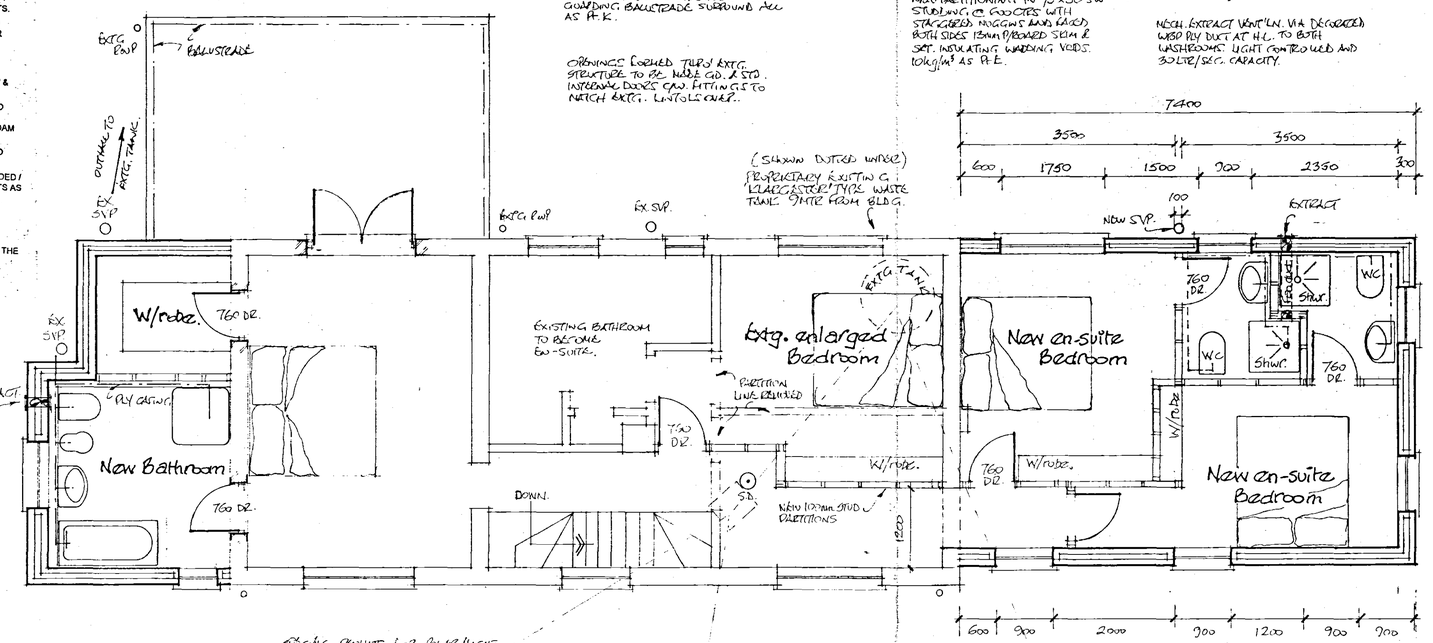
GENERAL

- SOIL SAMPLES TO BE TAKEN TO VERIFY THE GROUND BEARING PRESSURES AS NECESSARY TO SATISFY DRAINAGE BOARDS AND THE LOCAL AUTHORITY. REQUIREMENT FOR LOCAL RADON GAS PROTECTION TO BE DETERMINED WITH LAUTHY.
- TEMPORARY AND PROTECTION WORK TO BE INCLUDED.
- PARTICULAR CARE SHALL BE TAKEN TO DETERMINE ESSENTIAL LOCAL SERVICES (INCL. DATA; TELS.; T.V. & SECURITY LINKS). AVOID/PROTECT AT ALL TIMES. ANY QUERIES SHALL BE REFERRED TO THE CLIENT AND/OR RELEVANT PROVIDER FOR DETERMINATION.
- CONTRACTOR SHALL MAINTAIN SUFFICIENT 3RD. PTY. & ACCIDENT INSURANCE FOR ALL ELEMENTS OF THE PROJECT. (MIN. £M2).
- CONTRACTOR SHALL COMPLY WITH RELEVANT H.& S.W.ACT REQUIREMENTS.
- WORK DESCRIBED IN THIS DRAWING SHALL CONFORM TO CURRENT GOOD PRACTICES AND INCLUDE ALL ELEMENTS TO ACHIEVE THE SAME WHETHER EXPLICIT OR IMPLIED. RELEVANT TRADE CODES AND REGULATIONS SHALL APPLY.
- ALL FRAMES; SKIRTINGS; ARCHITRAVES & LININGS TO BE INCLUDED.
- PANEL & DOOR GLASS TO BE "SAFETY" OR TOUGHENED AS PER SECTN. "N" & BS.6206.
- ZONE-CONTROLLED HEATING SYSTEMS OR AREA T/STATS. AUTO-TIMERS TO H.W.HEATING INCLUDING BOILER CONTROL INTERLOCK. H.W.STORAGE TO ACHIEVE WMA1999 SPECS. TANK INSUL'N. MIN.35mm M'FCTR.APPLIED PU-FOAM JACKET 30kg/m³.
- EFFICIENT LIGHTING AS PER PT."L" >40lum/circ.WATT. EXTERNAL LIGHTING TO AUTO-EXTINGUISH.
- ELECTRICAL; HEATING AND OTHER SPECIALIST SERVICES SHALL BE EXTENDED / MODIFIED BY AUTH'D ENGINEERS TO THE RELEVANT CODES. REQUIREMENTS AS TO FITTINGS & FINISH TO BE DETERMINED WITH CLIENT.
