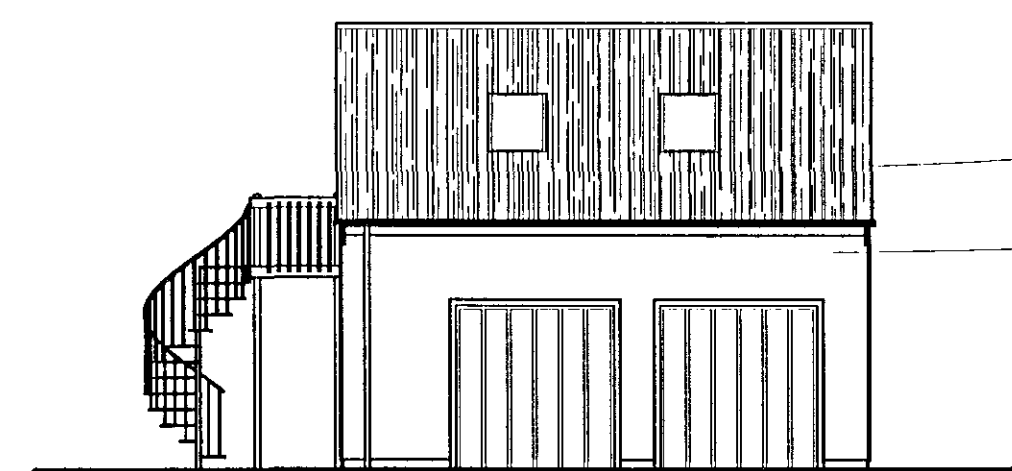
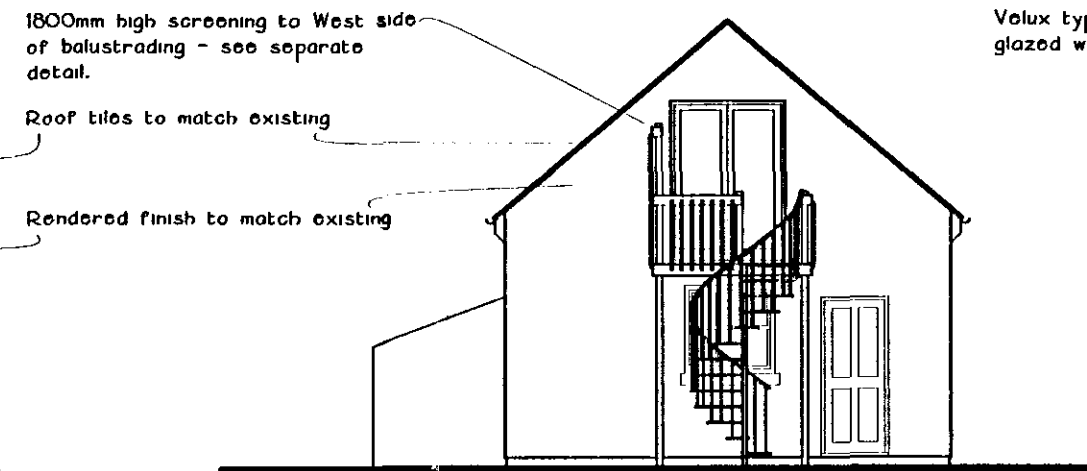
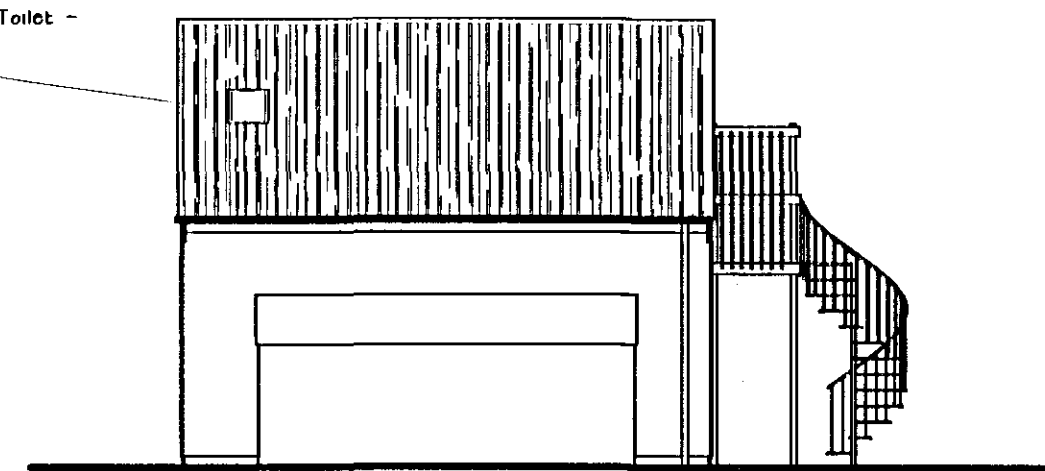




