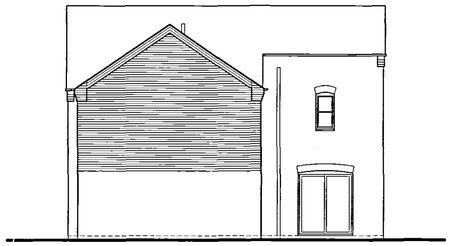
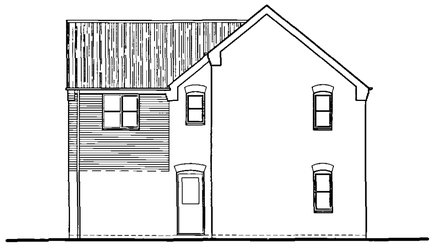


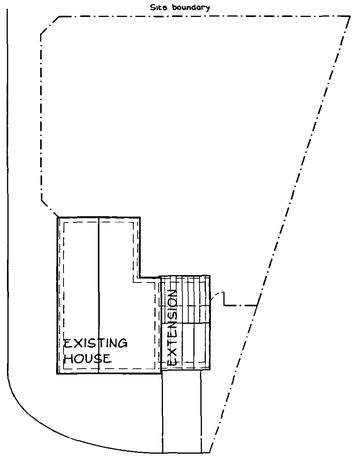
WEST ELEVATION 1:100



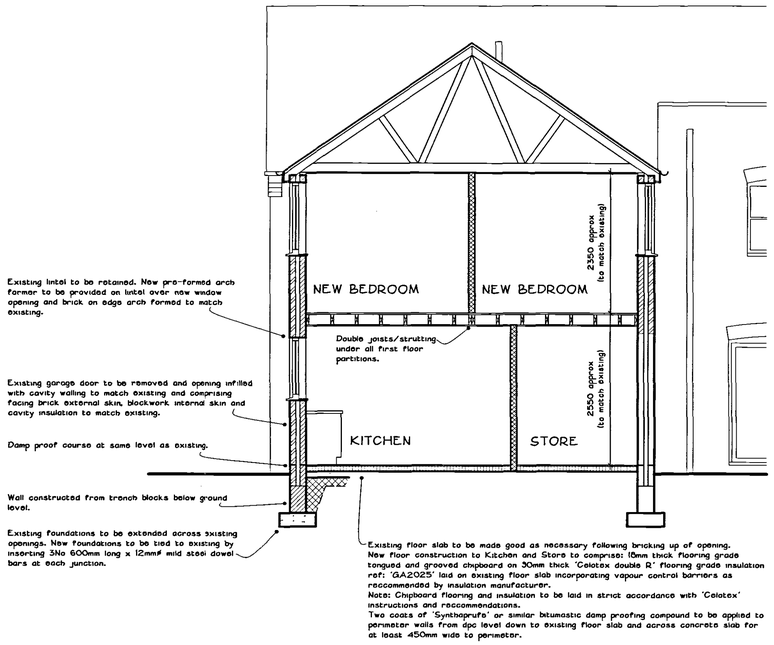
SOUTH ELEVATION 1:100



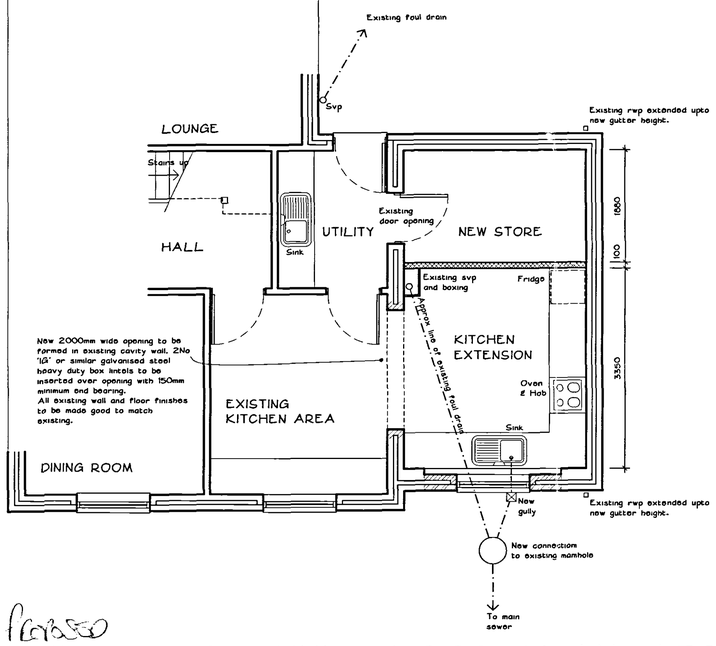
EAST ELEVATION 1:100



SITE PLAN 1:200



SECTION AA 1:50



EXISTING GROUND FLOOR PLAN 1:50

INTERNAL PARTITION WALLS
To comprise: 100 x 50mm softwood studwork framing (studs at maximum 600mm vertical and horizontal centres) clad both sides with 12.5mm plasterboard with taped joints and skim coat plaster finish.

All stud walls to be infilled between studs with 100mm thick quilt insulation.

Stud wall between Kitchen and Store to be constructed off existing concrete floor slab. Double studs to be provided as sole plate fixed down to existing slab and sitting on damp proof course material which is to be turned up each side of sole plate for full thickness of new floor construction.

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

MECHANICAL VENTILATION
To be provided to Kitchen capable of extracting 60 litres per second.

ELECTRICAL INSTALLATION
To be carried out in strict accordance with with the latest edition of the IEE 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.

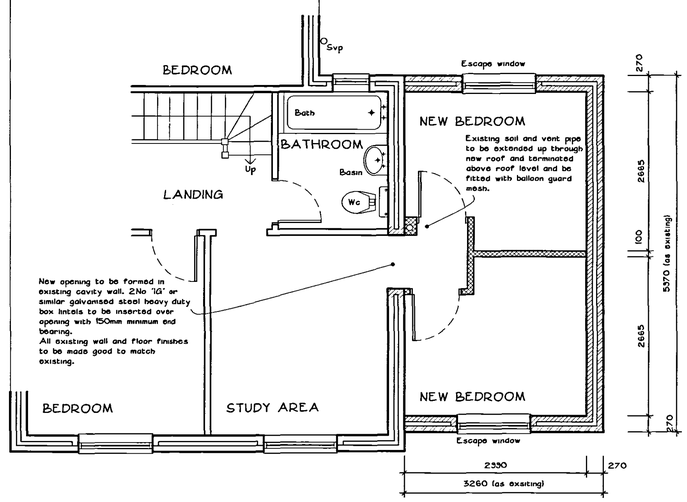
WASTE PIPEWORK
New sink in Kitchen to be fitted with 40mmF waste with accessible 75mm deep sealed traps.

Rodding access to be provided at all changes of direction.

New wastes to drain to new gully as shown.

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.



EXISTING FIRST FLOOR PLAN 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.

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, or similar insulating blockwork with 13mm thick dense plaster finish internally. Overall wall construction to achieve combined wall 'U' value of 0.3w/m2k.

Corbelled brickwork detail at eaves and gables to match existing.

