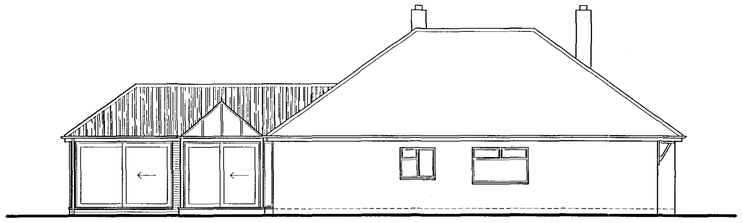
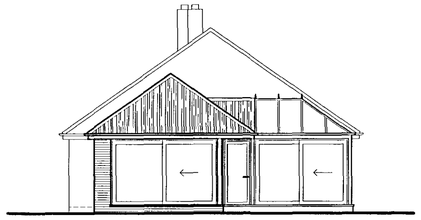


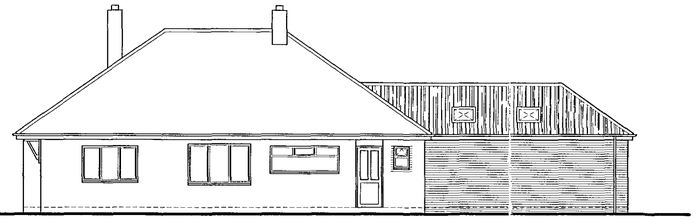
FRONT (WEST) ELEVATION 1:100



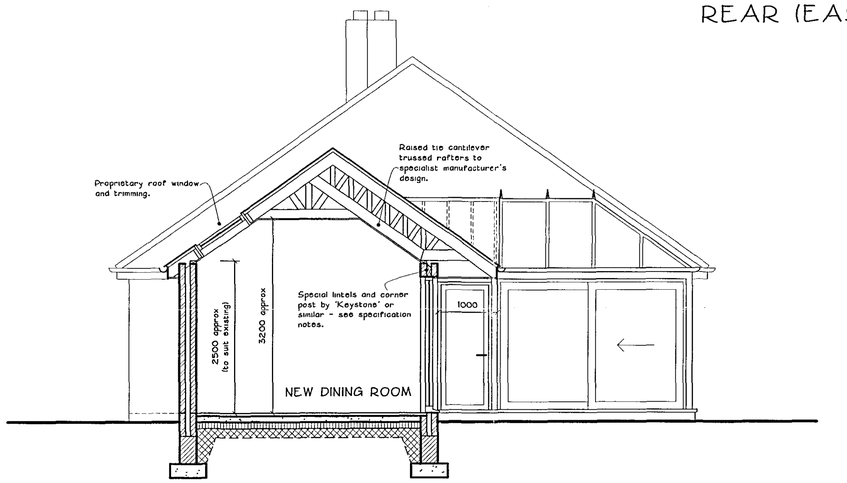
SIDE (NORTH) ELEVATION 1:100



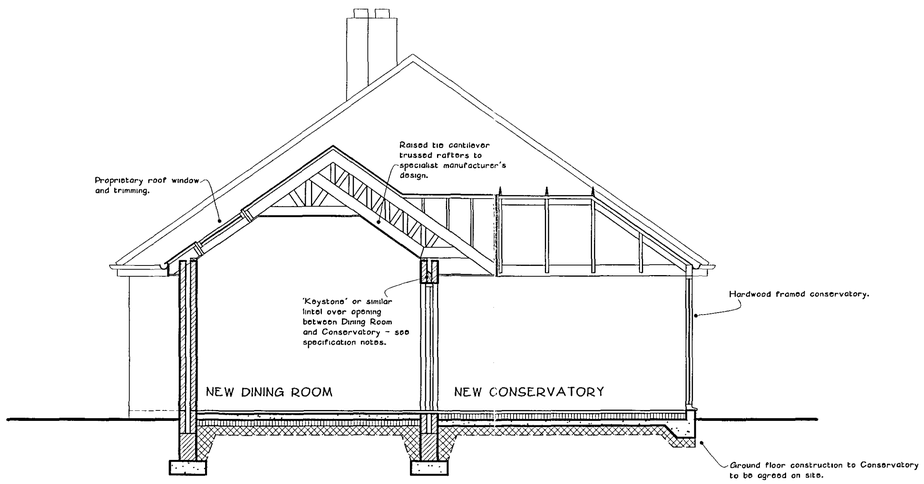
REAR (EAST) ELEVATION 1:100



SIDE (SOUTH) ELEVATION 1:100



SECTION AA 1:50



SECTION BB 1:50

GENERAL SPECIFICATION NOTES

FOUNDATIONS
Foundations to be 600 x 225mm deep mass concrete strip footings to cavity walls reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots.

