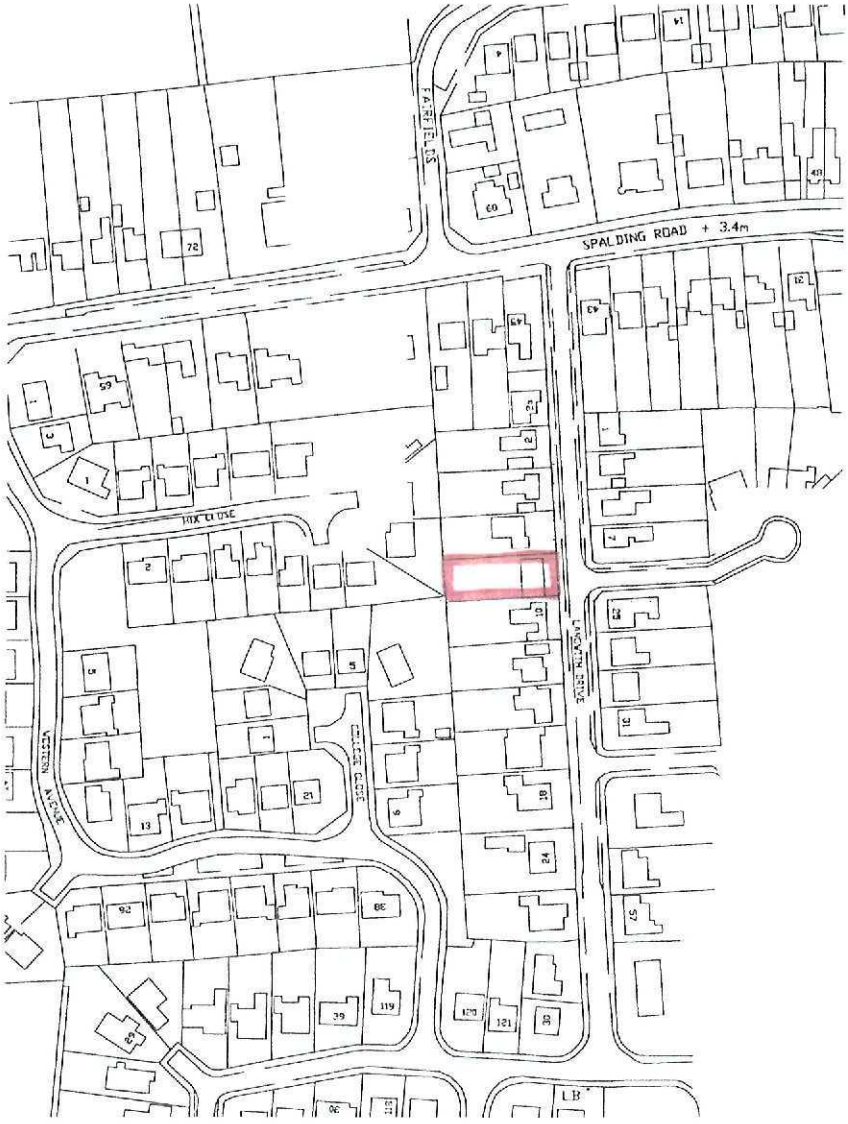
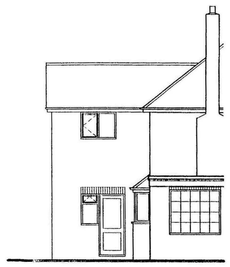


