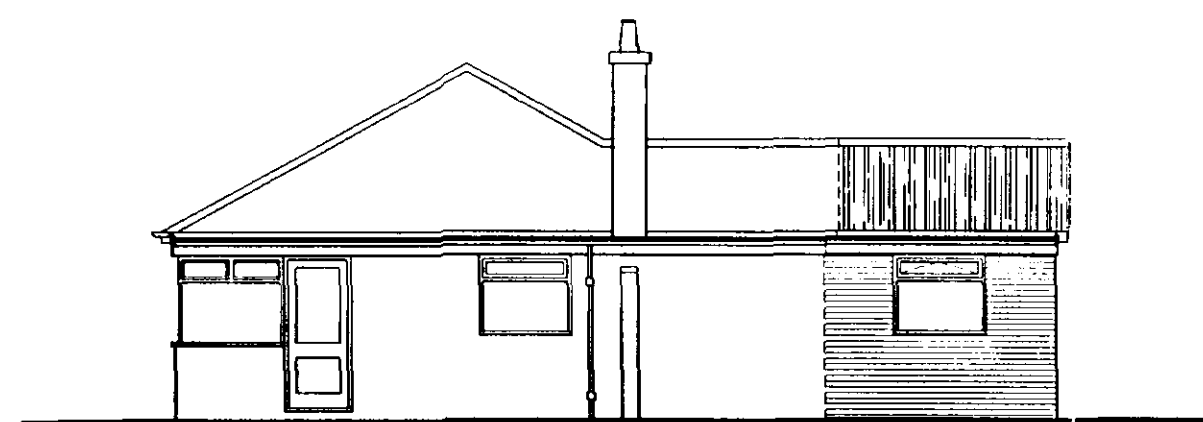
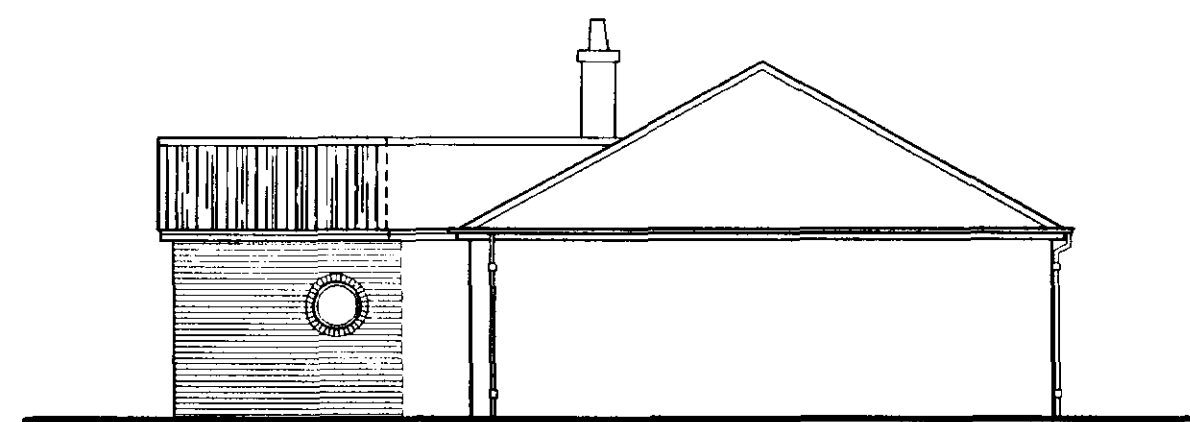




