

NEW STACK MIN. 600 CLEAR OF RIDGE.

LEAD SLACKER & FLASHING AT ROOF PASTAGE.

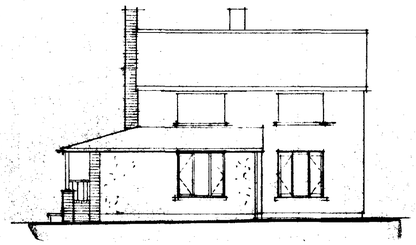
VERANDAH RAFTERS BIRDS MOUTH & SECURED TO BOLTED WALL PLATES.

RIDGE/VAL RAFTER TO H/P & PLATES CROSSTIED 150 x 47 SC4 RAIN S. BEAMS BOLTED TO UPRIGHTS.

BALLADUR 'OPEN' OFFSET TO CHIMNEY STACK. SEPARATE FLUES AS PER PT. J.

450H FEATURE BRICK WALL & 900H PIERS FINISHED WITH BC-ON-E. & TIMBER BALUSTRADE.

West Elev'n.



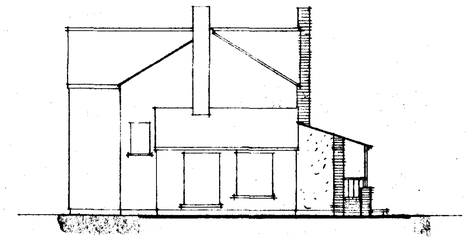
EARTH LEVEL REDUCED CLOSE TO NEW BUILDING.

EXTENSION FINISHED IN TILE & RENDER TO MATCH EXTG.

Front Elevation

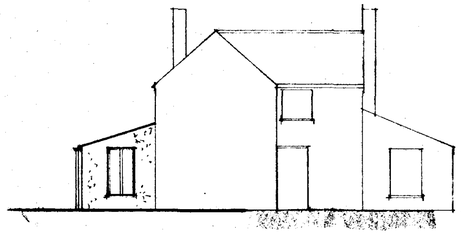
EXTG. WINDOW REPLACE -ORNING DEEPENED. NOMINAL 1550 X GROUND TO MATCH NEW EXTN.

ROOF TO RUN TO EXTG. SIDEWALL.



North Elev'n.

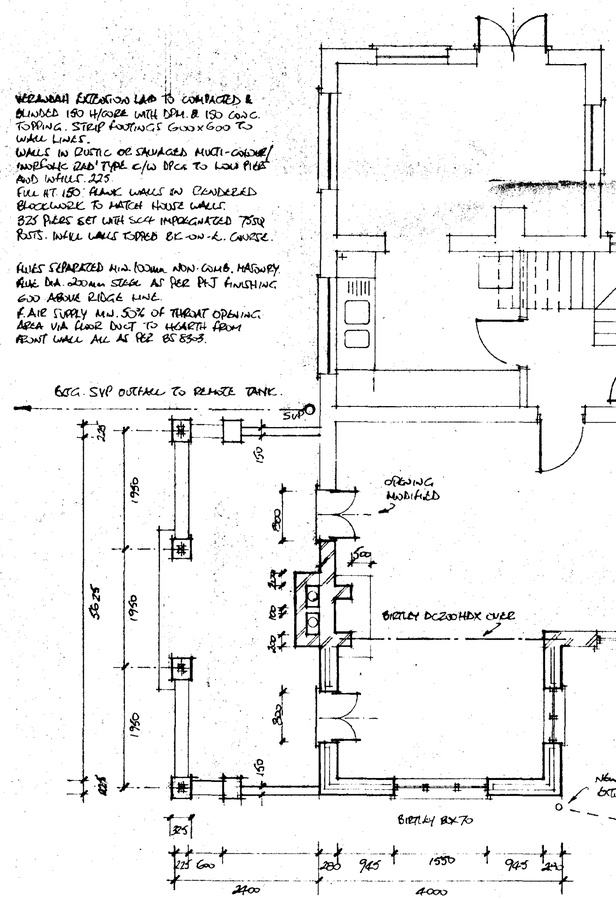
ROOF JUNCTION WITH EXTG. STRUCTURE FLASHED CODE 4 LEAD OR SIMILAR. VERGES MORTARED UP.



