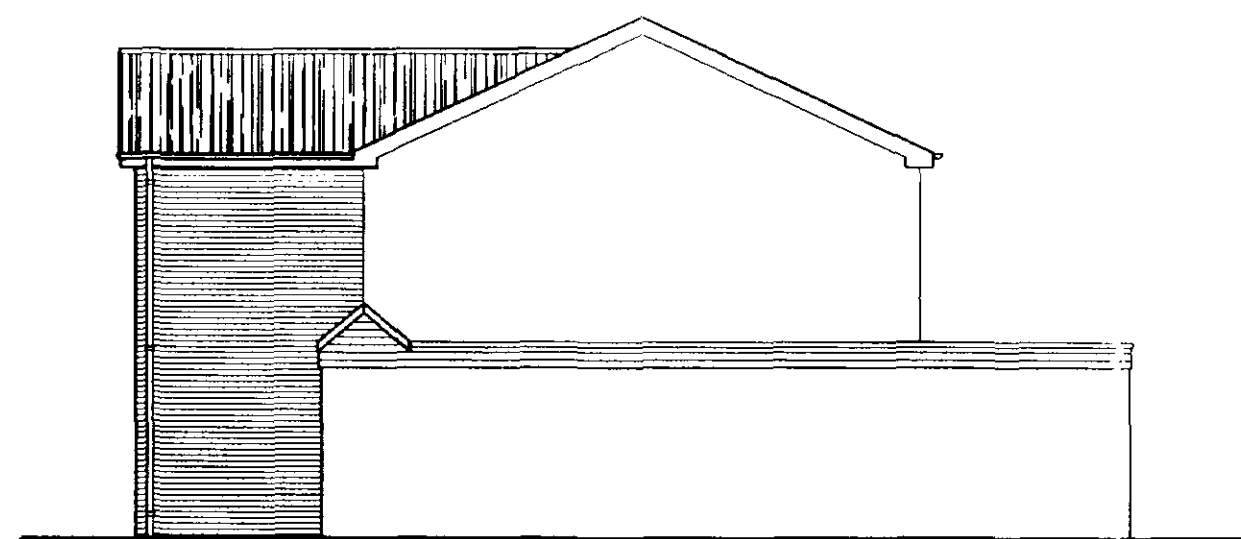
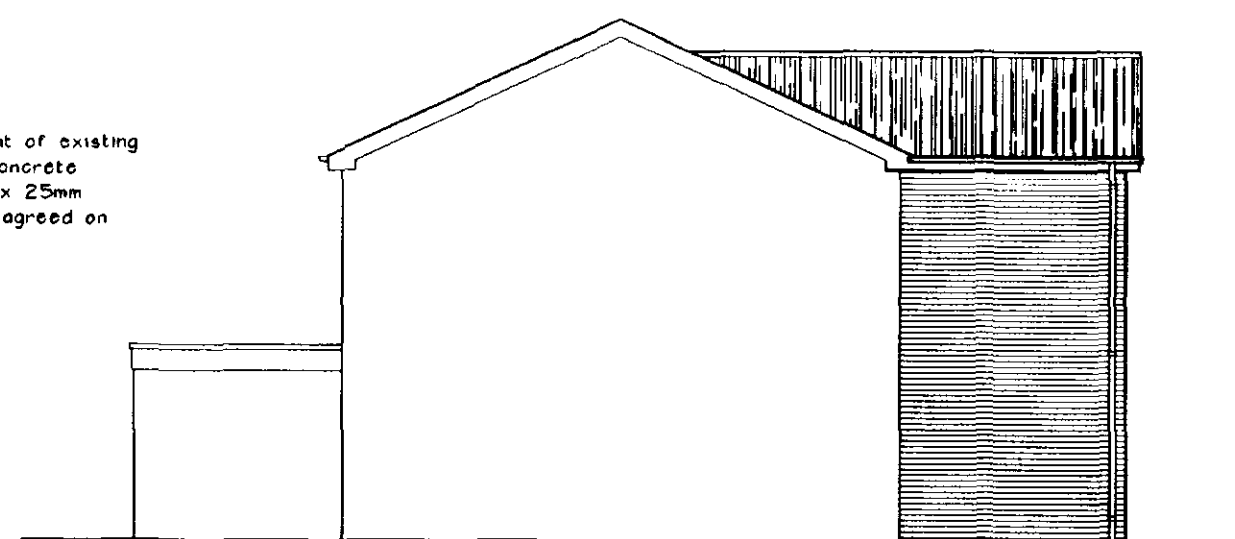