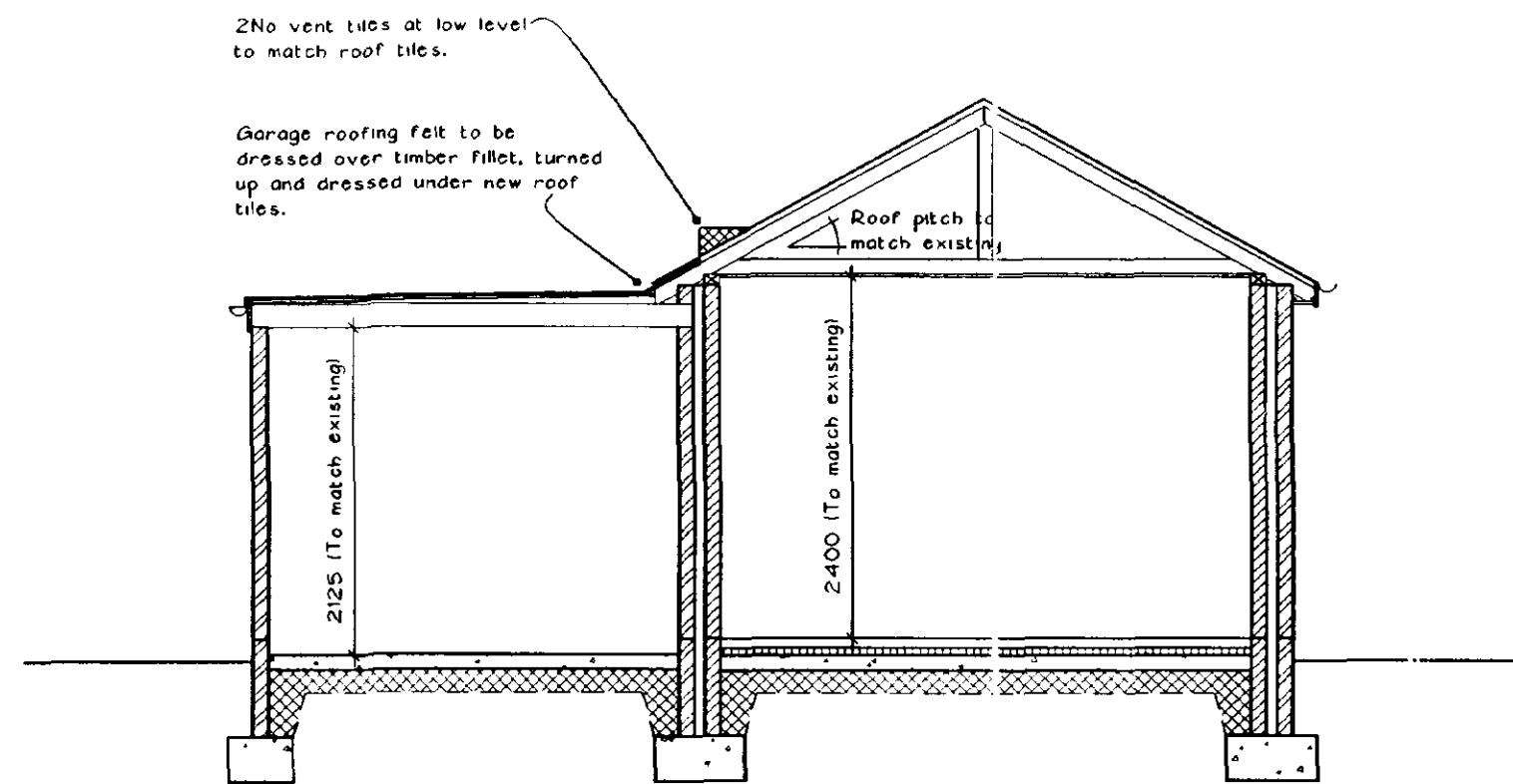
SIDE ELEVATION 1:100



FRONT ELEVATION 1:100



SIDE ELEVATION 1:100



SECTION AA 1:50

FOUNDATIONS

To be 600 x 225mm deep mass concrete to external walls. Underside to be founded at minimum 750mm below external ground level (or minimum 1000mm if shrinkable subsoil is encountered). New foundations to be stepped up as necessary to meet existing and movement joint to be formed between new and existing. Final depth and detail to be agreed on site with LA Building Inspector.

GROUND FLOOR CONSTRUCTION

To comprise 65mm sand/cement screed reinforced with chicken wire on 50mm thick 'Jabite Flooring (Grade SD' insulation on vapour barrier on 100mm thick (C20 grade) mass concrete floor slab on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc all on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore base.

Note: Vertical upstands of insulation to be provided to all edges of screed in strict accordance with manufacturer's instructions.

