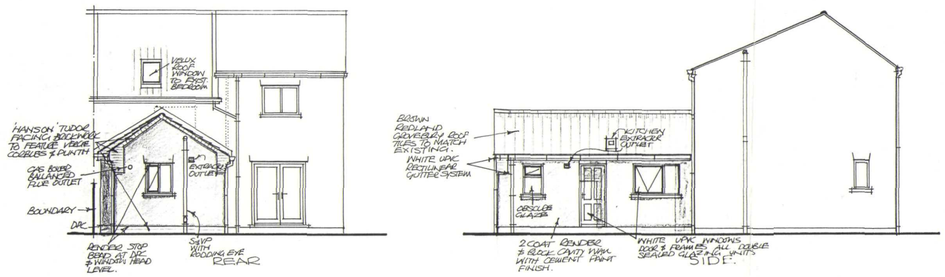


EXISTING ELEVATIONS



PROPOSED ELEVATIONS

SPECIFICATION NOTES

GENERAL:-
WORK INVOLVES DEMOLITION OF EXISTING SUBSTANDARD LEAN-TO ENTRANCE/UTILITY AND CONSTRUCTION OF AN EXTENSION TO ENLARGE EXISTING KITCHEN AND CREATE A LARGER REAR ENTRANCE/UTILITY. THE EXTENSION WILL REQUIRE THE REMOVAL OF AND BLOCKING-UP OF THE REAR SMALL BEDROOM WINDOW AND REPLACING THE WINDOW WITH A ROOF WINDOW.

ROOF:-
BROWN REDLAND GROVEBURY CONCRETE INTERLOCKING TILES TO MATCH THOSE EXISTING. 30° ROOF PITCH. 38×25 TREATED BATTENS LAID TO GAUGE ON UNDERLAYE FELT. PREFABRICATED ROOF TRUSSES WAX 600MM CRS. 100×25 CEILING & NOG BINDERS & DIAGONAL WIND BRACES & WALL CEILING BRACING. SIX TRUSSES TO BE SPLAYED & WALL TIED TO HAVE DETACHED LAPTIES TO REDUCED LENGTH SIDE WITH EXTENDED CEILING TIES F.P. TRIMMING TO ACCOMODATE SPLAYED WALL. STEEL BRACKET & SOLE PLATE FIX TO SITE FITTED RAFTERS & CEILING TIES. ROOF ASSEMBLE WITH GIRS STRAPS AT ALL EAVES, VERGE & CEILING LEVELS & SLOPE ADJUSTMENT POSITIONS. ALL WAX. 2.00M CRS HORIZONTAL STRAPS WITH NOGGINS & PACING TO PARALLEL SIDES. 30×5×1.00KG/M STRAPS. VERTICAL STRAPS 30×5 x 0.5 KG/M EXTENDING 1.00M DOWN WALL. VENTILATION WITH REDENT EAVES VENT SYSTEM & DOMENT RIDGE SYSTEM. 100×75 WALL PLATES. ROOF INSULATION WITH 'GRANN WOOL' LOFT INSULATION 100MM THICK LAID BETWEEN CEILING TIES & 150MM THICK LAID ACROSS TIES. ROOF INSULATION LINKED TO WALL INSULATION. CODE 4 LEAD FLASHINGS TO ABUTMENT. RENDER TO WALL HACKED BACK TO FIX UPSTAND & NEAT 25MM STOP BEAD & RENDER STOP TO MAKE GOOD. WHITE RECTILINEAR UPVC GUTTER & DOWNPIPE SYSTEM 112MM WIDE GUTTER & 65MM DOWNPIPES. UPVC GUTTER & SOFFIT BOARDS.

ALL STRUCTURAL TIMBER MIN. SC3 GRADE

CEILING:-
12.5MM THICK PLASTERBOARD & SKIM COAT PLASTER.