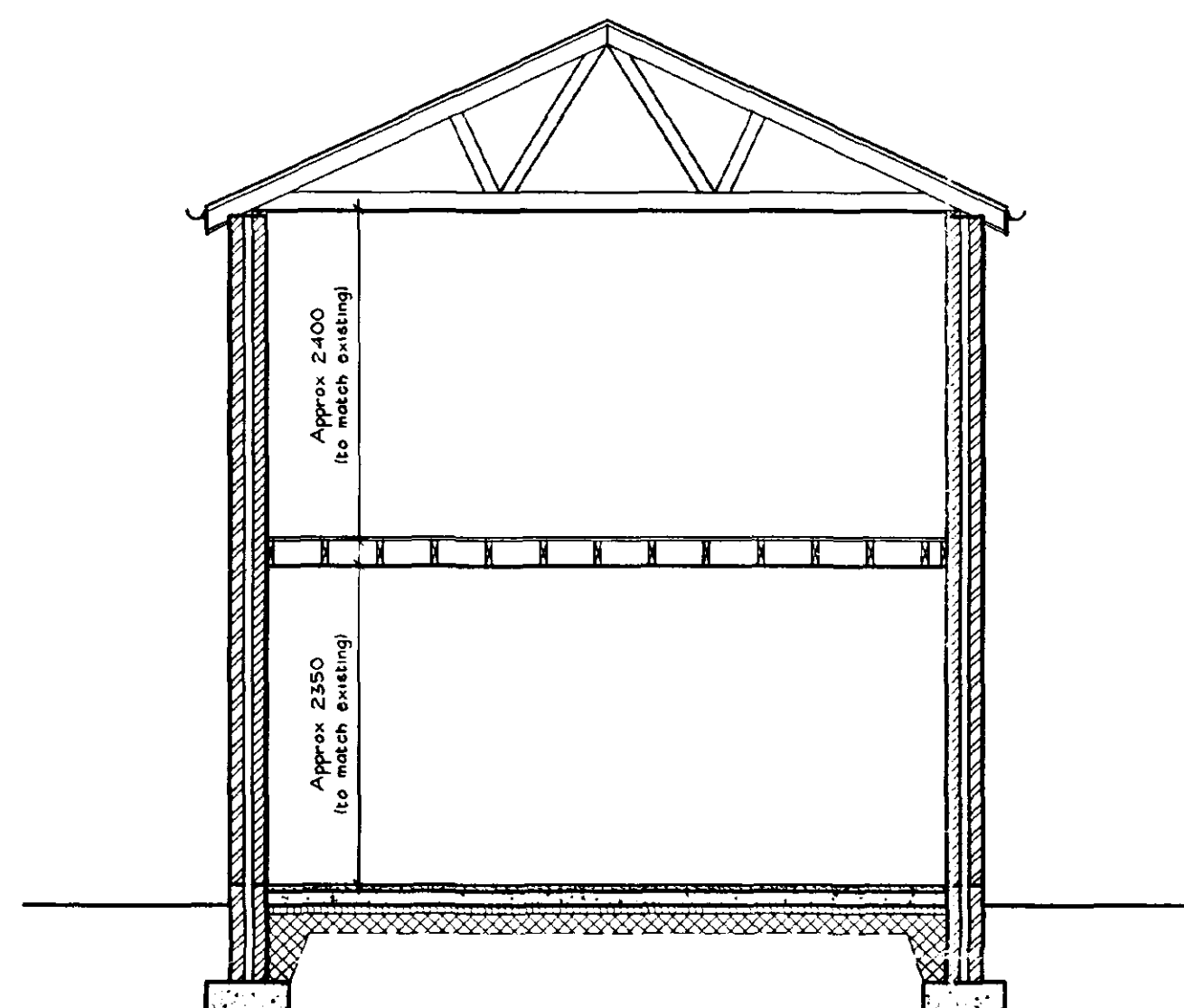
SIDE ELEVATION 1:100



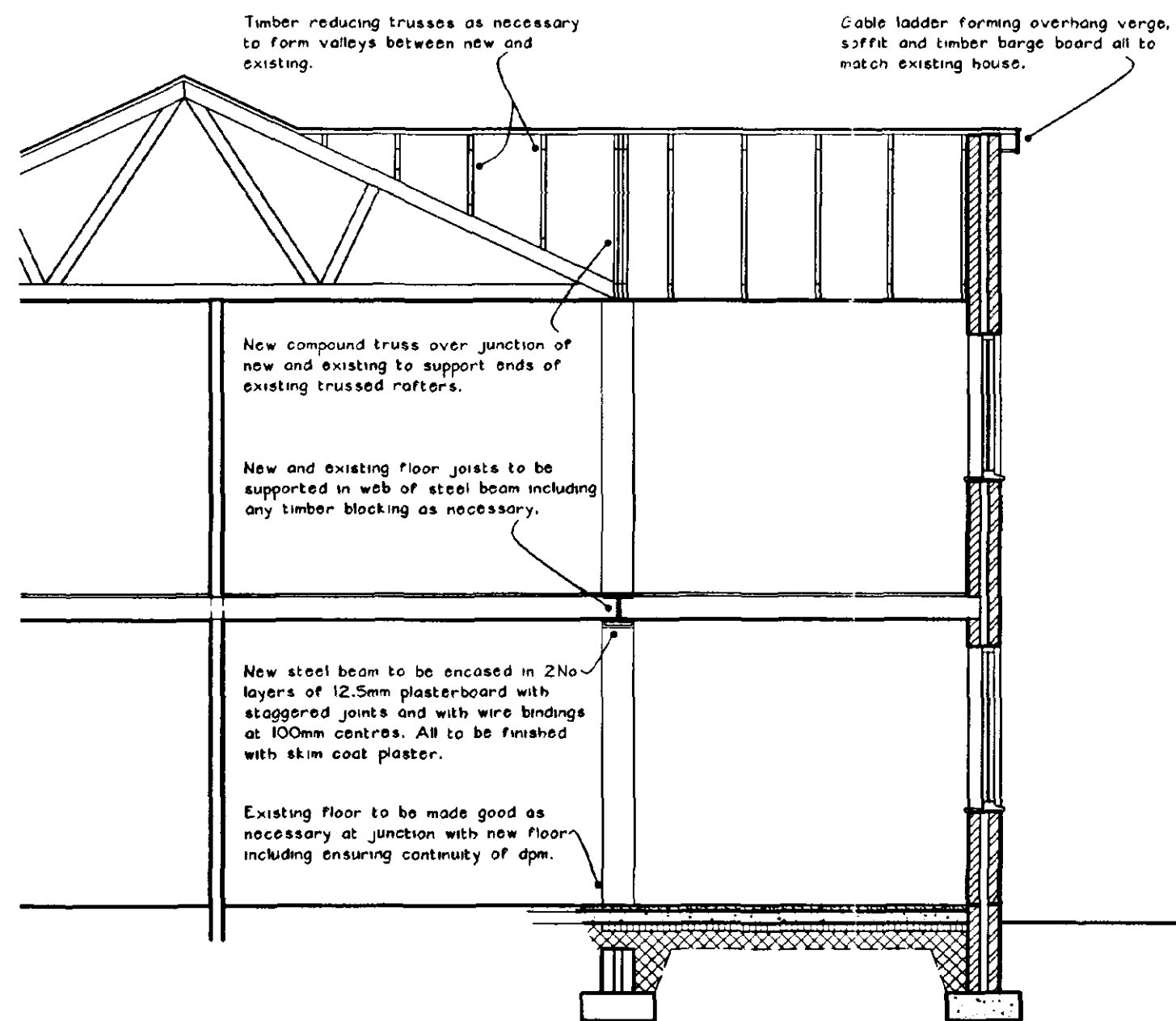
FRONT ELEVATION 1:100



SIDE ELEVATION 1:100



SECTION AA 1:50



SECTION BB 1:50

SPECIFICATION NOTES

FOUNDATIONS

To be 600 x 225mm deep mass concrete to external walls. Under-side to be founded at minimum 750mm below external ground level i or minimum 1000mm if shrinkable subsoil is encountered. New foundations to be stepped as necessary to meet existing and movement joint to be formed between new and existing. Final depth and detail to be agreed on site with Local Authority Building Control Officer.

Concrete to be general grade of foundation mix - GEN 3 to BS5528.

GROUND FLOOR CONSTRUCTION

To comprise 50mm sand/cement screed on 100mm thick 1020 gradal mass concrete floor slab on vapour barrier or 50mm thick 'Jabite Flooring Grade SD' insulation on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc all on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore base.

NOTE: Vertical upstands of insulation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

EXTERNAL WALL CONSTRUCTION

285mm thick cavity wall to comprise 102mm external skin in facing bricks to match existing, 63mm cavity infilled as work proceeds with 'Dnitherm' or similar insulation bats, 100mm internal skin of insulating blockwork with 13mm thick dense plaster finish internally.

New walls to be tied to existing by building in galvanised crcodile ties in strict accordance with manufacturer's instructions and forming 15mm movement joint at junction by inserting 'Flexcoll' or similar proprietary infill finished externally with mastic pointing to match colour of brickwork.

Leaves of cavity wall to be tied together with galvanised wall ties at 300mm horizontal centres and 450mm vertical centres 1500mm vertical centres where next to an opening.

Jambs and cills to be closed by inserting proprietary insulated cavity closers.

Cavities to be sealed at highest point.

Bituminous based damp proof course to be built in 150mm minimum above outside ground level.

Cavities to be filled with weak mix concrete to ground level and top played to shed water outwards.

WINDOWS

Existing Upvc double glazed windows to be repositioned in new external wall as indicated.

LINTELS

To be IG type LVS or similar insulated galvanised steel lintels in external cavity walls with cavity tray over and 150mm minimum end bearing.

