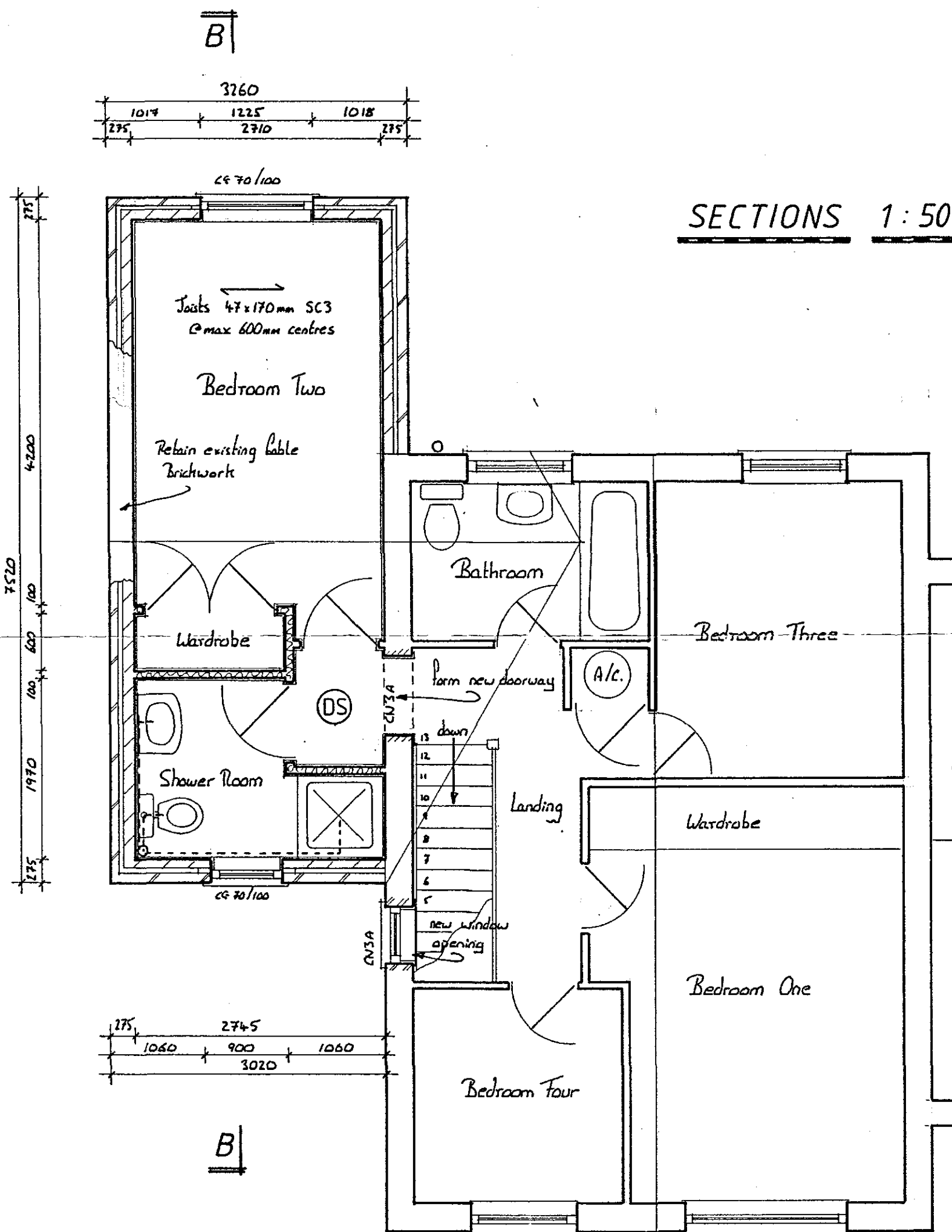


PLEASE NOTE :
that whilst every effort is made to ensure accuracy in the production of this drawing, All dimensions must be checked on site.
Do Not Scale.