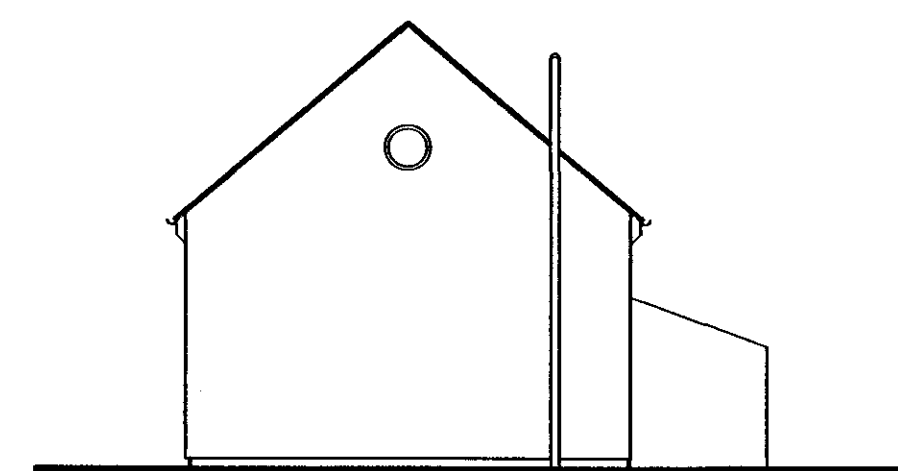
EAST ELEVATION 1:100



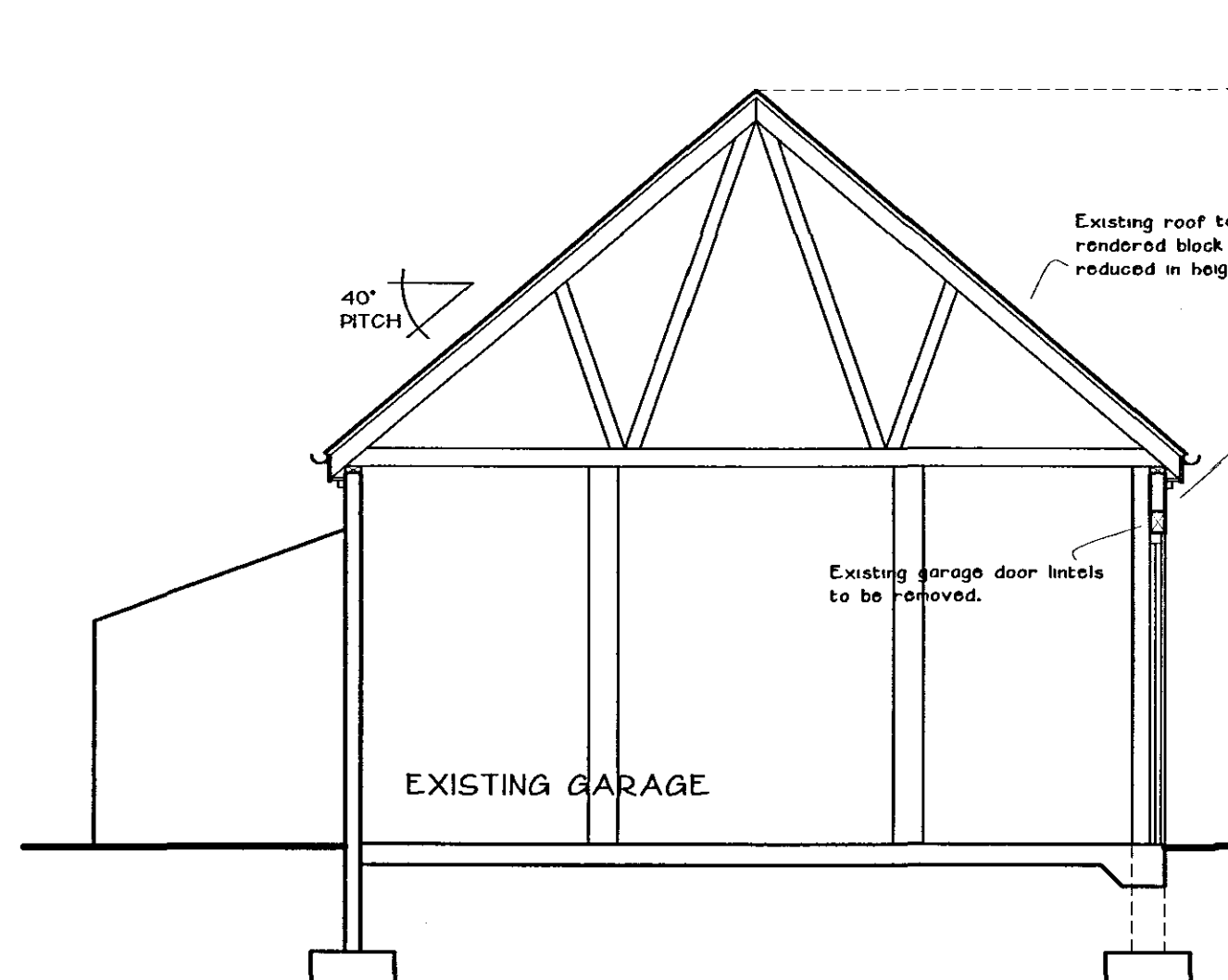
SOUTH ELEVATION 1:100



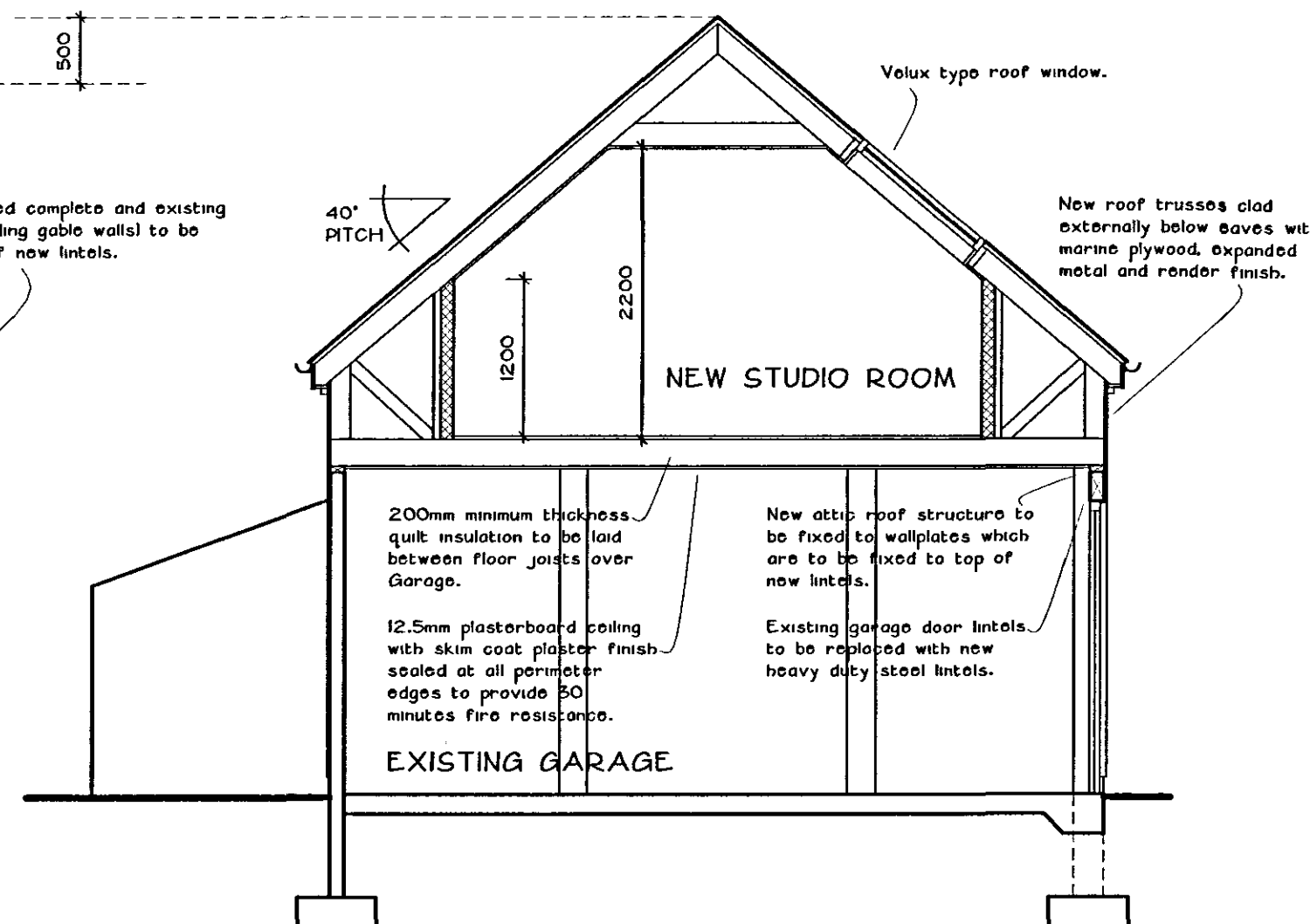
