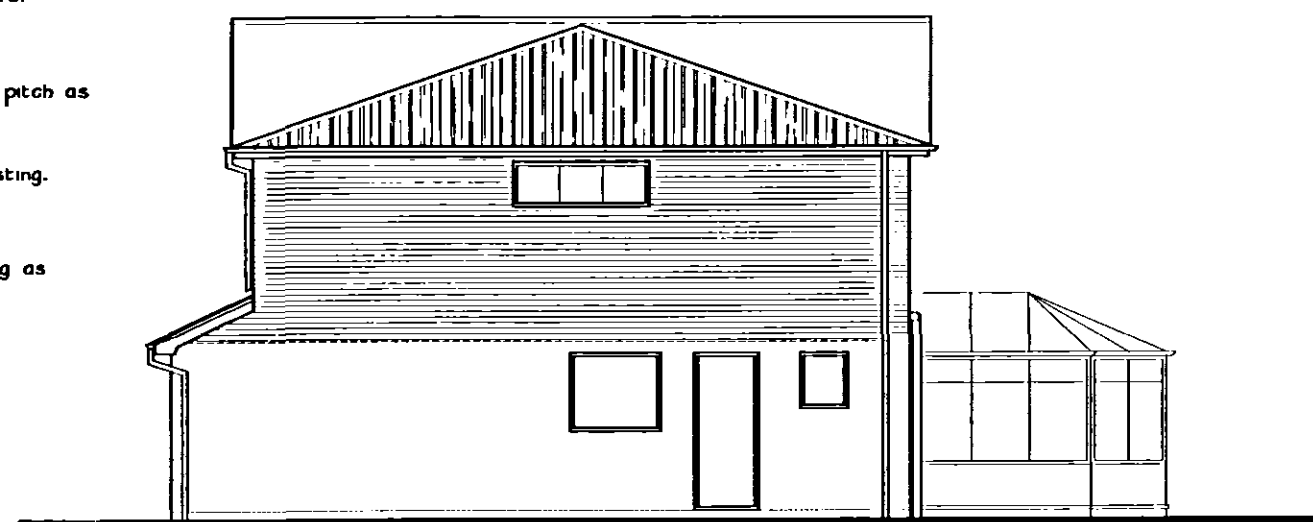




PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

GENERAL SPECIFICATION NOTES

EXISTING FOUNDATIONS
Existing foundations to be exposed and inspected by the Local Authority Building Control Officer.
To be confirmed as adequate for the additional loadings of the first floor extension prior to commencement of any building works.

EXTERNAL CAVITY WALL CONSTRUCTION
300mm external cavity wall to be constructed off existing cavity walls and solid brick/block walls as indicated on Section AA and to comprise: 102mm external skin in facing brickwork to match existing, 100mm cavity infilled as work proceeds with 'Drytherm' or similar insulation cavity bats, 100mm internal skin in 'Calcon' or similar insulating blocks with 15mm thick lightweight plaster finish internally. Overall wall construction to achieve combined 'U' value of 0.5w/m²K.

New walls to be tied to existing by building in galvanised 'breccable' ties in strict accordance with manufacturer's instructions and forming 15mm 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 1500mm vertical centres where next to an opening.

Jams and sills 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).

LINTELS
To openings in cavity walls, to be 'Keystone' type 'HD/K-30' or similar heavy duty insulated galvanised steel lintels with cavity tray over and 150mm minimum end bearing.

Any other lintels to be as specified on the Plans and Section AA.

FIRST FLOOR CONSTRUCTION
To comprise: 22mm flooring grade chipboard on 150 x 50mm SCS grade softwood floor joists at 400mm centres fixed at each end into galvanised steel joist hangers bedded into new and existing walls.

Solid strutting to be provided at 2000mm maximum centres.

Double joists and double strutting bolted together to be provided under stud partitions and shower tray.

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.

150mm thick quilt sound insulation to be provided between joists.

INTERNAL FIRST FLOOR PARTITIONS
To be constructed from softwood timber or metal studwork clad both sides with 12.5mm plasterboard with taped joints and skim coat plaster finish. To be infilled between plasterboard layers with sound insulation quilt.

