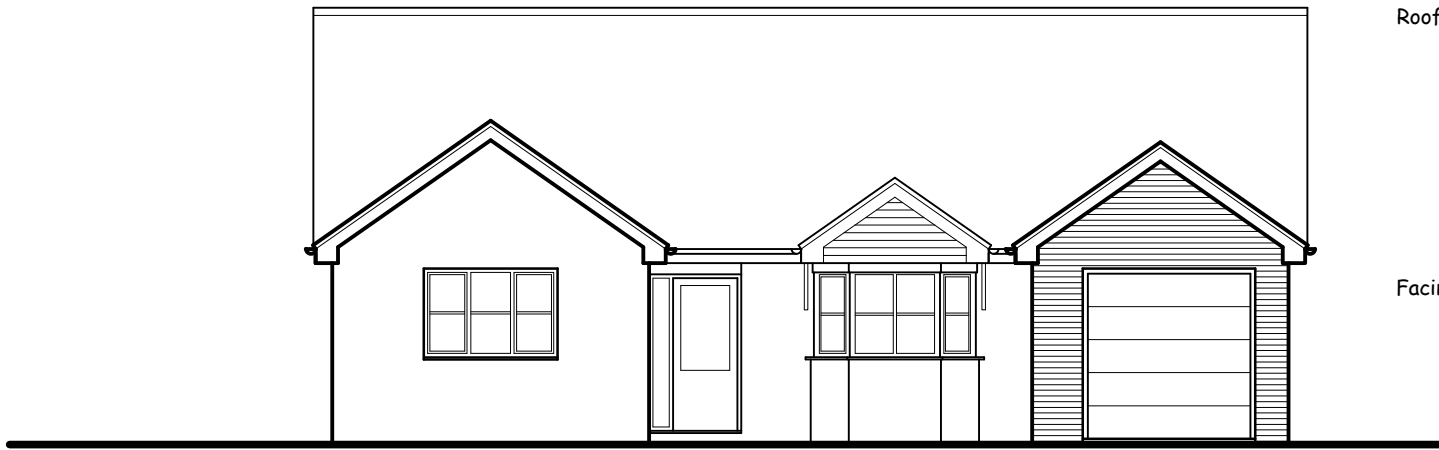
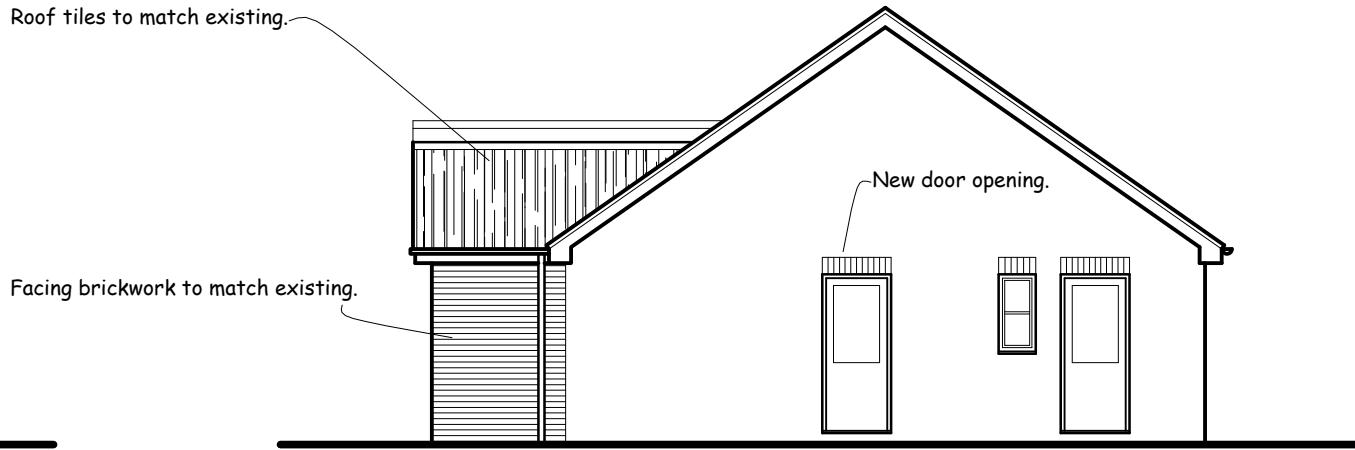
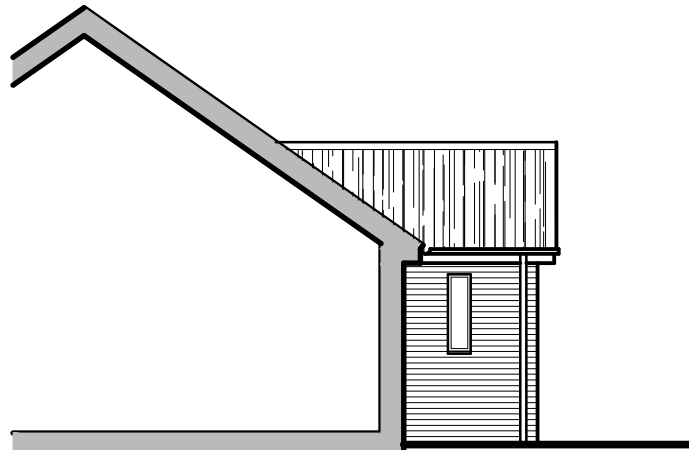