WEST ELEVATION 1:100



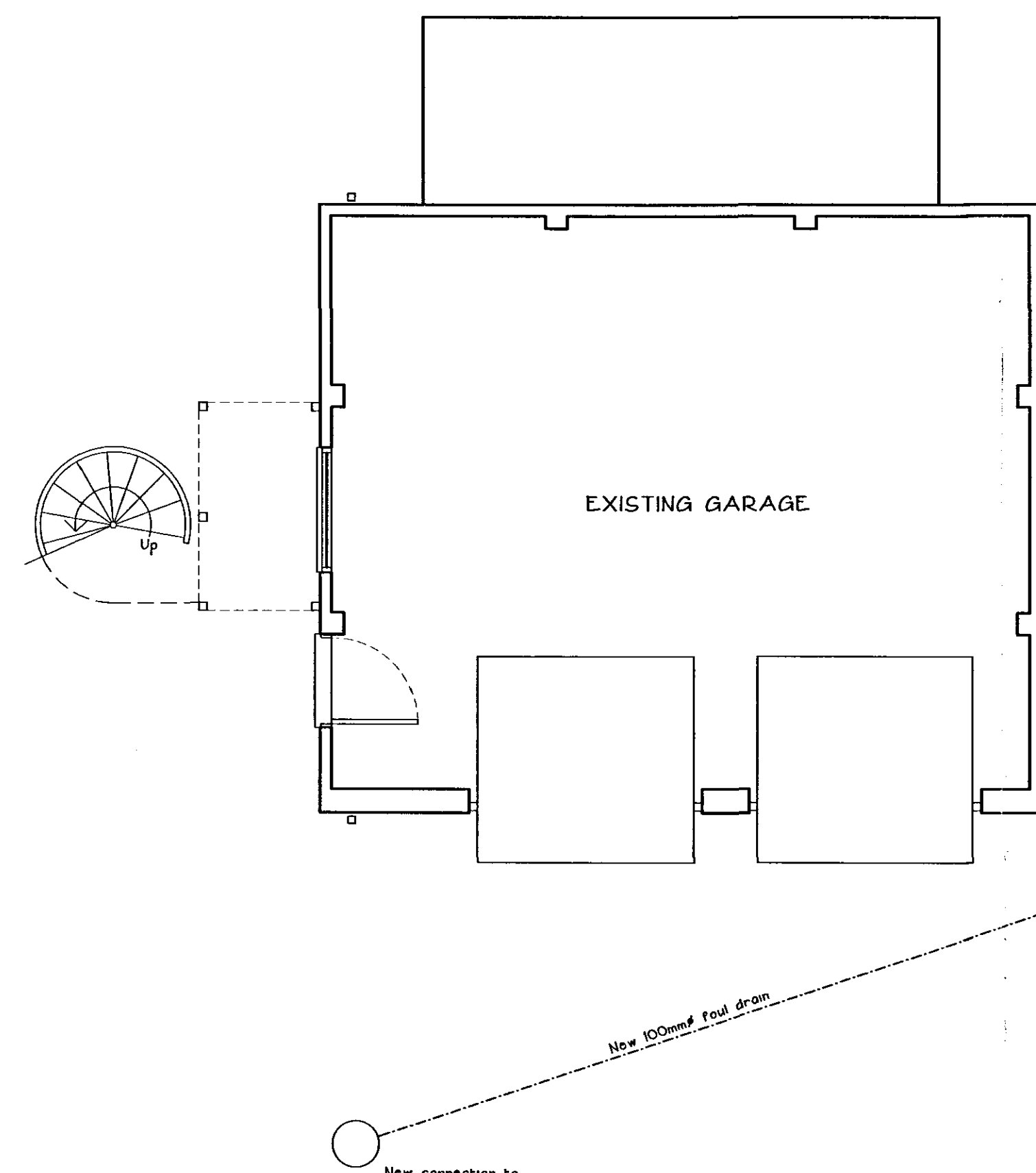
NORTH ELEVATION 1:100



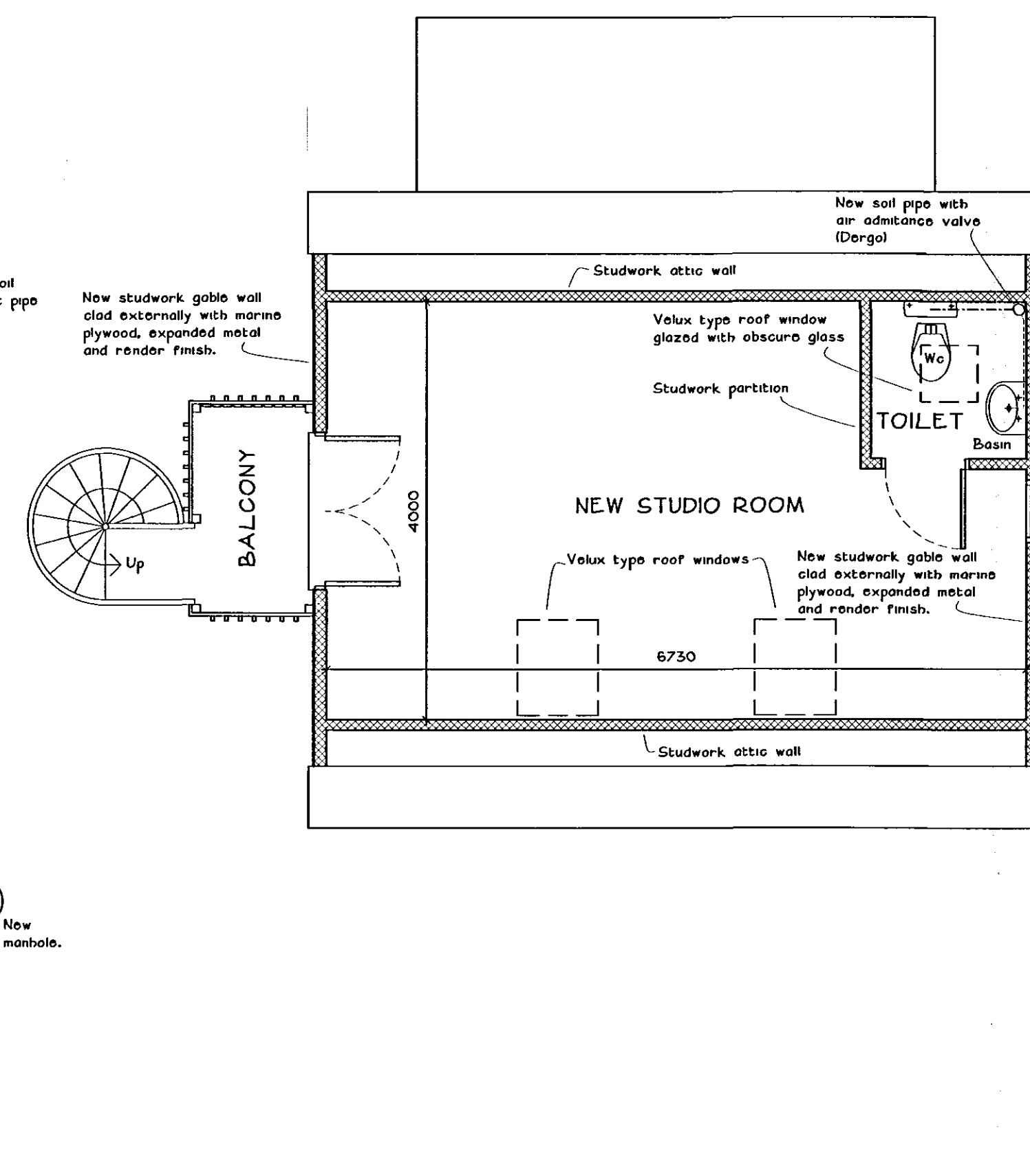
EXISTING SECTION 1:50



PROPOSED SECTION 1:50



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

GENERAL SPECIFICATION NOTES

LINTELS

Existing garage door lintels to be removed and to be replaced with new 'G' or similar galvanised steel heavy duty box lintels type 'HD Box 100' with 150mm minimum end bearing.