New hipped trussed rafter roof structure to specialist manufacturer's design.

New roof pitch (front to back) to be approx 18° so as to ensure new ridge is approx 100mm below existing.

Eaves detail to match existing.

Code 5 leads flashing at roof abutment.

Rafters supported on 100 x 75mm treated softwood batten fixed to brickwork.

Ceiling joists supported on galvanised joist hangers at junction with brickwork.

Eaves detail to match existing.

Keystone or similar heavy duty galvanised steel lintel type HD/K-30.

New floor over Garage to be infilled with 150mm thick quilt insulation.

Ceiling to be 12.5mm plasterboard sealed at all edges to provide 30 minutes fire resistance.

SECTION AA 1:50

WINDOWS
All new windows to be constructed from UPVC frames with a 'U-value' of 1.6W/m²K. Style and colour 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 6000mm² background ventilation to habitable rooms.

All new windows to have hinged casements that open more than 30 degrees and have a combined openable area in each habitable room equalling a minimum of 1/20th of the floor area of that room.

All window frames to be recessed 30mm to ensure that they lay 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 above floor level (ie 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.

MEANS OF ESCAPE
New windows as shown to incorporate an unobstructed openable area of at least 0.33m² and which is at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.

ROOF CONSTRUCTION
To comprise: concrete interlocking roof tiles to match existing as near as possible and to suit roof pitch fixed on 30 x 25mm treated softwood battens gauged to suit tiling on unbreakable sarking felt to BS747 : Part 2 : Type IF on pre-made hipped trussed rafters at 600mm maximum centres.

Roof pitch front to back to be approx 18° to ensure that new ridge is approx 100mm below existing ridge. Roof pitch to side slope of hip to match existing roof pitch.

New roof to cut into existing using reducing trusses/timbers as necessary.

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) 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 blackwork in cavities at eaves level all at 2000mm maximum centres. Timber noggin 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 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.

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

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

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

MECHANICAL VENTILATION
To be provided to new En-Suite capable of extracting 30 litres per second 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 four lighting points or one per 25m² 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.

MONO-PITCH ROOF CONSTRUCTION TO FRONT OF GARAGE
To comprise roof coverings, battens and felt as main roof on 100 x 50mm SCS grade softwood rafters at 400mm maximum centres and 100 x 50mm SCS grade softwood ceiling joists at 400mm maximum centres all fixed to 100 x 50mm softwood wallplates bedded in mortar.

Rafters and ceiling joists to be bolted together at eaves 'val' with galvanised tooth plate connectors.

