RE-ROOFING TO FLAT ROOF AREAS (UTILITY ROOM. STUDY. STORE. AND W.C.)
EXISTING ROOFING FELT, DECKING + JOISTS TO BE REMOVED. NEW 63 x 122 SC3 JOISTS AT 400 mm CCS.
ROOF STRUCTURE TO BE PREPARED TO RECEIVE NEW ROOF SYSTEM COMPRISING:—
'POLYROOF 185' MEMBRANE ROOFING SYSTEM BY SPECIALIST CONTRACTOR AND INCLUDING ALL. VERGE. EAVES AND ABUTMENT TRIMS AND WITH UNDERCLOAK TO ROOF TILES AT ABUTMENT WITH MAIN ROOF EAVES.
18 mm BCX. PLYWOOD AND. 70 mm KINGSPAN 'THERMAROOF' TR26 WARM ROOF INSULATED DECKING.
1200G. VISQUEEN VAPOUR BARRIER — ALL JOINTS TO LAP MINIMUM. 450 mm.
18 mm. SHUTTERING PLYWOOD ON NEW FIRRINGS TO PROVIDE MIN. 1 in 40 CROSS FALL TO EAVES.
NEW EAVES FASCIAS + VERGES TO SUIT. RAINWATER GOODS OVERHAULED + REFIXED.
9.5 mm PLASTERBOARD + SKIM CEILINGS.
VENTILATION TO ROOF VOID TO COMPRISE 'GLIDEVALE' OR SIMILAR APPROVED EAVES SYSTEM TO PROVIDE CONTINUOUS VENTILATION EQUIVALENT TO 10 mm WIDE TO FULL LENGTH OF EAVES.
ROOF VOID INSULATION TO COMPRISE. MIN. 250 mm CROWN '75' QUILT. FIRST LAYER OF 100 mm LAID BETWEEN CEILING JOISTS. SECOND LAYER OF 150 mm LAID OVER JOISTS. MAKE UP EXISTING AREAS TO 250 mm TOTAL THICKNESS.
EXISTING ROOF STRUCTURE TO REMAIN.
47 x 97 EXISTING RAFTER. 75 x 100 WALL PLATE. 100 mm LEAF BUILT UP TO SUPPORT NEW RAFTERS. 75 x 200 BEARER FIXED TO EXG RAFTERS.
ROOF STRUCTURE + COVERINGS
47 x 147 RAFTERS AT 400 CENTRES TO MAIN SPAN. 25 x 175 RIDGE BOARD. 47 x 97 RIDGE TIES 1200 CENTRES.
47 x 97 RAFTERS AT 400 CENTRES TO LINK EXG. RAFTERS TO NEW RIDGE.
TOP SURFACE OF ALL NEW RAFTERS TO LINE WITH TOP SURFACE OF EXISTING RAFTERS.
47 x 97 CEILING JOISTS WITH 75 x 200 BINDER AT MID-SPAN.
CEILING TO COMPRISE. 9.5 mm. GYPSUM 'DUPLEX' FOIL BACKED PLASTERBOARD + SKIM.
ROOF STRUCTURE TO LOBBY TO MATCH AND COMPRISING 47 x 97 RAFTERS + CEILING TIES. AT 400 CRS.
ROOF TILES, UNDERFELT (BS747 TYPE 1(F)). AND BATTENS TO MATCH EXISTING. ALL FIXED IN ACCORDANCE WITH TILE MANUFACTURER'S SPECIFICATION AND INCLUDING ALL LABOURS + MATERIALS. AS EXISTING DETAILS.
75 x 100 WALLPLATES WITH 30 x 5 GALV. M.S. ANCHORS AT MAX. 2 METRES CENTRES.
EXISTING ROOF TILES TRANSFERRED FROM NORTH EAST ELEVATION.
REFORM OPENINGS.
• SOUTH. WEST ELEVATION AS PROPOSED •
30 x 5. GALV M.S. LATERAL RESTRAINT STRAPS TO RAFTERS + CEILING TIES AT MAX. 2 METRES CENTRES. ALL OVER 3 MEMBERS WITH NOGGINGS.
CUT. TOOTH + BOND.
• SOUTH EAST ELEVATION • AS PROPOSED •
2 NO. I.G. BOX 100 LINTELS OVER NEW DOOR OPENING MIN. 150 mm END BEARINGS.
GARDEN ROOM. DINING ROOM. LOBBY. AS EXISTING.
