

Build on new office extension as shown.

Form new opening in external wall to suit internal floor. Support over with I/G L/S lintel.

Remove window where shown and cut opening down to floor. Form arch to underside of opening.

Ensure roof pitch, fascia line, floor level and ceiling line all match up with existing.

External roof tiles and facing bricks to match those of existing.

Roof/Wall Abutments
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

New/Old Walling
Where new walling meets old provide proprietary flexible wall starters.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

Oversailing Gabled and Corbelled Eaves
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection
Provide mains operated self-contained smoke alarm to BS5446 Part 1 in accordance with Approved Document B1.

Rainwater Goods
PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41.T.P.A. with timber support members to span 4 no. trusses.

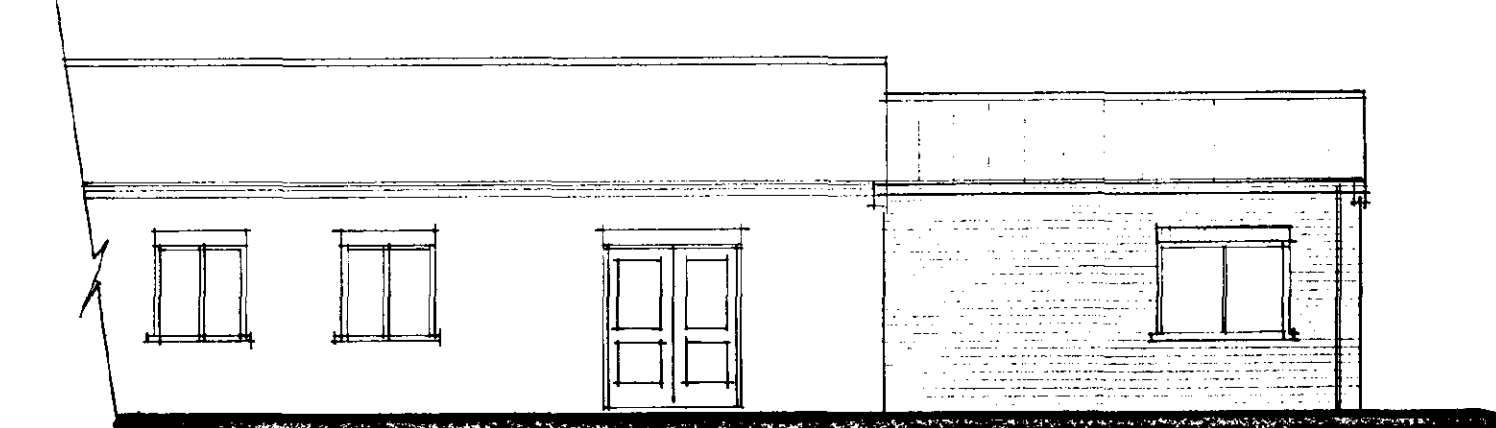
Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Ground Floor Construction
65mm sand/cement screed on proprietary 50 mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