FIRST FLOOR CONSTRUCTION

To comprise: 22mm flooring grade chipboard on 175 x 50mm SCS grade softwood joists at 400mm centres.

New steel beam to Structural Engineer's design to be inserted over opening between new and existing parts of Lounge. End of existing and new floor joists to be supported in web of steel beam including timber blocking as necessary.

ROOF CONSTRUCTION

To comprise concrete interlocking roof tiles to match existing on 38 x 25mm softwood battens gauged to suit tiling on unseasoned sarking fel to BS747:Part 2:Type IF on pre-made timber trussed rafters at 600mm centres (gable ladder fixed to end truss).

Roof pitch to match existing.

Manufacturer's roof truss layout and calculations to be submitted to the Local Authority for approval prior to installation.

Trussed rafters to be designed, braced and fixed in accordance with BS5268:Part 3:1995.

To be fixed at eaves level with galvanised steel clips on 100 x 50mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plan of rafters and ceiling ties to BS5268:Part 3:1995.

Timber runners to be provided at all truss node points for full length of roof.

New roof to be cut into existing by using reducing trusses as necessary.

Fascias, gable barge boards and overhang soffit to be in 20mm softwood fixed to softwood noggin and rafter ends. Soffit details to match existing.

Proprietary eaves and ridge ventilation system to be installed in accordance with manufacturer's instructions.

200mm minimum thickness quilt insulation to be laid in roof space in two 100mm layers - first layer between ceiling ties and second layer at right angles to first over ceiling ties.

FLASHINGS

Code 5 lead flashings / soakers to be provided to all roof abutments.

Roof valleys to be formed in Code 5 lead or rigid fibreglass.

WALL, FLOOR AND ROOF ANCHOR BRACING

External walls to extension to be strapped to roof and first floor with 30 x 5mm cross-section galvanised mild steel anchor straps fixed at eaves level and first floor level and across first three gable rafters all at 2000mm maximum centres. Noggins to be provided under straps where necessary.

CEILING

To be 12.5mm plasterboard throughout including vapour barrier fixed to underside of first floor ceiling ties all with lapped joints and skim coat plaster or 'Artox' finish to match existing.

Timber noggin to be provided to all unsupported joints in plasterboard.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the I.E.E. regulations. Socket outlet and lighting positions all to client's requirements.

HEATING

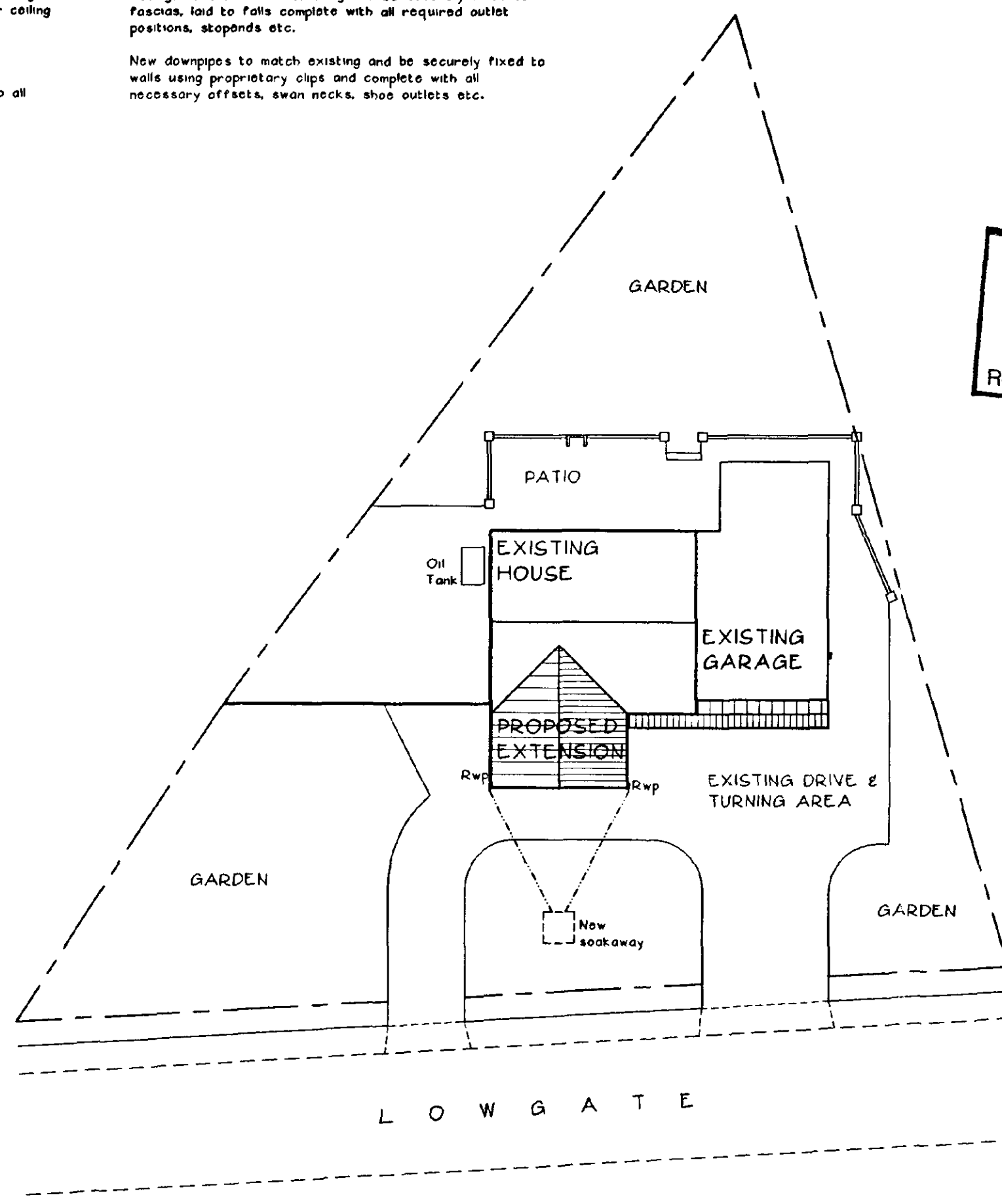
Existing heating to be extended into new extension. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated as necessary to promote energy conservation.