Underside to be founded at minimum 750mm below external ground level for 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 1:20 gradel mass concrete floor slab on vapour barrier on 100mm thick Jabite 'Jabfloor 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.

Foundation trenches to be backfilled with hardcore internally and consolidated in layers not exceeding 150mm thick.

NOTE: Vertical upstands of insulation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

EXTERNAL CAVITY WALL CONSTRUCTION
280mm external cavity wall construction to comprise: 102mm external skin in facing brickwork to match existing. 80mm cavity infilled as work proceeds with 'Dritherm' or similar insulation cavity bats. 100mm internal skin in 'Celcon' or similar insulating blocks with 15mm thick dense plaster finish internally. Overall wall construction to achieve combined 'U' value of 0.3w/m2k.

Walls below dpc level to be constructed in 230 thick foundation blocks.

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 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).

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

LINTELS
To openings in external cavity wall between Dining Room and Conservatory, to be 'Keystone' type 'HD/K-70' or similar heavy duty insulated galvanised steel lintel with cavity tray over and 150mm minimum end bearing.

To openings in North and East facing walls in Dining Room, to be 'Keystone' or similar special heavy duty insulated galvanised steel lintels incorporating integral steel corner post. All to be specially designed by manufacturer - manufacturer's structural calculations to be submitted to and approved by Local Authority prior to delivery to site.

WINDOWS
All new windows and patio doors to be constructed from hardwood 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 minimum 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.

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

DRAUGHT PROOFING
Draught stripping to be fitted to all openable elements of windows and external doors.

GLAZING IN CRITICAL LOCATIONS
Any glazing to windows and doors 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.

DOORS
All internal and external doors to be to client's selected design.

CEILINGS

To be one of the following alternatives as required by client:

1. Timber Boarding:

Tongued and grooved timber boarding fixed to underside of rafters and ceiling ties.
Ceilings to be 12.5mm plasterboard fixed to underside of joists and ceiling ties.

To be treated with 'Envirograf' or similar intumescent paint or varnish prior to final finishing to give a minimum of 'Class 1 Surface Spread of Flame'.

2. Plasterboard:

12.5mm plasterboard fixed to underside of rafters and 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 new En-Suite 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.

PITCHED ROOF CONSTRUCTION
To comprise: concrete interlocking roof tiles to match existing on 38 x 25mm treated softwood battens gauged to suit tiling on underside sarking felt to BS747 : Part 2 : Type 1F on pre-made 'lapped end' raised tie trussed rafters at 600mm maximum centres and incorporating infill timbers as required at 400mm centres.

Trusses to incorporate 1000mm cantilever to one side as shown on sections.

Roof pitch to match existing.

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.

Trusses 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.

Eaves overhang and soffits to match existing.

PICTHED ROOFS GENERALLY
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 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.

Insulation to sloping ceilings to be 30mm thick 'Celotex' fixed under rafters for similar roof insulation system to achieve a U value of 0.2 W/K). 50mm minimum air gap to be maintained above insulation and ensuring continuity with wall 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.

EXISTING BUNGALOW ROOF

ROOF INSULATION
The whole of the existing bungalow roof is to be insulated with an additional 100mm thickness of quilt insulation to compensate for the window area to the extension and existing bungalow being in excess of 25% of the floor area.

CONSERVATORY

FLOOR & FOUNDATIONS
Details to be agreed on site.

ROOF AND WINDOWS
To be constructed from hardwood frames with double glazed sealed units and polycarbonate roof.

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.

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, adherance 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
13 AUG 2004
Ref: 1103/04

Revisions

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DETERMINED PLAN

Client
MR & MRS D WOOD

Project
BUNGALOW EXTENSION

11 CRANMORE LANE
HOLBEACH

Drawing
DETAIL DRAWING

SECTIONS
ELEVATIONS

Scale
1:50 / 1:200

Date
July 2004

Drawing Number
433-03