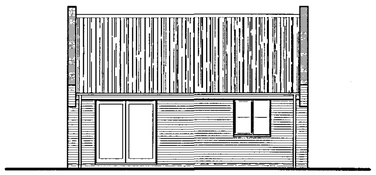
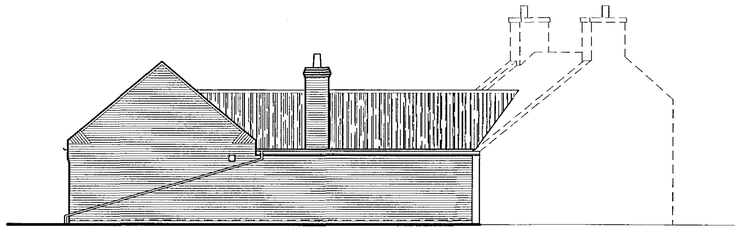


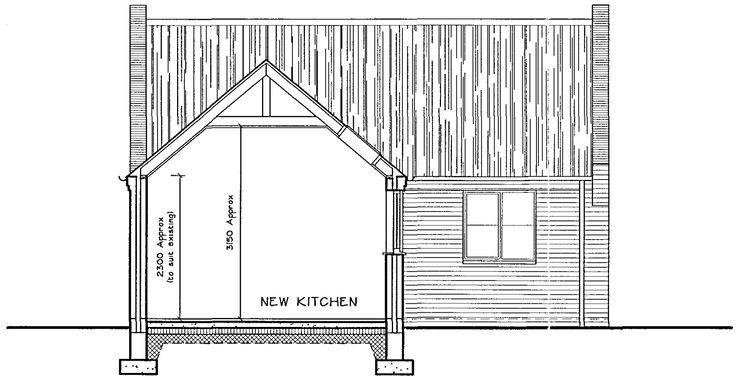
SIDE (EAST) ELEVATION 1:100



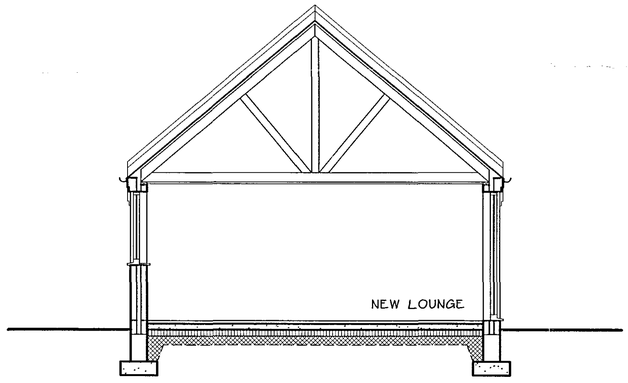
REAR (NORTH) ELEVATION 1:100



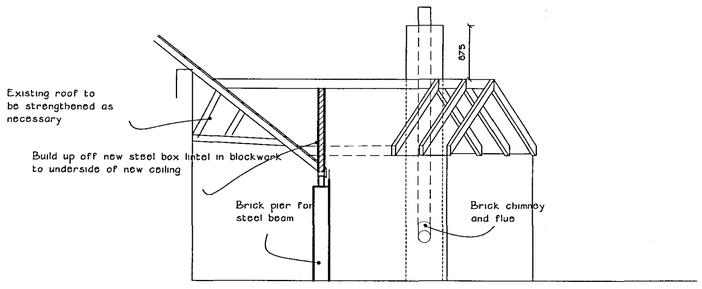
SIDE (WEST) ELEVATION 1:100



SECTION AA 1:50



SECTION BB 1:50



SECTION CC 1:50

SPECIFICATION NOTES

FOUNDATIONS
To be 600 x 225mm deep mass concrete to external walls and 450 x 225mm for internal 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 and subject to nearby trees/roots.

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 Flooring Grade 50' insulation on 1200 gauge polythene damp proof 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 insluation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

EXTERNAL WALL CONSTRUCTION
265mm thick cavity wall to comprise 102mm external skin in facing bricks to match existing, 65mm cavity infilled as work proceeds with 'Dritherm' or similar insulation bats, 100mm internal skin of 'Celcon' or similar insulating blockwork with 13mm thick dense plaster finish internally. Overall wall construction to achieve combined 'U' value of 0.3w/m2k.

New walls to be tied to existing by building in galvanised crocadile ties in strict accordance with manufacturer's instructions and forming 13mm 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 300mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Jambs and cills to be closed by inserting propietary 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.

Cavities to be filled with weak mix concrete to ground level and top splayed to shed water outwards.

Gables to extend beyond roof level to form 200mm parapet with brick on edge copings. Gable brickwork detailing to match existing cottage and corbelled brickwork to be formed at eaves.

WINDOWS
To be constructed of timber frames with U value of2.0 w/m2K

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

To incorporate controllable trickle ventilators providing 6000mm2 background ventilation

All windows to have a combined openable area equalling 1/20th of the floor area of the room.

'Velux' style roof lights to be fitted to kitchen and bathroom all double glazed etc as windows above. Rafters to be trimmed as necessary to accomodate rooflights.