RAINWATER GOODS

To be Upvc to match existing installed in strict accordance with manufacturer's instructions.

New gutters to match existing and be securely fixed to fascias, laid to falls complete with all required outlet positions, stopends etc.

New downpipes to match existing and be securely fixed to walls using proprietary clips and complete with all necessary offsets, swan necks, shoe outlets etc.



SITE PLAN 1:200

NOTES

LIMITATIONS

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval. The drawing

DIMENSIONS

Do not scale from this drawing.

All dimensions are to be checked on site by the builder who shall take responsibility for measurements for construction and ordering purposes from commencement of site works.

Whilst every effort is made to ensure accuracy in dimensioning, measurements should be carefully checked to ensure compatibility with existing structures and features.

SUPERVISION

The works will not be supervised by Richard J Diggle or any representative thereof. It is the clients or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturers instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

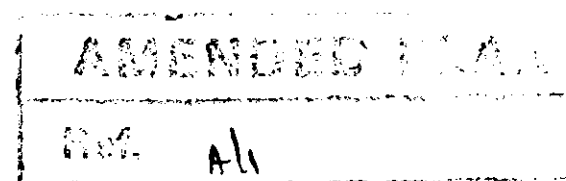
HEALTH AND SAFETY

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building Sites and Work Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations, and independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included.



A Lounge extension increased to 3000mm projection from original building.

Revisions

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Building Design Consultant

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Client:

