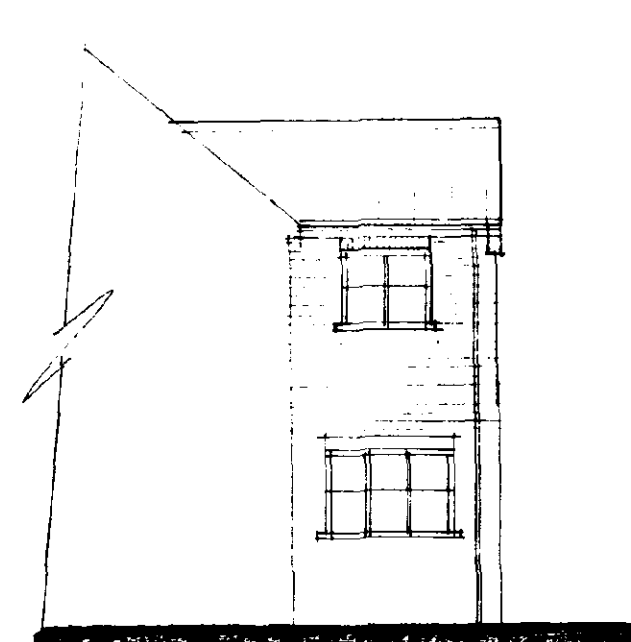




SIDE

Build over existing single storey Sun Room to create extension to existing bedroom as shown.

Remove existing pitched roof of Sun Lounge leaving existing ceiling ties which are to be securely fixed to new floor joists.

Existing bedroom window to be removed where shown and opening cut down to floor level.

Existing window to be re-used in new extension in position shown.

Remove existing stud partition dividing room wall as shown dotted. Replace with new stud partition and doors to create wardrobes off front bedroom all as shown.

Floor joists to be 125mm x 50mm SC3 grade at 400mm centres.

New first floor to be laid level with existing first floor.

Ensure new roof eaves height, etc., is in line with existing and roof pitch matches that of main house roof.

External materials - roof tiles and facing bricks to match those of existing house.

Connect gutters to existing rainwater down pipes.

Existing foundations to be checked on site and if found inadequate to be underpinned as necessary.



REAR

New/Old Walling
Where new walling meets old provide proprietary flexible wall starters.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

Oversailing Gabled and Corbelled Eaves
Provide the above to the design as shown on elevations plus any other details that are shown on the plans.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Valleys
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

First Floor Walling
Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber lead and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

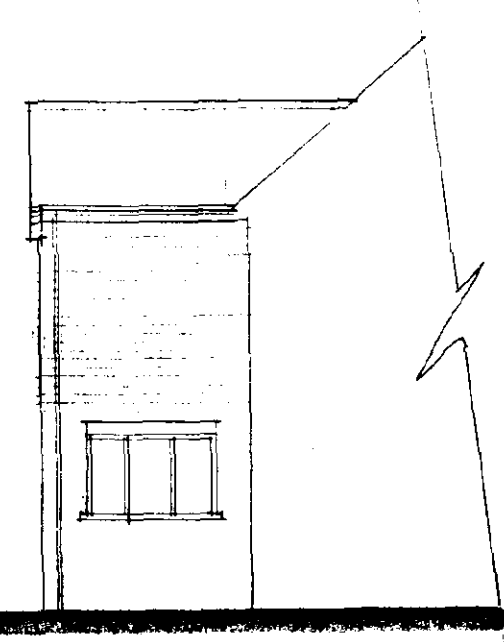
Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Rainwater Goods
PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Wall Construction
275mm cavity walls to consist of:
100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Celcon standard blocks or similar approved to give 0.35 U-value. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish. Robust details in accordance with T50, 2001.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm².

Roof Insulation
To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.25 U-value. Ensure a gap of 50mm between roof underfelt and quilt at all times.