East Elev'n.

GENERALLY

- SOIL SAMPLES TO BE TAKEN TO VERIFY THE GROUND BEARING PRESSURES AS NECESSARY TO SATISFY DRAINAGE BOARDS AND THE LOCAL AUTHORITY. REQUIREMENT FOR LOCAL RADON GAS PROTECTION TO BE DETERMINED WITH L.AUTH'Y.
- TEMPORARY AND PROTECTION WORK TO BE INCLUDED.
- PARTICULAR CARE SHALL BE TAKEN TO DETERMINE ESSENTIAL LOCAL SERVICES (INCL. DATA; TELS.; T.V. & SECURITY LINK(S). AVOID/PROTECT AT ALL TIMES. ANY QUERIES SHALL BE REFERRED TO THE CLIENT AND/OR RELEVANT PROVIDER FOR DETERMINATION.
- CONTRACTOR SHALL MAINTAIN SUFFICIENT 3RD. PTY. & ACCIDENT INSURANCE FOR ALL ELEMENTS OF THE PROJECT. (MIN. £M2).
- CONTRACTOR SHALL COMPLY WITH RELEVANT H.& S.W.ACT REQUIREMENTS.
- WORK DESCRIBED IN THIS DRAWING SHALL CONFORM TO CURRENT GOOD PRACTICES AND INCLUDE ALL ELEMENTS TO ACHIEVE THE SAME WHETHER EXPLICIT OR IMPLIED. RELEVANT TRADE CODES AND REGULATIONS SHALL APPLY.
- ALL FRAMES; SKIRTINGS; ARCHITRAVES & LININGS TO BE INCLUDED.
- PANEL & DOOR GLASS TO BE "SAFETY" OR TOUGHENED AS PER SECT'N. "K" & BS.6206.
- ZONE-CONTROLLED HEATING SYSTEMS OR AREA T/STATS. AUTO-TIMERS TO H.W.HEATING INCLUDING BOILER CONTROL INTERLOCK. H.W.STORAGE TO ACHIEVE WMA1999 SPECS. TANK INSUL'N. MIN.35mm M'FCTR APPLIED PU-FOAM JACKET 30kg/m³.
- EFFICIENT LIGHTING AS PER PT."L" >40lm/circ.WATT. EXTERNAL LIGHTING TO AUTO-EXTINGUISH.
- ELECTRICAL; HEATING AND OTHER SPECIALIST SERVICES SHALL BE EXTENDED / MODIFIED BY AUTH'D.ENGINEERS TO THE RELEVANT CODES.
- ALL SURFACES FINISHED READY FOR DECORATIONS (INTL.& EXTL.) TO BE APPROVED BY THE CLIENT.
- ALL DISTURBED SURFACES TO BE MADE GOOD.
- WHERE APPLICABLE THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE RELEVANT CONSULTING ENGINEER DETAILS FOR STEEL AND ASSOCIATED STRUCTURAL OR SUPPORTING WORKS.
- ALL DIMENSIONS TO BE CHECKED ON SITE.



Ground Flr.Plan

VERANDAH EXTENSION LOAD TO COMPACTED & BLINDED 150 H/CORE WITH DPM. & 150 CONC. TOPPING. STRIP FOOTINGS 600 x 600 TO WALL LINES.
WALLS IN RUSTIC OR SALVAGED MULTI-COLOUR/ MODULAR 220 TYPE C/W DPCs TO LOW PIERS AND WHERE 225.
FILL HT. 150. PLINTH WALLS IN CENTERED BLOCKWORK TO MATCH HOUSE WALLS.
325 PIERS SET WITH SC4 IMPREGNATED TIMBER POSTS. INFILL WALLS TOPPED BC-ON-E. COPING.

