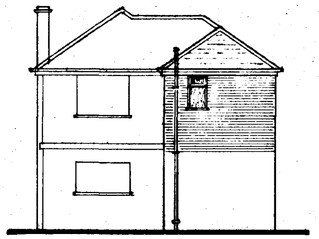
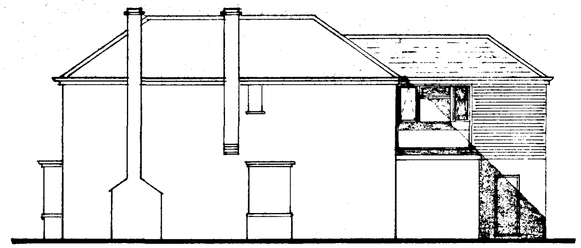


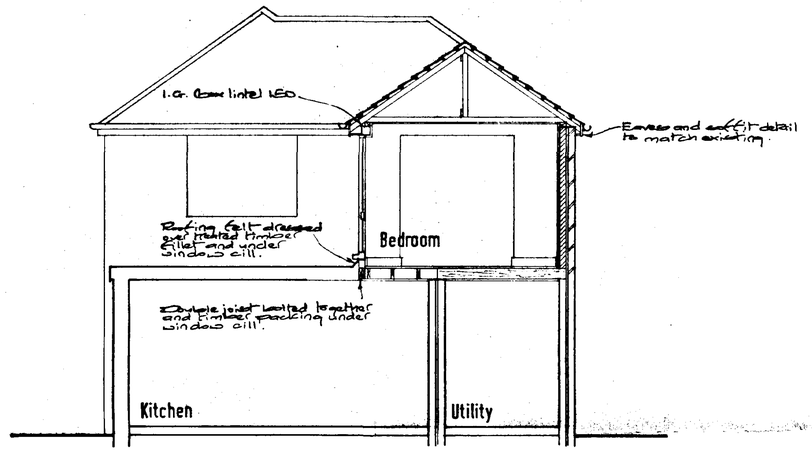
North Elevation 1:100



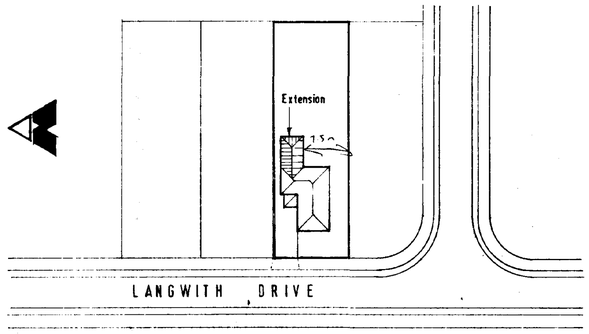
East Elevation 1:100



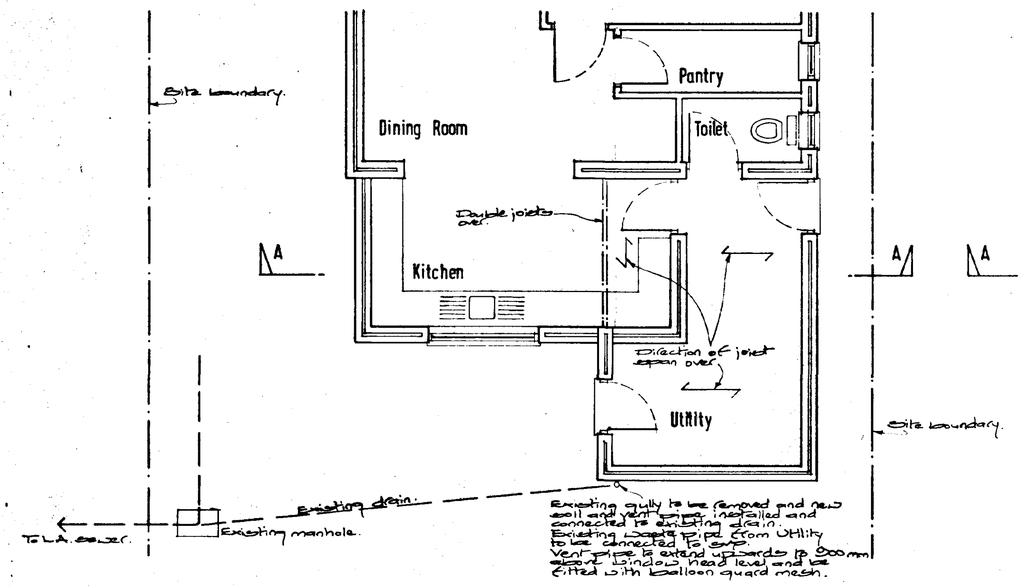
South Elevation 1:100



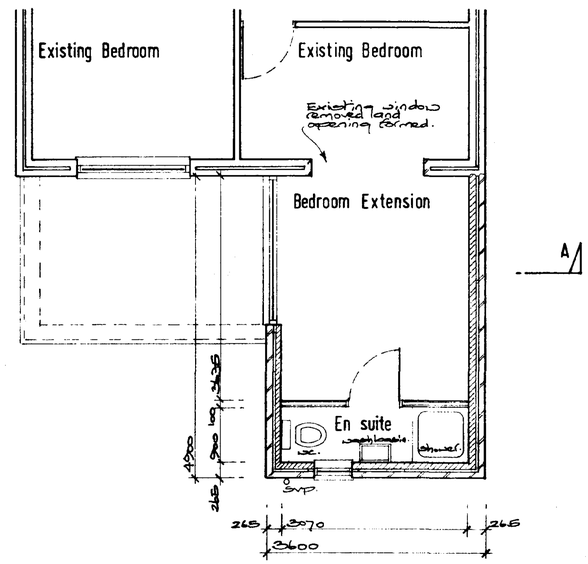
Section AA 1:50



Site Plan 1:500



Ground Floor Plan 1:50



First Floor Plan 1:50

SPECIFICATION NOTES

FOUNDATIONS

Existing Foundations to be exposed to ensure they can accomodated additional loadings. If found to be inadequate, additional strengthening to be agreed on site with Local Authority.

EXTERNAL WALL CONSTRUCTION

265mm cavity wall construction to comprise 102mm external skin in facing bricks to match existing, 63mm cavity infilled as work proceeds with 'Dritherm' or similar insulation, 100mm internal thermal block skin with 13mm thick dense plaster finish internally.

Leaves of cavity wall to be tied together with galvanised wall ties at 900mm horizontal centres and 450mm vertical centres (300mm vertical centres next to an opening)

Jambs to be closed by inserting proprietary insulated cavity closers (Thermabate or similar).

Cavities to be sealed at highest point.

Cavities to be filled with weak-mix concrete to ground level and top sollayed to shed water outwards.

INTERNAL WALL CONSTRUCTION

To be softwood studwork clad both sides with 12.7mm plasterboard with taped joints and skim coat plaster finish.

WINDOWS

To be Upvc to match existing, sealed unit double glazed with 4000mm2 minimum controllable trickle ventilator (draught secure) and top opening lights.

LINTELS

En Suite window opening to be I.G.type LI/S or similar insulated galvanised steel liatels with cavity tray over and 150mm minimum end bearing.

Bedroom window opening to be I.G type '9mm Lintel 150' or similar galvanised steel with 150mm minimum end bearing.

FIRST FLOOR CONSTRUCTION

To comprise 18mm flooring quality chipboard on 170 x 50mm SC3 grade timber joists at 400mm centres with solid strutting at mid-span.

Double joists bolted together to be provided under Bedroom window, En-Suite partition and shower tray.

Joist Layout as indicated on ground floor plan. Where necessary, ends of joists to be supported on galvanised joist hangers against existing brickwork.

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 walls. Noggins to be provided under anchor straps as necessary.

ROOF CONSTRUCTION

To comprise: Cedar Shingles to match existing on 38 x 25mm treated softwood battens gauged to suit tiling on pre-made timber trussed rafters at 600mm centres (Hip end construction) including reducing trusses at roof abutment with existing. To be fixed at eaves level with galvanised truss clips on 100 x 75mm softwood wallplate bedded in mortar.