SIDE

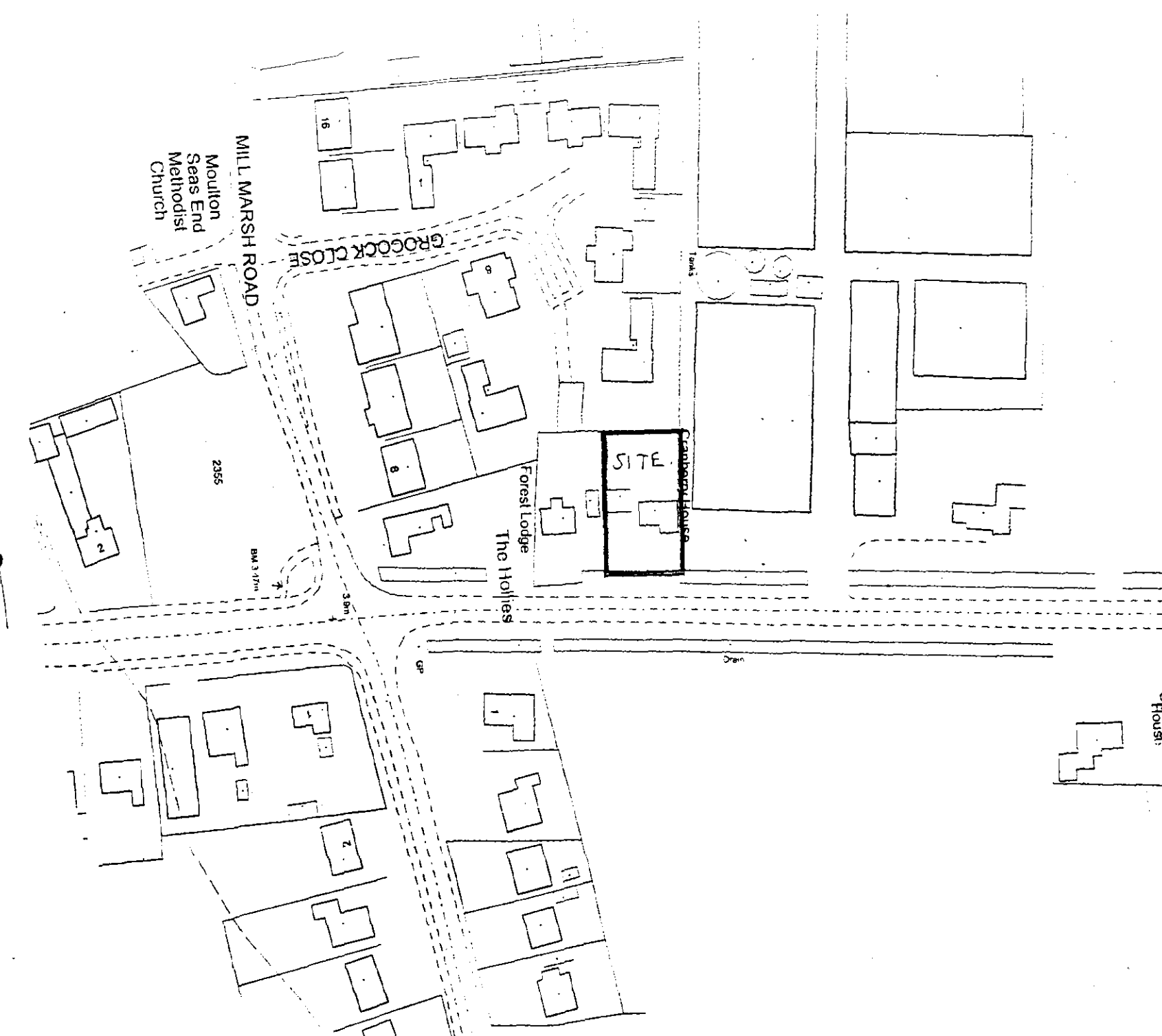
First Floor Construction
19mm flooring grade moisture resistant decking on timber joists as stated on plan. To external walls joists to be supported on joist hangers (not built into wall). Provide 30mm x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggin to joists. Solid strutting to be installed mid-span where span of joists between 2.5m and 4.5m. For spans in excess of 4.5m position of struts at 1/3rd span. Double up floor joists locally under bath feet and hot water cylinder where applicable. All doubled up joists to be bolted together at 600mm centres.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41.T.P.A. with timber support members to span 4 no. trusses.