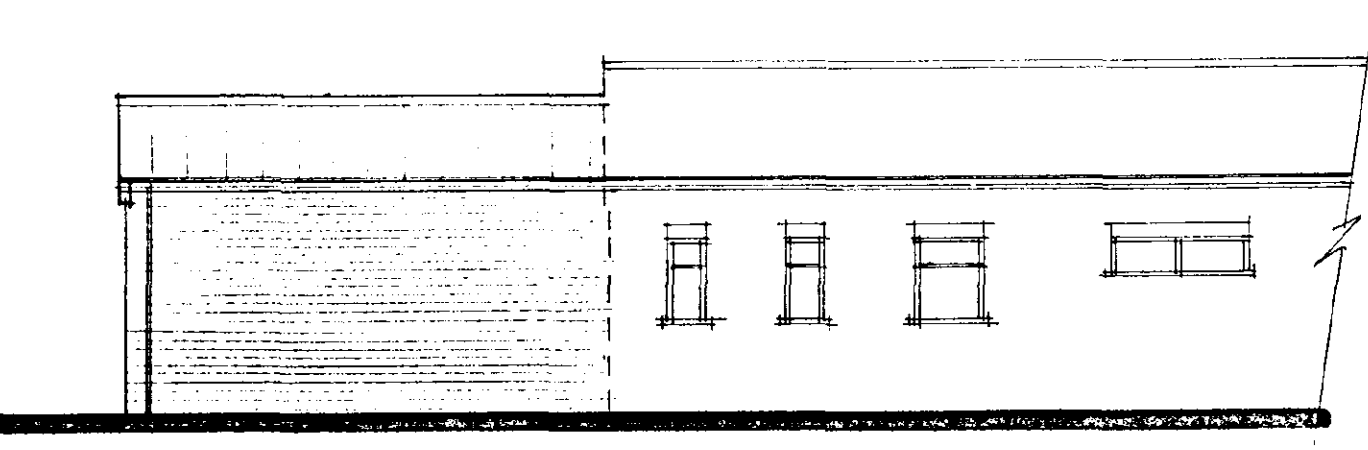
Lintels
All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c.

Opening at eaves level to be L/I/E lintels by I.G. or similar approved.

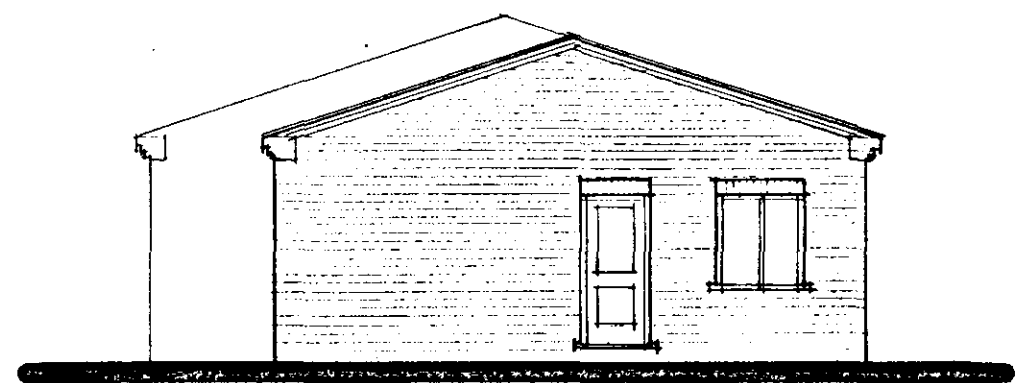
Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.



FRONT



REAR



SIDE

Wall Construction
275mm cavity walls to consist of:
100mm face brickwork (see site plan for details).
75mm cavity to be filled with Crown Drithern full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish. Where door and window frames do not cloak DPC by 35mm minimum apply 22mm thick Gyproc thermal plasterboard to reveals to minimise cold bridging.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm².

Roof Insulation
To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Surface Water Drainage
To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be S13 grade unless noted otherwise. Proximity of existing and proposed trees are to be taken into account in accordance with N.H.B.C. chapter 4 when determining foundation depth.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

Brickwork below d.p.c. to be F.L. quality

All soakaways to be minimum 1m deep.

All external lintels to be insulated type.

