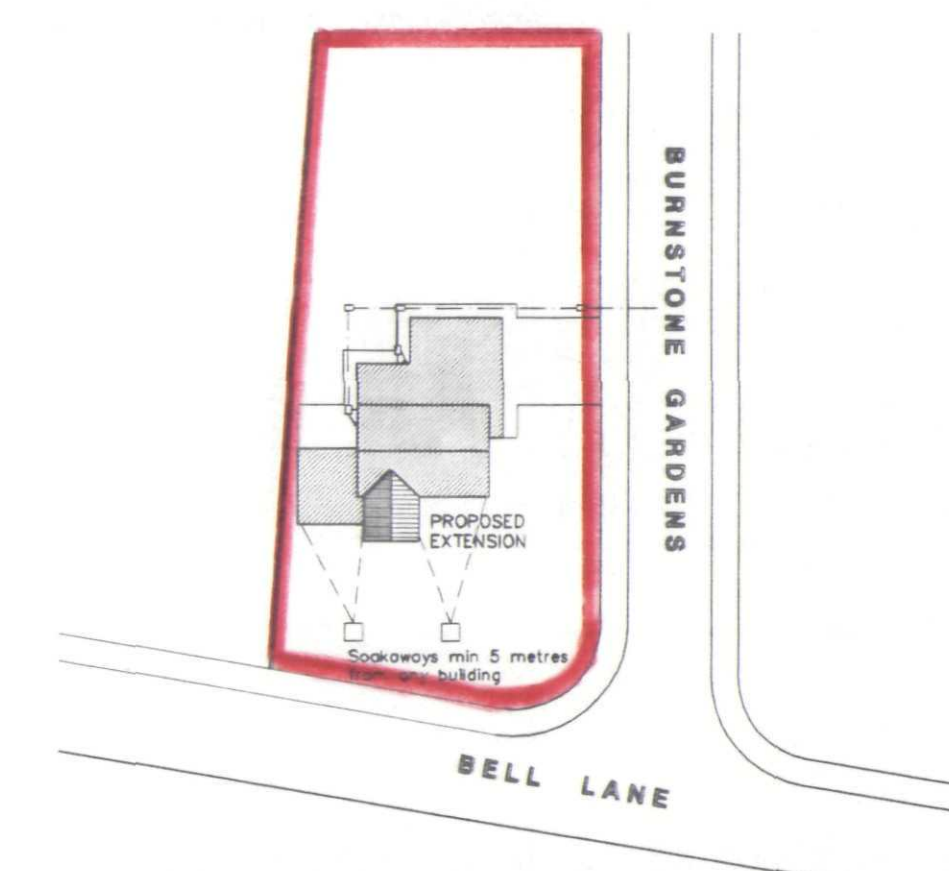


ELEVATIONS



BLOCK PLAN
Scale: 1:500



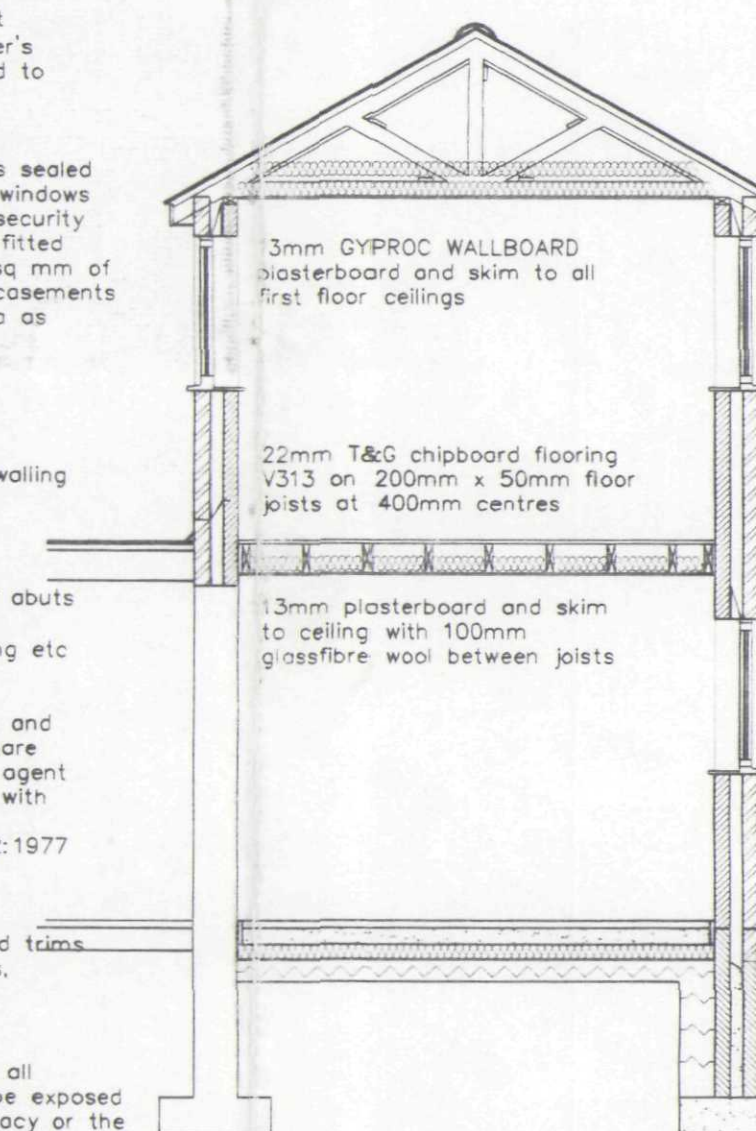
LOCATION PLAN
Scale: 1:2500
REPRODUCED FROM THE ORDNANCE SURVEY 1/2500 SCALE MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. COPYRIGHT RESERVED

ROOF COVERING
MARLEY or similar concrete interlocking tiles to match existing on 38mm x 25mm treated battens on TYVEK SUPRO underlay (MUST BE TYVEK AND NO OTHER TYPE) laid and fixed strictly in accordance with the manufacturer's instructions. Use an eaves guard such as MONARFLEX, eaves guard at eaves to support end of underlay and direct run off water into gutter.
Valleys to be lined with preformed fibreglass units with all supporting layboards, noggings, battens and fittings etc.
All roofing work shall be in strict accordance with the manufacturer's instructions and specification and to BS5534.

WINDOWS
In white PVC-U with Low E glass sealed unit double glazing 4-16-4. All windows to be weatherstripped and with security locking furniture. Windows to be fitted with trickle vents to give 8000 sq mm of background ventilation. Opening casements to provide 5% of room floor area as ventilation opening area.

TYVEK UNDERLAY MEMBRANE TO BE USED THEREFORE NO ROOF VENTILATION REQUIREMENT

FASCIA SOFFIT AND BARGEBOARDS
To match extg in treated wrot softwood with glass painted finish - white PVC-U to be used if required by the Employer



FORM cavity tray to new cavity walling where extg flat roof abuts wall

MAKE GOOD where extg flat roof abuts new walling and form perfect weathertight clanking/seal/flooding etc

PLASTERING
Provide and plaster all new walls and previously unplastered walls. Prepare backgrounds, apply PVA bonding agent and 10mm sand, cement render with 3mm gypsum plaster finish.
All work to comply with BS 5492:1977 and BS8000.

WOOD TRIMS
Provide and fix all matching wood trims including window boards, skirtings, architraves and beddings etc as appropriate.

NOTE: Prior to works proceeding all foundations, where affected, to be exposed for inspection to establish adequacy or the extent of reinforcement and supplementary work required to ensure structural stability

EXTEND existing heating circuits into new extension and fit new radiators complete with TRVs.

EXTEND electrical circuits into extension and fit lighting and power points as required by the Employer. All work to comply with the latest IEE Regulations.