Fascia and Bargeboards
To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

General Notes
Do not scale from this drawing.
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs Status Design.
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.
Please note, this drawing is not a conveyance drawing.
Construction work to be carried out with due regard to the construction (Design and Management) Regulations 1994 (CDM) and the Health and Safety at work, etc. Act 1974 (HSW Act).
Proposed on-site soakways to be maintained by the owner for the life duration of the property.



LOCATION PLAN

Lintels
All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor.

Opening at eaves level to be L/E lintels by I.G. or similar approved.
I.G. Type L/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise. To be confirmed on site with Building Control Surveyor.

Glazing
All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Loft hatch to be draught sealed and latched shut.

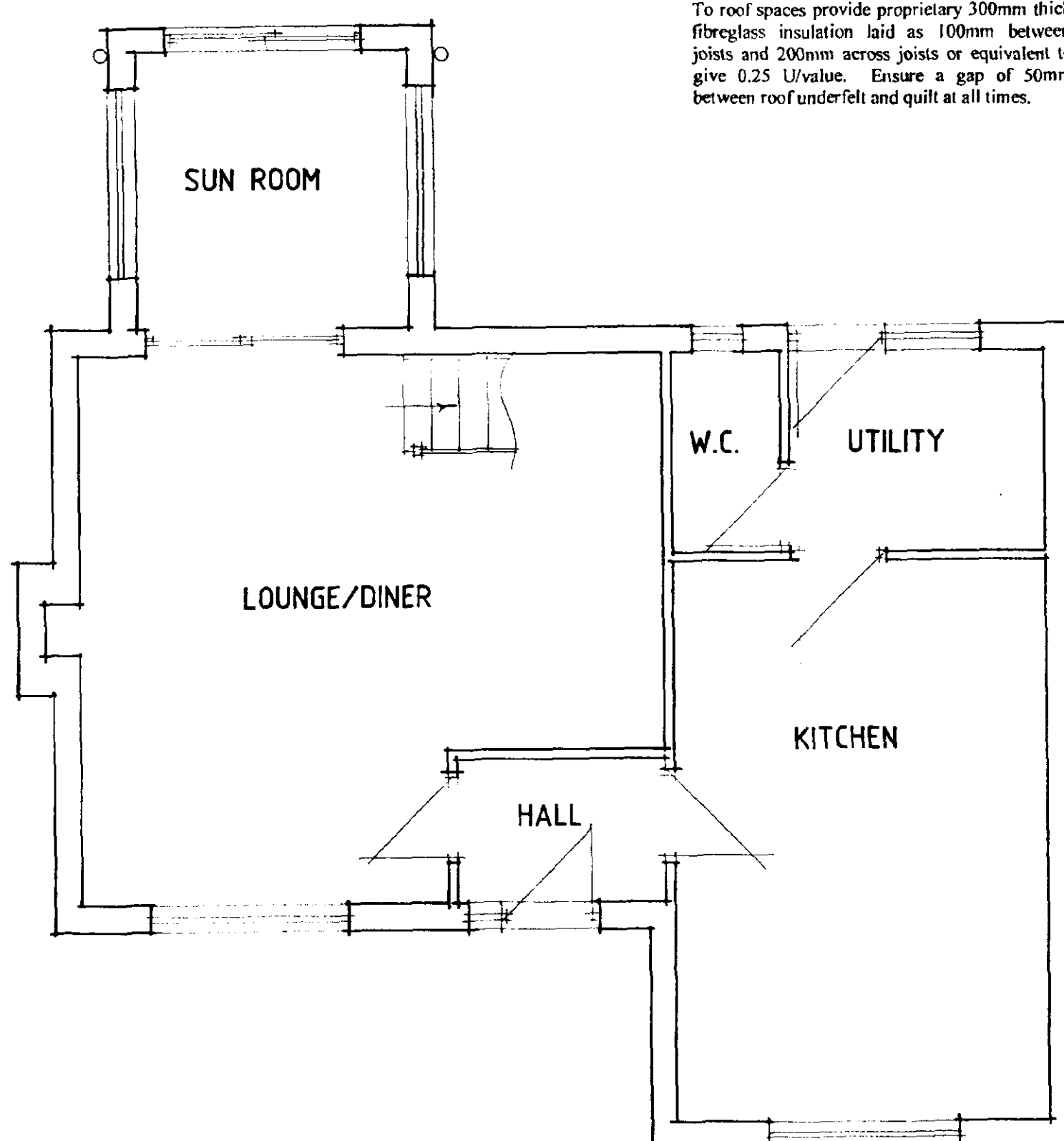
Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