GARAGE FLOOR CONSTRUCTION

To comprise 100mm thick (C20 grade) mass concrete floor slab on 1200 gauge polythene membrane with 150mm laps on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore base.

GARAGE WALL CONSTRUCTION

To comprise 102mm half brick walling in facing bricks to match existing. Brick piers to be constructed as indicated adjacent existing and each side of garage door.

New wall to be tied to existing by building in galvanised cross-hatched ties in strict accordance with manufacturer's instructions and forming 13mm movement joint at junction by inserting 'Flexcell' proprietary infill finished externally with mastic pointing to match colour of brickwork.

EXTERNAL WALL CONSTRUCTION

265mm thick cavity wall to comprise 102mm external skin in facing bricks to match existing. 65mm cavity infilled with work proceeds with 'Dnitherm' or similar insulation bats, 100mm internal skin of insulating blockwork with 13mm thick dense plaster finish internally.

New walls to be tied to existing by building in galvanised cross-hatched ties in strict accordance with manufacturer's instructions and forming 13mm movement joint at junction by inserting 'Flexcell' 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 300mm horizontal centres and 450mm vertical centres (500mm vertical centres where next to an opening).

Tombs and cills to be closed by inserting proprietary insulated cavity closers.

Cavities to be sealed at highest point.

Bituminous based damp proof course to be built in 150mm minimum above outside ground level.

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

WINDOWS

To be UPVC as detailed on the floor plan. If existing window not fit for re-use then new to be of approved manufacture with sealed unit double glazing and controllable trickle ventilators (4000mm²).

DRAUGHT PROOFING

Draught proofing to be fitted to all openable elements of windows, doors and loft hatches.

All piped services to be draught sealed where they pass through floors and external walls.

GLAZING

Glazing to internal and external doors and to windows where sill level is less than 600mm above floor level to be laminated or toughened safety glass to BS6202:1301.

INTELS

To be IG type L1/S or similar insulated galvanised steel intels in external cavity walls with cavity tray over and 150mm minimum end bearing.

Lintel over garage window to be IG type Box Lintel 100 or similar steel lintel with 150mm minimum end bearing. Ends of roof joists over lintel to be supported on galvanised joist hangers.

ROOF CONSTRUCTION

To comprise concrete interlocking roof tiles to match existing on 38 x 25mm softwood battens gauged to suit tiling on untreatable sarking felt to BS747:Part 2:Type IF on pre-made timber trussed rafters at 600mm centres (gable ladder fixed to end truss).

Manufacturer's roof truss layout and calculations to be submitted to the Local Authority for approval prior to installation.

Trussed rafters to be designed, braced and fixed in accordance with BS5268:Part 3:1985.

To be fixed at eaves level with galvanised truss clips on 100 x 65mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plan of rafters and ceiling ties to BS5268:Part 3:1985.

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

Fascias, gables and overhang soffit to be in 20mm softwood fixed to softwood noggins and rafter ends. Soffit details to match existing.

Proprietary soffit and ridge ventilation system to be installed in accordance with manufacturer's instructions.

200mm minimum thickness quilt insulation to be laid in roof space in two 100mm layers - first layer between ceiling ties and second layer at right angles to first over ceiling ties.

GARAGE ROOF CONSTRUCTION

To comprise granite chippings bedded in bitumen on 3 layer built-up roofing felt bedded in bitumen on 20mm exterior grade plywood deck on softwood firings on 150 x 38mm SCS grade softwood joists fixed at 400mm centres.

Softwood upstand to be formed at front of garage roof. Roofing felt to be dressed over all upstands and turned down at all edges and walked drip formed.

20mm softwood fascia to be provided to perimeter of garage roof.

WALL AND ROOF ANCHOR BRACING

External walls to Bungalow and Garage extension to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed at eaves level and across first rafter gable rafters all at 2000mm maximum centres. Noggins to be provided under straps where necessary.

CEILING

To be 2.5mm plasterboard and vapour barrier fixed to underside of ceiling ties with taped joints and skim coat plaster or 'Arten' finish to match existing.