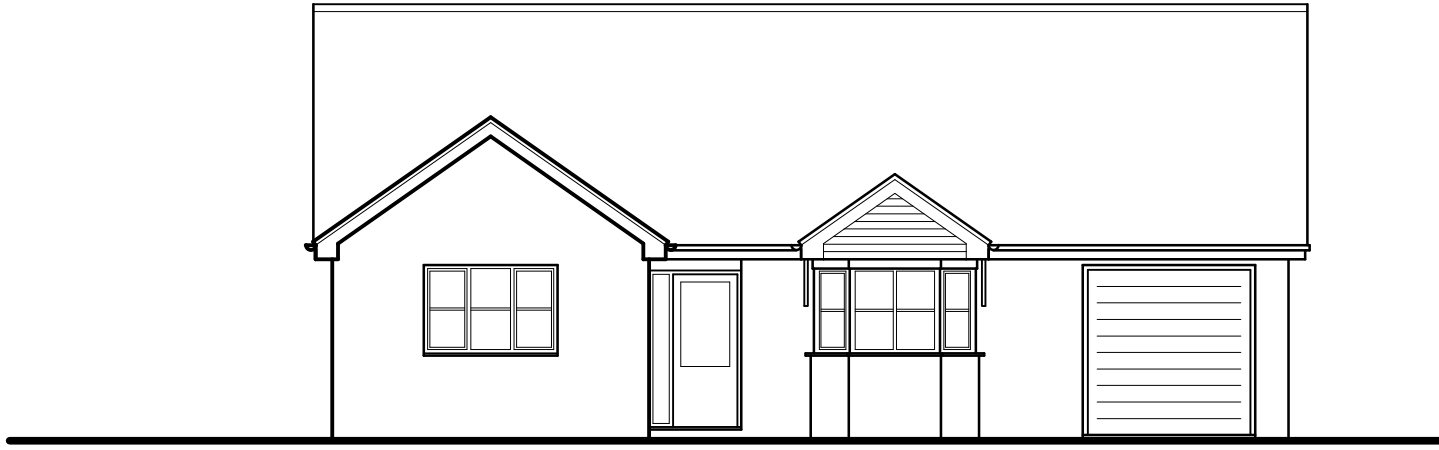
PROPOSED FRONT (SOUTH) ELEVATION 1:100



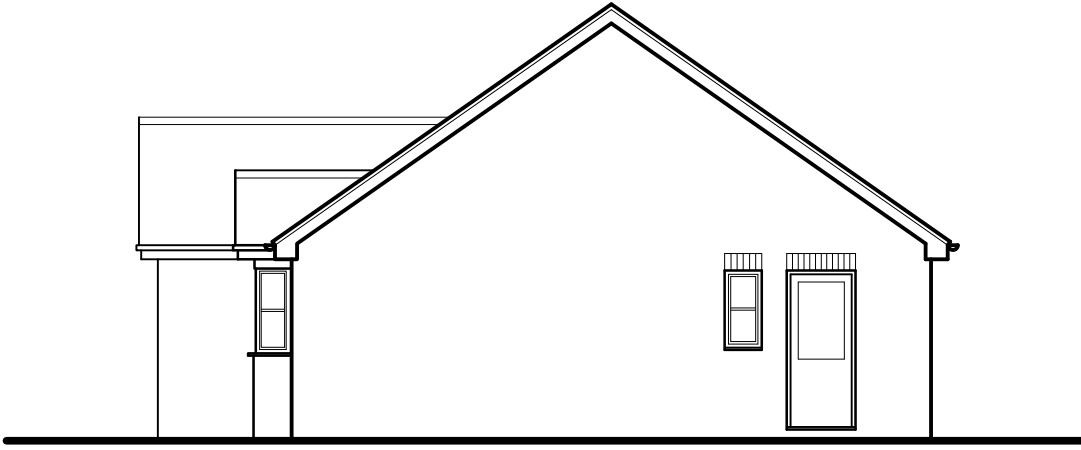
PROPOSED SIDE (EAST) ELEVATION 1:100



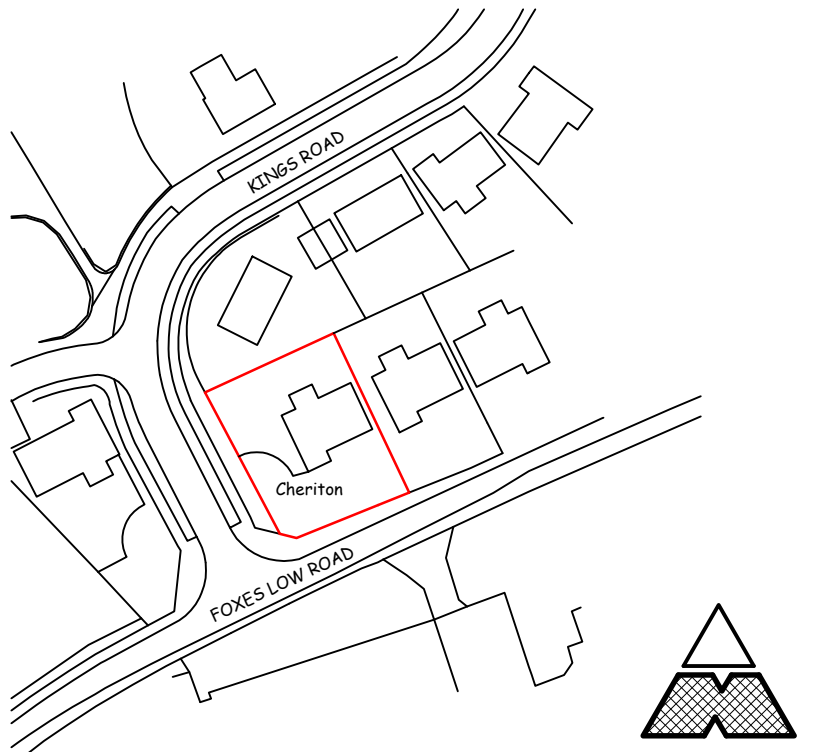
PROPOSED SIDE (WEST) ELEVATION 1:100