NEW OPENING AND WHITE PVCU FRAMED DOUBLE GLAZED PATIO DOORS. ALL IN SAFETY GLASS TO PT. N1. BLDG. REGNS.
MIN. 750 / MIN 1000 IF IN SHRINKABLE CLAY
• SECTION A-A •
NEW ROOF TILES TO MATCH EXISTING. 30 x 5. M.S. ANCHORS AT MAX 2 M. CENTRES. MIN. 600.
OIL FIRED BOILER RM. COMBUSTION AIR VENT. MIN. 8000 mm²
• NORTH EAST ELEVATION AS PROPOSED •
FOUNDATIONS.
SUBJECT TO INSPECTION + APPROVAL OF TRENCHES BY BUILDING CONTROL INSPECTOR AT TIME OF EXCAVATION TO COMPRISE:—
700 x 225 1:3:6 (18mm AGG) CONCRETE STRIP.
FLOOR OF EXTENSION TO COMPRISE:—
50 mm 1:3 CT/SAND SCREED
100 mm. 1:2:4 (18mm AGG) OVERSITE CONCRETE
48 mm. CELOTEX 'GA 2000' FLOOR INSULATION INCL. UPSTAND AT EXTERNAL WALLS.
1200 G. POLYTHENE MEMBRANE LINKED BY OVERLAP TO EXISTING IN DOOR OPENING AND TURNED UP TO AND INTO D.P.C. BED JOINT AT WALL ABUTMENTS. ALL JOINTS IN POLYTHENE TO LAP MIN. 450 mm.
MINIMUM. 150 mm. CLEAN LIMESTONE HARDCORE WELL COMPACTED + CONSOLIDATED AND BLINDED WITH SAND.
WALL LINING TO EXTERNAL WALLS OF EXISTING GARAGE TO COMPRISE:—
EXISTING FACING BRICK 1/2 B. WALL.
50 mm CAVITY
'TYVEK' HOUSEWRAP BREATHABLE MEMBRANE
6 mm. PLYWOOD SHEATHING
100 mm CROWN 75 INSULATION BETWEEN 38 x 100 VERTICAL STUDS AT 600 mm CENTRES.
16 mm. CELOTEX GA2000 FIXED TO INNER FACE OF STUDS.
'TYVEK' SD2. VAPOUR CONTROL LAYER.
15 WIDE x 50 PROJECTION COUNTER BATTENS TO CREATE SERVICE CAVITY.
12.5 mm GYPROC PLASTERBOARD + SKIM FINISH.
INCLUDE ALL LABOURS + 'DAMCOR' DAMP CHECK TO WINDOW + DOOR REVEALS.
BEDROOM 1. BEDROOM 2. HALL. BATH ROOM. LARDER. LOUNGE. KITCHEN. LOBBY. GARAGE. W.C. GARDEN ROOM.
12-14 KW CAMRAY II OIL-FIRED PRESSURE JET BOILER TO BE RELOCATED. FLUE TO BE CAPPED + VENTILATED.
NEW CAVITY WALLS TO COMPRISE:—
FACING BRICK OUTER LEAF TO MATCH EXISTING PART FIN. MASONRY PAINT.
75 mm CAVITY FULLY FILLED WITH CROWN 'DRITHERM' BATTS.
100 mm THERMALITE 'SHIELD 2000' BLOCK INNER LEAF.
LEAVES OF CAVITY WALLING TO BE TIED TOGETHER WITH STOUT GALV. IRON TWIST TIES AT 900 mm HORIZ. CENTRES AND 450 mm VERTICAL CENTRES — REDUCED TO 225 mm VERTICAL CENTRES AT WINDOW + DOOR REVEALS.
'DAMCOR' VERTICAL INSULATED DAMP CHECK TO REVEAL CLOSURES.
'FIRFIX' BONDING PROFILES TO FULL HEIGHT — BOTH LEAVES AT ABUTMENT OF NEW WALLS TO EXISTING — FRONT WALL, CUT TOOTH + BOND.
HEAVY DUTY BITUMEN BASED DPC. TO ALL WALLS MIN. 100 mm ABOVE GROUND / PAVING LEVEL. AND TO LAP EXISTING D.P.C.S.