RAINWATER GOODS & DRAINAGE
Provide and fix 115mm gutters and 68mm PVC-U downpipes to match extg and run to new 110mm PVC-U underground drain to fall at 1:80 to new soakways located min 5000mm away from all buildings and to be 1200mm x 1200mm x 1000mm deep rubble filled

ALL WORK is to comply with the Building Regulations.
ALL WORKMANSHIP is to be to BS8000 as a minimum requirement and strictly to the manufacturer's specification and detail.
ALL MATERIALS shall be of best quality and comply with their respective British Standard, BBA Certificate or European Standard and used in accordance therewith.

CDM REGULATIONS
The extension works are of a traditional well known construction using traditional materials and techniques which should present no special or abnormal hazards.
Normal Building Site Health and Safety and Safe Working Practices should always be followed and observed.

ROOF STRUCTURE to be trussed rafters system by TWINAPLATE or similar manufacture at 600mm maximum centres all in accordance with BS268 Part 3:1995 etc all fully braced and strapped. Manufacturers calculations to be forwarded to Building Control 14 days prior to erection on site. Infill to be site cut from 100mm x 50mm SC3 timbers at 400mm centres with layboards in 150mm x 25mm in multiples as required for support.

INSULATION to be 300mm glassfibre wool 150mm between rafters with 150mm glassfibre wool insulation laid over at right angles.

CAVITY WALL CONSTRUCTION
Walls to be 103mm clay facing bricks, 85mm cavity filled with 85mm DRITHERM insulation, 100mm HEMELITE medium density insulation block.
Leaves to be tied together with stainless steel wire ties at 750mm centres horizontally and 450mm intervals vertically with every alternate tie course staggered by 375mm. Use additional ties at cavity closures at 225mm vertical centres and within 150mm of the cavity closure.

LINTELS
Use IG lintels in galvanised pressed steel top the types indicated on the plan - L1/HD70, 100BOX etc to be installed in strict accordance with the makers instructions and complete with cavity trays where required.

DAMP PROOF COURSE
Use heavy duty polythene material with embossed face for dpcs, VISQUEEN ZEDUX at 150mm above finished ground level in all leaves of cavity walls and to all internal walls.
Use THERMACOR insulated vertical dpcs in all cavity closures.

SUB-STRUCTURE MASONRY
Blockwork below ground to be in skins of 100mm class A dense aggregate blocks laid in cement mortar tied into extg structure with retrofit type stainless steel ties.

FOUNDATIONS
750mm x 250mm moss concrete strip in RC35 grade with B785 structural mesh to top and bottom. Connect new foundation to extg by drilling into extg and grouting in 300mm long 12mm steel dowels in 4no as continuity bars to project 200mm into new foundation and drilled into extg by 100mm. Foundation to be excavated to a firm loadbearing strata to the approval of the Local Authority Building Control Surveyor in general to match the depth of the existing, unless otherwise required. Should adverse ground conditions be encountered works shall temporarily cease until a foundation design solution is agreed with Building Control and a Consultant Structural Engineer.
Prior to work commencing proper the Builder is to make trial holes to determine the nature and composition of the soils in the vicinity of the extension for the purposes of assessing the suitability of the ground for the proposed extension.

GROUND SUPPORTED FLOOR
50mm mortar screed 1:3 laid flat and level and to match extg floor finished level bonded to 110mm oversite concrete slab GEN4 concrete laid, levelled and fully compacted in position on 100mm thickness JALITE SD flooring grade EPS board insulation with joints taped and 30mm perimeter upstand insulation, all laid over 300 micron polythene damp proof membrane VISQUEEN 1200 SUPER DPM lapped up walls and continuous with dpc in walls. 150mm minimum thickness thoroughly compacted clean stone hardcore graded 75mm down with no particle size more than 75mm in any direction. Blind surface with sand and finish perfectly flat and level.