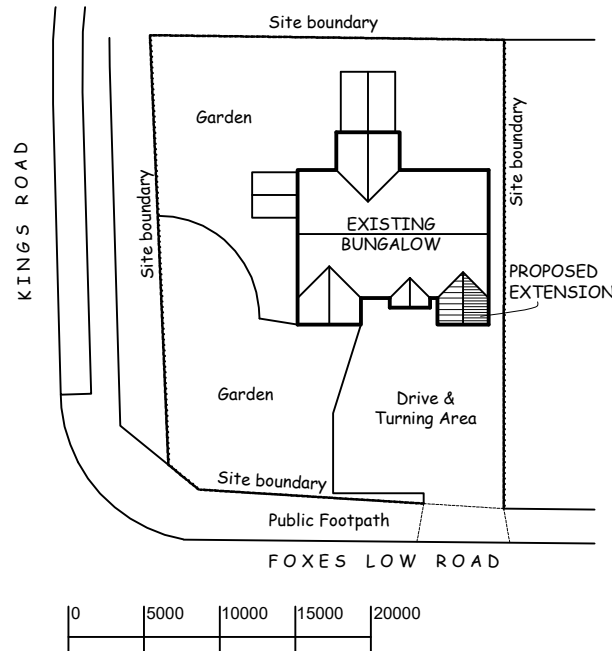
EXISTING FRONT (SOUTH) ELEVATION 1:100



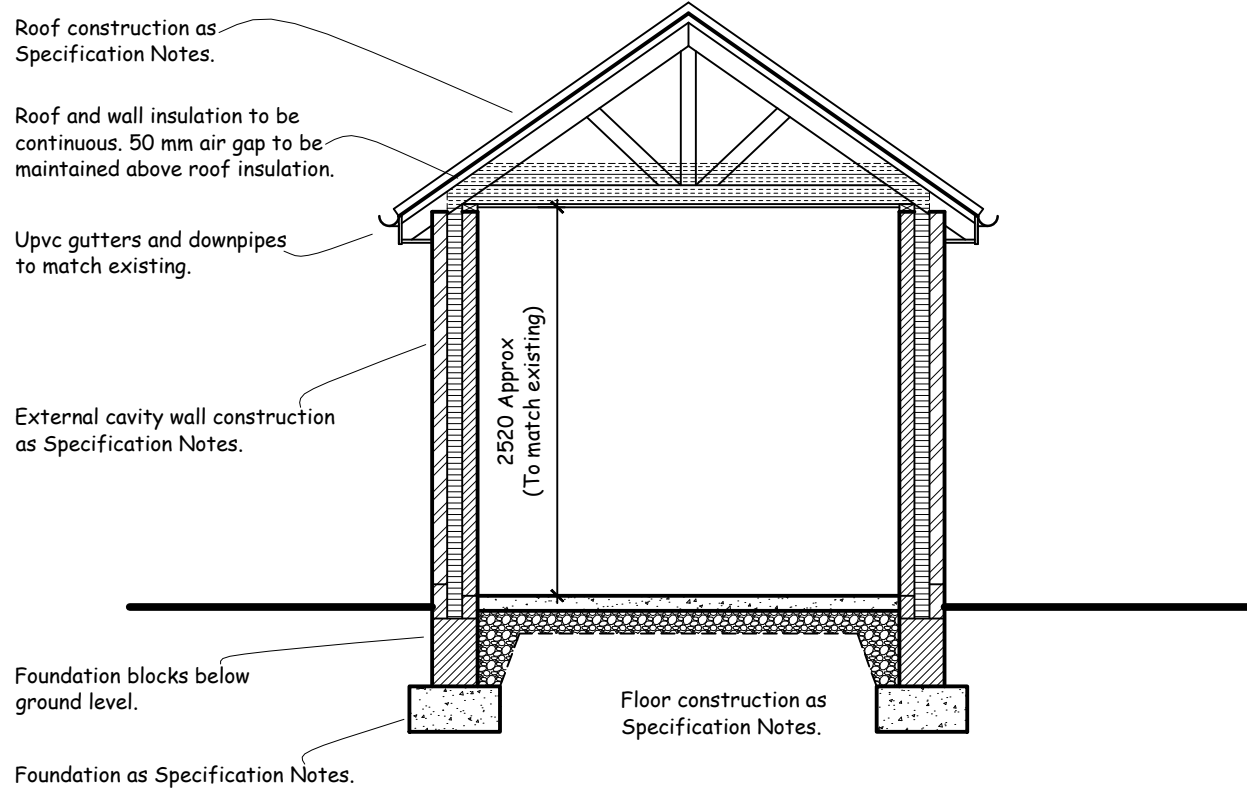
EXISTING SIDE (EAST) ELEVATION 1:100



LOCATION PLAN 1:1250



SITE PLAN 1:500



SECTION AA 1:50

GENERAL SPECIFICATION NOTES

NEW 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 as follows:
600 x 300mm deep to external 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 Building Control Officer.