WALLS:-
FULL FILL INSULATED CAVITY WALL 140 CELCON AIRCRETE BLOCK TO INNER & OUTER SKIN. 65 MM THICK FULLY FILLED 'DRITHERM' CAVITY WALL INSULATION. 125MM THICK PLASTERBOARD ON DABS INTERNALLY WITH SKIM COAT GYPSUM PLASTER. 2 COAT RENDER EXTERNALLY WITH CEMENT PAINT FINISH. RENDER STOP BEAD AT DPC & WINDOW HEAD POSITIONS 'HANSON' TUDOR FACING BRICKWORK FEATURES TO VERGE, COBBLES & PLINTH. UPVC DPC'S LINKED TO DPM. WALL TIES TO BS 5.3 : 1978 : MAX. SPACING 900MM HOUR. & 450MM VERT. TIES AT LEVELS EVERY 300MM OF HEIGHT. WALLS LINKED TO EXISTING WITH 'GRIS CATNIC VALUE' GWS WALL CONNECTOR SYSTEM INSTALLED STRICTLY TO MANUFACTURERS RECOMENDATIONS. EXISTING WALL RENDER HACKED OFF TO ALLOW SYSTEM FIX TO BLOCKWORK.

LINTELS:-
'GRIS CATNIC' GWS LINTELS. 150MM MIN. END BEARING. TYPES AS DETAILED

FLOOR:-
FINISHED LEVEL TO MATCH EXISTING. 65MM THICK CHICKEN WIRE REINFORCED SAND/CEMENT SCREED ON POLYTHENE VAPOUR BARRIER ON 75MM THICK 'FLOORMA RS. 2000' FLOOR INSULATION ON 100MM THICK CONCRETE SLAB ON 1200 GAUGE POLYTHENE DPM LINKED TO DPC. DPC'S & DPM'S CONTINUOUS TO EXISTING AREAS. 150MM THICK SELECTED BLINDS & WELL CONSOLIDATED HARDCORE BED.

FOUNDATION:-
700 × 225 MIN CONC. STRIP FOUNDATION TO CAVITY WALLS & 600 × 225MM TO BUTTRESS WALL. 750MM MIN. DEPTH (150MM BELOW DPC TO INVERT LEVEL OF CONCRETE) DEPTH 1.00M IF SUBSOIL OF SPARINGABLE NATURE. TEST HOLE EXCAVATED AT PROPOSED SOAKAWAY POSITION PRIOR TO FOUNDATION CONSTRUCTION TO ESTABLISH GROUND CONDITION & SUITABILITY FOR PLAIN CONCRETE STRIP FOUNDATION. CONCRETE C20 MIX.

WINDOWS & DOORS:-
WHITE UPVC UNITS BY SPECIALIST SUPPLIER/INSTALLER. ALL DOUBLE SEALED GLAZING UNITS WITH 20MM GAP BETWEEN PANES. TYPE OF GLAZING USED TO ACHIEVE 2W/m²K U VALUE. SAFETY GLAZING OF SAFE EXPOSURE TO BS 6206 TO ALL DOORS & WINDOWS BETWEEN FLOOR LEVEL & 800MM ABOVE THAT LEVEL.

VENTILATION:-
KITCHEN - RAPID VENTILATION WITH MECH. EXTRACTION VIA COOKER HOOD CARBAITING WITH CAPABILITY OF 30.0 SEC. TO OPERATE INTERMITTENTLY, IE. WHEN COOKING. BACKGROUND VENT VIA WINDOW TRICKLE VENTS WITH 8000 MM² VENT AREA.
WC - MECHANICAL EXTRACTION CAPABLE OF 15L/SEC. CAPBAITED. INTERMITTENTLY. RAPID VENT VIA WINDOW OPENING.
UTILITY AS WC BUT 30L/SEC. EXTRACTION.
NO FOOD STORAGE OR PREPARATION TO UTILITY ROOM.

