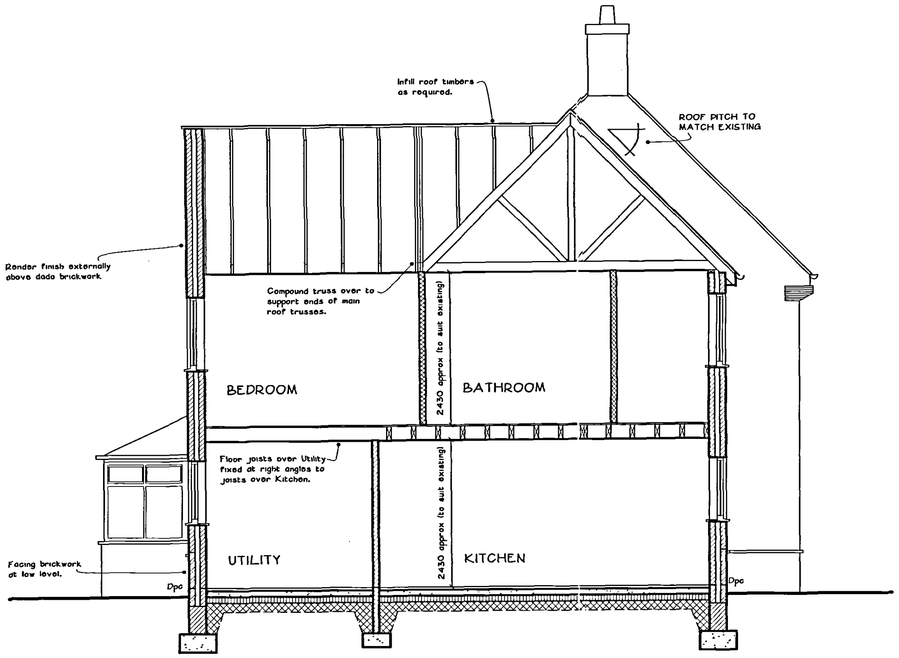
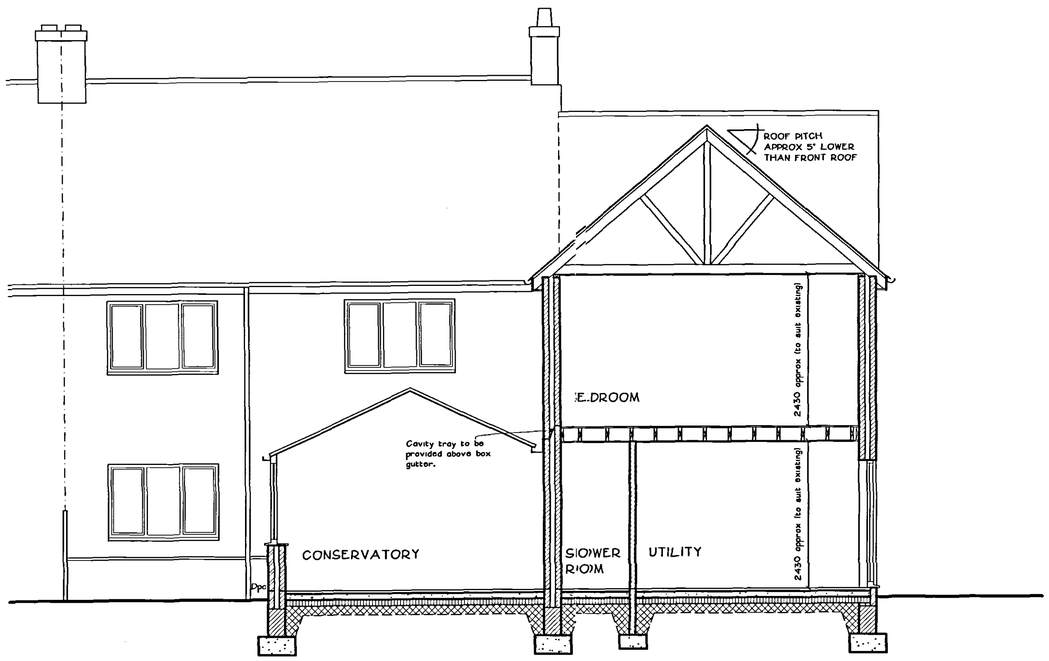