- ALL SURFACES FINISHED READY FOR DECORATIONS (INTL.& EXTL.) TO BE APPROVED BY THE CLIENT.
- ALL DISTURBED STRUCTURES & SURFACES TO BE MADE GOOD.
- WHERE APPLICABLE THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE RELEVANT CONSULTING ENGINEER DETAILS FOR STEEL AND ASSOCIATED STRUCTURAL OR SUPPORTING WORKS.
- ALL DIMENSIONS TO BE CHECKED ON SITE.



NEW EXTRACT VAN TO NEW BATHROOM SOFFIT E.C. CAPACITY.

NEW WASTES RUN TO EXTG. SVP & OUTLETS IN CONCEALED SUPPORTED RUNS IN DECORATED WBP PLY CASINGS.

BATHROOM FITTINGS & FINISHES AT CLIENT'S DIRECTION.

18mm WBP/EC FLOORING READY FOR FINISHES.

CEILING 10mm P/BD (JOISTS @ 450 CRS) SCRIM & SET. ROOF EXTENDED IN PRE-FAB TRUSSES @ 450 CTRS C/W ALL BRACING. TO EXTG ROOF LINK.

EXTG. 200 DEEP FLAT ROOF JOISTS TO BE VERIFIED TO SUPPORT ACCESS AS PER P.A. (MIN. 63 x 170 @ 450 CTRS OR EQUIVALENT). LAY H.W. DECKING AT CLIENT DIRECTION ON SPREADER PADS &. MAINTAIN DRAINAGE. REMOVE & SECURE TO STRUCTURE 1200 H. GUARDING BALUSTRADE SURROUND ALL AS P.A.

OPENINGS FORMED THRU EXTG. STRUCTURE TO BE MADE GD. & STD. INTERNAL DOORS C/W. FITTINGS TO MATCH EXTG. LINTOLS OVER.

NEW PARTITIONING IN 75 x 50 SW STUDDING @ 600 CTRS WITH STAGGERED NOGGINS AND SAWED BOTH SIDES 18mm P/BOARD SCRIM & SET. INSULATING WADDING VOIDS. 10kg/m³ AS P.E.

NEW WASHROOM WASTES RUN IN UPVC TO SUPPORTED FALLS ALONG PARTITION WALL AND UNDER FLOOR SOUGHT TO NEW EXTERNAL SVP AT OUTFALL TO EXTG. TANK.

NEW EXTRACT VENT'LN. VIA DECORATED WBP PLY DUCT AT H.L. TO BOTH WASHROOMS. LIGHT CONTROLLED AND 30 LITRE/SEC. CAPACITY.