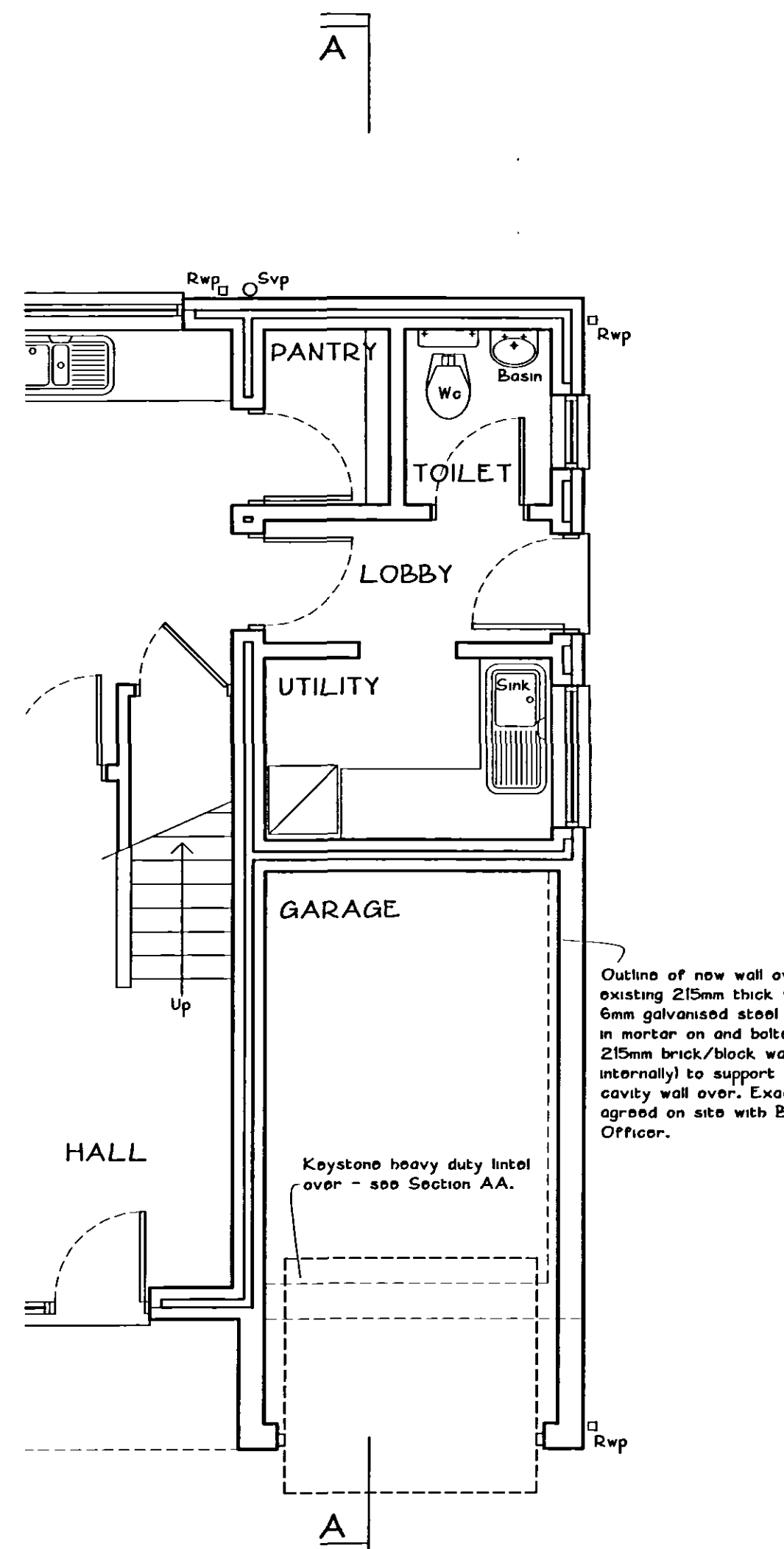
Proprietary monopitch eaves vents and monopitch abutment vent at top (5mm continuous gap) to be provided in strict accordance with manufacturer's instructions. Vent system to comply with BS BS 5250 (2002) & BS 5334 (2003). Care to be taken to ensure unobstructed air passage from roof void. A 10mm gap to be left between the top silling batten and vent fixing batten. Roof underlay to be left 10mm short at apex to roof.