THIS DRAWING IS SOLELY FOR THE PURPOSES OF GAINING PLANNING PERMISSION AND BUILDING REGULATIONS APPROVAL. IT DOES NOT PURPORT TO BE FULLY SPECIFIED

AMENDMENTS
A 28.08.04 Extension 750mm longer, Bedroom wall corrected and side windows altered to arch top type

L. A. Building Design
Architectural and Surveying Practice
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Telephone/Fax: Spalding (01775) 711437

Peter S Lithgow MR08 MBAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

Project
Proposed Extension at 2 Burnstone Gardens, Moulton, Spalding, Lincolnshire

Client
MR J HOLDING

DRAWING
Design Drawing
Extension to Existing House
Planning Drawing

Date
APRIL 2004

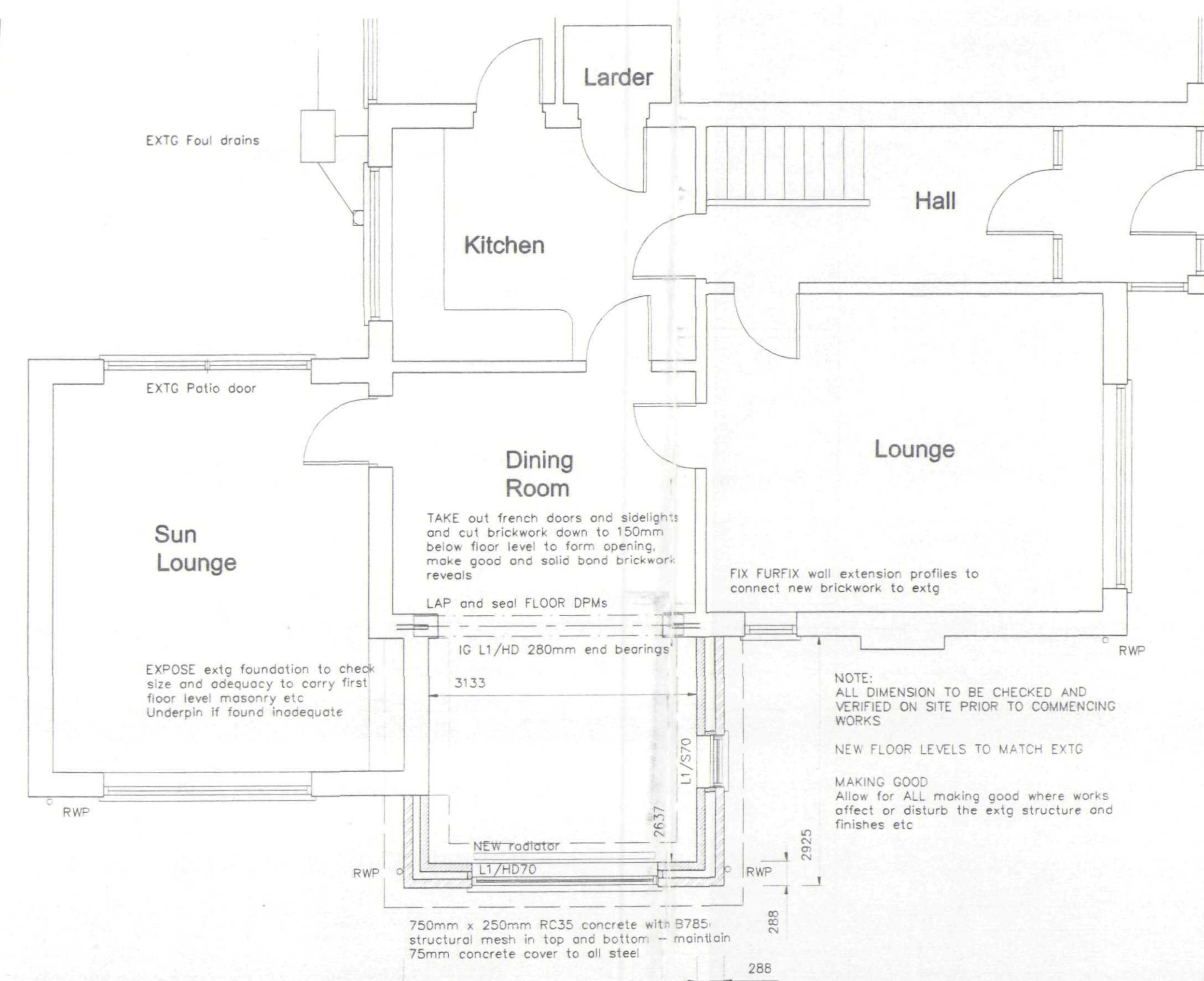
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Drawn by
Peter Lithgow