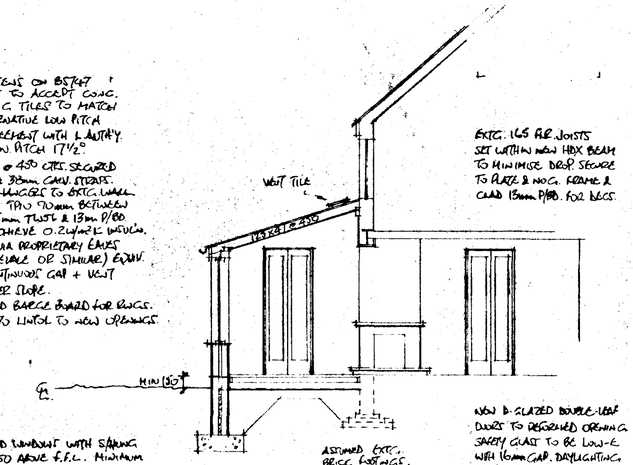
FLUES SEPARATED MIN. 100mm NON-COMB. MASONRY FLUE DIA. 200mm STEEL AS PER PT.J FINISHING 600 ABOVE RIDGE LINE.
F.AIR SUPPLY MIN. 50% OF THROAT OPENING AREA VIA FLOOR DUCT TO HEARTH FROM FRONT WALL ALL AS PER BS 8303.

NEW DEEPER WINDOW TO LENGTHENED EXTG. OPENING, TO MATCH NEW ITEM AT EXTENSION.
ALL WINDOWS TO HAVE OPENING VENTT. MIN. 1/20TH FLOOR AREA & PERMANENT TRICKLE VENT MIN. 8000mm².

CASED BEAM TO NEW 1/2 HR F.R AT "BREAKTHROUGH" TO NEW EXTENSION. MIN 6NO BEARING TO ALL LINTOLS 150mm.

ANY UNDERGROUND SERVICES TO BE PROTECTED. CONC. SURROUNDS REINFORCED IF <300 COVER.

TREATED BATTENS ON BS747 ROOFING FELT TO ACCEPT CONC. INTERLOCKING TILES TO MATCH EXTG. (ALTERNATIVE LOW PITCH TYPE BY AGREEMENT WITH L.AUTH'Y. IF NEITHER). MIN. PITCH 17½°.
125 x 47 SC4 @ 450 CTS. SECURED TO SD PLATE & 38mm CAVITY STRAPS. DOUBLE-TIED HANGERS TO EXTG. WALL TERMINATION TIPO 50mm BETWEEN RAFTERS + 25mm TUSS & 13mm P/BD UNDER TO ACHIEVE 0.2W/m²K INSULN.
CROSS-VENT VIA PROPRIETARY EAVES VENTT. (GLIDEVALE OR SIMILAR) EQUIV. TO 10mm CONTINUOUS GAP + VENT TILES AT UPPER COURSE.
SW DECORATED BARGE BOARD FOR RIDGE.
BIRTLEY BX70 LINTOL TO NEW OPENINGS.



Sectional Elev'n.

NEW MULLIONED CASEMENT WITH SASHING LIGHTS SET 450 ABOVE F.F.L. MINIMUM 8000mm² TRICKLE VENTILATION.

INNER LEAF IN CAVITY NOMINAL 280 O/A WITH EXTERNAL FACE RENDERED AS EXTG. FINISH.
75mm CAVITY PARTIAL FILL THERMALMAX TW50 RIGID URETHANE 40mm CLIPPED TO INNER L/BEARING BLOCKWORK.
FOUNDS. 1M MIN D.G. FOR NOMINAL 750 x 250 CONC. CLASS 'A' WORK BELOW DPC & CAVITY FILLED FINE MIX TO GRND. LEVEL.

NEW CONC. FLOOR 150 C25 WITH 65 THERMAFLOOR TF70 OR 5100 G. ISOLATED C/W 25mm EDGE INSULN. 65 CEM/SAND SCREED OVER.
1200 G. POLY. DPM TO BLINDED 150 H/CORE LINKED TO DPCs.

N.B. SPECIAL CARE IN EXCAVATION NOT TO OVERDIG OR UNDERMINE EXISTING FOUNDATIONS.

EXTG. 175 FLR JOISTS SET WITHIN NEW HDX BEAM TO MINIMISE DROP SECURE TO PLATE & NOG. FRAME & CLAD 15mm P/BD. FOR RECS.

