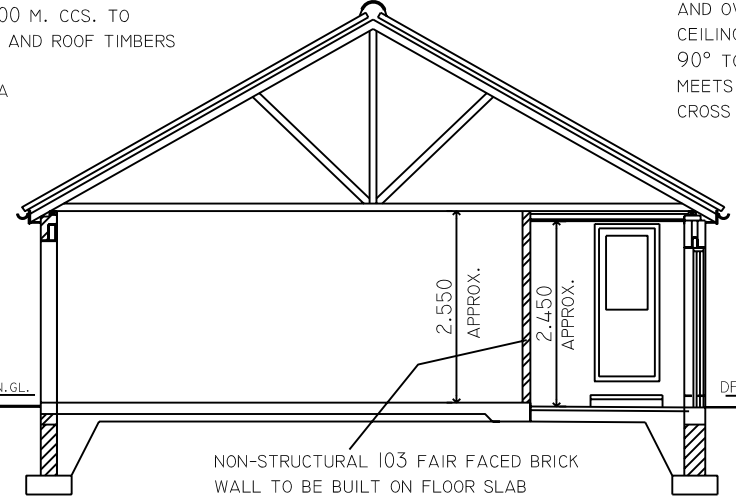


****ROOF TRUSS DIMENSIONS TO BE CHECKED ON SITE, BEFORE ORDERING FROM MANUFACTURER, AND ARE TO MATCH EXISTING ROOFLINE. ****

PROVIDE M.S. RESTRAINT STRAPS AT 1.00 M. CCS. TO ALL GABLE WALLS FIXED TO MASONARY AND ROOF TIMBERS

100 DIA. HALF ROUND GUTTER ON FASCIA BOARD AND SOFFIT TO MATCH EXISTING WITH 10MM. GAPS FOR VENTILATION

CATNAC CN81C LINTEL ABOVE GARAGE DOOR OPENING, WITH MIN. END BEARING OF 200MM.



SECTION A - A

CEILING CONSTRUCTION TO GARDEN ROOM, TO BE 13 PLASTERBOARD AND SKIM WITH 2000 G. VAPOUR BARRIER AND TOTAL 250 INSULATION QUILT BETWEEN AND OVER CEILING JOISTS. (100 THICKNESS BETWEEN CEILING JOISTS AND 150 THICKNESS ROLLED OUT AT 90° TO THE FIRST LAYER). ENSURE LOFT INSULATION MEETS WALL INSULATION AND USE PROPRIETARY EAVES CROSS FLOW VENTILATORS TO MAINTAIN AIR FLOW.