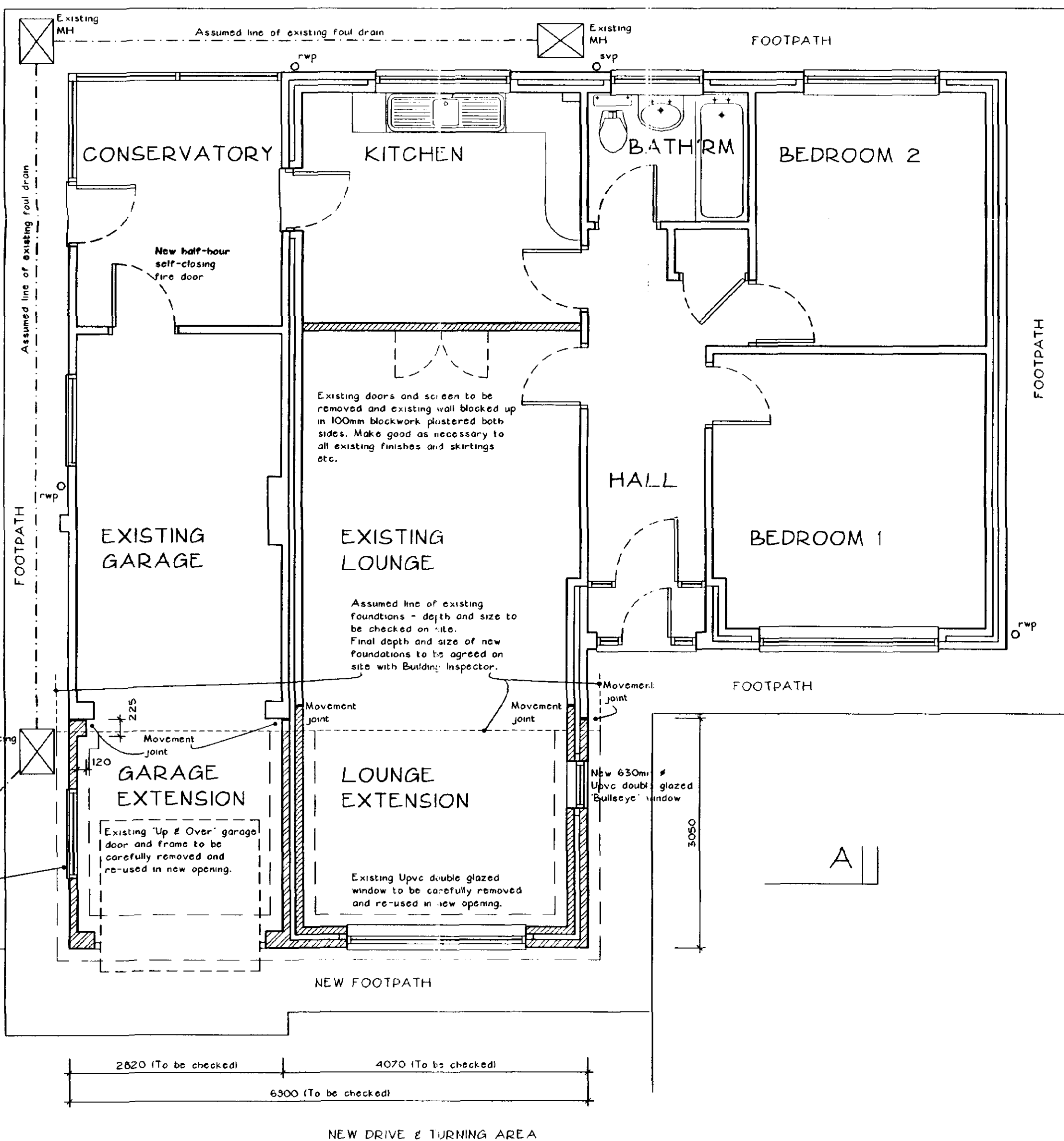
Timber noggins to be provided to all unsupported joints in plasterboard.