NEW D.GLAZED DOUBLE-LEAF DOORS TO RESEMBLE OPENING. SAFETY GLAZT TO BE LOW-E WITH 16mm GAP. DAYLIGHTING AS PER BS8206 R.H.N.

HARDWARE & BRIGHT FEATURE DETAILING AS PER CLIENT DIRECTIONS.

FOUNDATIONS

- NO FOUND'S. BEYOND BOUNDARY LINE. DO NOT OVER-DIG OR EXCEED EXTG.FOUND'N. DEPTH. VOIDS PACKED. ALL TO FIRM BASE.

WALLS

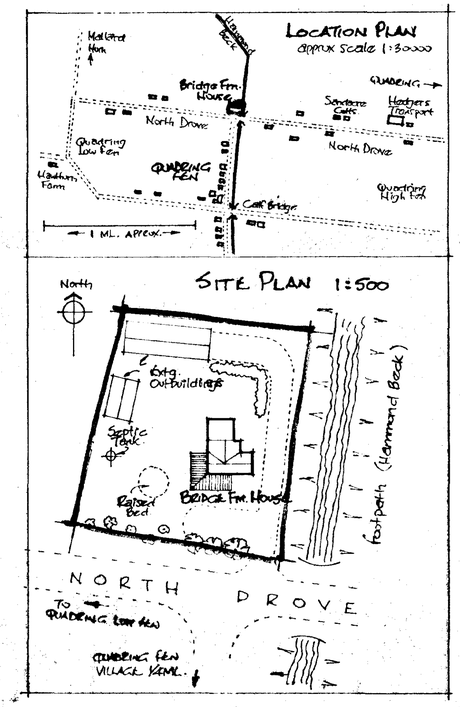
- ALL APPROVED BOND. GLASS "A" BELOW GRND. & TO DPC. (150mm OVER G.L.).
- NOM.315mm CAVITY WALLS 102mm EXT.LEAF FACING; 100mm L/BEARING INNER BLOCK WITH PARTIAL FILL RIGID URETHANE INSUL'N. FIXED PER M'FCTR'S. SPEC. ALL TO 0.35 W/m²K. DETAILING TO MINIMISE THERMAL BRIDGING & AIR LEAKAGE.
- DPC LINKED TO DPM + "THERMABATE" OR SIMILAR AT OPENINGS. CAVITY CLOSED AT EAVES. LINTOLS TO HAVE MIN. BEARING 150mm. NO OPENINGS WITHIN 550mm OF INTERNAL RETURNS.

FLOORS

- GRND.FLR. MIN. 100mm C*25 CRSITE OR Y20/6 LAPPED DPM SEALED OVER PACKED HARDCORE. CEM./SAND SCREED 65mm ON 65mm URETHANE BOARD WITH EDGE INSULATION ALL TO 0.25 W/m²K.
- UPPER FLR. SC3/4 AS INDICATED ON PROPRIETARY HANGERS. STRUT BETWEEN JOISTS & 18mm FLOORING SHEET SECURED. SOFFIT IN 13mm PLASTERBOARD. DOUBLE-JOIST UNDER PARTITION LINES & AT TRIMMED OPENINGS.

ROOFS

- TIMBERS ALL PRESSURE-TREATED SC3/4, PRE-FAB.TRUSSES BRACED & STRAPPED AS PER M'FCTR'S. SPEC. & PER BS.5268 / AMD 5931. VERGE WALL ABUTMENTS STRAPPED & NOGGED. STRAPS GALV.M.S. 30x5mm AND ALL TO SECURE WALL-PLATES.
- COVERINGS LAID TO TREATED 38x25mm BATTENS ON BS.747 REINFORCED FELT RUN TO GUTTERS.
- VOIDS CROSS-VENTED AND INSULATED AS NOTED & REQ'D. AND VAPOUR BARRIER TO U/S OF JOISTS.
- FLASHINGS CODE 4 LEAD LAPPED 150mm MIN. & MORTARED IN. VALLEYS & CHEEKS CODE 6.