EXTENDED ROOF IN PRE-FAB. TRUSSES AS PER BS 5268 2 AND 5931. BRACED & TIED AND WITH INTERLOCK HATCHING TILE COVERING. SECRET SW. BATTEN & STUDS 2M. CRS. CLOSE 25mm BATTEN OVER 'TYVEK' UNDERSLATE. MIN. 75 THK. POLYURETHANE BOARD TO ACHIEVE K=0.2 W/m²K BEHIND PVC GUTTER & SOFFIT/VERGE BOARDS TO MATCH.

CEILING IN 10mm P/BOARD FIXED 450 CTRS. EXCEPTION 'MICVENT' BREATHABLE MEMBRANE TO ROOF.

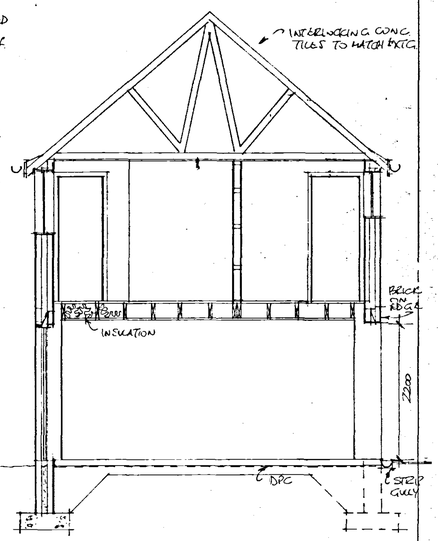
CAVITY CLOSED AT EAVES BRICK ON EXTR. FEATURE AT WINDOW HEADS.

LINTOLS GENERALLY BRITTLEY BX70 TYPE EXTERNAL WALLS.

OPENINGS WITH 'TELESCOPIC' VERT. LINING TO MIN. 1.2 W/m²K. ALL LINTOLS MIN. 150 BEARING.

UPPER FLOORS TO BE 18mm WBP/EC FLOORING BOARD. JOISTS SC4 63 x 175 mm @ 450 CRS. DOUBLED UNDER PARTITIONS. SOUGHT IN 15mm P/BOARD WITH VOID PACKED QUILT INSULN. TO ACHIEVE 0.22 W/m²K.

1:2:4 CONC. 150mm FLOATED FLOOR ON 65 INSULN. BOARD & 1200 G. DPM OVER PACKED HARDCORE MIN. 150 THK. INSULN. 25mm AT EDGES SCREED OVER AT CLIENT'S DIRECTION. ALLOW TO LAY IN 2NO BAYS C/W CENTRAL EXP. JOINT MASTIC. INFILL. CAVITY FILLED LIME MIX TO G.L. DOWNS MIN. 1M DEEP TO HIGH BAR. 800 x 300 CP25. STRIP GULLY DRAINING TO R.W. OUTFALL ACROSS ENTRANCES.



DIAGRAMMATIC SECTION A-A. (WIDTH DIMENSION N.T.S.)

First Flr.Plan

SPECIAL CIRCUITS FOR POWER/LIGHT & DECORATIVE FIXTURES TO BE DETERMINED BY CLIENT.

WATER & HEATING SUPPLIES TO BE EXTENDED AT GROUND FROM EXTG. SYSTEMS.

CEIL: MOUNTED MAINTAINED SMOKE DETECTOR AS PER BS 5839 2 & 6.