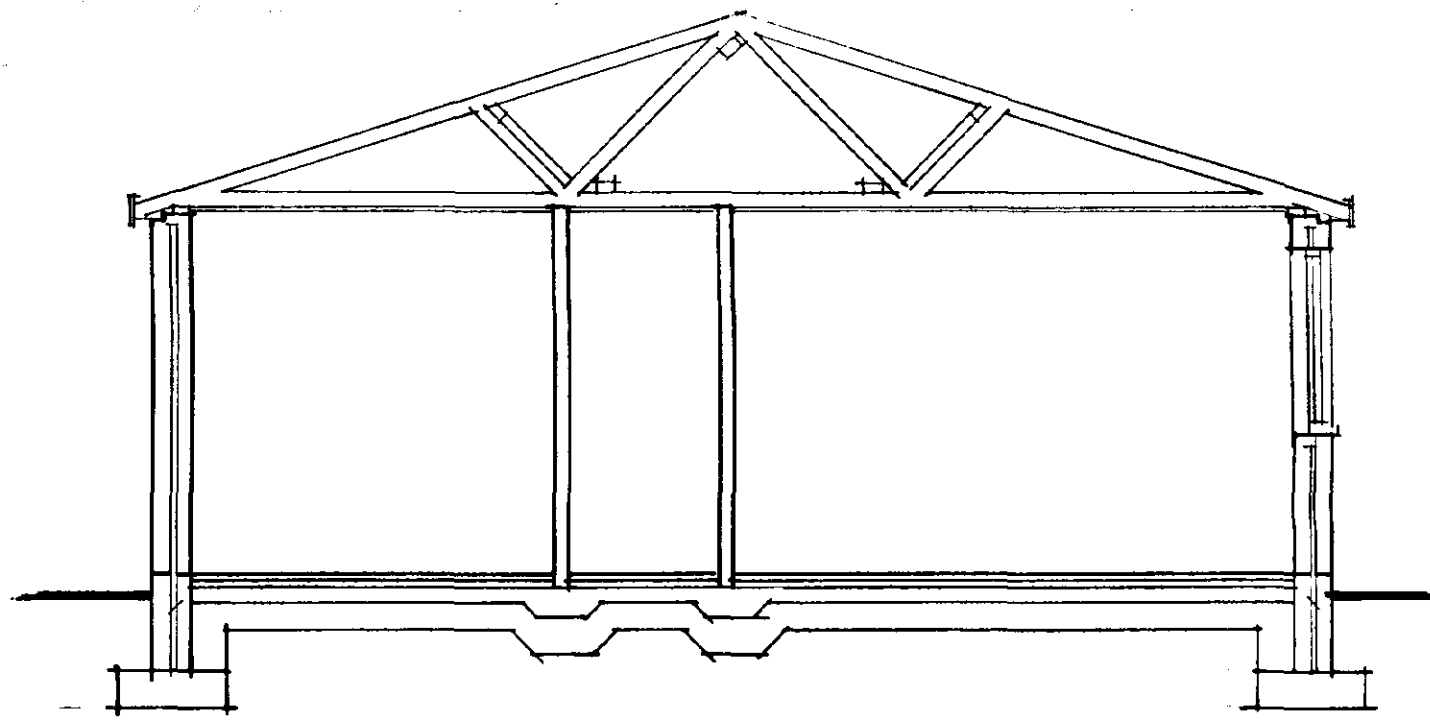
Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