100 X 50 S/W WALL PLATE

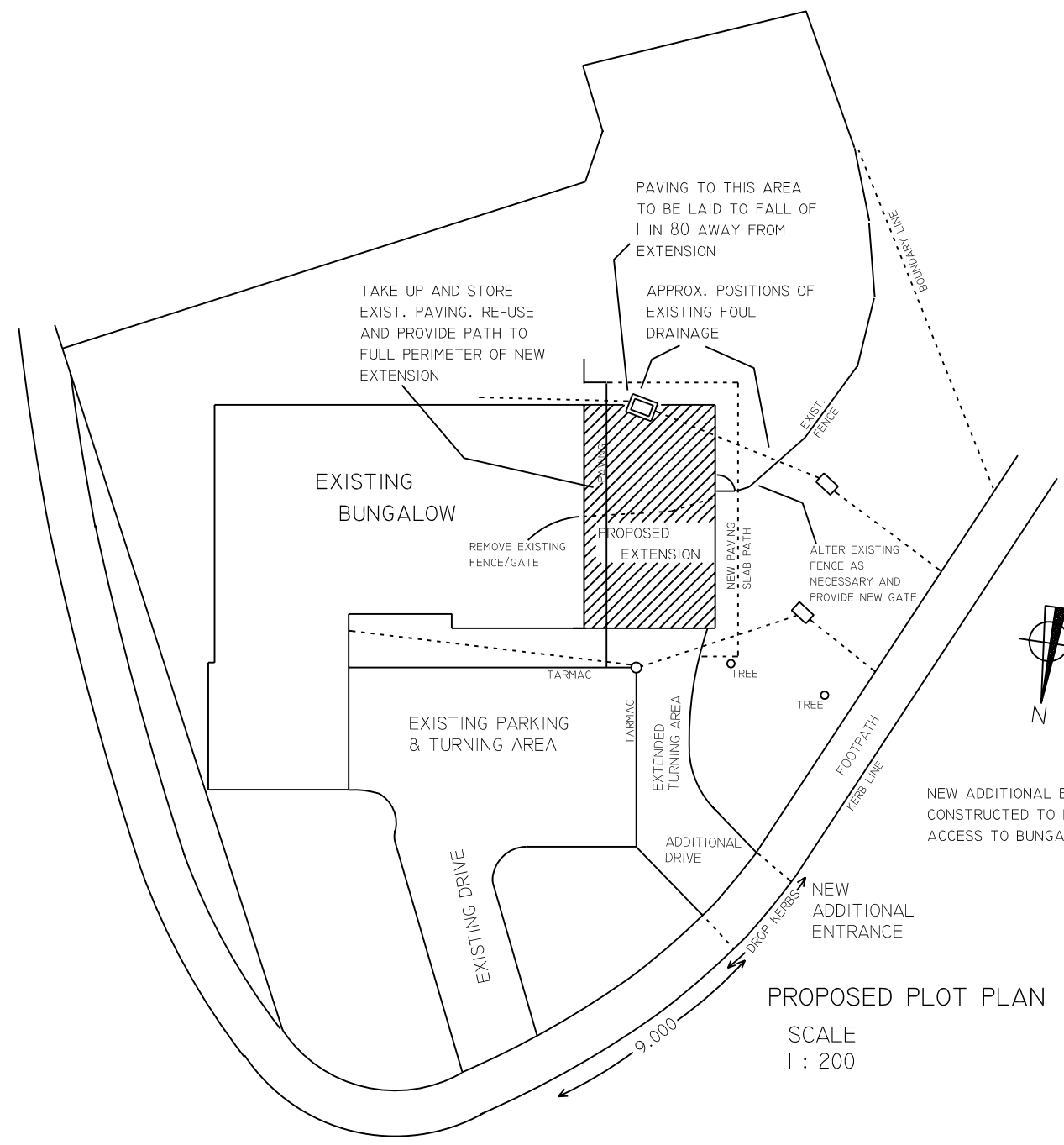
I.G. GALVANISED STEEL INSULATED LINTEL (MIN. 150 END BEARING) WITH STEPPED CAVITY TRAY OVER.

9 COURSES OF GREY FACINGS/ ENGINEERING BRICKS, TO MATCH EXISTING, AT BOTTOM OF WALL.

CONCRETE TRENCHBLOCK TO FOUNDATIONS THICKNESS MIN. 278MM. TO ACCOMMODATE 215 THICK WALLS

600 X 250 MASS CONCRETE FOUNDATIONS (1:2:4 MIX) TO ALL EXTERNAL WALLS

NON-STRUCTURAL 103 FAIR FACED BRICK WALL TO BE BUILT ON FLOOR SLAB (THICKENED TO 250 X 450 WIDE)