SECTION AA 1:50



SECTION BB 1:50

GENERAL SPECIFICATION NOTES

FOUNDATIONS
Foundations to be mass concrete strip footings reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots. Sizes to be as follows:
600 x 300mm deep to external cavity walls.
450 x 225mm deep to 100mm internal block 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 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 Local Authority Building Control Officer.

Concrete to be general grade of foundation mix - GEN 3 to BS5328.

GROUND FLOOR CONSTRUCTION
To comprise 50mm sand/cement screed on 100mm thick (C20 grade) mass concrete floor slab on vapour barrier on 100mm thick Jablite 'Jablfloor 100' flooring grade insulation 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 concrete slab in strict accordance with manufacturer's instructions.

EXTERNAL WALL CONSTRICTION
290mm external cavity wall construction to comprise:
102mm external skin in facing bricks to match existing upto dado level and 100mm blockwork above to roof level, 78mm cavity infilled as work proceeds with 'Dritherm' or similar insulation cavity bats, 100mm internal skin in 'Celcon' or similar insulating blocks with 13mm thick dense plaster finish internally.

Walls to be finished externally above dado brickwork with two coat render with proprietary render stop or tiled plinth at dado level.

Walls below dpc level to be constructed in 230 and 100mm thick 'Celcon' or similar foundation blocks.

New walls to be tied to existing by building in galvanised 'crocodile' ties in strict accordance with manufacturer's instructions and forming 13mm movement joint at junction by inserting 'Flexcell' or simlar 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).

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

INTERNAL SOLID WALL CONSTRUCTION
To be 100 thick blockwork as shown with 13mm dense plaster finish both sides.

Bituminous based damp proof course to be built in at floor level.

LINTELS
To be 'IG' type 'LV140175' or similar heavy duty insulated galvanised steel lintels to all openings in external cavity walls with cavity tray over on 150mm minimum end bearing.

To internal opening between Kichen and Utility to be 'IG' type 'HD BOX 100' or similar heavy duty galvanised steel internal box lintel with 150mm minimum end bearing.

To internal opening to Shower Room to be 'IG' type 'INTERNAL 100' or similar galvinised steel internal door lintel with 150mm minimum end bearing.

FIRST FLOOR CONSTRUCTION
To comprise: 22mm flooring grade chipboard on softwood floor joists at 400m centres - sizes as follows:

Over Kitchen to be 220 x 75mm SC4 grade spanning over the shortest distance.

Over Utility and Shower Roo to be 220 x 50mm SC3 grade spanning at right angle to Joists over Kitchen.

Solid strutting to be provided at 2000mm maximum centres.

Double joists and double strutting bolted together to be provided under stud partition, baths and shower trays.

FIRST FLOOR PARTITIONS
To comprise: 100 x 50mm softwood studwork framing clad both sides with 12.5mm plasterboard with taped joints and skim coat plaste finish.

WINDOWS
All new windows new extensio to be constructed from Upvc frames with a 'U-value' of 2.0W/m2K. Style as shown.

Glazing to be double glazed sealed units using 'Pilkington-K' glass with a minum gap of 16mm between glass layers and having a 'K value of 0.05.

To incorporate controllable trickle ventilators providing 8000mm2 background ventilation to habitable rooms and 4000mm2 to Kitchens.

All windows to have a combind openable area in each habitable room equalling a minum of 1/20th of the floor area of that room.

At least one window to one f the new Bedroom to incorporate a 'means of escae opening' being 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 notbe more than 1100mm above the floor.

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 LOVATIONS
Any glazing to windows and doors below 800mm above floor level and to doors and sidelights below 1500mm above floor level (ie in critial locations) to be laminated or toughened safety glass in accordance with BS6206.