LINTELS
To be IG type L1/HD or similar heavey duty insulated galvanised steel lintels in external cavity walls with cavity tray over and 150mm minimum end bearing.

Heavy duty steel box lintel to be provided over opening between new and old Kitchen.

FIRE PROTECTION TO BEAMS
Any steel beams/exposed lintels to be encased in 2No layers of 12.5mm plasterboard with staggered joints and wire bindings at 100mm centres. All to be finished with skim coat plaster.

INTERNAL PARTITIONS
To be constructed in 100mm blockwork with 13mm two coat plaster finish each side.

INTERNAL DOORS
To be plywood faced doors ready for painting.

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

Roof pitch approx 40°

Manufacturer's roof truss layout and calculations to be submitted to the Local Authority for approval prior to installation.

Trussed rafters to be designed, braced and fixed in accordance with BS5268:Part 3:1985.

To be fixed at eaves level with galvanised truss clips on 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 BS5268:Part 3:1985.

Timber runners to be provided at all truss node points for full length of roof.

New roof over Kitchen to be constructed using pre -fabricated raised tie trusses at 37° pitch all at 600mm maximum centres. Roof cut into existing by using infill timbers as necessary.

PITCHED ROOFS GENERALLY
Propriatary 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 or mono-pitch ventilators to match tiles (minimum 5mm continuous gap).

250mm thick quilt insulation to be laid in horizontal part of roof space in two layers - first layer between ceiling ties/joists and second layer at right angles over ceiling ties/joists.

Insulation to sloping ceilings to be 30mm total thickness 'Celotex' fixed in two layers between and 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 (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.

WALL AND ROOF ANCHOR BRACING
External walls to extension to be stropped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed at eaves level and first floor level and across first three gable rafters all at 2000mm maximum centres. Noggins to be provided under straps where necessary.

CEILINGS
To be 12.5mm plasterboard throughout including vapour barrier fixed to underside of joists all with taped joints and skim coat plaster or 'Artex' finish.

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

ELECTRICAL INSTALLATION
To be carried out in strict accordance 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.

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 (is in critical locations) to be laminated or toughened safety glass in accordance with BS6206.

MEANS OF ESCAPE
Windows as shown to incorporate 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 not be more than 1100mm adove the floor.

HEATING
Existing heating to be extended into new extension. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated as necessary to promote energy conservation.

MECHANICAL VENTILATION
Mechanical extract fan to kitchen to be rated at 60 litres per second

Extract fan to toilet/shower room and to bathroom to be operated by the light pull switch and rated at 15 liters per second.

CHIMNEY CONSTRUCTION
Traditional chimney constructed from blockwork below roof level plastered internally and constructed from facing brickwork above roof to minimum 600mm above roof line complete with pot etc. Chimney to receive lead flashings and soakers as necessary.

A minimum distance of 40mm to be provided between the outer surface of chimney and any combustible materials.

To be lined with rebated or socketed clay or concrete flue linings (sockets uppermost) having a minimum cross-sectional free area as recommended by stove manufacturer. Any changes in direction not to exceed 30°.

Space between flue linings and surrounding masonry to be backfilled with a weak insulating concrete mix as reccommended by flue manufacturer.

Notice plate to be provided as detailed in Approved Document J.

DRAINAGE

RAINWATER GOODS
To be Upvc to match existing installed in strict accordance with manufacturer's instructions.

New gutters to match existing and be securely fixed to fascias, laid to falls complete with all required outlet positions, stopends etc.

New downpipes to match existing and be securely fixed to walls using propriatary clips and complete with all necessary offsets, swan necks, shoe outlets etc.

WASTE PIPEWORK
Washbasins, showers and sinks to be fitted with 40mm dia wastes with accessible 75mm deep sealed traps.

Rodding access to be provided at all changes of direction.

W.C. suites to discharge into new soil and vent pipe all in 110 mm Upvc pipework

UNDERGROUND DRAINAGE PIPES
To be 110mm diameter Upvc flexibly jointed pipes to BS4660 laid to self-cleansing gradient.

Externally, to be bedded and surrounded in 150mm minimum thickness of 10mm pea gravel.

Where passing under the building, to be encased in 150mm minimum thickness concrete. Propriatary movement joint infill of gas inert material to be inserted into concrete surround at 5000mm maximum centres to maintain flexibility.

Sleeved protection to be provided to pipes where passing through sub-walling. Sleeve to be infilled around pipe with propriatary gas inert material suitable for rodent control and to allow pipe movement.

SOAKAWAY
Storm water pipes to drain into new soakaway constructed to CP301 and minimum 5000mm from any building (6000mm in clay soil). To be 1250 x 1250 x 1250mm deep filled with rubble to within 450mm of ground level and overlayed with polythene sheet and backfilled to ground level with vegetable soil.

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

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 independant 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
19 JUL 2004
Ref: 0988/04

Revisions

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Client
MR A WICKS

Project
SINGLE STOREY COTTAGE EXTENSION

104 HIGH ROAD
MOULTON

Drawing
DETAIL DRAWING

PROPOSED ELEVATIONS
SECTIONS
SPECIFICATION NOTES

Scale: 1:50 / 1:100
Date: July 2004

Drawing Number
431-05