MR & MRS R WEST

Project

HOUSE EXTENSION

'FENDYKE'
LOWGATE
GEDNEY DYKE

Drawing

DETAIL DRAWING

SECTIONS

ELEVATIONS

SITE PLAN

Scale

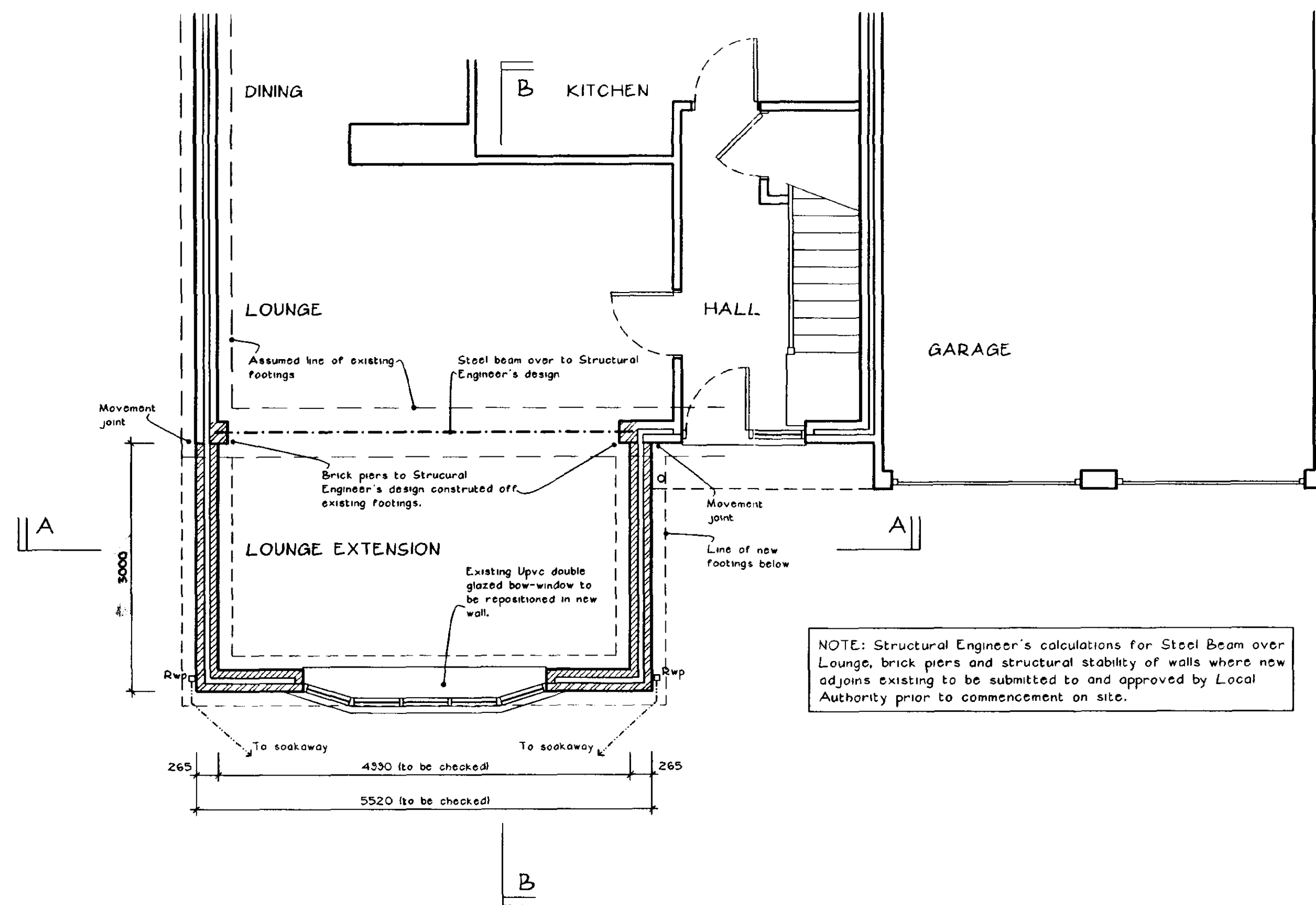
1:50/1:100/1:200

Date

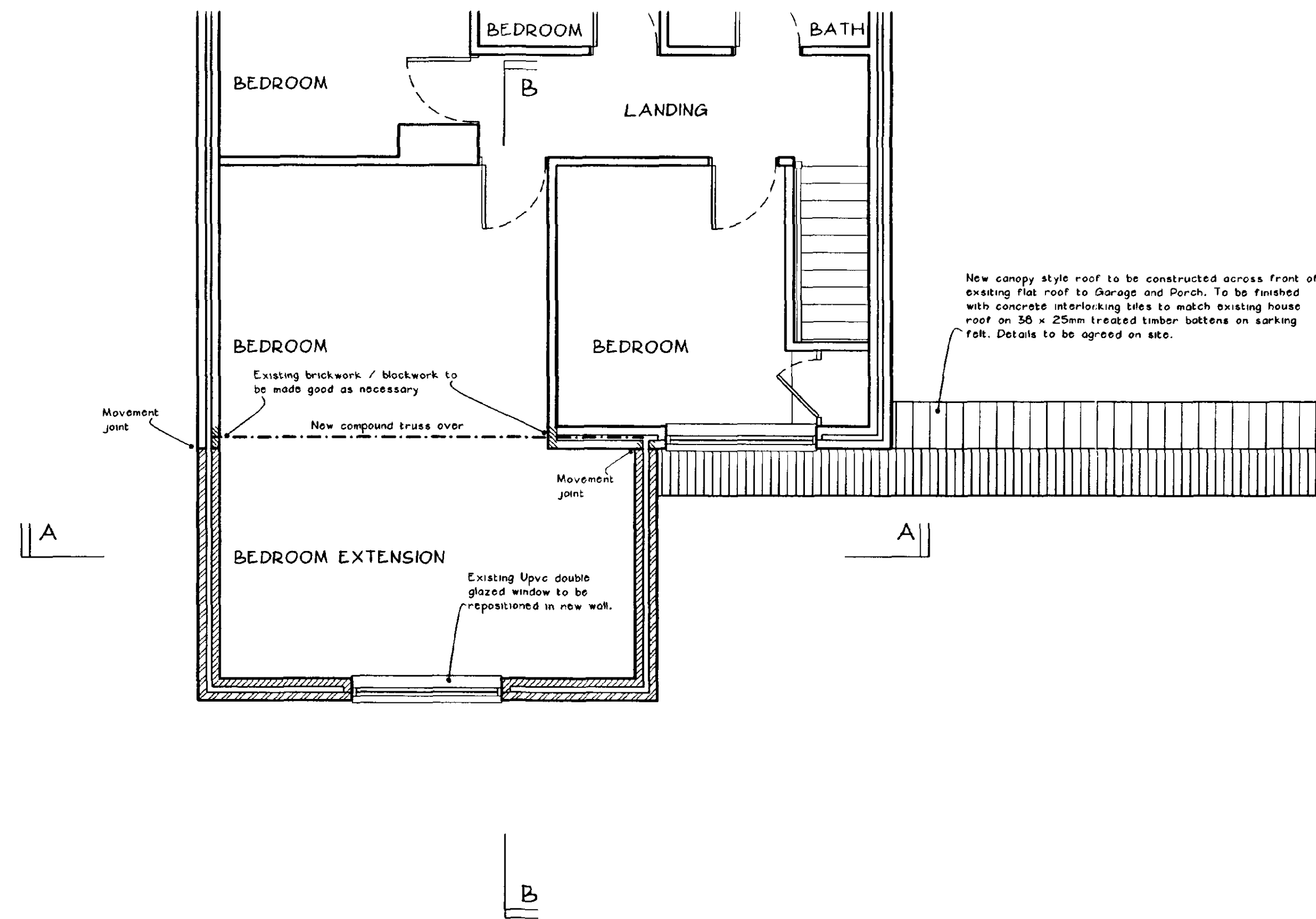
14/03/2002

Drawing Number

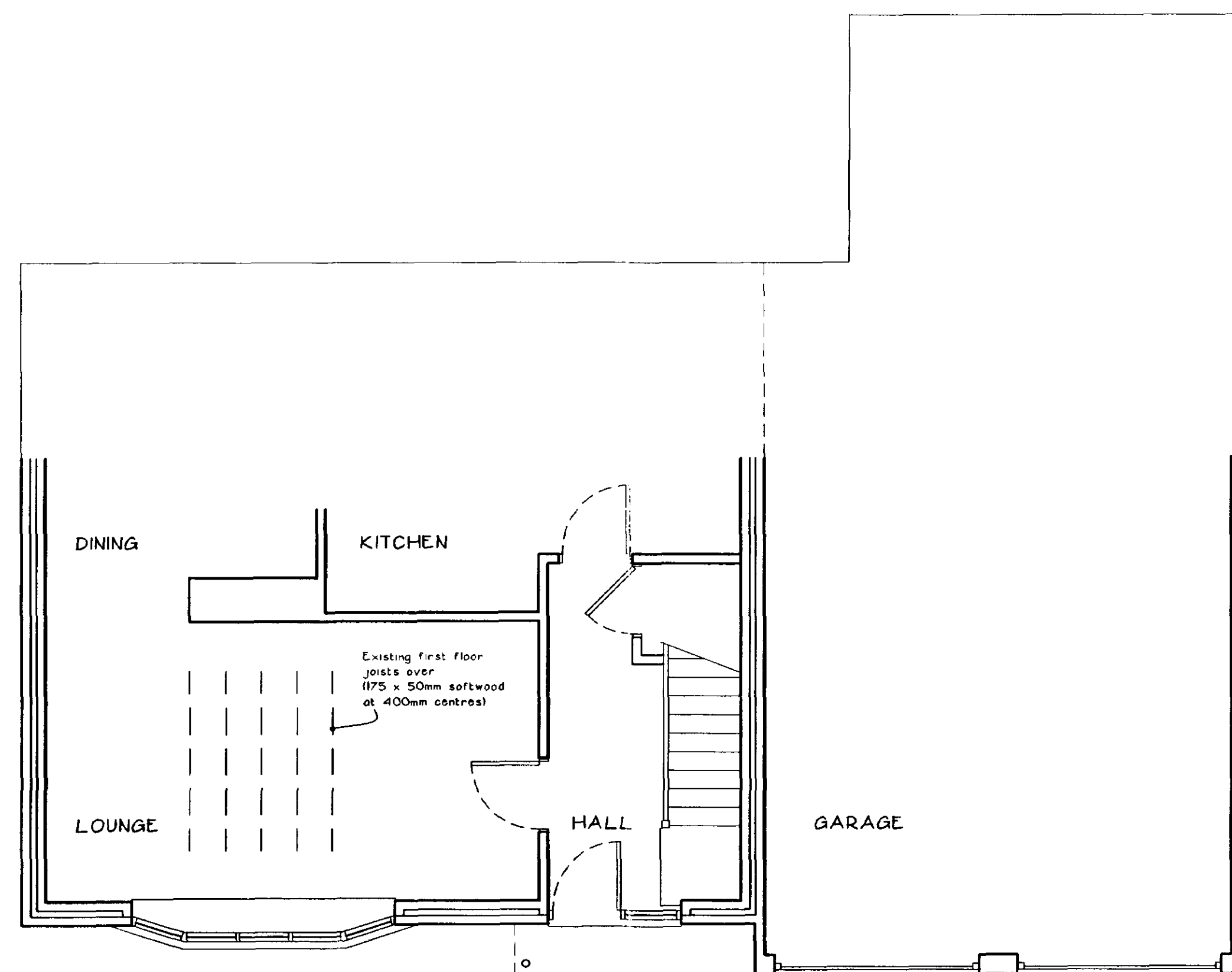
348-02 A