ELECTRICAL INSTALLATION

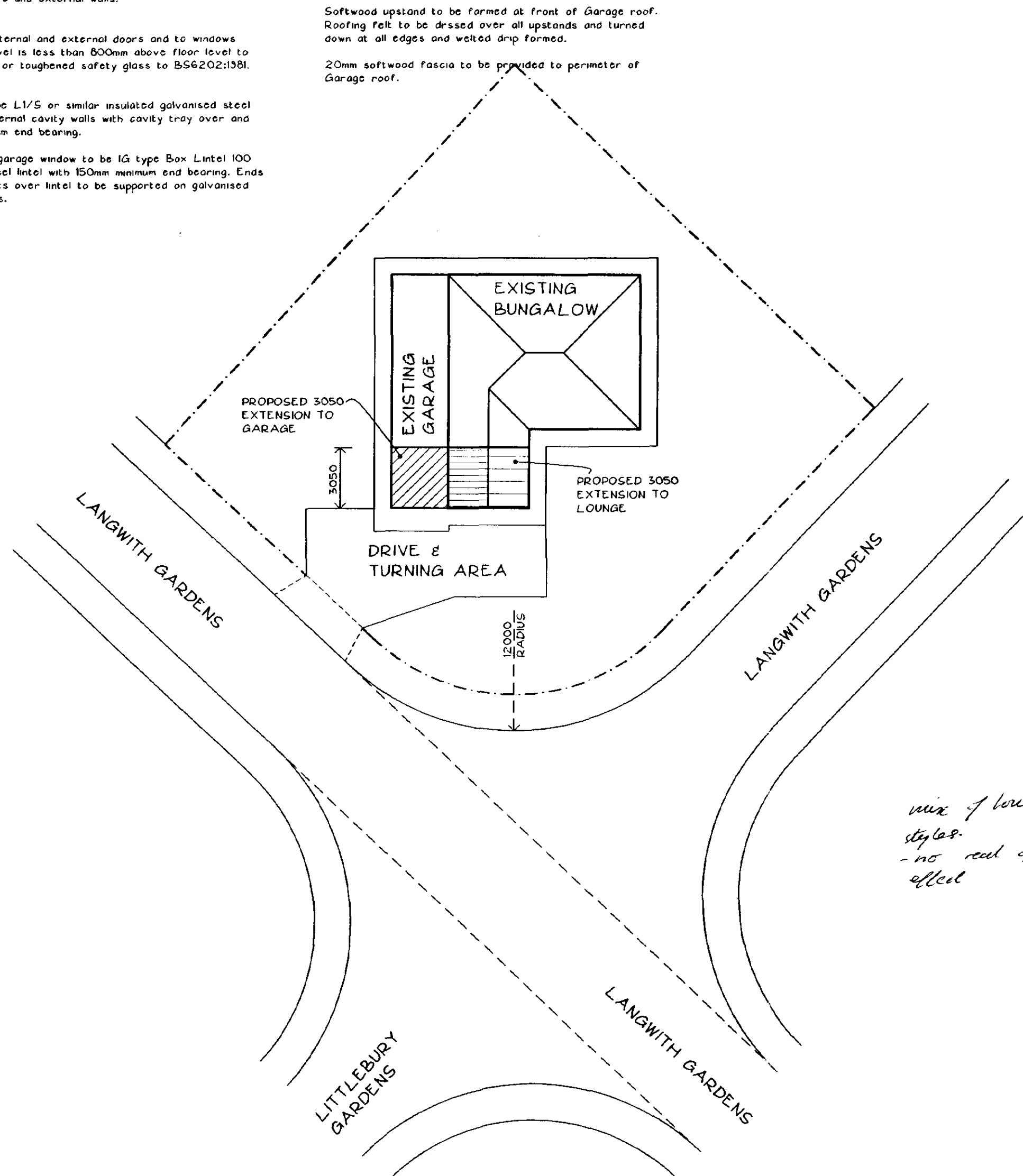
To be carried out in strict accordance with the latest edition of the I.E.E. regulations. Socket outlet and lighting positions all to client's requirements.

RAINWATER GOODS

New gutters to match existing and be securely fixed to fascias, laid to falls complete with all required outlet positions, downpipes etc. New gutters to discharge to existing and be installed in strict accordance with manufacturer's instructions.