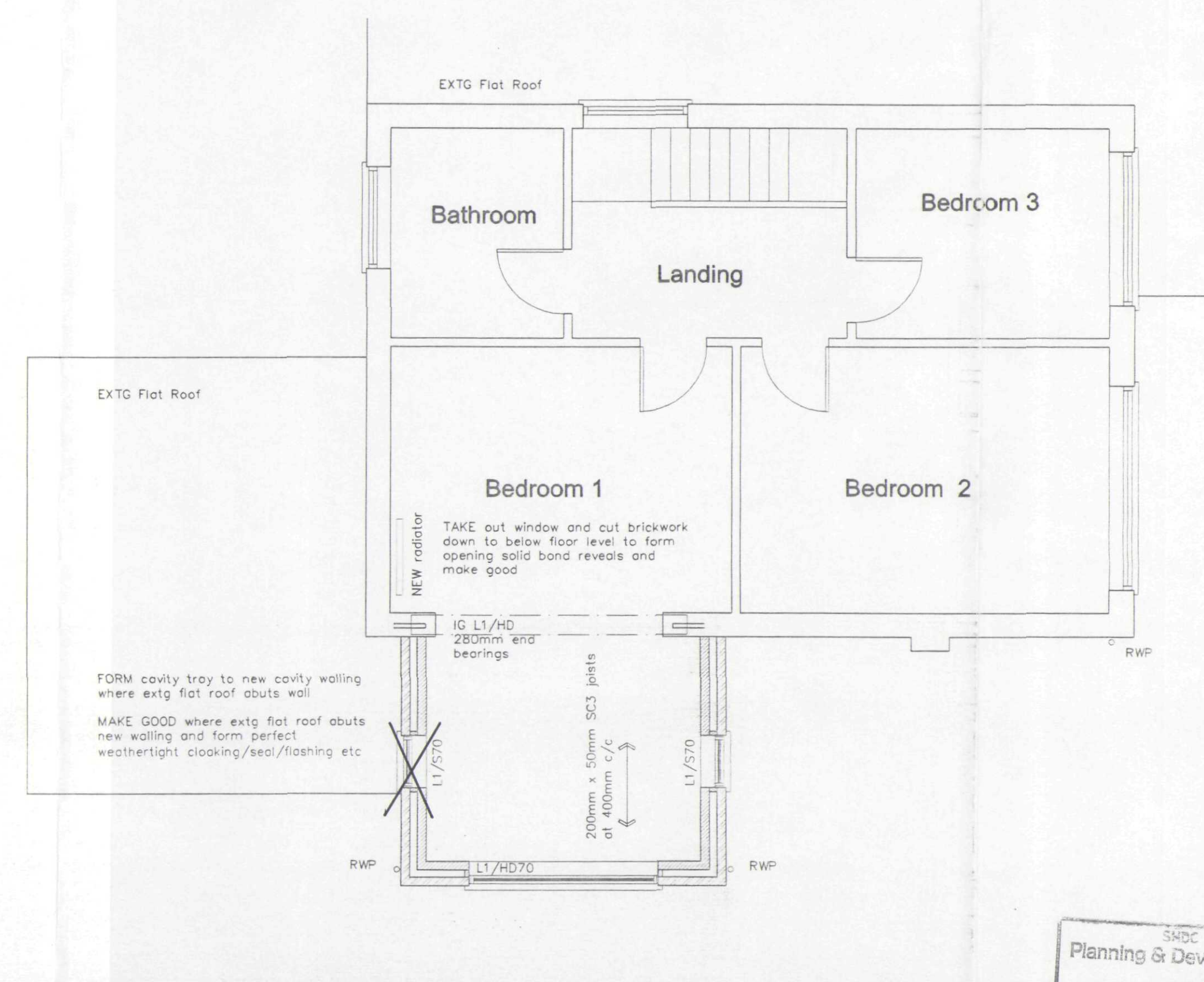
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GROUND FLOOR PLAN



FIRST FLOOR PLAN