DRAINAGE SPECIFICATION NOTES

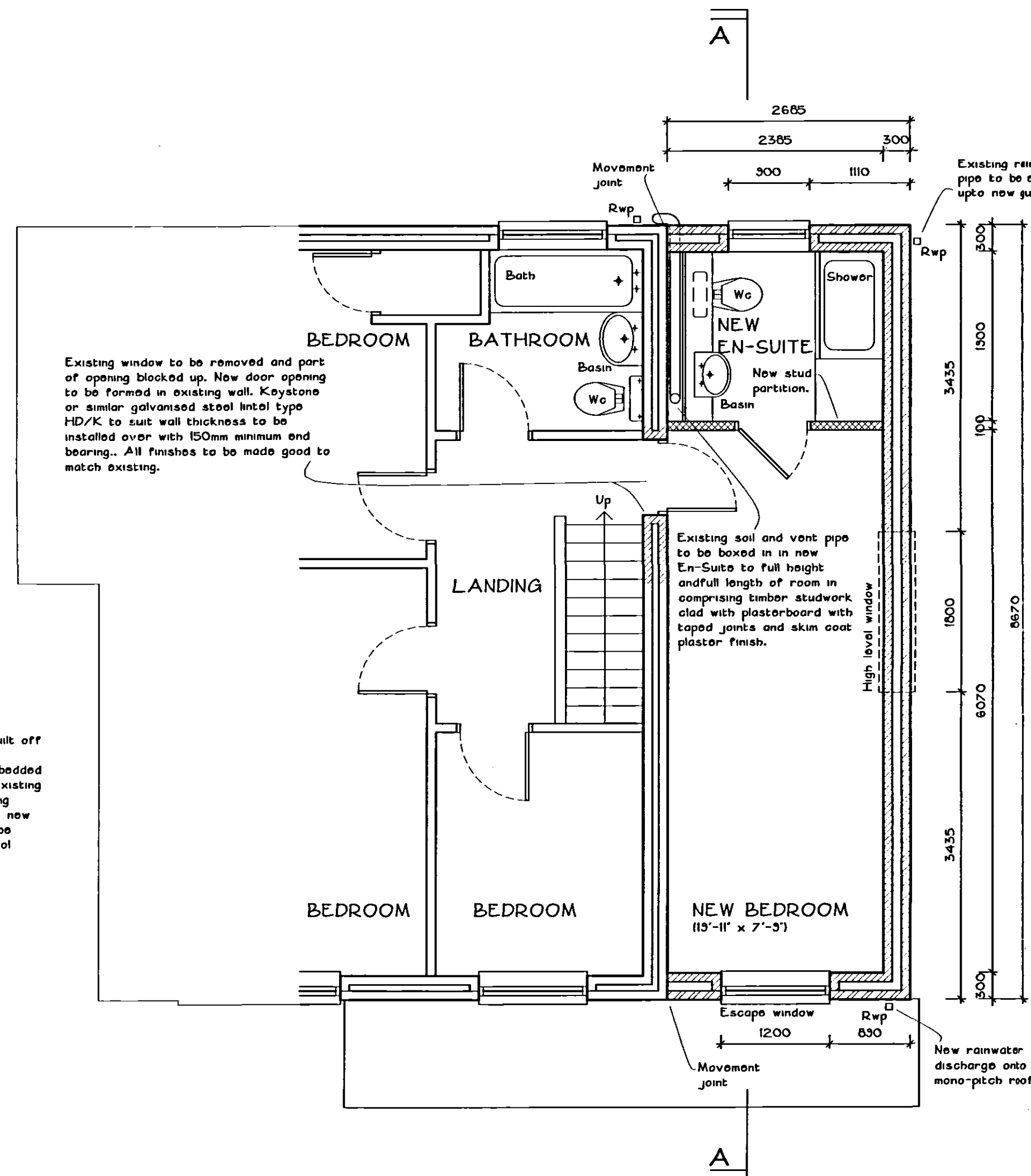
'WASTE' PIPEWORK
Sinks, shower trays, basins and baths to be fitted with '100mm' wastes with accessible 75mm deep sealed traps. Ridding access to be provided at all changes of direction.

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, stops, even necks etc. To be installed in strict accordance with manufacturer's instructions.

SOIL & VENTILATING PIPE
Existing soil and vent pipe to be retained and new sanitaryware connected into existing system. Existing vent pipe to be extended as necessary to terminate above new roof level and to be fitted at top with ballon guard mesh.



PROPOSED PART GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

WINDOWS
All new windows to be constructed from UPVC frames with a 'U-value' of 1.6W/m²K. Style and colour to match existing.

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Internal window boards to be to client's requirements.