Seal all openings and joints to perimeter walls.

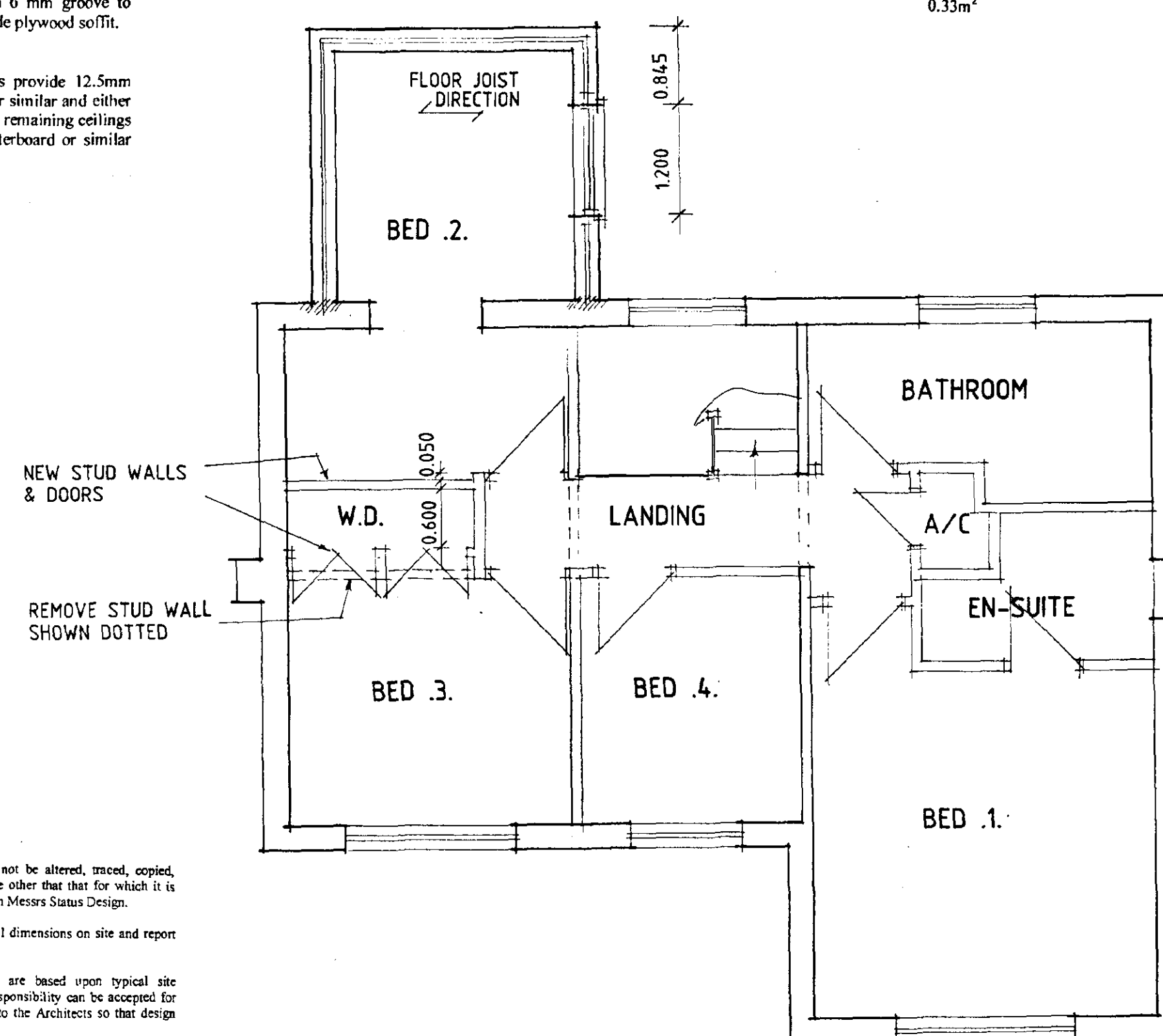
First floor habitable rooms shall have means of escape windows with openings of at least 450mm wide x 450mm high and a minimum area of 0.33m².