ROOF CONSTRUCTION

To comprise: concrete interlocking roof tiles to match existing on 30 x 25mm treated softwood battens gauged to suit tiling on unbreakable sarking felt to BS747 : Part 2 : Type 'F' on 'Attic type' trussed rafters at 600mm maximum centres.

Roof pitch approx 40° to match existing.

All to be designed, braced and fixed in accordance with BS5268 : Part 3 : 1985.

Specialist manufacturer's design calculations to be submitted to Local Authority for approval prior to fixing on site.

Trusses to be fixed at eaves level with galvanised truss clips to 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 BS 5368 : Part 3 : 1985.

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

PITCHED ROOFS GENERALLY

Proprietary roof ventilation system to be installed in strict accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles minimum 25mm continuous gap. Ridge ventilation to be provided by ventilators inserted into gables equivalent to 5mm continuous gap along ridge line.

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and blockwork at eaves level all at 2000mm maximum centres. Also straps to be provided to gable walls across 3No trusses at 1000mm maximum centres. Timber noggin to be provided under straps where necessary.

250mm thick quilt insulation to be laid in roof space in two layers - first layer between ceiling ties/joists and second layer at right angles over ceiling ties/joists. Insulation to sloping ceiling to be in two layers comprising: 30mm thick 'Celotex' fixed between rafters and 45mm thick 'Celotex' fixed under rafters for similar roof insulation system to achieve a U value of 0.2 W/Kl. 50mm minimum air gap to be maintained above insulation and ensuring continuity with wall insulation.

CEILING

Ceilings to be 12.5mm plasterboard fixed to underside of joists and ceiling ties.

Joint treatment and skim coat plaster finish to be in strict accordance with British Gypsum instructions.

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

ATTIC WALLS

Internal attic walls to comprise: softwood timber studwork framing clad internally with 12mm thick 'Celotex' insulation board and overlaid with 12.5mm plasterboard with taped joints and skim coat plaster finish.

60mm 'Celotex' insulation boards to be fixed between studs maintaining a 40mm gap between insulation layers.

GABLE WALLS

New gable walls to be constructed off existing block walls comprising: softwood timber studwork framing fixed down to existing block walls and tied to attic trusses as specified above.

To be clad externally with external render finish to match existing on expanded metal lath on 10mm marine plywood fixed to timber studwork.

To be clad internally with 12mm thick 'Celotex' insulation board and overlaid with 12.5mm plasterboard with taped joints and skim coat plaster finish.

EAVES CLADDING

Truss faces below eaves to be clad externally with render finish to match existing on expanded metal lath on 10mm marine plywood all fixed to timber trusses.

FIRST FLOOR CONSTRUCTION

To comprise: 22mm flooring grade chipboard fixed down to truss floor ties.

Solid strutting to be provided at 2000mm maximum centres.

Double strutting bolted together to be provided under stud partitions to Toilet.

30 x 5mm cross-section galvanised mild steel anchor straps to be fixed at 2000mm maximum centres to ends of joists and across 3No joists where running parallel to external walls. Timber noggin to be provided under all straps as necessary and to all floor edges between joists.

200mm thick quilt insulation to be provided in floor between joists.

12.5mm plasterboard ceiling to be provided in Garage to underside of floor joists. Joint treatment and skim coat plaster finish to be in strict accordance with British Gypsum instructions. Ceiling to be sealed at all perimeter edges to provide 30 minutes fire resistance.

DRAINAGE SPECIFICATION NOTES

WASTE PIPEWORK

New basins to be fitted with 40mm foul wastes with accessible 75mm deep sealed traps.

Rodding access to be provided at all changes of direction.

RAINWATER GOODS

Gutters and downpipes to be Upvc to match existing securely fixed at eaves and laid to falls complete with all required outlet positions, stopends, swan necks etc. To be installed in strict accordance with manufacturer's instructions.