PROPOSED PLOT PLAN
SCALE 1 : 200

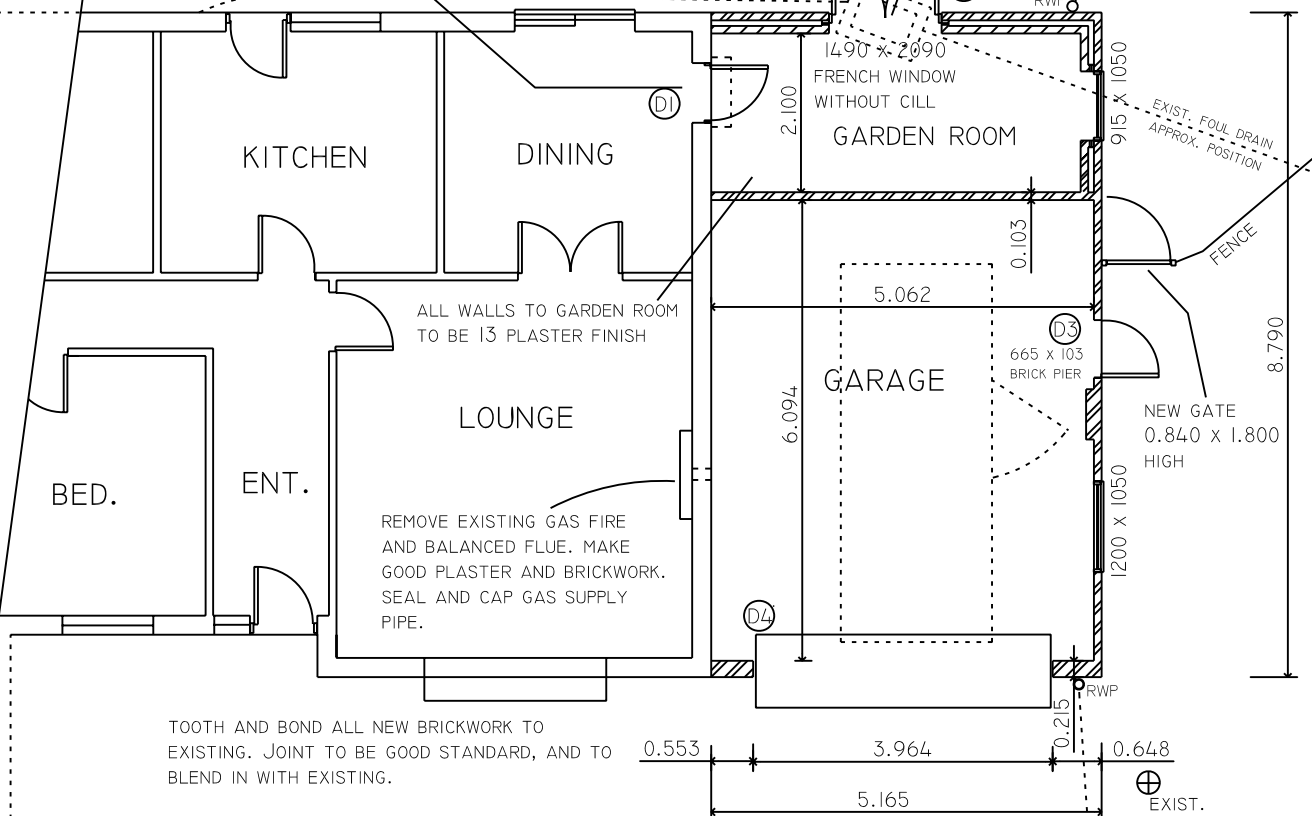
EXISTING DRAINS AND MANHOLE IN AREA OF GARDEN ROOM TO BE EXPOSED AT COMMENCEMENT OF WORK AND METHOD OF PROTECTION AND ALL WORK IN THIS AREA TO BE AGREED IN ADVANCE WITH THE BUILDING INSPECTOR

DOUBLE SEAL MANHOLE COVER TO BE FITTED TO EXISTING MANHOLE.

GRAVEL FILLED FRENCH DRAIN TO EDGE OF NEW PAVING, 450 WIDE X 600 DEEP, WITH 100 DIA. PERFORATED PIPE AT BOTTOM, CONNECTED TO SOAKAWAY.

TO SOAKAWAY MIN. 5.00 M. FROM ANY BUILDING OR ROAD

FORM OPENING IN EXISTING CAVITY WALL, WITH CATNAC LINTEL OVER, INSTALL EXTERIOR QUALITY SINGLE DOOR AND FRAME, PLASTER AND MAKE GOOD AS NECESSARY.



PROPOSED LAYOUT

TOOTH AND BOND ALL NEW BRICKWORK TO EXISTING. JOINT TO BE GOOD STANDARD, AND TO BLEND IN WITH EXISTING.

ELECTRICALLY OPERATED UP AND OVER GARAGE DOOR OPENING IN BRICKWORK 3.964 X 2.136 APPROX. CONSULT DOOR MANUFACTURERS DETAILS FOR EXACT SIZE, AND INSTALLATION DETAILS

TO SOAKAWAY MIN. 5.00 M. FROM ANY BUILDING OR ROAD

EXISTING DOUBLE GARAGE TO BE CONVERTED TO BEDROOM AT LATER DATE

SHEET SIZE - A2

NOTES

ROOF CONSTRUCTION TO BE "SANDTOFT" PANTILE CONCRETE ROOF TILES, COLOUR AND TYPE TO MATCH EXISTING, ON 38 X 25 S/W BATTENS, ON NON-TEAR SARKING FELT, ON STANDARD PATTERN GANG NAILED ROOF TRUSSES @ 600 CCS. WITH 100 X 25 S/W WIND BRACING, ALL TO BS 5268 PART 3.

WALL CONSTRUCTION TO GARAGE TO BE 215 OR 103 THICK BRICK, AS DETAILED, IN FACINGS IN - MULTI BROWN FACINGS WITH GREY BANDING TO BOTTOM OF WALLS ALL TO MATCH EXISTING. (BEDDED IN 1:3 CEMENT/SAND MORTAR). D.P.C TO BE "HOUSEBUILDER HYLOAD" OR EQUAL. WALLS TO BE FAIR FACED AND POINTED TO INTERNAL FACE.