SHDC
Planning & Development
- 6 MAY 2003
Ref 0567/03

DETERMINED PLAN

Revisions

Title

PROPOSED GRD. FLOOR EXTENSION

Address

BRIDGE FARM HOUSE.
N. DROVE.
QUADRING FEN.

John Clayton
sandacre lodge
north drove
quadring fen
lincolnshire
pe11 4qs

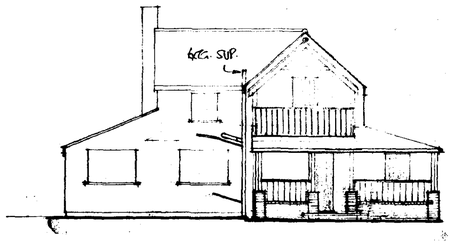
Drawn JC

Scale 1:50 / 1:100

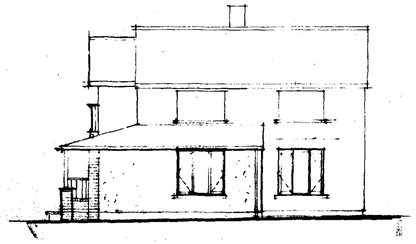
Date 05 MAY 03

No 01/5/03

Amd'mt.



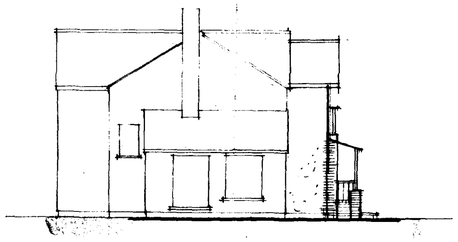
West Elev'n.



South Elev'n.

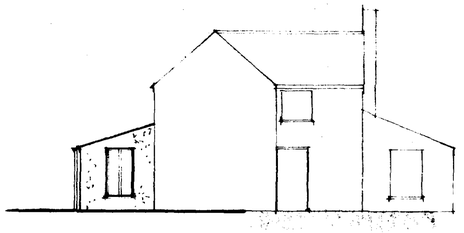
EXTG. WINDOW REPLACE - OPENING DEEPENED. 1 NO. WAC 1550 X 1200 TO MATCH NEW EXTN.

ROOF TO RUN TO EXTG. SIDEAWAY.

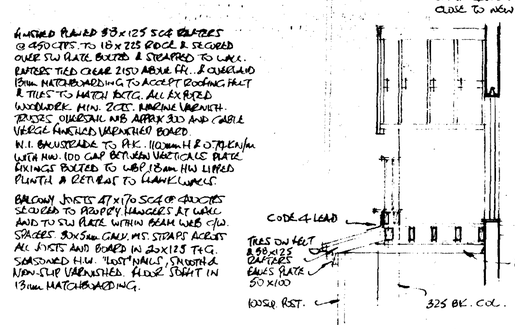


ROOF JUNCTION WITH EXTG. STRUCTURE FINISHED CODE 4 LEAD OR SIMILAR. VERGES MORTARED UP.

North Elev'n.



East Elev'n.