GROUND FLOOR CONSTRUCTION
To comprise 100mm thick mass concrete floor slab 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.

Foundation trenches to be backfilled with hardcore internally and consolidated in layers not exceeding 150mm thick.

EXTERNAL CAVITY WALL CONSTRUCTION
300mm external cavity wall construction to comprise: 102mm external skin in facing brickwork to match existing, 100mm cavity infilled as work proceeds with 'Dritherm' or similar insulation cavity bats, 100mm internal skin in 'Gelon' or similar fair faced insulating blocks.

Walls below ground level to be constructed in foundation blocks.

New walls to be tied to existing by building in stainless steel '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 stainless steel wall ties at 750mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Jams 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 (ie: no gap between).

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

LINTEL

To new Garage door opening in cavity wall, to be 'IG' type 'LI/HD' or similar heavy duty insulated galvanised steel lintel with cavity tray over and 150mm minimum end bearing.

CEILINGS

Ceilings to be 12.5mm plasterboard fixed to underside of trusses.

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

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

WINDOWS

All new windows to be constructed from white Upvc frames with a 'U-value' of 1.6W/m²K. Style as shown on elevations.

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 2500mm² minimum background ventilation to Bathroom and En-Suite.

All window frames to be recessed 30mm to ensure that they lap over the cavity closure.

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

DOORS

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

ROOF CONSTRUCTION

To comprise: concrete interlocking roof tiles to match existing as near as possible on 38 x 25mm treated softwood battens gauged to suit tiling on untearable sarking felt to BS747: Part 2: Type 1F on pre-made trussed rafters at 600mm maximum centres.

Roof pitch approx 35° 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 Building Control Officer 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.

Reducing trusses to be provided at roof intersection as required.

Diagonal bracing to be provided to full length of rafter in plain 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) and ridge ventilators to match slates (minimum 5mm continuous gap).

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and blockwork in cavities at eaves level all at 2000mm maximum centres. Timber noggins to be provided under straps where necessary.

270mm 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. Roof insulation to be extended into top of wall cavity to ensure continuity of insulation but still maintaining 50mm minimum air gap above insulation. Overall roof construction to achieve a 'U' value of 0.16w/m²K.

FLASHINGS

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

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 four lighting points or one per 25m² can only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

