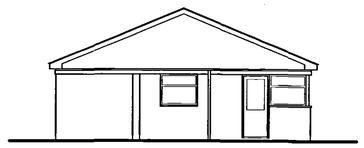
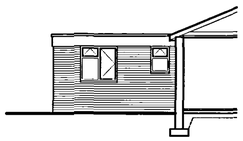
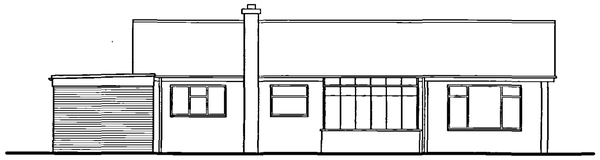


EXISTING REAR ELEVATION 1:100

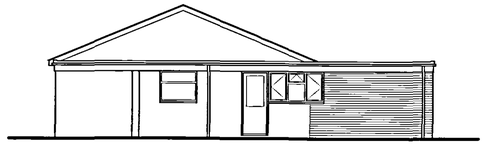


EXISTING SIDE ELEVATION 1:100

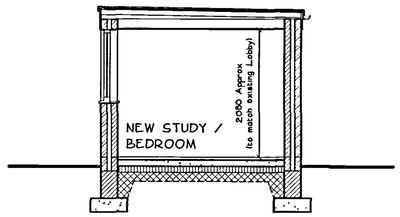




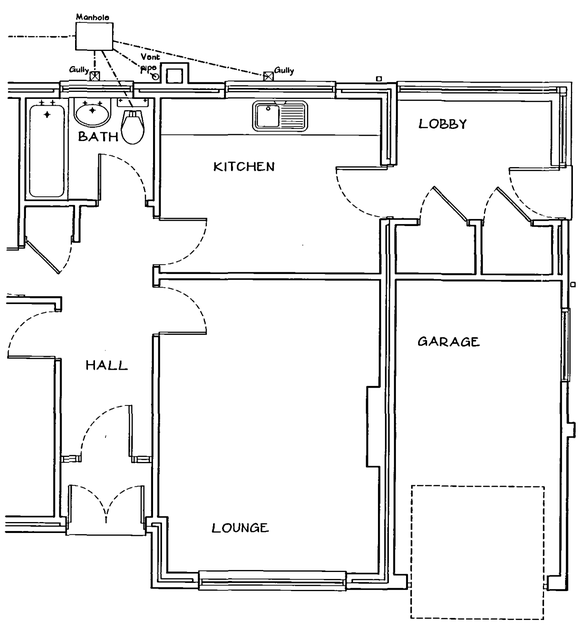
PROPOSED REAR ELEVATION 1:100



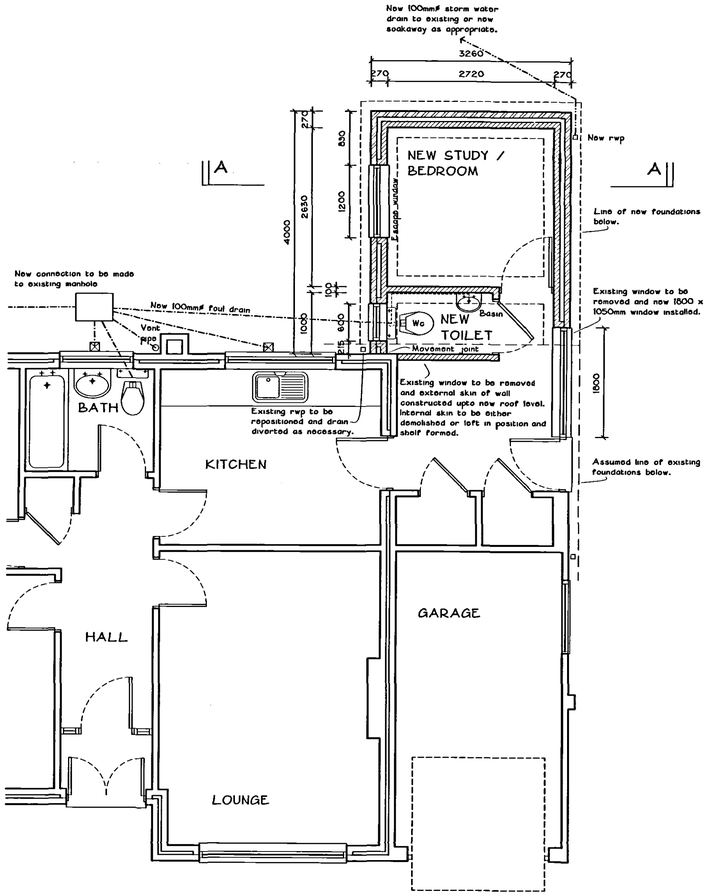
PROPOSED SIDE ELEVATION 1:100



SECTION AA 1:50



EXISTING FLOOR PLAN 1:50



PROPOSED FLOOR PLAN 1:50

SPECIFICATION NOTES

FOUNDATIONS
To be 600 x 225mm deep mass concrete footings to external walls and 450 x 225mm deep to 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.