Sect'n.Detail

GENERALLY

- SOIL SAMPLES TO BE TAKEN TO VERIFY THE GROUND BEARING PRESSURES AS NECESSARY TO SATISFY DRAINAGE BOARDS AND THE LOCAL AUTHORITY. REQUIREMENT FOR LOCAL RADON GAS PROTECTION TO BE DETERMINED WITH L.AUTHY.
- TEMPORARY AND PROTECTION WORK TO BE INCLUDED.
- PARTICULAR CARE SHALL BE TAKEN TO DETERMINE ESSENTIAL LOCAL SERVICES (INCL. DATA; TELS.; T.V. & SECURITY LINKS). AVOID/PROTECT AT ALL TIMES. ANY QUERIES SHALL BE REFERRED TO THE CLIENT AND/OR RELEVANT PROVIDER FOR DETERMINATION.
- CONTRACTOR SHALL MAINTAIN SUFFICIENT 3RD. PTY. & ACCIDENT INSURANCE FOR ALL ELEMENTS OF THE PROJECT. (MIN. £M2).
- CONTRACTOR SHALL COMPLY WITH RELEVANT H.& S.W.ACT REQUIREMENTS.
- WORK DESCRIBED IN THIS DRAWING SHALL CONFORM TO CURRENT GOOD PRACTICES AND INCLUDE ALL ELEMENTS TO ACHIEVE THE SAME WHETHER EXPLICIT OR IMPLIED. RELEVANT TRADE CODES AND REGULATIONS SHALL APPLY.
- ALL FRAMES; SKIRTINGS; ARCHITRAVES & LININGS TO BE INCLUDED.
- PANEL & DOOR GLASS TO BE "SAFETY" OR TOUGHENED AS PER SECT'N. "N" & BS.6206.
- ZONE-CONTROLLED HEATING SYSTEMS OR AREA T/STATS. AUTO-TIMER'S TO H.W.HEATING INCLUDING BOILER CONTROL INTERLOCK. H.W.STORAGE TO ACHIEVE WIMA1999 SPECS. TANK INSUL'N. MIN.35mm M'FCTR.APPLIED PU-FOAM JACKET 30kg/m³.
- EFFICIENT LIGHTING AS PER PT."L" >40lum/circ.WATT. EXTERNAL LIGHTING TO AUTO-EXTINGUISH.
- ELECTRICAL; HEATING AND OTHER SPECIALIST SERVICES SHALL BE EXTENDED / MODIFIED BY AUTH'D.ENGINEERS TO THE RELEVANT CODES.
- ALL SURFACES FINISHED READY FOR DECORATIONS (INTL.& EXTL.) TO BE APPROVED BY THE CLIENT.
- ALL DISTURBED SURFACES TO BE MADE GOOD.
- WHERE APPLICABLE THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE RELEVANT CONSULTING ENGINEER DETAILS FOR STEEL AND ASSOCIATED STRUCTURAL OR SUPPORTING WORKS.
- ALL DIMENSIONS TO BE CHECKED ON SITE.

FOUNDATIONS

- NO FOUND'S. BEYOND BOUNDARY LINE. DO NOT OVER-DIG OR EXCEED EXTG.FOUND'N. DEPTH. VOIDS PACKED. ALL TO FIRM BASE.

WALLS

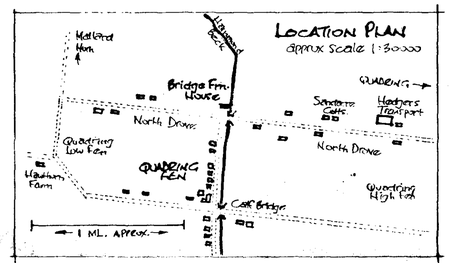
- ALL APPROVED BOND. CLASS "A" BELOW GRND. & TO DPC. (150mm OVER G.L.).
- NOM.315mm CAVITY WALL'S 102mm EXT.LEAF FACING; 100mm LBEARING INNER BLOCK WITH PARTIAL FILL RIGID URETHANE INSUL'N. FIXED PER M'FCTR'S. SPEC. ALL TO 0.35 W/m²K. DETAILING TO MINIMISE THERMAL BRIDGING & AIR LEAKAGE.
- DPC LINKED TO DPM + "THERMABATE" OR SIMILAR AT OPENINGS. CAVITY CLOSED AT EAVES. LINTOLS TO HAVE MIN. BEARING 150mm. NO OPENINGS WITHIN 550mm OF INTERNAL RETURNS.

