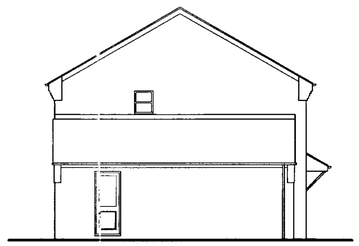
FRONT ELEVATION

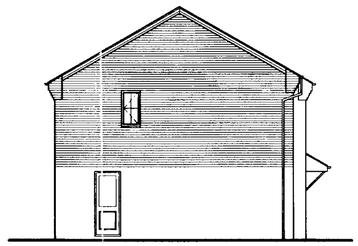


SIDE ELEVATION

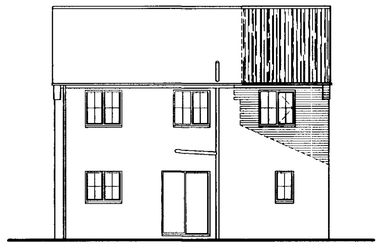
REAR ELEVATION

EXISTING ELEVATIONS 1:100

FRONT ELEVATION

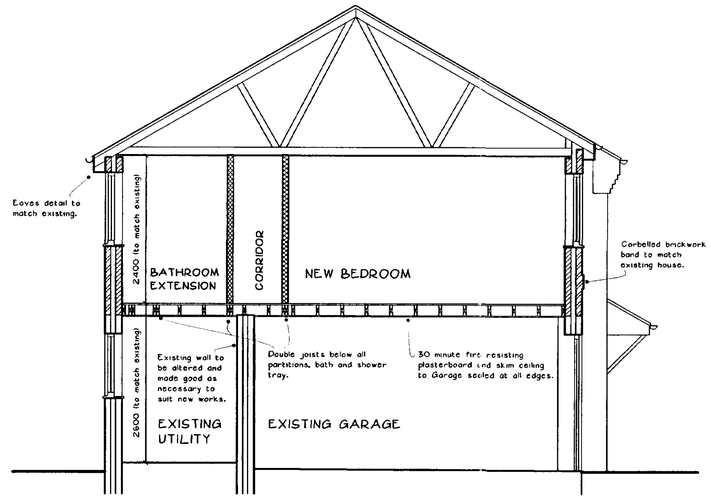


SIDE ELEVATION



REAR ELEVATION

PROPOSED ELEVATIONS 1:100



SECTION AA 1:50

SPECIFICATION NOTES

EXISTING FOUNDATIONS AND LINTELS
All existing foundations and lintels affected by the proposal are to be checked on site for suitability.

SPECIFICATION NOTES

EXTERNAL WALL CONSTRUCTION
New external cavity wall at first floor level to be constructed off existing cavity wall at ground floor and to comprise 102mm external skin in facing bricks to match existing, cavity (width to match existing) fully filled with 'Dritherm' insulation (or partially filled as work proceeds with 40mm thick 'Celotex tuff R' CW2000 range insulation bats with retaining discs on wall ties - depending on existing cavity insulation), 100mm internal skin of 'Celcon, insulating blockwork with 13mm thick dense plaster finish internally.

Corbelled brickwork detail at eaves and gables to match existing.

New walls to be tied to existing by building in galvanised crocodile ties in strict accordance with manufacturer's instructions and forming 15mm movement joint at junction with existing 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).

LINTELS
To be 'IG' or similar insulated galvanised steel heavy duty lintels type 'L1/HD 50 or 75' (depending on cavity width) in external cavity walls with cavity tray over and 150mm minimum end bearing.

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

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.

All windows to have a combined openable area equalling a minimum of 1/20th of the floor area of the room.

GLAZING IN CRITICAL LOCATIONS
Any glazing to windows 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.

MEANS OF ESCAPE
Window to new Bedroom 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.

FIRST FLOOR CONSTRUCTION
Existing mono-pitch roof to be removed.

New first floor construction to comprise: 50 x 170mm SC3 grade timber joists at 400mm centres at same floor level as existing house. To be supported at each end on galvanised steel joist hangers fixed to new and existing cavity walls.

To be overlaid with 22mm flooring grade tongued and grooved chipboard flooring.

Solid strutting to be inserted at 2000mm maximum centres.

Double joists and double strutting to be provided under all first floor partitions, baths and shower trays.

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 noggins to be provided under all straps as necessary.

UTILITY CEILING
Existing ceiling in Utility to retained and made good if possible.

Otherwise to be renewed with 12.5mm plasterboard fixed to underside of new joists with taped joints and skim coat plaster or Artex finish as required by Client.

GARAGE CEILING
To be 12.5mm plasterboard fixed to underside of new joists with taped joints and skim coat plaster finish sealed at all edges to provide 30 minutes fire resistance.

STUD PARTITIONS
New internal partitions to comprise: 100 x 50mm softwood studwork framing clad both sides with 12.5mm plasterboard with taped joints and skim coat plaster finish.

INTERNAL DOORS
All new internal doors to match existing unless otherwise specified by Client.

2No new arched openings to be formed in existing cavity wall. 2No 'IG' or similar galvanised steel heavy duty box lintels to be inserted each spanning over both openings with 150mm minimum end bearing. All existing brickwork and finishes to be made good to match existing including blocking up of part of existing window opening. Arches to be formed below lintels using pre-formed expanded metal lath with plaster finish.

