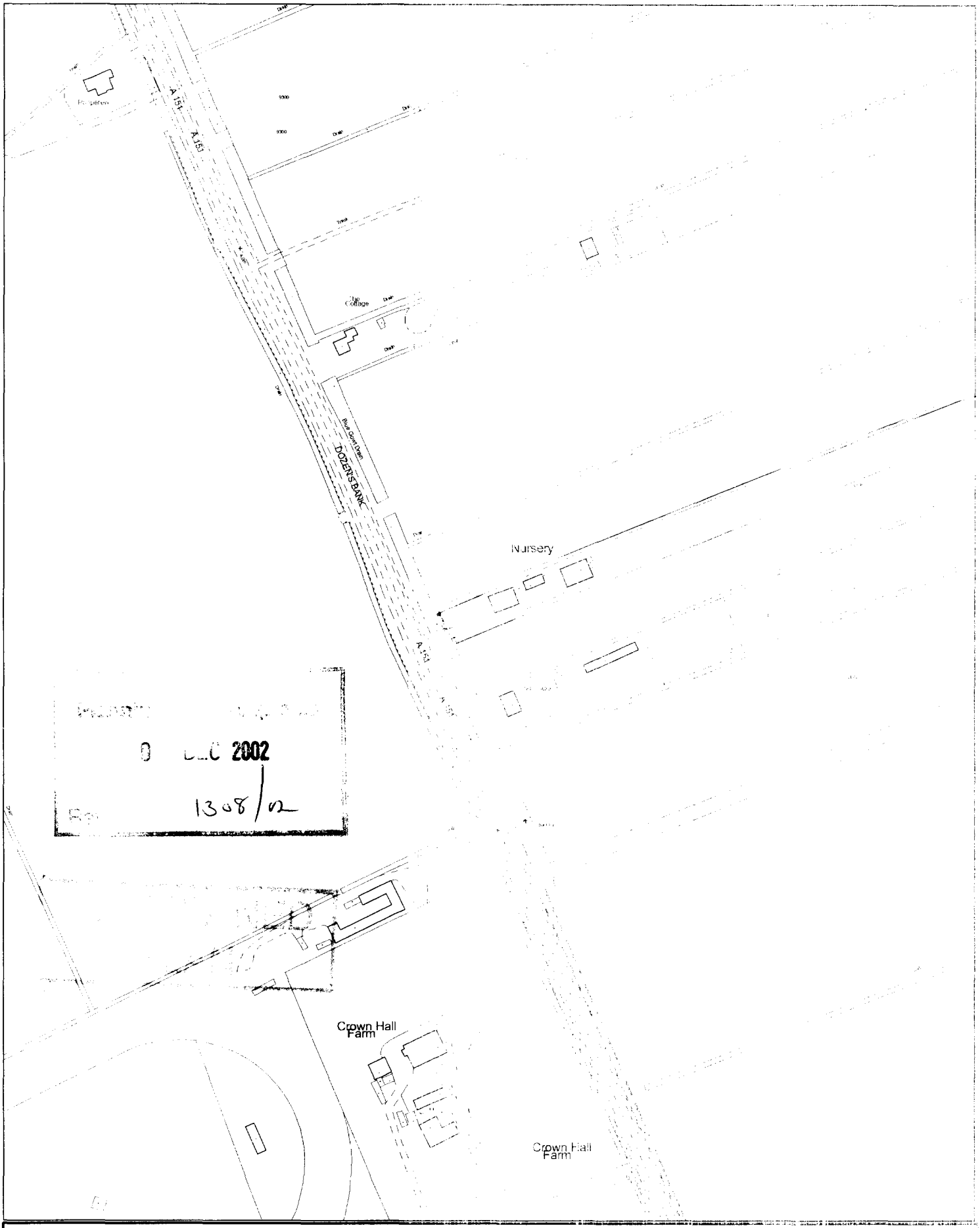


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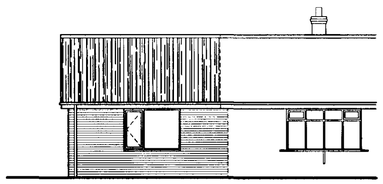
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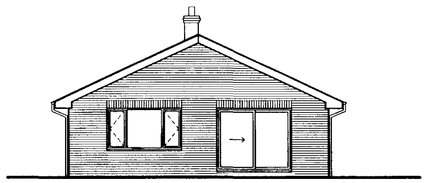
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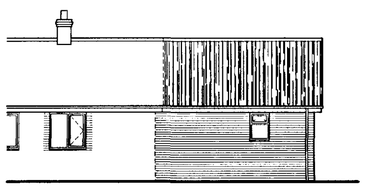
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SIDE ELEVATION 1:100



FRONT ELEVATION 1:100



SIDE ELEVATION 1:100

SPECIFICATION NOTES

FOUNDATIONS
To be 600 x 300mm deep mass concrete to external walls. Understd 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. Depth of foundation adjacent to existing dyke to be below a line drawn at 45° from the foot of the dyke. 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.