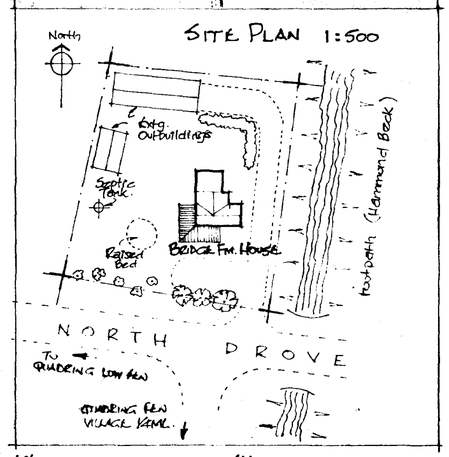
FLOORS

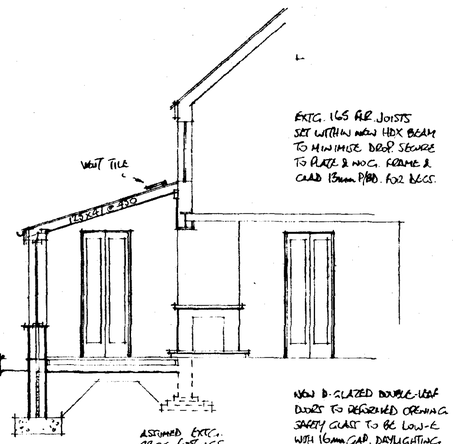
- GRND.FLR. MIN. 150mm CP25 ON SITE ON 1200G LAPPED DPM SEALED OVER PACKED HARDCORE. CEM./SAND SCREED 65mm ON 65mm URETHANE BOARD WITH EDGE INSULATION ALL TO 0.25 W/m²K.
- UPPER FLR. SC3/4 AS INDICATED ON PROPRIETARY HANGERS. STRUT BETWEEN JOISTS & 18mm FLOORING SHEET SECURED. SOFFIT IN 13mm PLASTERBOARD. DOUBLE-JOIST UNDER PARTITION LINES & AT TRIMMED OPENINGS.

ROOFS

- TIMBERS ALL PRESSURE-TREATED SC3/4. PRE-FAB.TRUSSES BRACED & STRAPPED AS PER M'FCTR'S. SPEC. & PER BS.5268 / AMD 5931. VERGE WALL ABUTMENTS STRAPPED & NOGGED. STRAPS GALV.M.S. 30x5mm AND ALL TO SECURE WALL-PLATES.
- COVERINGS LAID TO TREATED 38x25mm BATTENS ON BS.747 REINFORCED FELT RUN TO GUTTERS.
- VOIDS CROSS-VENTED AND INSULATED AS NOTED & REQ'D. AND VAPOUR BARRIER TO U/S OF JOISTS.
- FLASHINGS CODE 4 LEAD LAPPED 150mm MIN. & MORTARED IN. VALLEYS & CHEEKS CODE 6.







Sectional Elev'n.

ROOFED BATTENS ON BS747 ROOFING FELT TO ACCEPT CONC. INTERLOCKING TILES TO MATCH EXTG. (ALTERNATIVE LOW PITCH TYPE BY AGREEMENT WITH L.AUTH'Y. PLANNER). MIN. PITCH 17½°.

125x47 SC4 @ 450 CTRS. SECURED TO SOLE PLATE & 38mm CAVITY STEPS. CRADLE/TARY HANGER TO EXTG. WALL. TIE/SPLAYTH TRUSS 90mm BETWEEN RAFTERS + 25mm TJ'ST & 13mm P/BD. UNDER TO ACHIEVE 0.2W/m²K INSUL'N. CROSS-VENT VIA PROPRIETARY EAVES VENTS (GLIDEVENT OR SIMILAR) EQUIV. TO 50mm CONTINUOUS GAP + VENT TILES AT UPPER SLOPE.

SW DECORATED BARGE BOARD FOR BLDG'S. BIRTLEY BOX TO LINTOL TO NEW OPENINGS.

NEW MULLIONED WINDOW WITH SASHING LIGHTS SET 450 ABOVE F.F.L. MIN. AREA 0.6mm² TRICKLE VENTILATION.

INNER IN CAVITY NOMINAL 280 O/A WITH EXTERNAL FACE RENDERED AT EXTG. FINISH. 75mm CAVITY PARTIAL FILL TIE/SPLAYTH TWSS RIGID URETHANE 45mm CLIPPED TO INNER L/BEARING BLOCKWORK.

FOUNDS. 1M MIN N.G. FOR NOMINAL 750x250 CONC. CLASS 'A' WORK BELOW DPC & CAVITY FILLED FINE MIX TO GRND. LEVEL.