COMMON ROAD

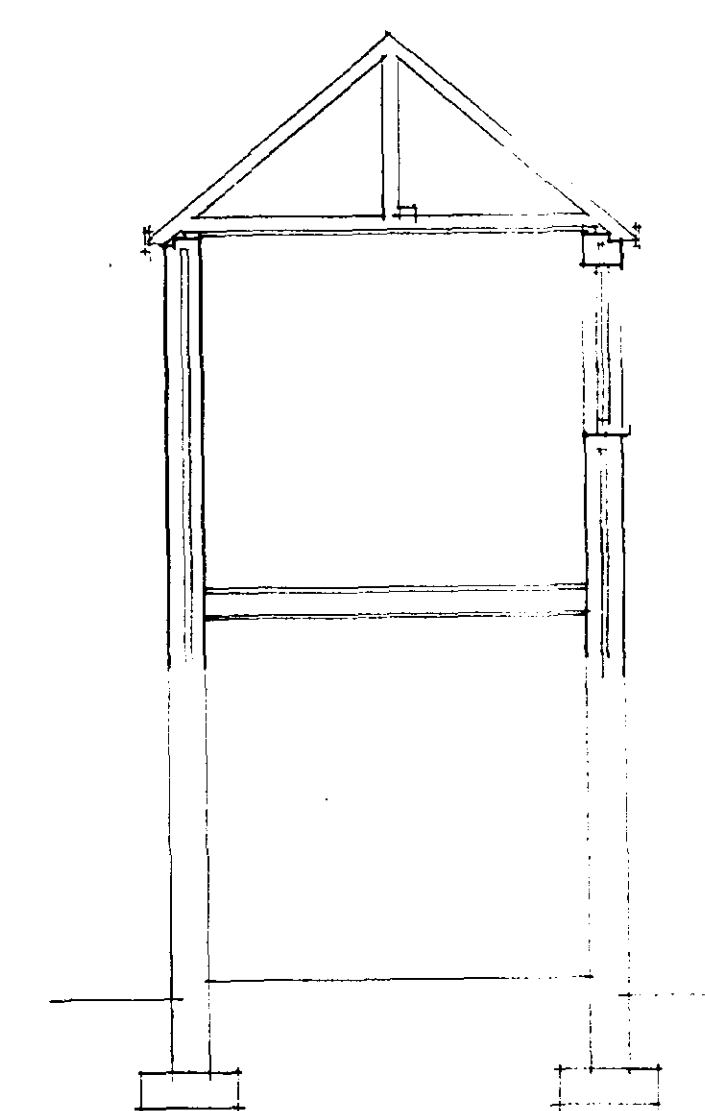
SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION

DETERMINED
PLAN

SHDC
Planning & Development
- 4 FEB 2003
Ref 109/03

Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED FIRST FLOOR
EXTENSION TO CRANBERRY
HOUSE, COMMON ROAD,
Moulton Seas End FOR

MR. D. DREW.

1:50 1:100
1:1250 1:200
JAN-03 SD03-009/1
B.GILHAM.

2 Edinburgh Walk, Holford,
Spalding, Lincs PE12 7AP
Tel: 01406 424343 Fax: 01406 490702