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

Compound truss to be incorporated as indicated.

Roof pitch as indicated.

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.

Trussos 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 plain 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.

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

Infill timbers to be provided as required to front roof where wall is splayed.

Fascias and overhang soffits to match existing.

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 tiles (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 blockwork in cavities at eaves level and lateral restraint straps fixed to gable walls and across first three gable rafters all at 2000mm maximum centres. Timber noggins to be provided under straps where necessary.

250mm 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.

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

Roof valleys to be formed in Code 5 lead in accordance with LDA guidelines or rigid fibreglass.

CEILINGS
Ceilings to Ground and First Floors to be 12.5mm plasterboard fixed to underside of ceiling ties.

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

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

MECHANICAL VENTILATION
To be provided to Kitchen capable of extracting 60 litres per second and to Utility, Shower Room and Bathroom capable of extracting 30 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.

DRAINAGE SPECIFICATION NOTES

WASTE PIPEWORK
Sinks, shower trays, basins and bath to be fitted with 40mmø wastes with accessible 75mm deep sealed traps.

Rodding 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, stopends, swan necks etc. To be installed in strict accordance with manufacturer's instructions.

UNDERGROUND DRAINAGE PIPES
New foul and surface water drains to be 110mmø Upvc to BS4660 laid to self-cleansing gradient bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility.

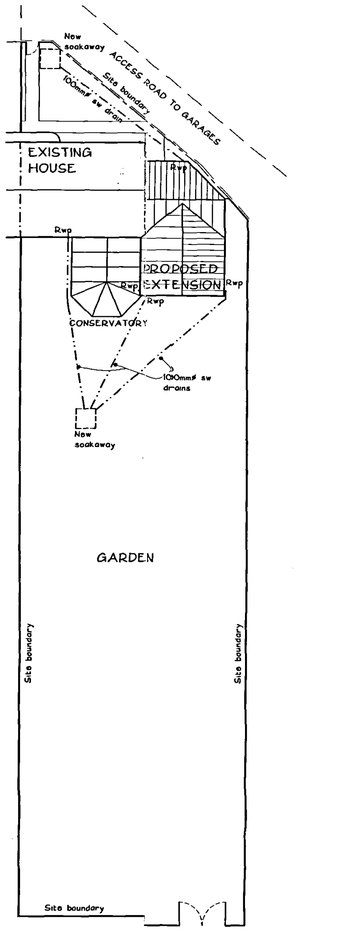
Pre-stressed concrete lintels to be inserted in walls where pipes pass through.

NEW MANHOLES
To be pre-formed polypropylene inspection chambers installed and surrounded in concrete in strict accordance with manufacturer's instructions.

NEW GULLIES
External gullies to be pre-formed polyproylene roddable back inlet gullies set in concrete in strict accordance with instructions.

SOAKAWAYS
Storm water pipes to drain into new soakaways constructed to CP301 minimum 5000mm from any building where possible. To be 1250 x 1250 x 1250mm deep filled with rubble to within 450mm of ground level and overlaid with polythene sheet and backfilled to ground level with vegetable soil.

EXTERNAL WORKS
All existing external paved areas where disturbed by the works to be made good to match existing.



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 11 AUG 2003 Ref 0996/03

Revisions

Richard J Diggle
Building Design Consultant

194 Broad Gate
Weston Hills
Spalding
Lincs
PE12 6DQ

Telephone/Fax: 01406 380952
Mobile: 07771 621902
E-mail: Richard@richardjdiggle.freeserve.co.uk

Client
MRS D GREEN

Project
TWO STOREY HOUSE EXTENSION

16 CROWN AVENUE
HOLBEACH ST MARKS

Drawing
DETAIL DRAWING AS PROPOSED

SECTIONS
SITE PLAN
SPECIFICATION NOTES

Scale: 1:50 / 1:200
Date: August 2003

Drawing Number
404-03