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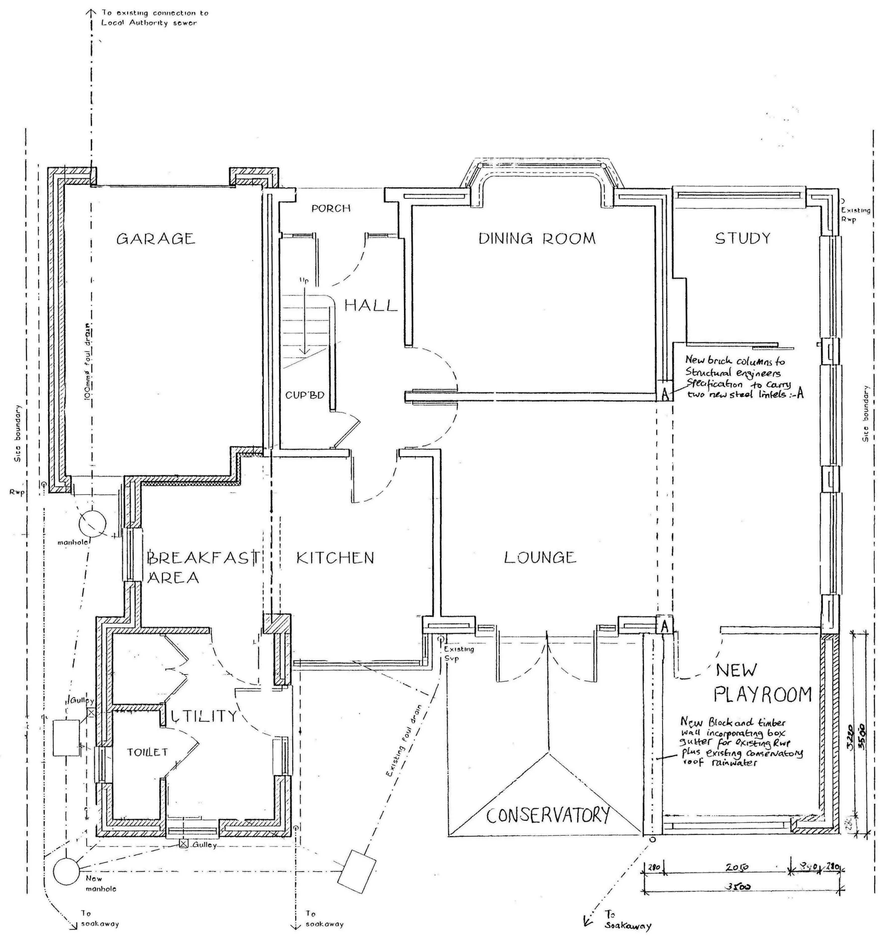
REAR (WEST) ELEVATION 1:100



SIDE (SOUTH)
ELEVATION 1:100

EXISTING ELEVATIONS

SIDE (NORTH) & FRONT (EAST)
REMAIN UNCHANGED



GROUND FLOOR PLAN 1:50

NOTES

LIMITATIONS

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DIMENSIONS

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DETAILS / FOUNDATIONS

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SCOPE OF THE WORKS

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Revisions

Building Design Consultant

Received
15 FEB 2010
Ref: C/16/9-1C

Client
MR A BROOK

Project
ONE STOREY HOUSE EXTENSION

8 LANGWITH DRIVE
HOLBEACH

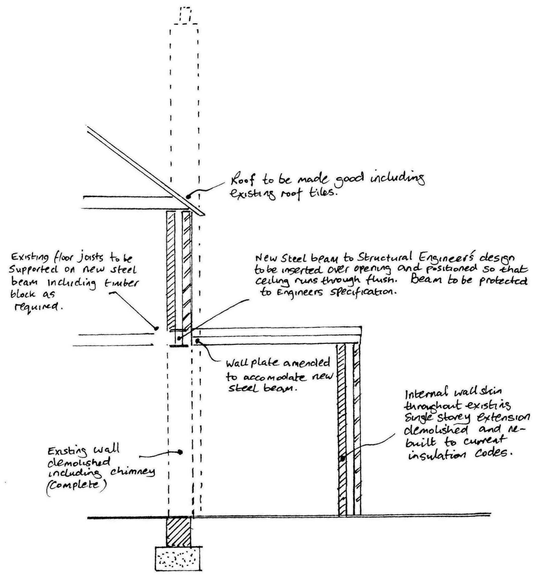
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EXISTING ELEVATIONS 1:100
FLOOR PLANS 1:50

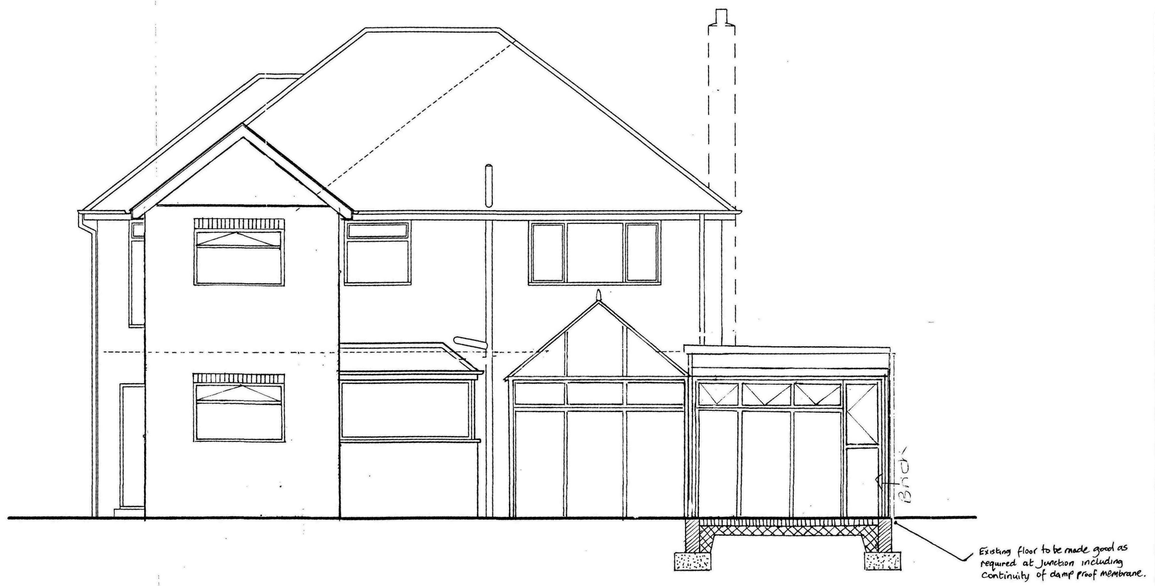
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Date
12 FEB 2010