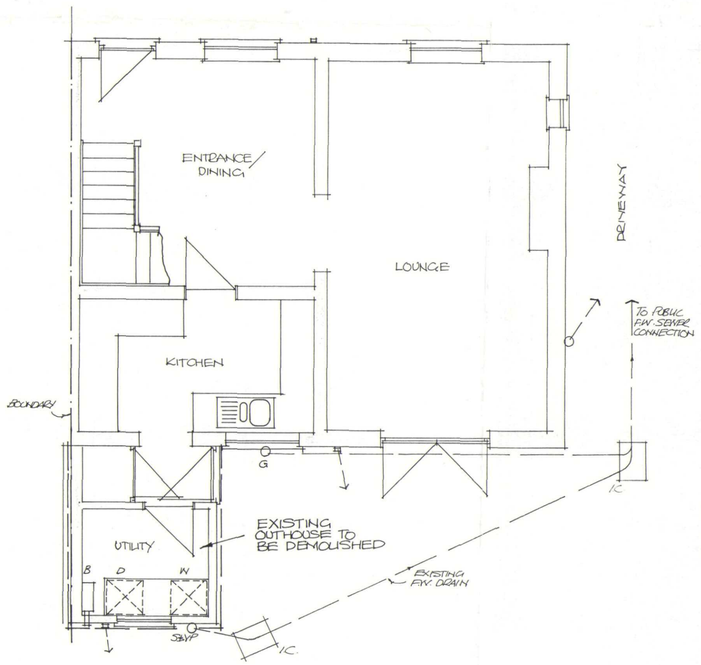
BUILDERS NOTE:-
BUILDER TO FULLY AQUAINT HIMSELF/HERSELF WITH PROPOSED DETAILS WITH SITE VISIT PRIOR TO TENDERING AND ALLOW FOR THE COST OF ANY WORK NOT NECESSARILY SHOWN ON THE DRAWING IN ORDER TO COMPLETE THE WORKS. NO RESPONSIBILITY CAN BE ACCEPTED BY THE DESIGNER FOR THE COST OF ANY WORK DEEMED NECESSARY AND NOT SHOWN ON THE DRAWING.

HEATING & HOT WATER:-
EXISTING HOT & COLD SUPPLY PIPES EXTENDED TO NEW AREAS. NO HOT WATER PIPE INSTALLED IN UNINSULATED AREAS. EXISTING SMALL BORE/STEEL RAD. HEATING SYSTEM EXTENDED TO NEW AREAS. CONFIRM THERMOSTATIC & TIME CONTROLLED SYSTEM.

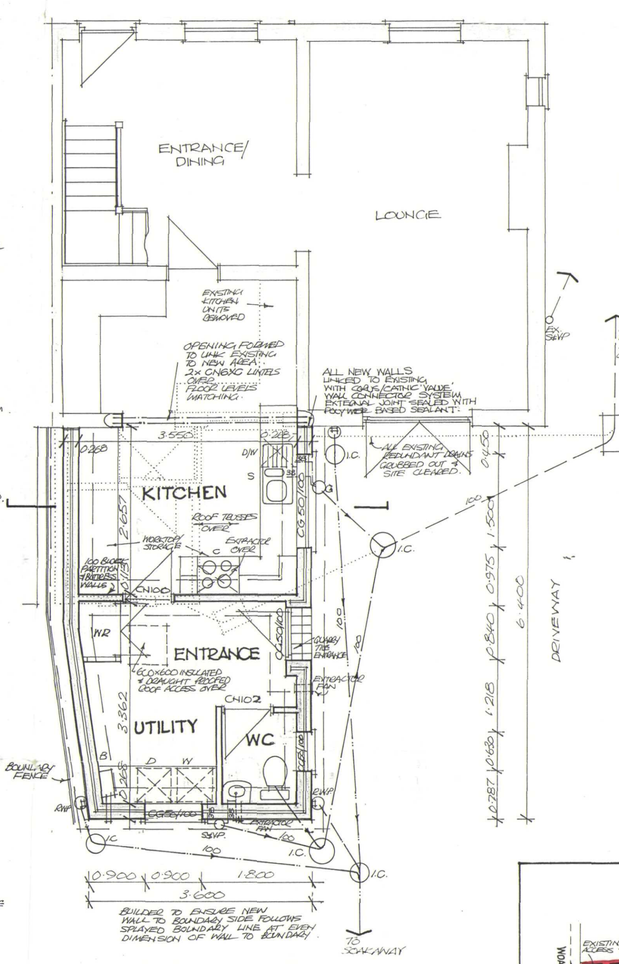
ABOVE GROUND DRAINAGE:-
'OSMA' UPC 110 SOIL & VENT PIPE SYSTEM WITH BEDDING ACCESS. BUBBLE VENT CAPPED TERMINAL MIN. 750 MM ABOVE VELUX WINDOW LEVEL. OSMA POLYPROPYLENE WASTE PIPE SYSTEM. ALL 38MM DIA. PIPEWORK. ALL 75MM DEEP SEAL. ANTIVACUUM TRAPS.