Scale 1:20
The thermal conductivity of the blockwork should not exceed 0.16W/mK and the frame should overlap the insulated cavity closer by at least 30mm for dry lining or 55mm for lightweight plaster.
The internal face of metal lintels should be covered with at least 15mm of insulation prior to dry lining with 12mm plasterboard and skim finish.

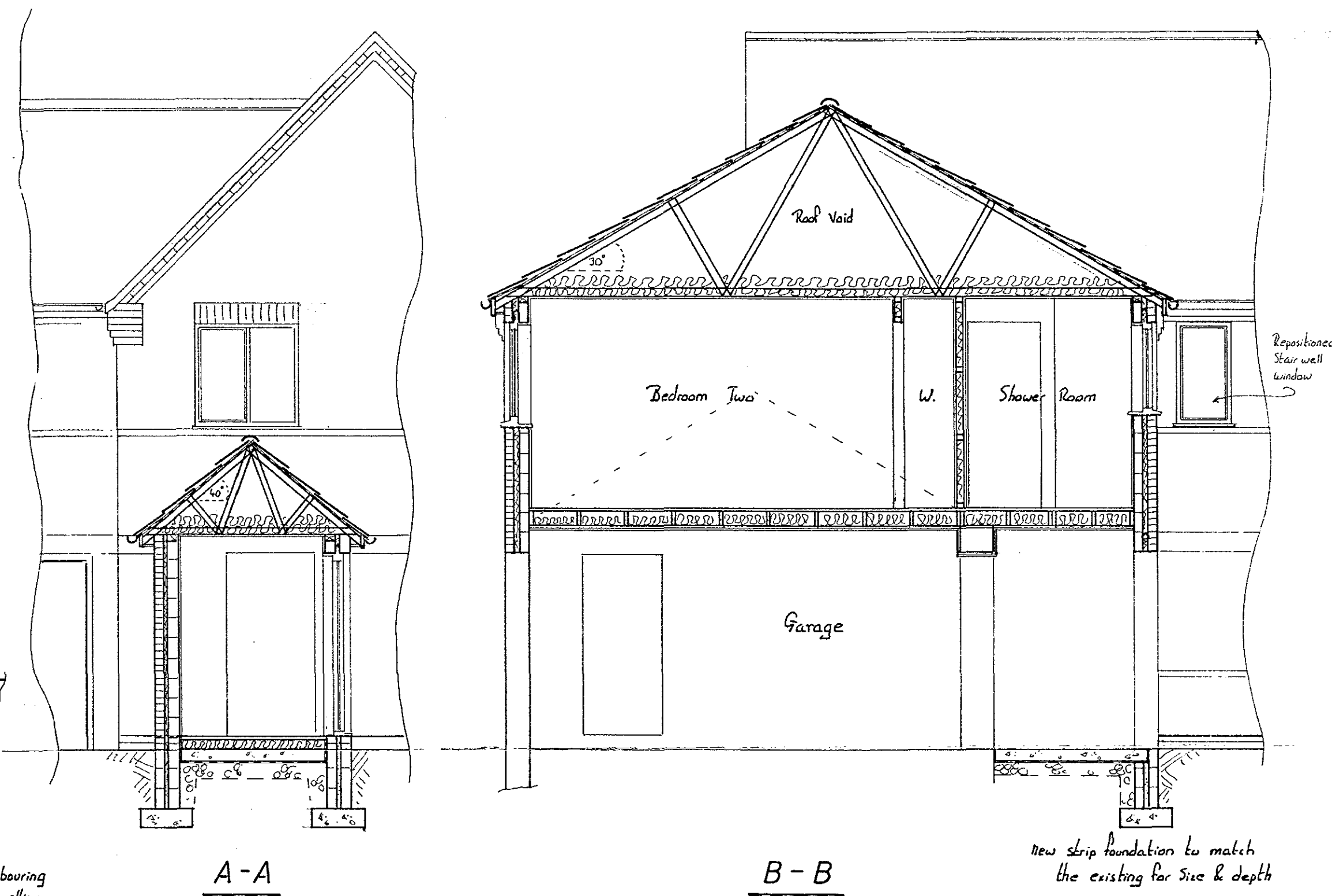


ELEVATIONS 1:100



FIRST FLOOR PLAN 1:50

Roof: New roof structures to pitch at : 30 degrees (garage) & 40 degrees (porch) and are to consist of concrete interlocking tiles (with matching verges & Ridges) laid on min. 38x25mm treated battens on Bituminous Roofing Felt (laid to BS 747) on : pre-manufactured softwood roof trusses.
Note: supplier to check all spans, pitches etc. prior to manufacture.
Trusses to be positioned, fixed and braced in accordance with manufacturers specification.
N.B. full details to be supplied to the local authority for approval prior to installation.
Galvanised lateral restrain ties are to be installed in all gables at ceiling joist, mid-rafter and ridge positions, these to span the end three trusses (with timber noggins fitted between) and are to be built into the blockwork at the external wall.
New trusses are to bear upon a timber wallplate 63 x 100mm, bedded atop the new block work at eaves and secured with galvanised holding down straps at max. 2m centres.
A continuous 25mm vent is to be maintained along the whole of the eaves & be fitted with appropriate insect mesh, Roof insulation to consist of 100mm thick fibreglass quilt laid between ceiling joists & a further 150mm quilt, laid in the opposing direction above, taking care not to obstruct the flow of air from the eaves vents.
All ceilings to be in 12mm plasterboard with plaster skim finish (note garage ceiling to have two layers of plasterboard with staggered joints to provide fire break). Roof voids to be accessible via a hatch (min 600 x 600mm) insulated to the same level as the roof and secured with suitable latch and draught proof strip.
Painted timber or white uPVC fascia boards are to be employed at eaves with brickwork detail at verges to gables.
Guttering is to be 100mm dia. Square section PVC with 63mm dia. Downpipes falling where shown.
Junctions within the roof are to be formed as a valley, e.g. the rafters are to be received a deck of minimum 18mm exterior grade plywood dressed to a vertical height of min. 150mm below the first course of tiles with code 4 lead.