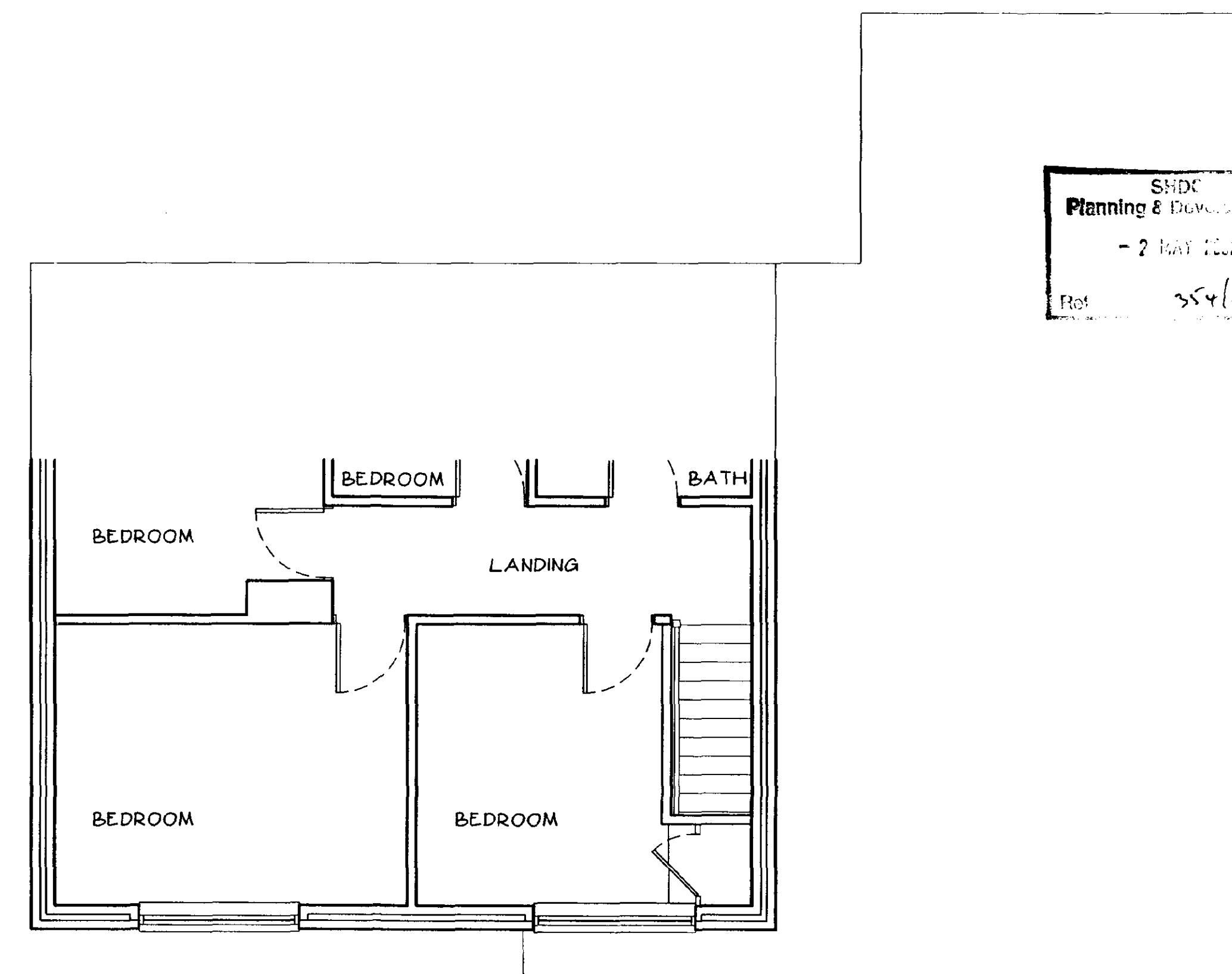
PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50



EXISTING GROUND FLOOR PLAN 1:50



EXISTING FIRST FLOOR PLAN 1:50

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SCOPE OF THE WORKS
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AMENDED PLAN

Ref. **K1**

A Lounge extension increased to 3000mm projection from original building. 26/04/2002

Revisions

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Client
MR & MRS R WEST

Project
HOUSE EXTENSION

'FENDYKE'
LOWGATE
GEDNEY DYKE

Drawing
DETAIL DRAWING

FLOOR PLANS

Scale
1:50

Date
24/03/2002

Drawing Number

348-01 A