WASTE PIPEWORK
New bath and shower tray to be fitted with 40mmØ waste with accessible 75mm deep sealed traps.

Rodding access to be provided at all changes of direction.

New wastes to drain to existing soil and vent pipe on rear wall.

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. All new downpipes to be positioned so as to drain to existing.

To be installed in strict accordance with manufacturer's instructions.

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

Roof pitch to match existing (approx 30°).

Roof overhang detail at eaves to match existing comprising 20mm softwood fascia and 18mm exterior quality plywood soffit.

All to be designed, braced, strapped 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 to 100 x 50mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plane of rafters and ceiling ties to BS 5268 : Part 3 1985.

Timber runners to be provided at all truss node points for full length of roof.

Proprietary eaves and ridge ventilation system to be installed in accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles (minimum 25mm continuous gap) and ridge ventilators to match tiles (minimum 5mm continuous gap).

Roof insulation to be 250mm thick quilt insulation laid in roof space in two layers - first layer between ceiling ties and second layer at right angles over ceiling ties.

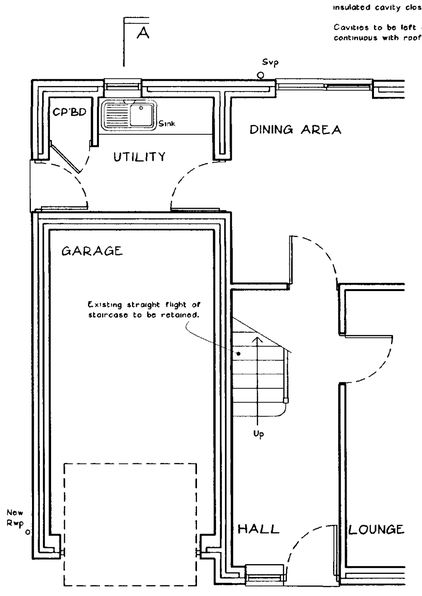
Ceilings to be 12.5mm plasterboard with taped joints and skim coat plaster or Artex finish as required by Client.

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

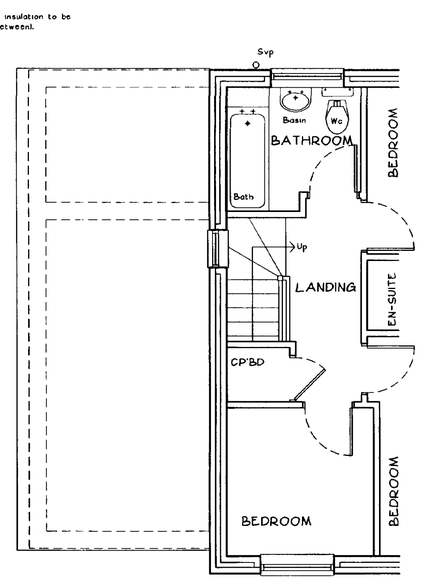
WALL / ROOF ANCHOR BRACING
External walls to extension to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and blockwork in cavities at eaves level at 2000mm maximum centres and 300mm long lateral restraint straps fixed to gable wall at 600mm maximum centres across timber noggins.

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.

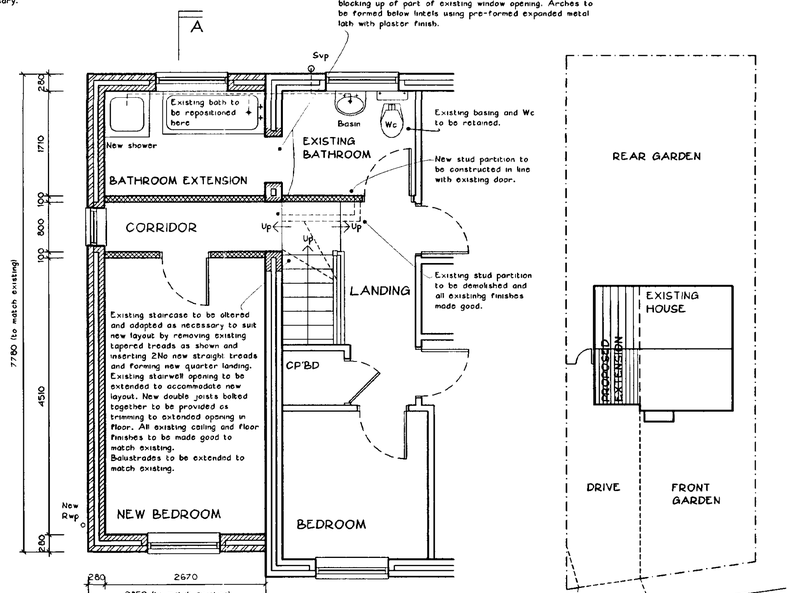
HEATING
Existing heating to be extended into new extension. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated as necessary to promote energy conservation.



GROUND FLOOR PLAN 1:50



EXISTING FIRST FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

SITE PLAN 1:200

DETERMINED PLAN

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

Do not scale from this drawing.

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 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 5268 : 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
28 APR 2003
Ref 0526/03

Revisions

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Client
MR & MRS S THOMPSON

Project
FIRST FLOOR EXTENSION TO EXISTING HOUSE

7 WELBY GARDENS
HOLBEACH

Drawing
DETAIL DRAWING

FLOOR PLANS
SECTION
ELEVATIONS
SITE PLAN

Scale: As shown
Date: April 2003

Drawing Number
393-01