Note: All structural timber to conform to BS 4978 e.g. graded and sized when 'dry'.



Foundations: are to be of concrete strip type to match the size and depth of the existing. This to be determined by excavation upon commencement of works. The excavation and preparation is to be approved by inspection on site by the local authority prior to the pouring of any concrete.

External Walls: to comprise from the outside 100mm of face brick and 75mm cavity filled with 'Dri-Therm' insulation batts. Note: cavity insulation is to be taken up to link with the roof insulation (without impeding the air flow at the eaves), and also to extend below the level of the floor insulation.
Internal skin to be 100mm lightweight blocks, with internal plasterboard dry lining and plaster skim finish. Stainless Steel vertical twist wall ties are to be employed at 900mm horizontal & 450mm vertical centres (spacing to be halved at corners and reveals) and a continuous DPC is to be installed a min. of 150mm above ground level. Vertical DPC to be installed at reveals to all openings.
All lintels to be from the current Caisie range as specified on plan and are to be installed with the appropriate cold bridging precautions made.

Ground Floor: Porch to consist of clients chosen floor finish on 22mm T&G moisture resistant chipboard laid with staggered and glued joints on polythene vapour barrier on min 95mm 'Celotex' insulation (0.04W/m.K) on top of 100mm thick over-site concrete, on 1200g polythene DPM (linked to the DPC) on blinding material. Garage floor to match existing level and consist of 150mm thick concrete on polythene DPM on min. 150mm of hardcore.

First Floor: to consist of 22mm moisture resistant T & G chipboard flooring with glued joints fixed with ringshank nails or screws, atop SC3 timber joists as specified on the plan. Joists are to be built into the blockwork ie. They are to have 100mm bearing, but are not to extend into the cavity. The joint between timber and masonry is to be sealed with mastic to minimise heat loss into the cavity. Double joists (bolted together at max. 600mm centres) are to be employed below first floor partitions. Void within the floor is to contain 100mm thick mineral wool sound deadening quilt, having a density of 10kg/m3. Joists are also to bear upon a timber wall plate (of same size as joists) within 'Jiffy' type joist hangers. This wall plate is to be secured to the existing masonry with rawl bolts at max. 600mm centres. A row of solid bridging or herringbone strutting is to be installed mid span of new joists.