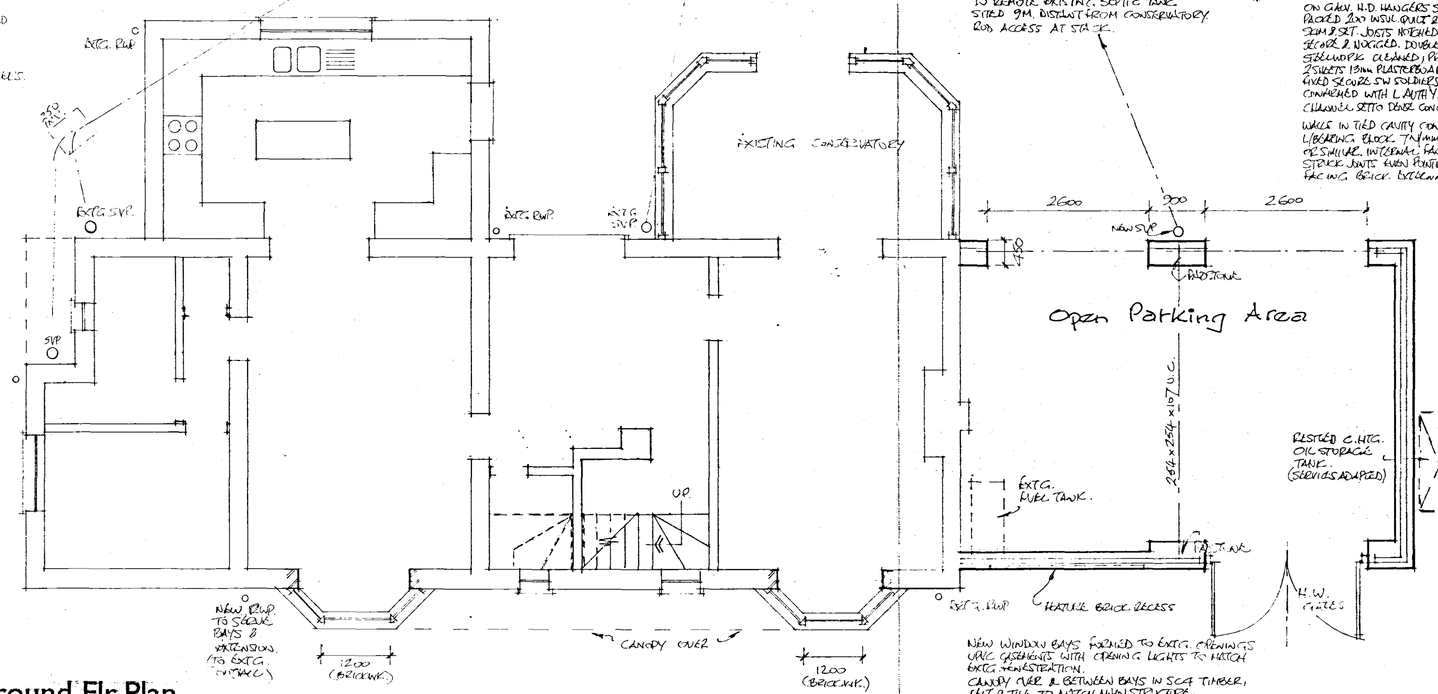
FOAM CAVITY TO EXTENSION & BOX LINTOL OVER BRICKWORK LINKED BY S/S TRAYS.

LINES OF NEW & EXTG. ROOF DRAINS EXTENDED TO GUTTERS SHOWN DOTTED UNDER FIRST FLR. PLAN.

NEW 100dia WASTE RUN TO MIN. INSPD BEDDED IN GRAVEL FROM NEW SVP TO REMOTE EXISTING SEPTIC TANK SITED 9M. DISTANT FROM CONSERVATORY. RODDABLE ACCESS AT STACK.

FIRST FLR. JOISTS TO BE SC4 63 x 175 @ 450 CTRS ON GIRTH H.D HANGERS SECURED TO STRUCTURE. VOID PACKED 300 INSUL QUILT UNDERLAY 18mm P/BOARD SCRIM & SET. JOISTS HERRING BONED INTO CENTRAL CHANNEL LINES HEADER & NOGGED. DOUBLE UNDER PARTITION LINES. STEELWORK CLEANED, PRIMED, PAINTED & CASED IN 2 SHEETS 13mm PLASTERBOARD. JOINTS STAGGERED, & FIXED SECURE SW SOLDIERS. U.C. ADEQUACY TO BE CONFIRMED WITH L.AUTH'Y PRIOR TO ERECTION. CHANNEL SET TO LEVEL CONC. PADSTONES 215 x 150 MIN.

WALLS IN TILED CAVITY CONSTN. WITH PIERS AS SHOWN, LBEARING BLOCK 7N/mm TURBOMASTER TRENCHBLOCK OR SIMILAR. INTERNAL FACE RAKE FINISH C/W RUSH STRIKE JOINTS EVEN POINTING FOR DECS. FACING BRICK EXCLUSIVELY TO MATCH EXTG.