New walls to be tied to existing by building in galvanised Grocodile ties in strict accordance with manufacturer's instructions and forming 13mm 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 'LI/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 or Upvc 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 lie in critical locations) to be laminated or toughened safety glass in accordance with BS6206.

MEANS OF ESCAPE
Windows to new Bedrooms 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 roof to be removed and trusses set aside for re-use where possible.

New first floor construction to comprise: 50 x 170mm SC3 grade timber joists at 400mm centres fixed 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. Timber noggins to be provided to all unsupported edges of chipboard at perimeter walls.

Solid strutting to be inserted at 2000mm maximum centres.

Double joists and double strutting to be provided under all first floor partitions.

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.

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

Infill timbers to be provided as necessary where roof cuts into existing house roof.

Roof pitch to match existing.

Roof overhang details 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 spaces in two layers - first layer between ceiling ties and second layer at right angles over ceiling ties. Roof insulation to be turned into top of wall cavity and to be continuous with wall insulation (no gap between).

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

Timber noggins to be provided to all unsupported edges of plasterboard.

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.

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

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

DETERMINED PLAN

SHDC
Planning & Development
2 9 APR 2004
Ref: 0551/04

Revisions

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Client
MR S GREEN

Project
FIRST FLOOR HOUSE EXTENSION AND GARAGE CONVERSION

29 MARKET RASEN WAY
HOLBEACH

Drawing
DETAIL DRAWING

FLOOR PLANS
ELEVATIONS

Scale
1:50 / 1:100

Date
April 2004

Drawing Number
432-02