UNDERGROUND DRAINAGE PIPES

New foul water drains to be 110mm Upvc to BS4660 laid to self-cleansing gradient bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility.

SOIL PIPE

To be 100mm Upvc terminating in Toilet with air admittance valve (Dergol).

NEW CONNECTION TO EXISTING MANHOLE

Existing manhole to be made good as necessary including all benching etc following connection of new drain.

NEW MANHOLE

To be pre-formed polypropylene inspection chamber installed and surrounded in concrete in strict accordance with manufacturer's instructions.

WINDOWS

All new windows and patio doors to be constructed from Upvc or timber frames with a 'U-value' of 2.0W/m2K. Style and colour to match existing.

Glazing to be double glazed sealed units using 'Dikington-K' glass with a minimum gap of 16mm between glass layers and having a 'K' value of 0.05.

To incorporate controllable trickle ventilators providing 8000mm2 background ventilation to habitable rooms.

All windows to have a combined openable area in each habitable room equalling a minimum of 1/20th of the floor area of that room.

Internal window boards to be to client's requirements.

DRAUGHT PROOFING

Draught stripping to be fitted to all openable elements of windows and external doors.

GLAZING IN CRITICAL LOCATIONS

Any glazing to windows and doors below 800mm above floor level and to doors and sidelights below 1500mm above floor level in critical locations to be laminated or toughened safety glass in accordance with BS6206.

DOORS

All internal and external doors to be to client's selected design.

MECHANICAL VENTILATION

To be provided to new Toilet capable of extracting 15 litres per second.

ELECTRICAL INSTALLATION

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

All electrical work is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should therefore be designed, installed, inspected and tested by a person competent to do so.

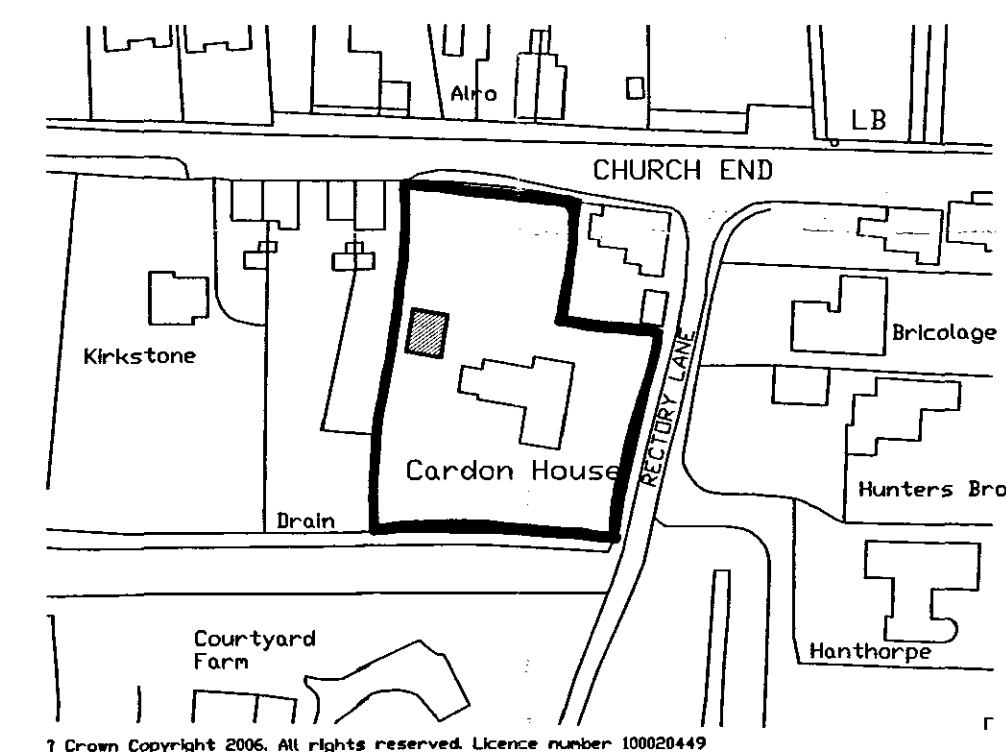
Prior to completion, the Building Control Officer should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical certificate to be issued for the work by a person competent to do so.