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 insulation on 1200 gauge polythene 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 insulation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

EXTERNAL WALL CONSTRUCTION
270mm thick cavity wall to comprise 102mm external skin in facing bricks to match existing as near as possible, 68mm cavity infilled as work proceeds with 'Dritherm' or similar insulation bats, 100mm internal skin of 'Celcon' insulating blockwork with 13mm thick dense plaster finish internally.

New walls to be tied to existing by building in galvanised crocodile 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 750mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Jambs and cills to be closed by inserting proprietary 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.

INTERNAL WALLS
All internal walls to be constructed in 100mm blockwork built of foundation. To be plastered 13mm thick both sides.

WINDOWS AND DOORS
Windows and external doors to be constructed from Upvc frames with a 'U-value' of 2.0w/m2k.

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

To incorporate controllable trickle ventilators providing 8000mm2 background ventilation.

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

GLAZING IN CRITICAL LOCATIONS
Any glazing to windows below 800mm above floor level and to doors and sidelights below 1500mm above floor level to in critical locations) to be laminated or toughened safety glass in accordance with BS6206.

INTERNAL DOORS
All new internal doors to be to client's requirements.

LINTELS
To be IG type LI/HD 75 or similar heavy duty insulated galvanised steel lintels in external cavity walls with cavity tray over and 150mm minimum end bearing.

MEANS OF ESCAPE
Windows to new Stury/Bedroom 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 above the floor.

INTERNAL DOORS
All new internal doors to be to client's requirements.

FLAT ROOF CONSTRUCTION
Warm roof construction to comprise: proprietary fibreglass roof coverings on isolating layer as recommended by manufacturer on 80mm thick 'Celotex' double 'R' insulation ref RR2060 laid in strict accordance with manufacturer's instructions on vapour control layer of a suitable type for the supporting deck as defined in BS 6229 on 22mm exterior quality marine plywood deck on 50mm wide softwood firrings falling as recommended by roof finish manufacturer on 50 x 150mm SC3 grade softwood joists at 400mm centres.

Roof covering to be turned down at all edges and welted drip formed. To be dressed over treated softwood upstand fillet at each end of roof.

Fascias to be in Upvc.

30 x 5mm cross-section galvanised mild steel anchor straps to be fixed at 2000mm maximum centres to ends of joists and across 3No joists where running parallel to external walls. Timber noggins to be provided under all straps as necessary.

Ceilings to 12.5mm foil backed plasterbord fixed to underside of roof joists with taped joints and skim coat plaster or Artex finish.

EXISTING GARAGE/LOBBY ROOF
Existing roof covering to Garage and Lobby area to be stripped off. New insulation as above to be provided including all vapour barriers and separating layers and new fibreglas roof covering to be laid to whole of existing flat roof area.

New Upvc fascias to be provided to perimeter.

FLASHINGS
Code 5 lead flashings / soakers to be provided to all roof abutments with existing gable wall.

INTERNAL DOORS
All new internal doors to match existing unless otherwise specified by Client.

ELECTRICAL INSTALLATION
To be carried out in strict accordance with the latest edition of the IE regulations. Socket outlet and lighting positions all to client's requirements.

Prior to completion, the Building Control Officer should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

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.

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
New Toilet to be provided with mechanical extract ventilation to external air giving a minimum extraction rate of 30 litres per second.

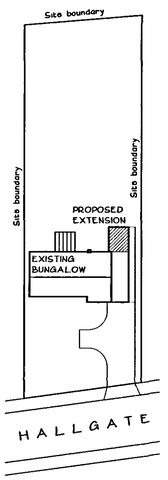
DRAINAGE SPECIFICATION NOTES

RAINWATER GOODS
Gutters and downpipes to be Upvc to match existing securely fixed at eaves and laid to falls complete with all required outlet positions, stopends, swan necks etc. To be installed in strict accordance with manufacturer's instructions.

UNDERGROUND DRAINAGE PIPES
New foul and surface water drains to be 110mmø Upvc to BS4660 laid to self-cleansing gradient bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility.

SOAKAWAY
If possible, storm water pipes to drain into existing soakaway, otherwise, new soakaway to be constructed to CP301 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 overlaid 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 all to client's requirements.



SITE PLAN 1:500

SHDC
Planning & Development
16 SEP 2005
Ref: 1289/05

DETERMINED PLAN

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 independent 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

Revisions

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MR M LYON

Project
BUNGALOW EXTENSION

CORNERWAYS
HALLGATE
MOULTON

Drawing
DETAIL DRAWING

PLANS
SECTION
ELEVATIONS

Scale
1:50 / 1:100

Date
September 2005

Drawing Number
490-01