EXTERNAL WALLS TO GARDEN ROOM TO BE 103 FACING BRICK OUTER SKIN, - (MULTI BROWN FACINGS WITH GREY BANDING TO BOTTOM OF WALLS ALL TO MATCH EXISTING). (BEDDED IN 1:3 CEMENT/SAND MORTAR), WITH 75 CAVITY FILLED WITH 75 ROCKWOOL INSULATION BATTS, 100 THERMALITE SHIELD BLOCK INNER SKIN WITH 13 PLASTER FINISH. LEAVES OF CAVITY WALL TO BE TIED WITH STAINLESS STEEL WALL TIES. 250 LONG, (5 PER SQ. M.)

GARAGE FLOOR CONSTRUCTION TO BE 150 CONCRETE SLAB 1:2:4 MIX, ON 1200 G. POLYTHENE D.P.M. TURNED UP AT BOUNDARIES, ON 25 SAND BLINDING, ON 150 COMPACTED HARDWARE BED.

GARDEN ROOM FLOOR CONSTRUCTION TO BE 100 CONCRETE SLAB 1:2:4 MIX, (LAID TO FALL OF 1 IN 80 TOWARDS DOOR OPENING), ON 1200 G. POLYTHENE D.P.M. TURNED UP AT BOUNDARIES, ON 25 SAND BLINDING, ON 100 COMPACTED HARDWARE BED.

NOTE - THE GARDEN ROOM IS NOT TO BE HEATED

600 X 250 MASS CONCRETE FOUNDATIONS 1:2:4 MIX, TO BE TAKEN DOWN TO SUITABLE BEARING STRATA, TO SUIT THE GROUND CONDITIONS, TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER, MIN. DEPTH 600 BELOW GROUND LEVEL.

DRAINAGE.
 SURFACE WATER.
 100 DIA. HALF ROUND U.P.V.C. GUTTER TO DISCHARGE INTO 75 DIA. R.W.P., TO OPEN GULLY, TO 100 DIA. UPVC DRAIN (MIN. FALL 1 : 40) LAID TO MANUFACTURERS INSTRUCTIONS, TO SOAKAWAYS MIN. 5.00M FROM ANY BUILDING OR ROAD.

ALL NEW MANHOLES WITH LIGHTWEIGHT COVERS, TO BE SECURED WITH SCREWS TO PREVENT UNAUTHORISED ACCESS.

ALL OPENINGS FORMED BY DRAINS THAT PASS THROUGH THE BUILDING CONSTRUCTION, ARE TO BE MASKED AND SEALED TO PREVENT ENTRY FROM FILL, VERMIN AND GASES.

ALL DRAINAGE THAT PASSES BELOW THE FLOOR SLAB IS TO BE BEDDED IN GRANULAR MATERIAL, OR ENCASED IN CONCRETE.

VENTILATION
 GARDEN ROOM TO BE VENTED BY WINDOW OPENING LIGHTS MIN. 5% OF FLOOR AREA. WINDOWS SHOULD BE OPENABLE TO 50 MM.

ELECTRICAL WORK
 ALL ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS WILL REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

INSTALL ENERGY SAVING LIGHT FITTING OR PERMANENT FLOURESCENT LIGHTS IN GARAGE

NEW DRIVE CONSTRUCTION TO BE 2 LAYERS OF TARMAC TO MATCH EXISTING, ON MIN. 150 WELL COMPACTED TYPE 1 SUB-BASE. LAID TO FALL TOWARDS EDGES. PRECAST CONCRETE EDGINGS TO EDGE OF DRIVE.

BUILDERS NOTES
 ALL CAVITIES TO BE SEALED WITH NON-COMBUSTIBLE MATERIALS.
 ALL DIMENSIONS ARE IN MILLIMETRES AND ARE TO BE CHECKED ON SITE.
 ALL WORK TO BE IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS, AND TO THE FULL SATISFACTION OF THE BUILDING CONTROL OFFICER.

CLIENT	Mr. & Mrs. C. T. Cox		
PROJECT	GARAGE AND GARDEN ROOM EXTENSION AT SIDE OF EXISTING BUNGALOW, AND ADDITIONAL ENTRANCE AT 56 PALMER LANE, BARROW-UPON-HUMBER, N. Lincs. DN19 7BS.		
SHEET 2 OF 2			
ALLAN S. BELL M.C.I.O.B. ARCHITECTURAL SERVICES			
OAKWOOD HOUSE BARTON LANE BARROW-UPON-HUMBER NORTH Lincs. DN19 7DD.		01469-531972 07761-744042	
SCALE	1 : 100	DATE	MAR. 2008
REVISION			