Drawing Number
364-02 A

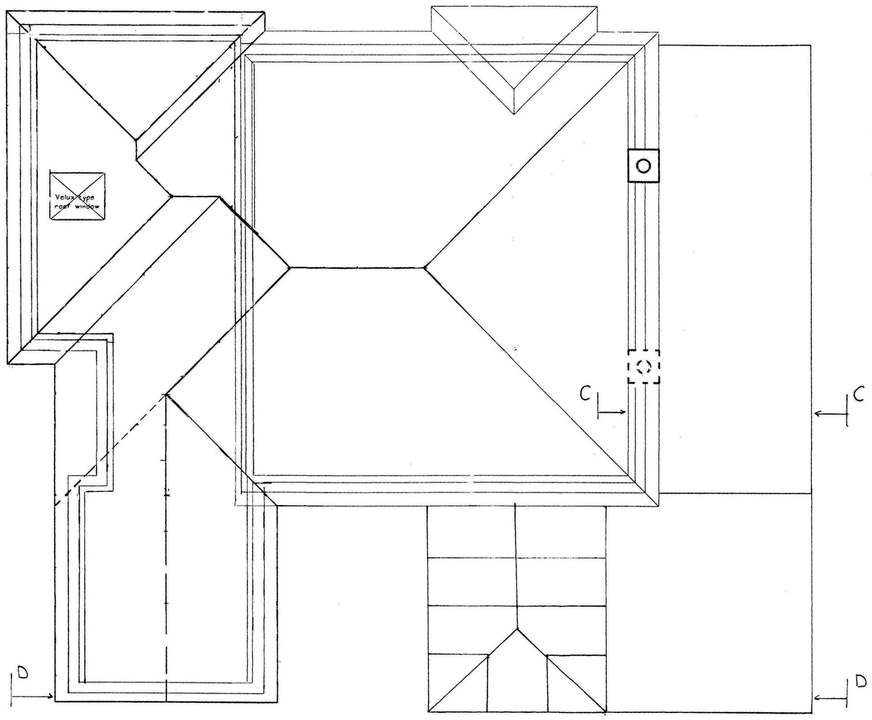


SECTION CC 1:50



SECTION DD 1:50

NOTE:
ALL EXISTING FOUNDATIONS AND LINTELS AFFECTED BY THE PROPOSAL ARE TO BE CHECKED ON SITE FOR SUITABLITY.



ROOF PLAN 1:50

GENERAL SPECIFICATION NOTES

FOUNDATIONS
Foundations to be mass concrete strip footings reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots. Sizes to be as follows:
600 x 300mm deep to external cavity walls.
500 x 225mm deep to 100mm internal block walls.
Underside to be founded at minimum 750mm below external ground level (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 BS5328.

GROUND FLOOR CONSTRUCTION
To comprise 50mm sand/cement screed on 100mm thick (C20 grade) mass concrete floor slab on vapour barrier on 100mm thick 'Jablite 'Jabfloor 100' flooring grade 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.

Garage floor construction to be as above but with 125mm thick concrete slab and no insulation. Finished level of slab to be 100mm below finished floor level in house.

EXTERNAL WALL CONSTRUCTION
280mm external cavity wall construction to comprise:
102mm external skin in facing bricks to match existing.
75mm cavity infilled as work proceeds with 'Dritherm' or similar insulation cavity bats, 100mm internal skin in 'Celcon' insulating blocks with 13mm thick dense plaster finish internally (smooth faced block finish in Garage)

Walls below dpc level to be constructed in 230 and 100mm thick 'Celcon' or similar foundation blocks.

New walls to be tied to existing by building in galvanised 'crocodile' ties in strict accordance with manufacturer's instructions and forming 13mm movement joint at junction by inserting 'Flexcell' 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 750mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

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

Cavities to be left open at top and wall insulation to be continuous with roof insulation (no gap between).