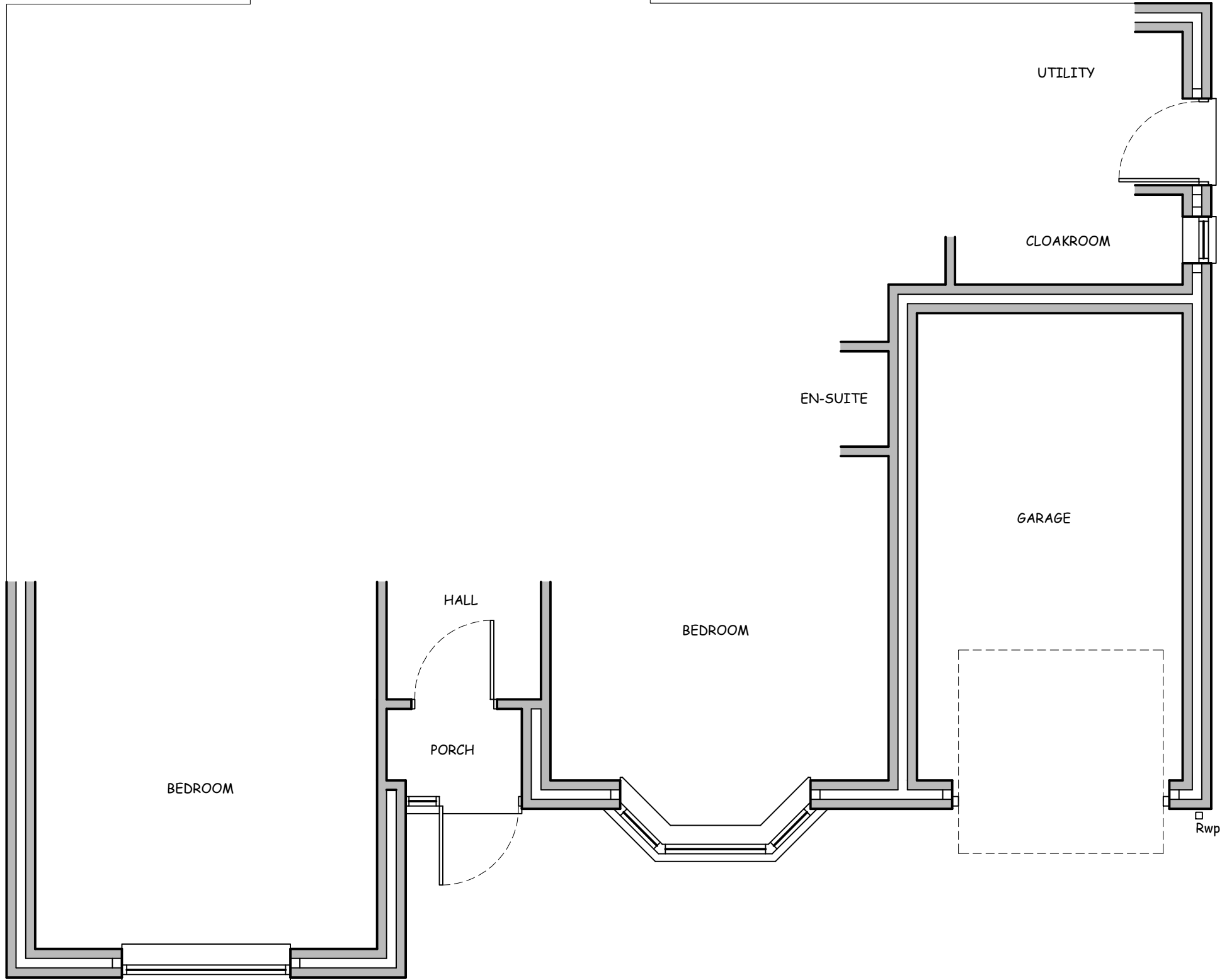
DRAINAGE SPECIFICATION NOTES

RAINWATER GOODS

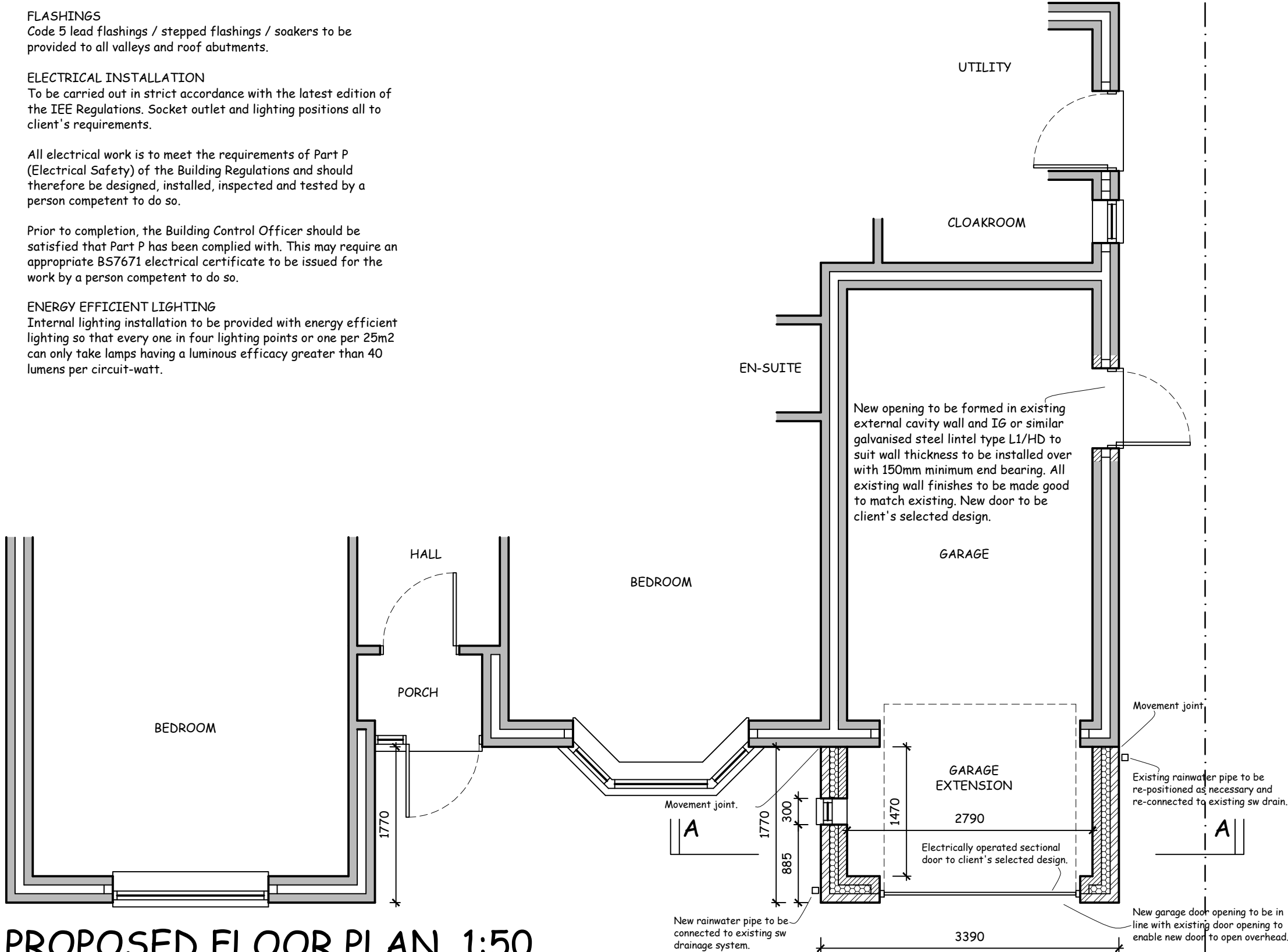
Gutters and downpipes to be Upvc to match existing securely fixed at eaves and laid to falls complete with all required outlet positions, stopends, swan necks etc. To be installed in strict accordance with manufacturer's instructions.

UNDERGROUND DRAINAGE PIPES

New surface water drains to be 110mmØ Upvc to BS44660 laid to self-cleansing gradient bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility.



EXISTING FLOOR PLAN 1:50



PROPOSED FLOOR PLAN 1:50

GENERAL NOTES

COPYRIGHT

This drawing is copyright and may not be altered, traced, photocopied or used for any other purpose other than that for which it is issued.

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. Always use figured dimensions.

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 Ltd 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 manufacturer's 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 shall 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

It is the Employer / Client's responsibility to 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 Works Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations 2007, it is his/her responsibility to appoint and employ an independent CDM Co-ordinator and a Principle Contractor.

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 shall be deemed to be included.

Revisions

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Building Design : Project Management

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Client

MR & MRS D BUFFHAM

Project

GARAGE EXTENSION

CHERITON
FOXES LOW ROAD
HOLBEACH
PE12 7PA

Drawing

SURVEY / SCHEME DRAWING

FLOOR PLANS

SECTION
ELEVATIONS
SITE & LOCATION PLAN

Scale

As shown

Date

March 2018

Drawing Number

18/1307-01