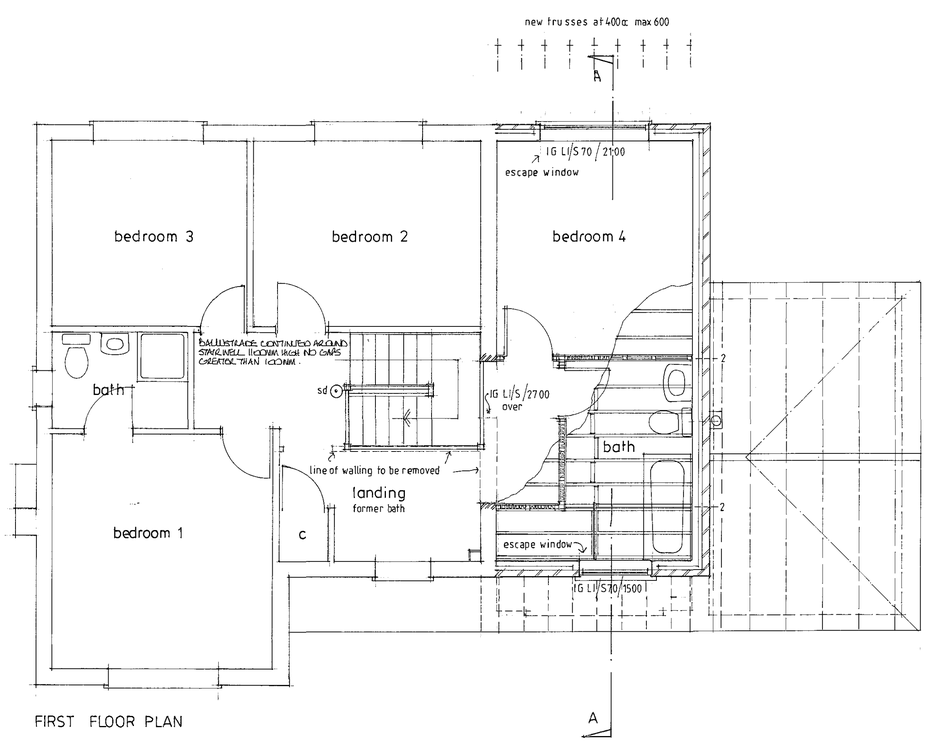
ELECTRICAL AND HEATING CIRCUITS TO BE EXTENDED TO SUIT CLIENTS REQUIREMENTS ALL IN ACCORDANCE WITH CURRENT REGULATIONS: PROVIDE THERMOSTATIC RADIATOR VALVES AND INSULATE ALL PIPES NOT CONTRIBUTING TO USEFUL HEAT OUTPUT.



BLOCK PLAN 1:500



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ROGER WILLIAMS
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Tele/Fax 01205 363603 Mobile 07767 888684

Client: MR. D. FORD.

Project: PROPOSED ALTERATIONS AND EXTENSIONS AT CARLTON LODGE OXCROFT BANK, SHEPEAU STOW, WHARROE DRIVE, SPALDING, PE12 0TY

Scale: 1:50 AND 1:100

Date: OCTOBER 2003

Drawing No: 01.

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All dimensions to be checked and verified on site prior to commencement of works. Ground bearing capabilities are assumed to be normal unless deemed otherwise with due account given thereto. All drawings are issued, where appropriate, subject to Local Authority approvals.

The works shall comprise of that shown on the drawings and include any works that whilst not specifically shown but may be reasonably inferred as being necessary to carry out the works shall be deemed to be included. The drawings are limited in the amount of information contained and are specifically for the gaining of consents or considerations from Local Authorities. The works are not fully specified and drawings should not be used for Contract purposes.

Unless specified otherwise, no formal Flood Risk Assessment has been undertaken and due account therefore has been given to the discharge of surface and foul water to existing outfalls or as specified upon the drawing.