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

Timber runners to be provied at all truss node points.

Proprietary ridge vents to be provided in accordance with manufacturers instructions.

Fascias and overhang soffit to be exterior quality plywood fixed to softwood noggins and rafter ends. 25mm continuous ventilation gap covered with fly-mesh to be provided between soffit and brickwork.

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

150mm thick quilt insulation to be laid between ceiling joists.

CEILINGS

Ceilings to be 12.7mm foiled backed plasterboard fixed to underside of ceiling ties with taped joints and Artex finish.

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

FLASHINGS

Code 5 lead valley gutters to be provided at all roof abutments.

Existing flat roof covering to be dressed over treated timber fillet and dressed into wall under bedroom window cill.

HOT AND COLD WATER SERVICES

Existing system to be extended to accommodate new sanitaryware.

MECHANICAL VENTILATION

To be provided to En-Suite and be capable of extracting 15 litres per second - operated intermittently.

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

EXISTING BEDROOM

Existing Bedroom windows to be removed and opening broken out down to floor level.

All existing adjoining walls, floors, ceilings and plasterwork to be made good as necessary on completion

DRAINAGE

SANITARYWARE AND WASTE PIPES

Washbasins and Shower to have 40mm diameter waste fitted with accessible 75mm deep seal trap. Basin waste to be connected to existing soil pipe in Hall.

Rodding access to be provided at all changes of direction.

Water closet to have 100mm diameter waste fitted with 50mm deep seal trap.

RAINWATER GOODS

Gutters to match existing and be securely fixed to fascia and gable wall and laid to falls complete with all required outlet positions, stop ends etc. To be installed in strict accordance with manufacturers instructions and be connected to existing house gutters.

NOTES

1. Do not scale from this drawing.
2. All dimensions to be checked on site by builder.
3. 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 soil conditions are encountered, then the advice of a qualified structural engineer should be sought.

SOUTH HOLLAND D.C.
PLAN DEPT.
26 JUL 1994
REF ...0722/94

Revisions

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Project /Client

FIRST FLOOR HOUSE EXTENSION
5 LANGWITH DRIVE : HOLBEACH

MR C PENNEY

Drawing

PLANS
SECTION
ELEVATIONS

Scale	Date	Drawn
AS SHOWN	2-07-94	RJD

Number: 206-1

Revision

DETERMINED PLAN