ENERGY EFFICIENT LIGHTING

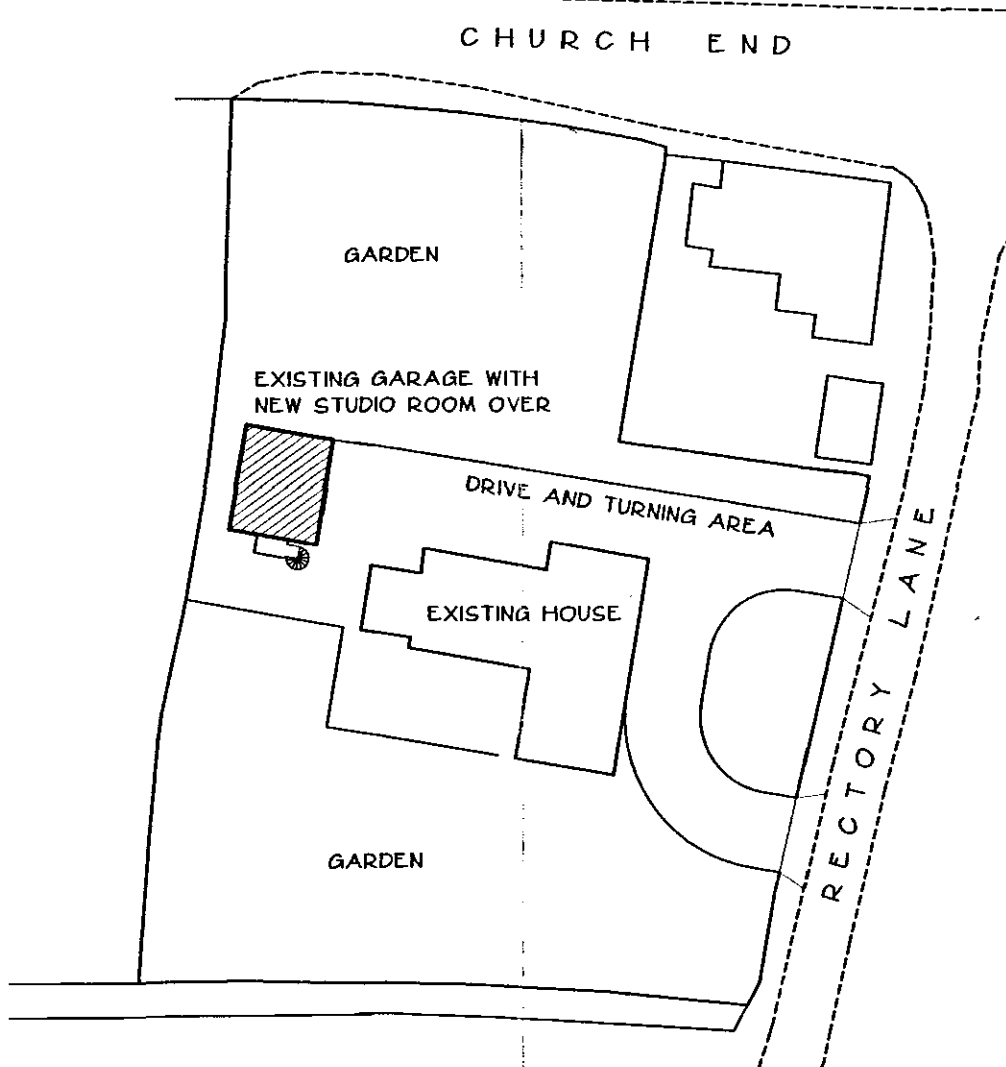
Internal lighting installation to be provided with energy efficient lighting so that every one in three lighting points can only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

HEATING

To be electric storage heating.



LOCATION PLAN 1:1250



SITE PLAN 1:500

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 must not be used as a contract document alone.

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 work.

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 client's 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.

DETERMINED PLAN

A Toilet and Velux window added to West Elevation. 22/06/2006

Sprial staircase moved. Balustrade screening added. Building Regulation details and notes added.

Revisions

Richard J Diggle
Building Design Consultant

SHDC
PLANNING & DEVELOPMENT

- 4 JUL 2005

Ref. 0945106

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E-mail: richardj@diggle.biz

Client

MR & MRS T YOUNG

Project

NEW STUDIO ROOM OVER EXISTING GARAGE

CARDON HOUSE
RECTORY LANE
GEDNEY

Drawing

DETAIL DRAWING

PLANS

SECTION

ELEVATIONS

Scale

As shown February 2006

Drawing Number

498-01 A