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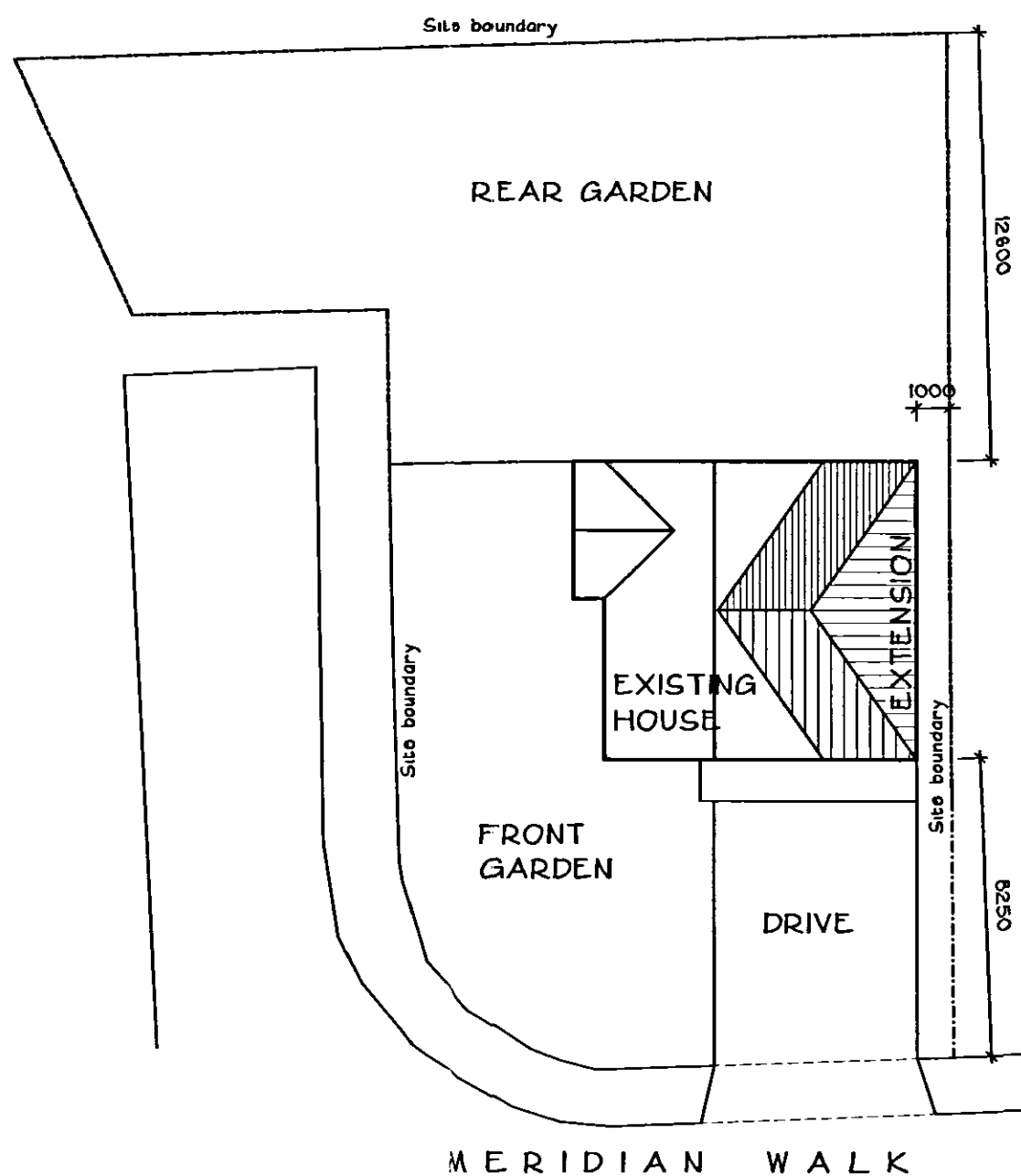
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SOIL & VENTILATING PIPE
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SITE PLAN 1:200

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

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 dimensions, 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 clients 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 5265 : 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.

SHDC
Planning & Development
30 MAR 2007
Ref: 042207

Revisions

Richard J Diggle Ltd
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Client
MR & MRS BRYANT

Project
FIRST FLOOR HOUSE EXTENSION

24 MERIDIAN WALK
HOLBEACH

Drawing
WORKING DRAWING

PLANS
SECTION
ELEVATIONS

Scale
As shown
Drawing Number
1014-02