F.W. DRAINAGE:-
100 MM DIA 'OSMA' UPVC DRAINS, FLEXIBLE JOINTS, LAID 1:40 MIN. FALL. 150MM THICK PEA SHINGLE BED & SURROUND. 150 MM LM. CONC. BED & SURROUND WHERE LAID THROUGH BUILDING & UNDER DRIVEWAY AREA WITH GIP JOINT WRAP TO MAINTAIN FLEXIBILITY. WHERE DRAINS LAID & SUBJECT TO VEHICLE TRAFFIC LOADING PROTECTION/DEPTH AS BUILDING II OF APPROVED DOCUMENT H1. INSPECTION CHAMBERS WITH 450MM DIA. C.I. COVERS & FRAMES. 450MM DIA. CHAMBERS WITH LM CONC. SURROUND (OSMA UNIVERSAL I.C.'S) F.W. DRAIN CONNECTED TO EXISTING F.W. DRAIN WHICH CONNECTS TO PUBLIC F.W.S. WATER TEST CARRIED OUT AT COMPLETION AS APPROVED DOCUMENT H1 PARA 2.61. REDUNDANT F.W. DRAINS GRUBBED OUT & SITE CLEARED.

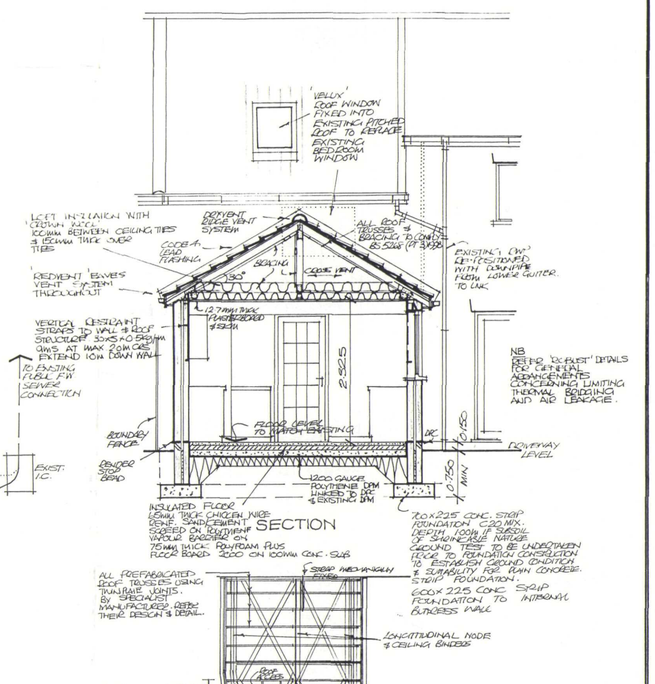
S.W. DRAINAGE:-
GENERALLY AS F.W. SYSTEM BUT LAID TO 10m³ CAPACITY SOAKAWAY CONSTRUCTED MIN. 5.0M FROM BUILDINGS.

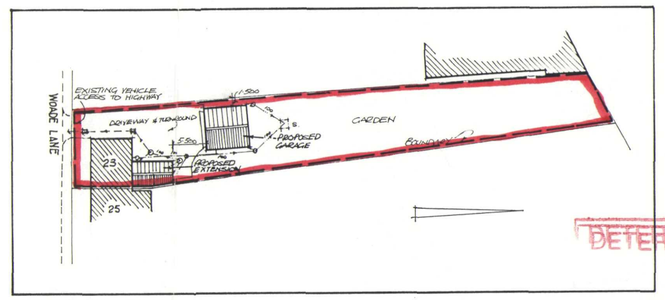


EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN





LAYOUT PLAN 1:500

DETERMINED

PROPOSED EXTENSION TO DWELLING, 23 WOADE LANE, LONG SUTTON, SPALDING, LINCS. FOR MR. AND MRS. D. BUTTRISS.
SCALES, 1:50 AND 1:100

DRAWING 1 OF 2

FEBRUARY 2004

SHDC Planning & Development - 9 MAR 2004 Ref 0312/04

DETERMINED PLAN