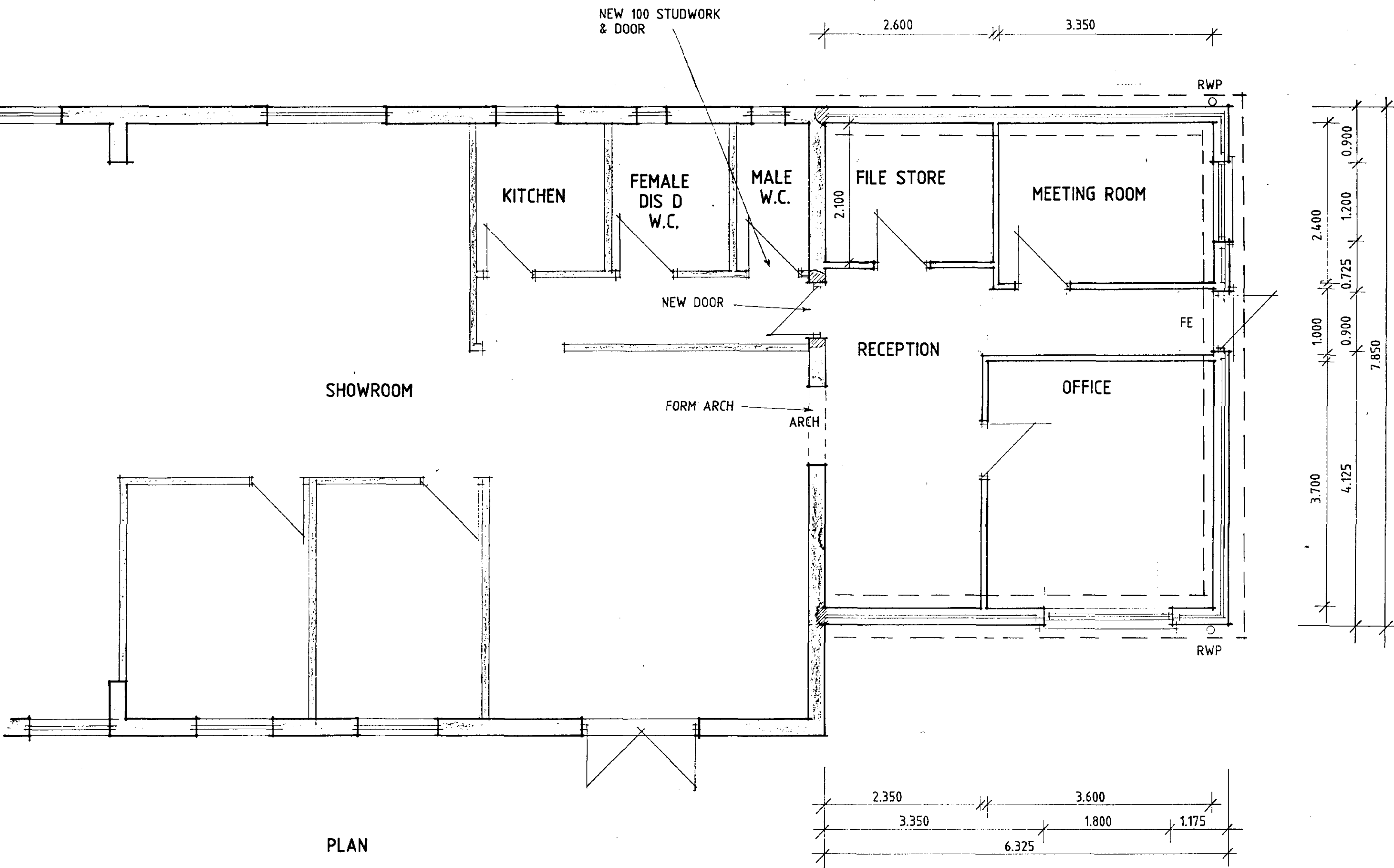
To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.



SECTION



PLAN

DETERMINED
PLAN

DESIGN **Status**

CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED OFFICE EXTENSION
TO EXISTING SHOWROOM AT
WELBOURNE LANE (EAST),
HOLBEACH FOR

KITCHEN PLUS

1:50 SD02-013/1
FEB-02 B.GILHAM.

SHDC
Planning & Development
28 MAR 2002
Ref 0371102

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702



General Notes

Do not scale from this drawing.