FLOOR PLAN 1:50



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

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 client's or their appointed agent's 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 Codes 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 on 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

Revisions

Richard J Diggle

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Client

MR & MRS K CATTLE

Project

BUNGALOW AND GARAGE EXTENSION
8 LANGWITH GARDENS
HOLBEACH
SPALDING
LINCS
PE12 7JL

Drawing

DETAILED DRAWING AS PROPOSED

PLANS
SECTION
ELEVATIONS

Scale Date
1:50 / 1:100 / 1:200 17/07/2001

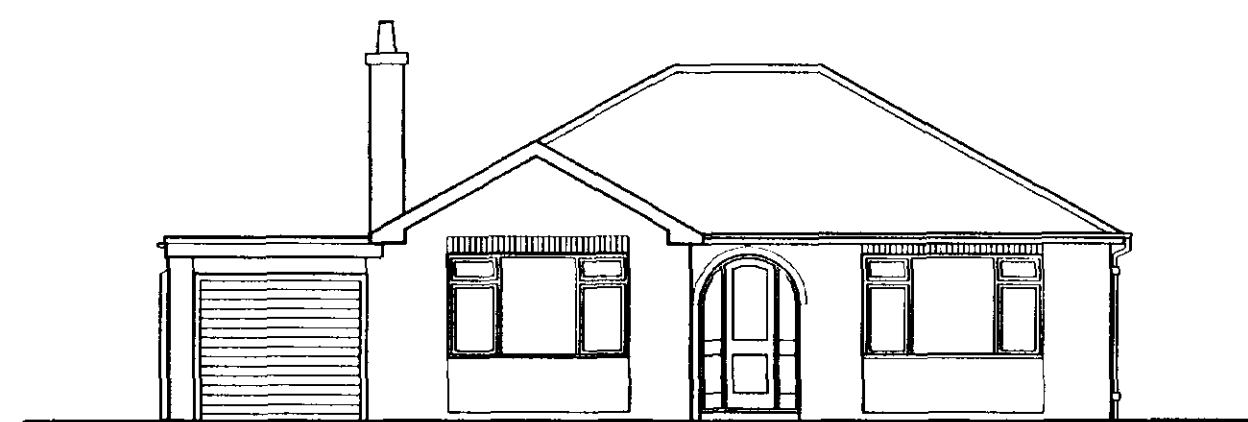
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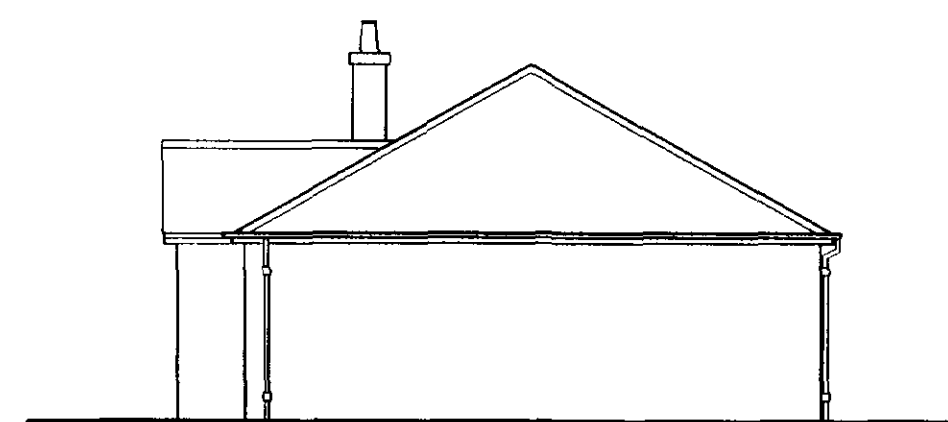
SOUTH HOLLAND DC
HOUSING & PLANNING
27 JUL 2001
Ref: 0918101