First floor Partitions: to be constructed from 75x50mm timber studwork clad both sides with 15mm plasterboard and skim plaster finish. Void within the studwork is to be filled with sound deadening quilt material of similar type to that within the floor.

External windows and doors: to be white uPVC frames with min. 22mm double glazed units, glass to have a 'Low E' coating and is to be toughened or laminated to BS 6206 1981. All external doors are to incorporate high security fittings.
All openings are to receive suitable draught proofing. Trickle ventilation, of area equivalent to 8000mm square is to be incorporated into the window frames of all habitable rooms (and 4000mm square to all other rooms). First floor bedroom window is to be of egress type to allow escape in the event of a fire. This is to have a clear opening width of min 450mm giving an un-obstructed opening area of 0.33m2, the sill is to be below 1100mm from the finished floor level. An appropriately coloured mastic is to be applied externally at the abutment of all frames with adjacent masonry.

Mechanical ventilation: to be supplied to the Shower room, giving min 30L/sec of air change, all vents are to be ducted to the outside air. Vents are to have an overrun facility of 15 minutes and a 10mm gap is to be left below the door to these rooms to provide a route for air circulation.

(DS) Denotes the position of a smoke detector. These are to conform to BS 5446 part 1 and be provided with battery back-up

Space and water heating: is to be provided by extending the existing gas boiler powered system. All individual heaters are to be fitted with thermostatic controls. Full instructions are to be supplied to the occupier for the efficient operation of all heat producing appliances within the dwelling. All installations are to be undertaken by a competent trades person and a recognised commissioning certificate is to be issued to both occupier and local authority inspector upon completion.

Lighting: Provision made for any new lighting (internal or external) is to have a luminous efficiency greater than 40 Lumens per circuit-watt i.e. to utilise energy efficient fluorescent tubes and compact fluorescent lamps throughout. These are to have specific connectors, not Edison Screw or Bayonet type. Any external lighting is to be automatically extinguish during the hours of daylight.

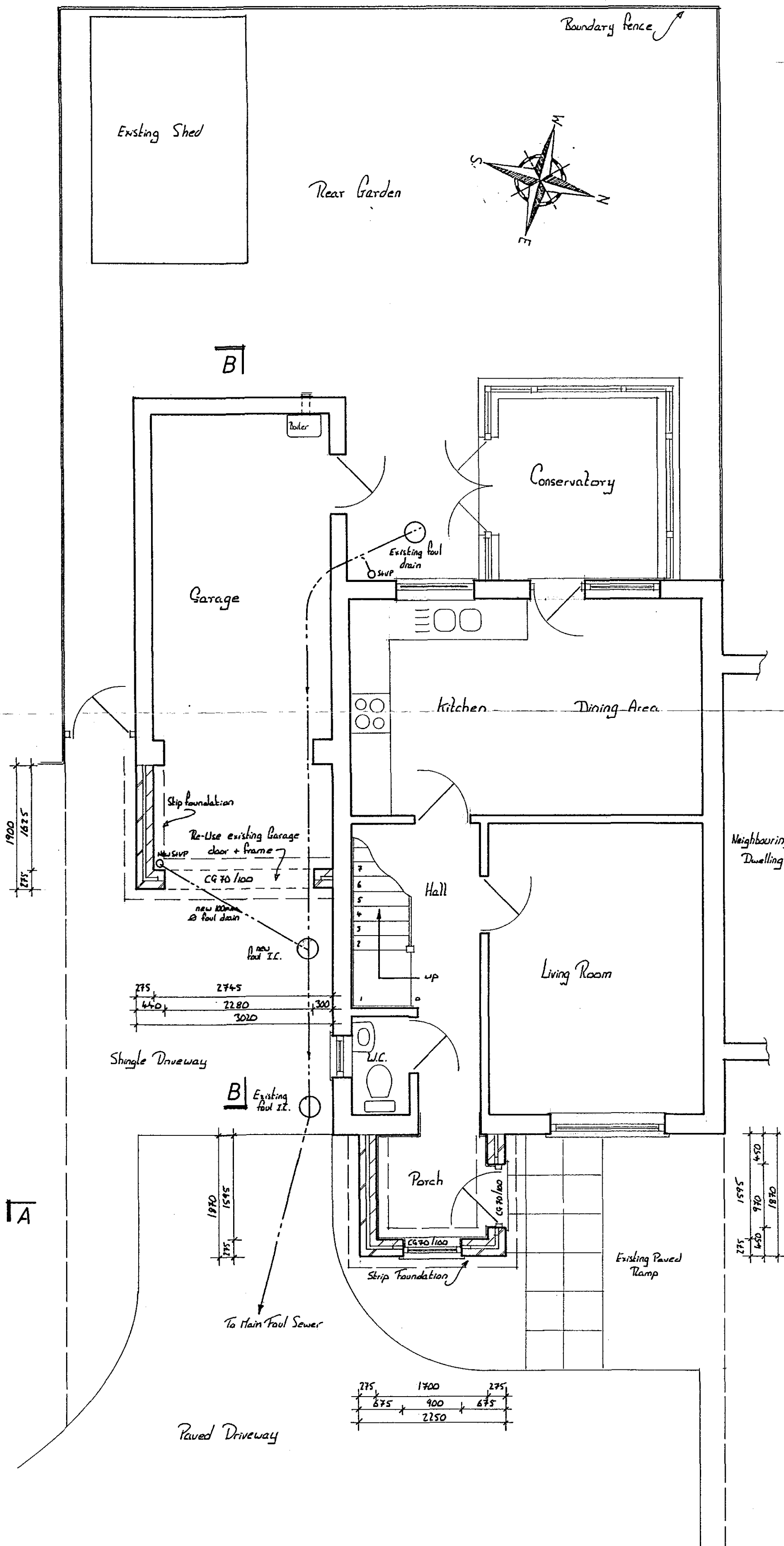
Plumbing: is to be installed to BS 5572 with PVC wastes to the following sizes:

- WC's 100mm
- Showers 38mm
- Baths and Sinks 32mm

All to be fitted with 75mm deep-seal traps and to have separate connections to soil pipes.

Note wastes to be min 50mm dia. If run exceeds 2.5m and anti siphon traps to be employed.
The foul drain is to be vented via 100mm dia. Soil and vent pipes. These are to terminate in a wire balloon finial a min. of 1m above the nearest window head. A specialist lead flashing collar is to be employed at the exit through the roof. Shower is to be sited on a substantial timber platform with access provided to maintain the waste trap. All primary pipe-work (and any in roof space) is to be insulated, as are any hot water pipes in unheated areas.

Drains: new foul and surface water drains are to be formed in 100mm dia. PVC laid flexibly jointed to fall 1:80 on shingle bed and surround. Any drains under the building or likely to be subjected to vehicular loading are to be wrapped in fibreglass quilt and given a min. of 150mm concrete cover. Where any drain passes through a wall it is to be provided with a lintel over.
Surface water is to be linked to existing guttering or taken to link with existing surface water drainage system below ground. Foul drains are to connect to the existing foul system in the plot (and thus ultimately the main foul sewer) via new preformed PVC pipes, fittings and inspection chamber set out as shown.



GROUND FLOOR & BLOCK PLAN 1:50

SHDC
Planning & Development
11 JUN 2004
Ref: 0779104

NORFOLK ARCHITECTURAL DESIGN SERVICES

Ash House
No17 Wanton Lane
Torrington St. Clement
Norfolk. PE34 4NR

Telephone No.
01553 - 820266
Mobile No.
07766 75566
email address
finfmg@aol.com

Project
**Proposed Extension and addition of Porch to :
No. 20 Cowpers Gate,
Long Sutton,
South Lincolnshire**

Client
Mr & Mrs P. Chidgey

Drawing
**Plans, Elevations & Details
As Proposed**

Drawing No.
358 - 02
Date
June 2004
Scale
1:50 1:100 1:20
Drawn By
Francis Marshall
Amendments

NOT DETERMINED