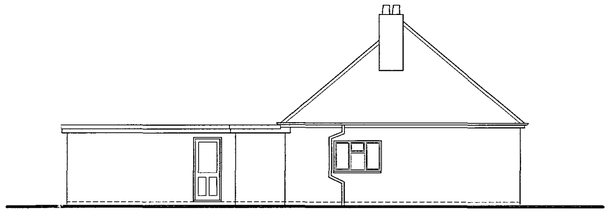


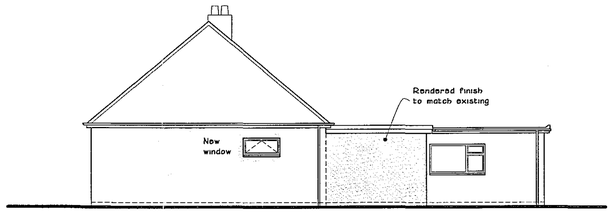
FRONT ELEVATION 1:100



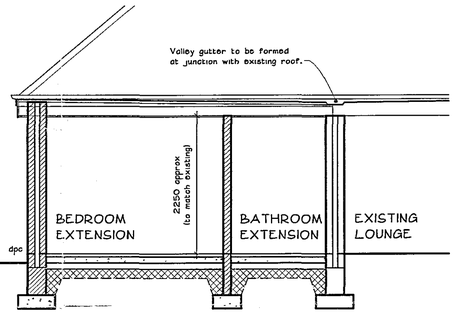
SIDE ELEVATION 1:100



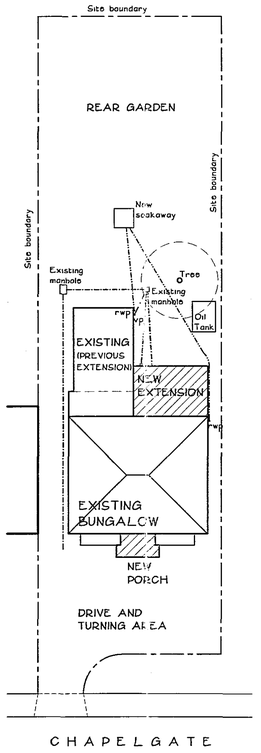
REAR ELEVATION 1:100



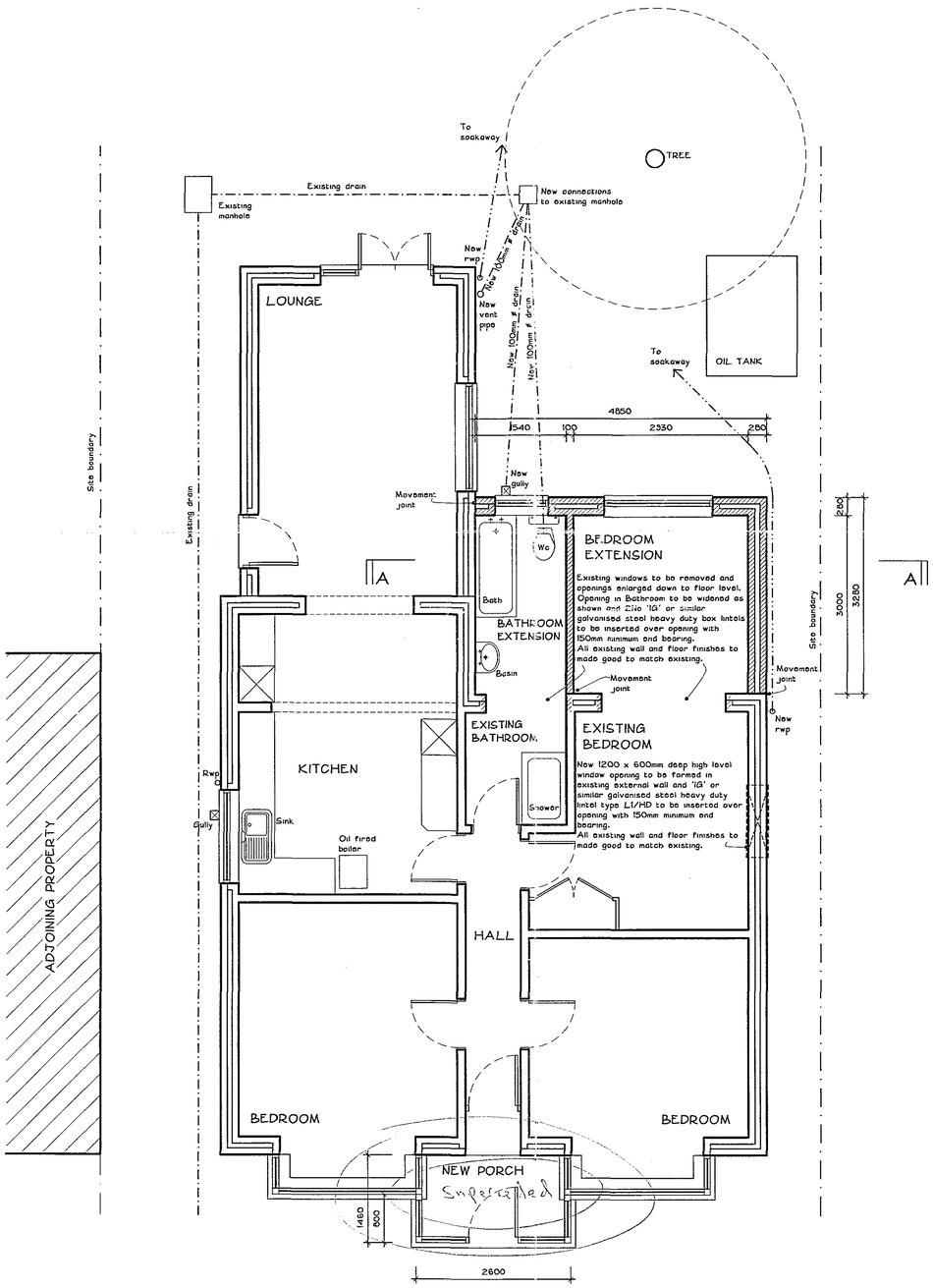
SIDE ELEVATION 1:100



SECTION AA 1:50



SITE PLAN 1:200



PROPOSED FLOOR PLAN 1:50

GENERAL SPECIFICATION NOTES

FOUNDATIONS
Foundations to be mass concrete strip footings reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots. Sizes to be as follows:
600 x 225mm deep to external cavity walls.
450 x 225mm deep to 100mm internal block walls.
Underside to be founded at minimum 750mm below external ground level for 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 "Jabfloor 100" 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
280mm external cavity wall construction to comprise:
100mm external skin in blockwork, 80mm cavity infilled as work proceeds with 'Dritherm' or similar insulation cavity bats, 100mm internal skin in 'Celcon' or similar insulating blocks with 13mm thick dense plaster finish internally.

Walls to be finished externally above dpc with two coat render with proprietary render stop at dpc level.

Walls below dpc level to be constructed in 230 and 100mm thick foundation blocks.

New walls to be tied to existing by building in galvanised 'crocodile' ties in strict accordance with manufacturer's instructions and forming 15mm 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 to external walls.

INTERNAL SOLID WALL CONSTRUCTION
To be 100 thick blockwork as shown with 13mm dense plaster finish both sides.

Bituminous based damp proof course to be built in at floor level.

LINTELS
To be 'IG' type 'L1/HD75' or similar heavy duty insulated galvanised steel lintels to all openings in external cavity walls with cavity tray over and 150mm minimum end bearing.

WINDOWS
All new windows to be constructed from Upvc frames with a 'U-value' of 2.0W/m2K. Style as shown.

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 6000mm2 background ventilation to habitable rooms and 4000mm2 to Bathroom.

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

Escape windows as indicated on plans to incorporate a 'means of escape opening' being 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 window boards to be to client's requirements.

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

FLAT ROOF CONSTRUCTION
Warm roof construction to comprise:
Grey granite chippings on 3 layers of built up roofing felt bitumen bonded to
80mm thick 'Celotex' double 'R' insulation ref RG2080 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 reccommended by roof finish manufacturer on
50 x 150mm SC3 grade softwood joists at 400mm centres.

Roofing felt to be dressed over softwood fillet to sides of roof and welted drip formed.

Roof overhang to match existing. Fascias and soffit boarding to be in Upvc all to match existing.

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 comprise: 12.5mm plasterboard with taped joints and skim coat plaster or Artex finish.

Timber noggins to be provided to all unsupported egdes of plasterboard.

MECHANICAL VENTILATION
To be provided to Kitchen capable of extracting 30 litres per second.

ELECTRICAL INSTALLATION
To be carried out in strict accordance with 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.

HEATING
Existing water fed radiator system to be extended to all new areas. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated as necessary to promote energy conservation.

DRAINAGE SPECIFICATION NOTES

WASTE PIPEWORK
Shower tray, basin and bath to be fitted with 40mmø wastes 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 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.

Pre-stressed concrete lintels to be inserted in walls where pipes pass through.

VENTILATING PIPE
To be 100mmø Upvc terminating at minimum 900mm above head of nearest windows and fitted at top with ballon guard mesh.

EXISTING MANHOLE
New connections to be made to existing manhole as necessary including all making good.

NEW GULLY
External gully to be pre-formed polypropylene raddaka back inlet gully set in concrete in strict accordance with manufacturer's instructions.

SOAKAWAY
Storm water pipes to drain into new soakaway 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.

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 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
11 JUN 2004
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Revisions

Richard J Diggle
Building Design Consultant

194 Broad Gate
Weston Hills
Spalding
Lincs
PE12 6DQ

Telephone/Fax: 01406 380952
Mobile: 07771 621902
E-mail: richard@diggle.biz

Client
MR A WALPOLE

Project
BUNGALOW EXTENSION & PORCH

62 CHAPELGATE
SUTTON ST JAMES

Drawing
DETAIL DRAWING

FLOOR PLAN
SECTION
ELEVATIONS
SITE PLAN

DETERMINED

Scale
As shown

Date
June 2004

Drawing Number
440-02