SUB STRUCTURE WALLS TO COMPRISE:— 2 NO. LEAVES THERMALITE 'SHIELD 2000' BLOCKS IN CEMENT MORTAR WITH 75 mm CAVITY FILLED LEAN-MIX CONCRETE TO GROUND LEVEL.
CHANGE OUTER LEAF TO F.L. GRADE FACING BRICK WHERE EXPOSED.
• PLAN AS EXISTING •
WINDOWS + EXTERNAL DOOR(S).
ALL NEW WINDOWS + EXTERNAL DOORS TO COMPRISE WHITE PVCU FRAMES WITH 8000 mm² TRICKLE VENT, DOUBLE GLAZED WITH LOW 'E' GLASS — EX — C.OF AND WITH 16 mm CAVITY BETWEEN PANES.
ALL EXTERNAL + INTERNAL GLAZING TO COMPLY WITH PART N1 BLDG REGNS — SAFETY GLASS WHERE APPLICABLE.
TO EXISTING KLARGESTER SEPTIC TANK. EXG. I.C. EXG. RWP.
RECESS DEPTH TO BE CONFIRMED WITH BUILDER ON SITE.
WINDOW TO REPLACE EXISTING DOOR + FRAME IN ADJUSTED OPENING. CAVITY WALLING UNDER.
INNER HALL. NON LOAD-BEARING STUD PARTITION. LARDER TO BE REMOVED.
MAKE GOOD TO FLOOR AT OPENINGS. LEVEL. UTILITY ROOM. FLOOR STRUCTURE EXTENDED.
REFORM OPENING TO FORM ACCESS AND SHELF. 900.
EXISTING WINDOW TO BE REMOVED.
PATIO DOORS 1800. CATNIC COUGAR CG70/100 LINTEL 2100 LONG.
2 NO. I.G. BOX 100 LINTELS OVER. 1800 LONG. 1500 SLIDING DOORS + TRACK.
DINING ROOM. CATNIC COUGAR CG70/100 LINTELS 1200 LONG. EXG. RWP.
CATNIC COUGAR CG70/100 LINTEL 2100 LONG. (MIN. 150 END BEARINGS)
• PLAN AS PROPOSED •
EXISTING I.C. EXG. VENT PIPE. EXISTING OIL STORAGE TANK. EXG. RWP.
TAPERED LINING TOWARDS DOOR OPENING. STORE.
NEW TOPPING OVER THE EXISTING CONCRETE FLOOR COMPRISING 50 mm ± 1:3 CT/SAND SCREED. EXISTING SURFACE TO BE PREPARED TO SUIT.
PERMANENT COMBUSTION AIR VENT (MIN 8000 mm²). INTAKE SMOKE PIPE.
BOILER FLUE PIPE (SEE ELEVATION). (RE-LOCATED FROM KITCHEN. 12-14 KW. CAMRAY II OIL-FIRED PRESSURE JET BOILER)
100 mm. NON LOAD-BEARING STUD PARTITION AND DOOR.
STUDY. ADDITIONAL RADIATORS WITH INDIVIDUAL THERMOSTATIC CONTROL VALVES. NEW CAVITY WALLING AND CONNECTION UNDER WINDOWS.
LINTEL(S) IN SUB-STRUCTURE OVER DRAIN PIPE.
EXISTING GULLY TO BE REMOVED + REPLACED WITH SVP STACK + AAV. (AIR ADMITTANCE VALVE)
NEW RAINWATER PIPE.
82Ø RAINWATER DRAINS TO SOAKAWAY(S) MIN. 5 METRES FROM BUILDINGS. FINAL POSITION FOR SOAKAWAY(S) TO BE AGREED ON SITE.
EXISTING KLARGESTER SEPTIC TANK. EXISTING OIL TANK. EXISTING GARAGE. PROPOSED EXTENSION. NEW SOAKAWAY. DRAIN BANK.
• BLOCK PLAN • SCALE 1:500.
SITE. DRAIN BANK.
• LOCATION PLAN • SCALE 1:2500.
Planning DC Development 19 MAR 2003 0362/03
• PROPOSED ALTERATIONS AND EXTENSION TO BUNGALOW • "HILLSIDE" • DRAIN BANK • COWBIT • SPALDING • LINCS for MR + MRS. G. HODSON •
DRAWING NO 02/116/02. • SCALES. 1:50 PLANS + SECTIONS. • 1:100 ELEVATIONS. • MARCH 2003.
REVISIONS AND ADDITIONAL NOTES.
DETERMINED PLAN