Ground Flr.Plan

NEW WINDOW BAYS FORMED TO EXTG. OPENINGS UPVC CASEMENTS WITH OPENING LIGHTS TO MATCH EXTG. FENESTRATION.
CANOPY OVER & BETWEEN BAYS IN SC4 TIMBER, RED 2 TILE TO MATCH NEW STRUCTURE.
FACING BRICK INSULATED CAVITY LEAF IN TAMBOR BONDED WITH HIGH G TRAYS. LINK DPCS/DPM.
MAKE GOOD BREAKS & RETAIN LINTELS.
FLOOR FINISHES FLUSH & TO MATCH EXTG.

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG. B2/12/06 B

* NOTWITHSTANDING REQUIREMENTS UNDER "GENERAL" ABOVE

- GH & ASSOC'TED PLUMBING TO BE BY CORGI REGISTERED ENGINEERS.
- ELEC. WORKS TO CONFORM TO PART P - DESIGNED, INSTALLED & TESTED BY COMPETENT OPERATIVES, CULMINATING IN A TEST CERTIFICATE BE SIGNED BY AUTHORISED N.I.E.C. ENGINEER.
- MANUFACTURED WINDOWS & DOORS BY FENSA SUPPLIERS.

EXISTING SVPs RETAINED AND NEW WASTES RUN TO EXTG. OUTFALLS.

EXISTING FOUNDATIONS CHECKED TO VERIFY ADEQUACY FOR UPRISE STOREY EXTENSION (NOMINALLY MIN. 1M DEPTH TO SOUND BASE AND 750 x 250) - CONFIRM WITH BLDG. INSPECTOR PRIOR TO CONSTRUCTION.

EXTG. ROOF P. CEILING JOISTS REMOVED. NEW FLOOR JOISTS TO P.A. - SC4 63 x 175 @ 400 CTRS ON PROPRIETORY HANGERS. PACK VOIDS WITH INSULN. QUILT & MAKE GD. SKIM IN DECORATED PLASTERBOARD.

FOUNDATIONS
- NO FOUNDS. BEYOND BOUNDARY LINE. DO NOT OVER-DIG OR EXCEED EXTG FOUND'N. DEPTH. VOIDS PACKED. 1 M. DIG TO FIRM BASE OR AS PER L.AUTH. DIRECTION IF SPECIAL CONDITIONS (eg. RADON GAS) & NOMINAL CP25 800x300 CONC.

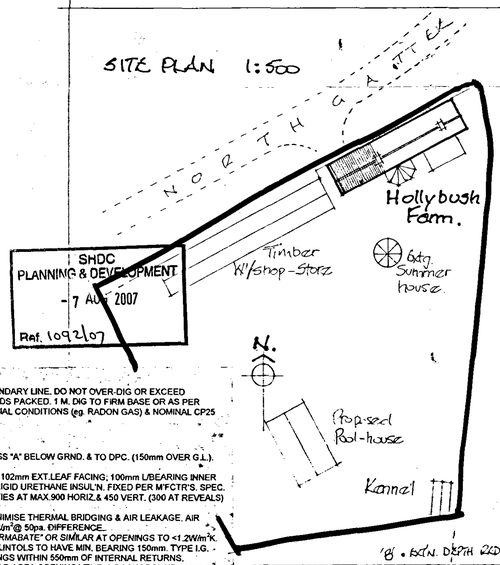
WALLS
- ALL APPROVED BOND. CLASS "A" BELOW GRND. & TO DPC. (150mm OVER G.L.). CAVITY FILLED TO GL.
- NOM.315mm CAVITY WALLS 102mm EXT.LEAF FACING; 100mm LBEARING INNER BLOCK WITH PARTIAL FILL RIGID URETHANE INSULN. FIXED PER M'FCTR'S. SPEC. ALL TO 0.3. W/m²K. BS1243 TIES AT MAX.900 HORIZ.& 450 VERT. (300 AT REVEALS) SET STAGGERED.
- CONSTN. DETAILING TO MINIMISE THERMAL BRIDGING & AIR LEAKAGE. AIR PERMEABILITY <10cu.m.p.HR/m²@ 50pa. DIFFERENCE.
- DPC LINKED TO DPM + "THERMABATE" OR SIMILAR AT OPENINGS TO <1.2W/m²K.
- CAVITY CLOSED AT EAVES. LINTOLS TO HAVE MIN. BEARING 150mm. TYPE I.G. LS1 OR SIMILAR. NO OPENINGS WITHIN 550mm OF INTERNAL RETURNS.
- WINDOWS TO HAVE 1/20th FLR.AREA OPENING VENT. & BACKGROUND 8000mm².
- ALL TO BE "LOW-E" GLASS DOUBLE-GLAZED WITH 16mm GAP & DAYLIGHTING AS BS8206.
- INTERNAL PARTITIONS MIN.75x50mm STUDS MAX.600 CTRS. SECURED HEAD & SOLE PLATES & STAGGERED NOGGINS. 15mm P/BOARD, SCRIM/SET TO 1/2HR. FR. WITH 25mm SOUND QUILT 10kg/m³ AS P.E.
- INTERNAL PLASTER FINISH MIN.2CT.WORK TO MIN.12.5mm THK. READY FOR DECS.