Floor slab to be thickened to 300mm under blockwork partition wall.

NOTE: Vertical upstands of insulation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

EXTERNAL WALL CONSTRUCTION
280mm thick cavity wall to comprise 102mm external skin in facing bricks to match existing. 75mm 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 procadile 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 end 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.

PARTITION WALL
Wall between New Bedroom and Lounge Extension to be constructed off thickened concrete slab and to be in 100mm blockwork with 13mm thick dense plaster finish both sides.

EN-SUITE PARTITON
To be constructed in 75 x 50mm softwood studwork framing clad both sides with 12.5mm plasterboard with taped joints and skim coat plaster finish.

WINDOWS AND PATIO DOORS
New windows and patio doors to be constructed from Upvc frames with a 'U-value' of 2.0w/m2K.

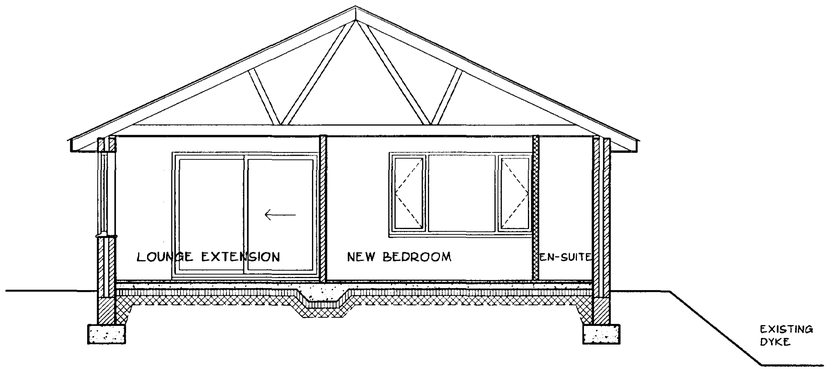
Glazing to be double glazed sealed units using 'Pilkington-K' glass with a minimum gap of 16mm between glass layers and having a 'K' value of 0.05.

To incorporate controllable trickle ventilators providing 8000mm2 background ventilation.

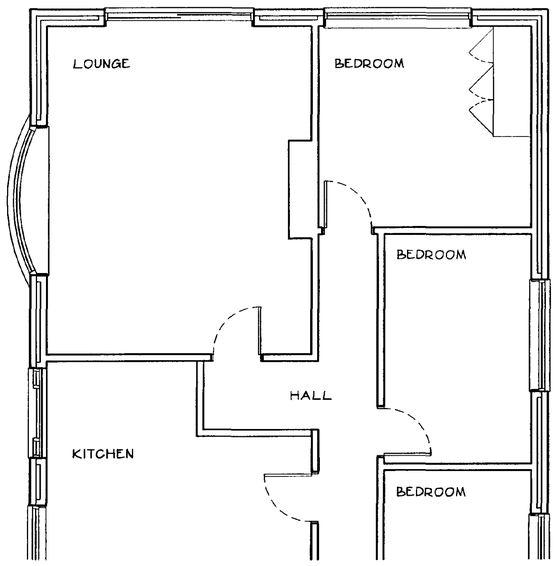
All windows to have a combined openable area equalling a minimum of 1/20th of the floor area of the room.

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

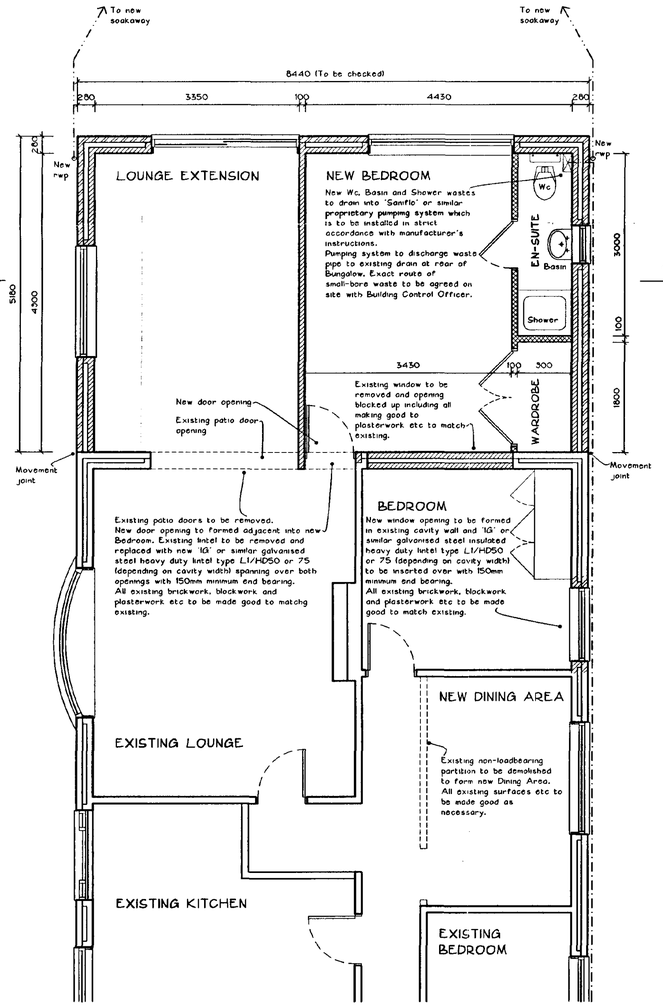
LINTELS
To be IG type L1/HD 75 or similar heavy duty insulated galvanised steel lintels in external cavity walls with cavity tray over and 150mm minimum end bearing.