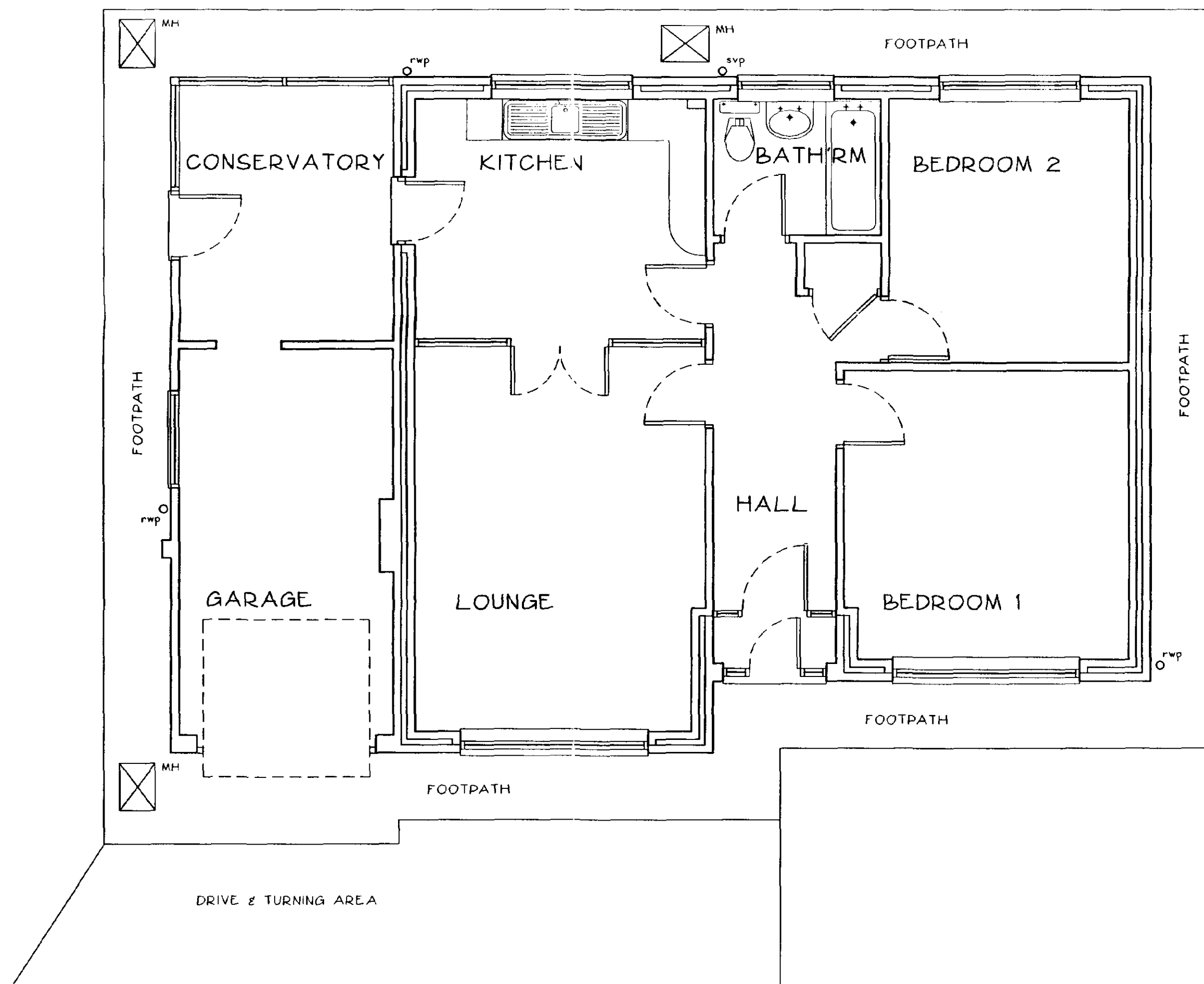
SIDE ELEVATION 1:100



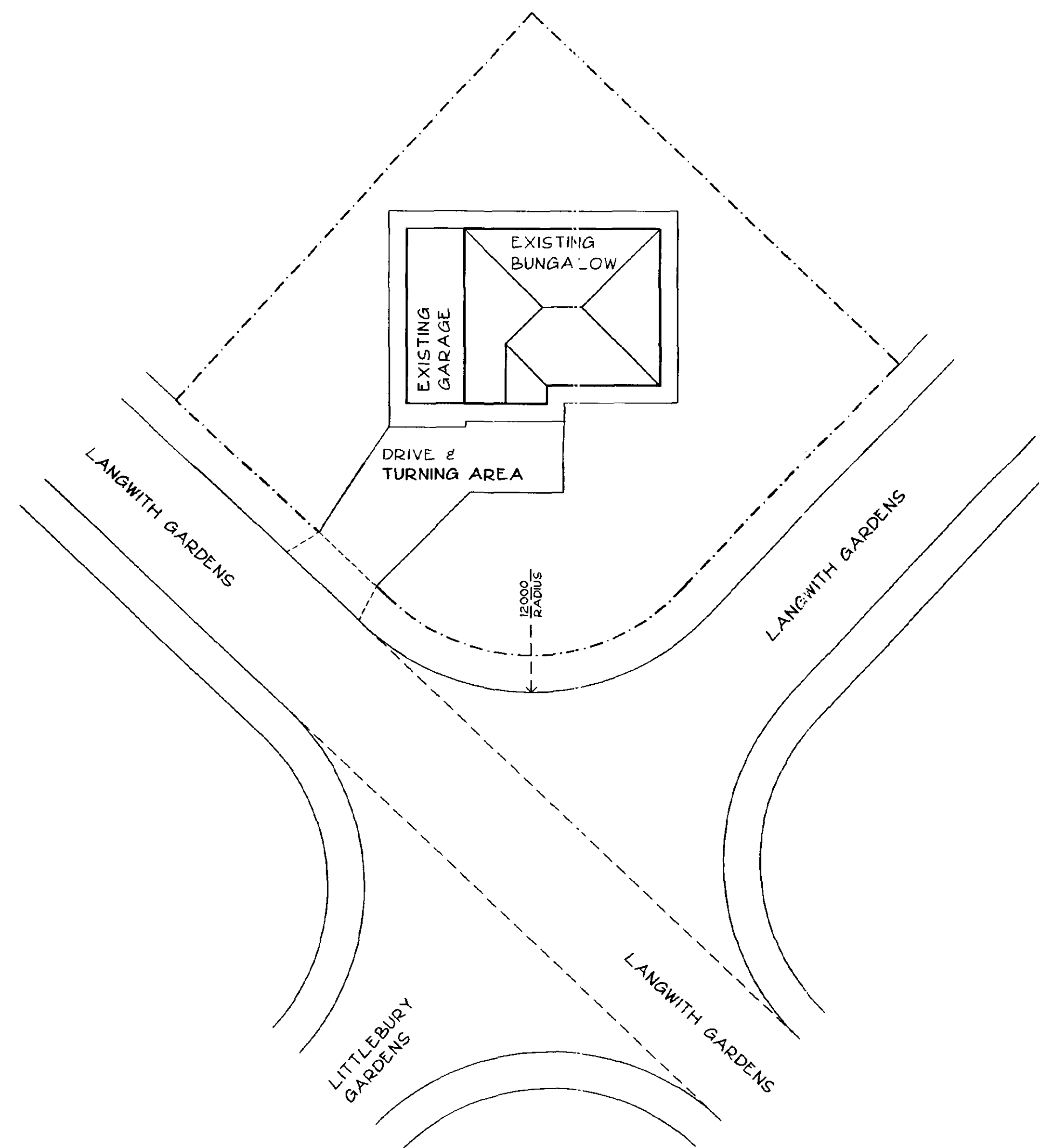
FRONT ELEVATION 1:100



SIDE ELEVATION 1:100



FLOOR PLAN 1:50



SITE PLAN 1:200

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Revisions

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Client

MR & MRS K CATTLE

Project

BUNGALOW AND GARAGE EXTENSION
8 LANGWITH GARDENS
HOLBEACH
SPALDING
Lincs
PE12 7JL

Drawing

SURVEY OF EXISTING

PLANS
ELEVATIONS

Scale Date
1:50 / 1:100 / 1:200 17/07/2001

Drawing Number

326-03

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27 JUL 2001
Ref: 0918/01