FLOOR
- GRND.FLR. MIN. 150mm CP25 O/SITE ON 1200G LAPPED DPM SEALED OVER PACKED H/CORE & LINKED TO DPC. CEM/SAND SCREEN 65mm ON 65 URETHANE BOARD WITH EDGE INSULN. ALL TO 0.25 W/m²K.

ROOFS
- TIMBERS ALL PRESSURE-TREATED SC3/4. WHERE PRE-FAB.TRUSSES - BRACE & STRAP AS PER M'FCTR'S. SPEC. & PER BS.5268 / AMD 5931. VERGE WALL ABUTMENTS STRAPPED & NOGGED. STRAPS GALV.M.S. 30x5mm AND ALL TO SECURE WALL PLATES.
- COVERINGS LAID TO TREATED 38x25mm BATTENS ON BS.747 REINFORCED FELT RUN TO GUTTERS. MATCH RWGs TO EXTG. & LINK TO OUTFALLS.
- VOIDS CROSS-VENTED AND INSULATED AS NOTED & REQ'D. AND VAPOUR BARRIER TO UNDERSIDE OF JOISTS.
- VERGES 150mm ABS/CEM. SUPPORT STRIP & COVERING 50mm PROJ. MORTARED OVER GABLES.
- FLASHINGS CODE 4 LEAD LAPPED 150mm MIN. & MORTARED IN. VALLEYS & CHEEKS CODE 6.

DRAINAGE / SERVICES
- NEW WORK IN uPVC (OSMA OR SIMILAR) TO MIN.1:80 FALLS. BED IN 150 PEA-GRAVEL (CONC.U/STRUCTURE). REINFORCE IF SHALLOW & COVER AS PER PLH. LINTOL OVER WALL PASSAGES & VERMIN PROTECT 50mm GAP.
- NEW CHMBRS IN ENG.BRICK C/W.CONC.BEDDED COVER & LINK TO EXTG. RUNS.
- TYPICAL WASTES uPVC (dia/d-seal trap) :- WB 32/75mm; SINK/W.MACH. 40/75mm ALL RUN AT 1:40 TO SVP SYSTEM. VENT PIPE MIN.900mm ABOVE WINDOW HT.(3m DIST.).
- ALL NEW WORKS TO BE LINKED TO EXTG. SERVICES/SUPPLIES AS REQUIRED.

SITE PLAN 1:500



SHDC PLANNING & DEVELOPMENT - 7 AUG 2007 Ref. 1092/07

'B' - EXTN. DEPTH REDUCED.

Revisions 'A' - NOTES ADDED. 'B' - NEW DRAWING LINES SHOWN.

Title: EXTENSION TO DWELLING - LAYOUT

Address: HOLLY BUSH FARM NORTHGATE COSBERTON

john clayton
sandacre lodge
north drove
quadring fen
lincolnshire
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Drawn J.C. | Scale 1:50 | Date Dec/06 | No. B1/12/06 | Amdmt. B

DETERMINED PLAN