Bed course reinforcement to be incorporated in the two courses of brick above and below openings extending to at least 600mm beyond reveals.

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

INTERNAL SOLID WALL CONSTRUCTION
To be 100 thick blockwork as shown with 13mm dense plaster finish both sides (smooth faced block finish in Garage).

Wall between Garage and Breakfast Room to be dry-lined as detailed on Ground Floor Plan.

Bituminous based damp proof course to be built in at floor level.

LINTELS
To be 'IG' type 'LI/HD75' or similar heavy duty insulated galvanised steel lintels to all openings in external cavity walls with cavity tray over and 150mm minimum end bearing.

To all internal openings in block walls to be 'IG' or similar galvanised steel internal box lintels. All with 150mm minimum end bearing.

INTERNAL PARTITION WALL CONSTRUCTION
Partition walls at first floor level as indicated to be 100 x 50mm softwood studwork framing (horizontal and vertical studs at 600mm maximum centres) all clad both sides with 12.5mm 'Gyproc Wallboard' plasterboard with joint treatment and skim coat plaster finish all in accordance with British Gypsum instructions.

WINDOWS
New windows to be constructed from Upvc frames with a 'U-value' of 2.0W/m2K. Style to match existing.

Glazing to be double glazed sealed units using 'Pilkington-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 and 4000mm2 to Kitchens and Bathrooms.

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.

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

All new internal doors at ground floor level to be minimum 838mm door leaf.

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 (ie in critical locations) to be laminated or toughened safety glass in accordance with BS6206.

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

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
Existing water fed radiator system to be extended to all new areas. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated as necessary to promote energy conservation.

NOTES

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Revisions

SHDC
Planning & Development
- 9 FEB 2010
Ref: 0109-10

Client
MR A BROOK

Project
ONE STOREY HOUSE EXTENSION

8 LANGWITH DRIVE
HOLBEACH

Drawing
DETAIL DRAWING

ROOF PLAN
SECTIONS

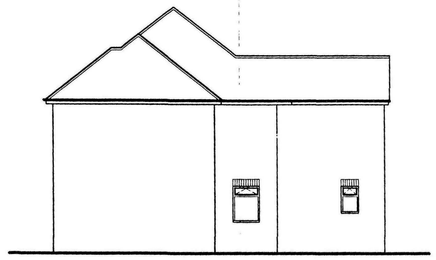
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Date
28 JAN 2010

Drawing Number
364-03 A



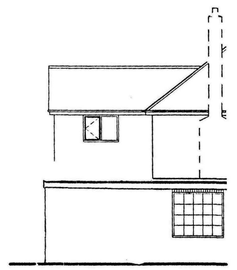
FRONT (EAST) ELEVATION 1:100



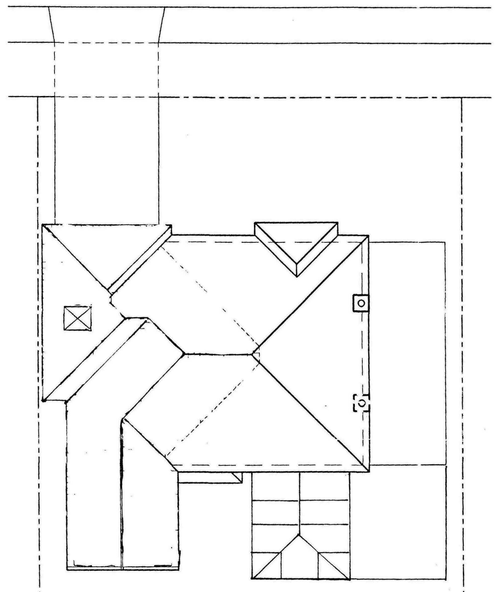
SIDE (NORTH) ELEVATION 1:100



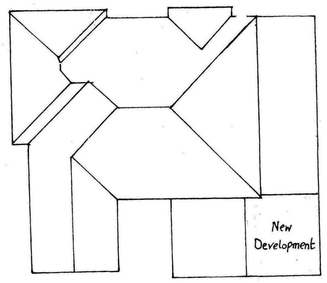
REAR (WEST) ELEVATION 1:100



SIDE (SOUTH) ELEVATION 1:100



SITE PLAN 1:100



SITE OVERVIEW

NOTES

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Revisions

SHDC
Planning & Development
- 9 FEB 2010
Ref: 0109-10

Client
MR A BROOK

Project
ONE STOREY HOUSE EXTENSION

8 LANGWITH DRIVE
HOLBEACH

Drawing
DETAIL DRAWING

ELEVATIONS
SITE PLAN

Scale
1:100

Date
28 JAN 2010

Drawing Number
364-04