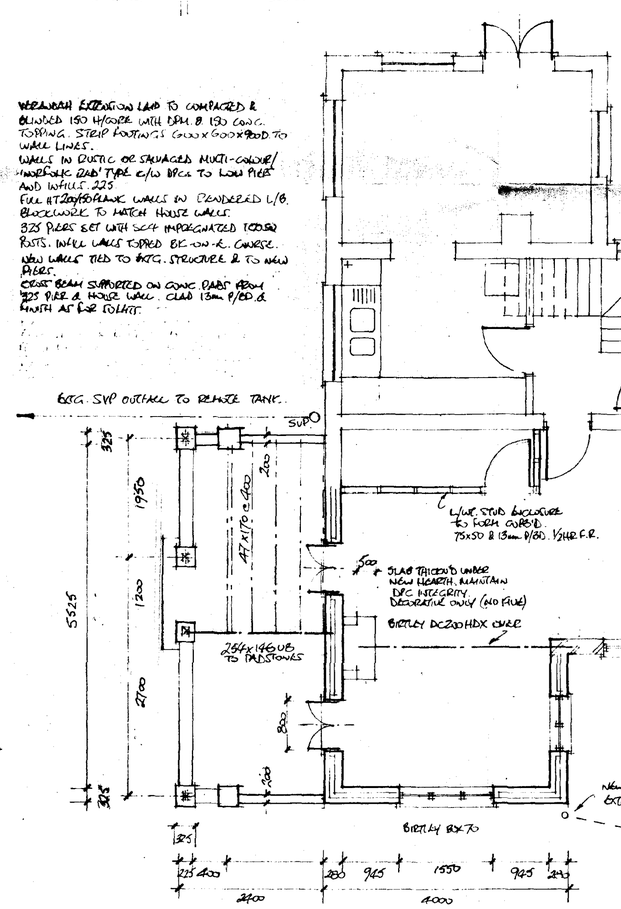
EXTG. I&S FLR. JOISTS SET WITHIN NEW HDX BEAM TO MINIMISE DROP. SECURE TO PLATE & NOG. FRAME & CLAD 13mm P/BD. FOR BLDG.

NEW D.GLAZED DOUBLE-LEAF DOORS TO REGISTERED OPENING. SAFETY GLASS TO BE LOW-E WITH 16mm GAP. DAYLIGHTING AS PER BS.8206 & M.N.

FIREPLACE & PRECAST FEATURE DETAILING AS PER CLIENT DIRECTIONS.

NEW CONC. FLOOR 150 C25 WITH 65 THERMALAR TF70 ON SLOG. ISOLATOR c/w 25mm EDGE INSULN. 65 CEM/SAND SCREED OVER. 1200G. POLY. DPM TO BLINDED 150 HYCORE LINKED TO DPC'S.

N.B. SPECIAL CARE IN EXCAVATION NEXT TO FOOTING OR UNDERMINE EXISTING FOUNDATIONS.



Ground Flr.Plan

NEW SLEEPER LINTOL TO LENGTHENED EXTG. OPENING, TO MATCH NEW ITEM AT EXTENSION. ALL WINDOWS TO HAVE OPENING VENTS. MIN. ½ FLOOR AREA & PERMANENT TRICKLE VENT MIN. 8000mm².

CASED BEAM TO MIN ½HR F.R. AT "BREAKTHROUGH" TO NEW EXTENSION. MIN END BEARING TO ALL LINTOLS 150mm.

ANY UNDERGROUND SERVICES TO BE PROTECTED. CONC. SURROUNDS REINFORCED IF <300 COVER.

SHDC
Planning & Development
- 1 SEP 2005
Ref: 0567/03

AMENDED PLAN
Ref. A1

'B'
30 NOV 05
ALTERATIONS TO INCLUDE BALCONY. CHIMNEY OMITTED.

'A'
6 JAN 05. NOTES ADDED FOR L.AUTH'Y.

Revisions

Title
PROPOSED GRD. FLOOR EXTENSION

Address
BRIDGE FARM HOUSE.
N. DROVE.
QUADRING FEN.

john clayton
sandacre lodge
north drove
quadring fen
lincolnshire
pe11 4qs

Drawn JC
Scale 1:50 / 1:100
Date 05 MAY '03
No. 01/5/03
Amd'mt B