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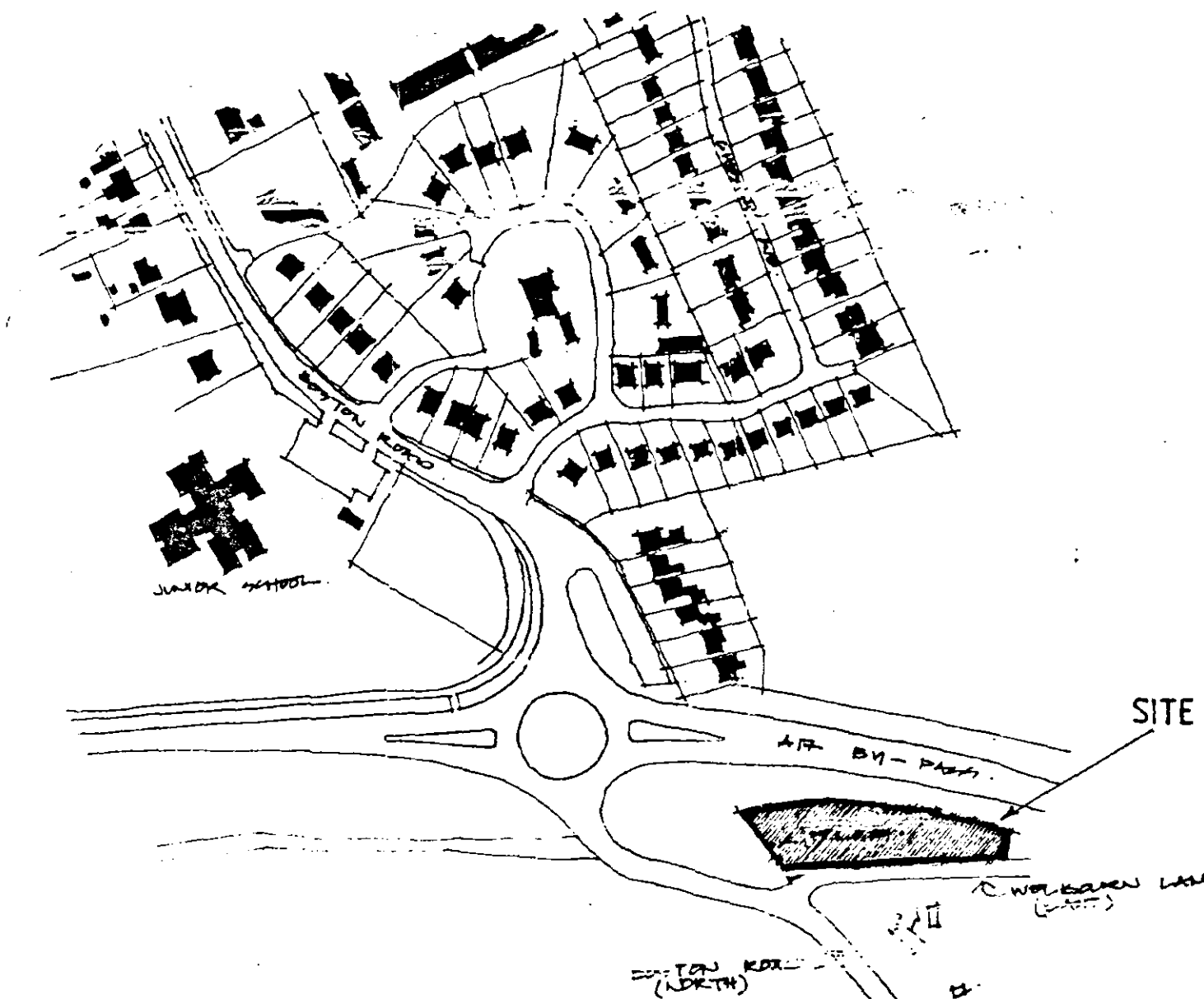
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note, this drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the construction (Design and Management) Regulations 1994 (CDM) and the Health and Safety at work, etc. Act 1974 (HSW Act).

Proposed on-site soakways to be maintained by the owner for the life duration of the property.



LOCATION PLAN

A17

DYKE

PROPOSED
EXTENSION

EXISTING OFFICES
& SHOWROOM

S.A.

EX. ACCESS

WELBOURNE LANE [EAST]

BOSTON ROAD

DETERMINED
PLAN

DESIGN **Status**
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED OFFICE EXTENSION
TO EXISTING SHOWROOM AT
WELBOURNE LANE [EAST],
HOLBEACH FOR

KITCHEN PLUS

1:200 1:2500 SD02-013/2
MARCH-02 B.GILHAM.

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD02-013/1

Drawn: 28 March 2002
Ref: 0371102

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