SECTION AA 1:50



EXISTING FLOOR PLAN 1:50



PROPOSED FLOOR PLAN 1:50

SPECIFICATION NOTES

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

Roof pitch to match existing.

Roof overhang detail at eaves and gable to be similar to existing.

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

Specialist manufacturer's design calculations to be submitted to Local Authority for approval prior to fixing on site.

Trusses to be fixed at eaves level to 100 x 50mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plane of rafters and ceiling ties to BS 5268 : Part 3 1985.

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

Proprietary eaves and ridge ventilation system to be installed in accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles (minimum 25mm continuous gap) and ridge ventilators to match tiles (minimum 5mm continuous gap).

Roof insulation to be 250mm thick quilt insulation laid in roof space in two layers - first layer between ceiling ties and second layer at right angles over ceiling ties. Roof insulation to be continuous with wall insulation (ie no gaps).

Ceilings to be 12.5mm plasterboard with skim coat plaster or Artex finish.

FLASHINGS
Code 5 lead flashings / soakers to be provided to all roof abutments and valleys

WALL / ROOF ANCHOR BRACING
External walls to extension to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and blockwork in cavities at eaves level at 2000mm maximum centres and 300mm long lateral restraint straps fixed to gable wall at 600mm maximum centres across timber noggins.

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.

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 INSTALLATION
Mechanical extract to be provided to new En-suite capable of extracting air at the rate of 15 litres per second.

DRAINAGE SPECIFICATION NOTES

WASTE PIPEWORK
New washbasin to be fitted with 40mm# waste with accessible 75mm deep sealed traps.

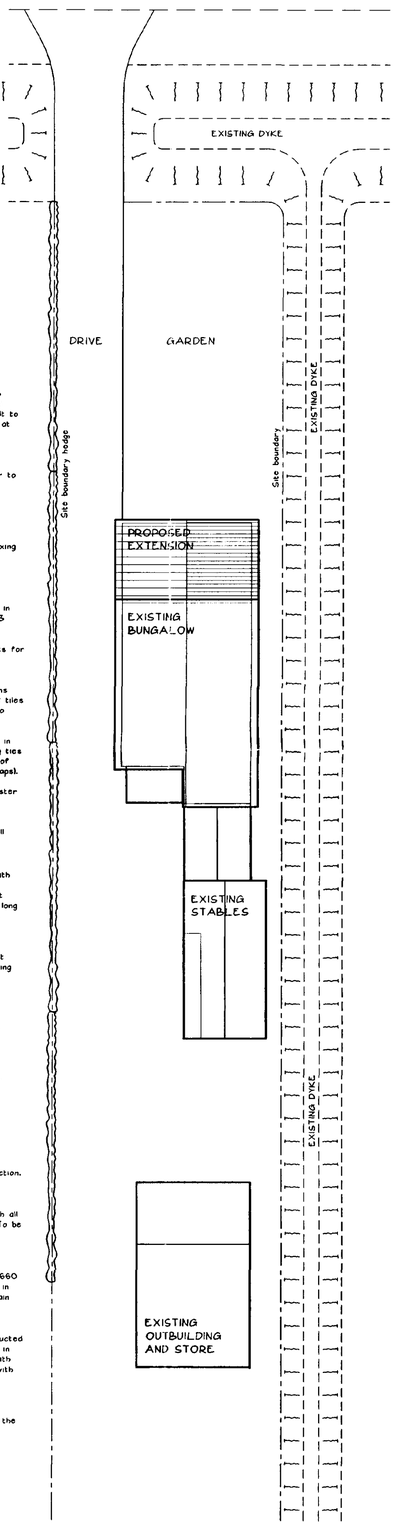
Rodding access to be provided at all changes of direction.

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

SOAKAWAY
Storm water pipes to drain into new soakaway constructed to CP501 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.



SITE PLAN 1:200

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, adherence 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 acheive 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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Building Design Consultant

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Client
MR & MRS D ALDRIDGE

Project
BUNGALOW EXTENSION

THE NURSERY
DOZEN'S BANK
WEST PINCHBECK

Drawing
DETAIL DRAWING

FLOOR PLAN
SECTION
ELEVATIONS
SITE PLAN

SITE Management
07 DEC 2002
Ref 1308/02

Scale
As shown

Date
November 2002

Drawing Number
381-01

DETERMINED PLAN