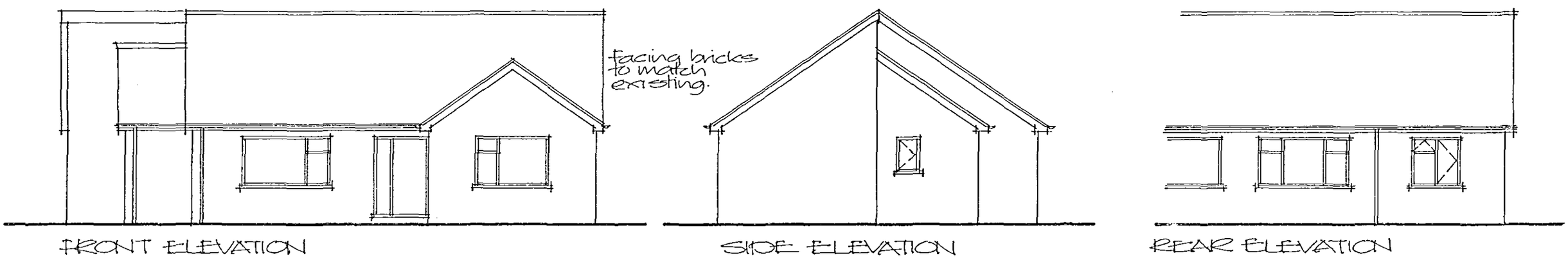
Do not scale off this drawing

All site dimensions to be checked before work commences.



Drains above ground:

40mm dia. polypropylene waste from shower installed within screed and 32mm dia. waste from wash basin both connected together with WC to 110mm dia. UPVC stub stack fitted with air admittance valve above flood level within vented duct. Install rodding point at base of stack. Install 75mm deep trap to wash basin and 50mm deep cleanable trap to shower.

Drains below ground:

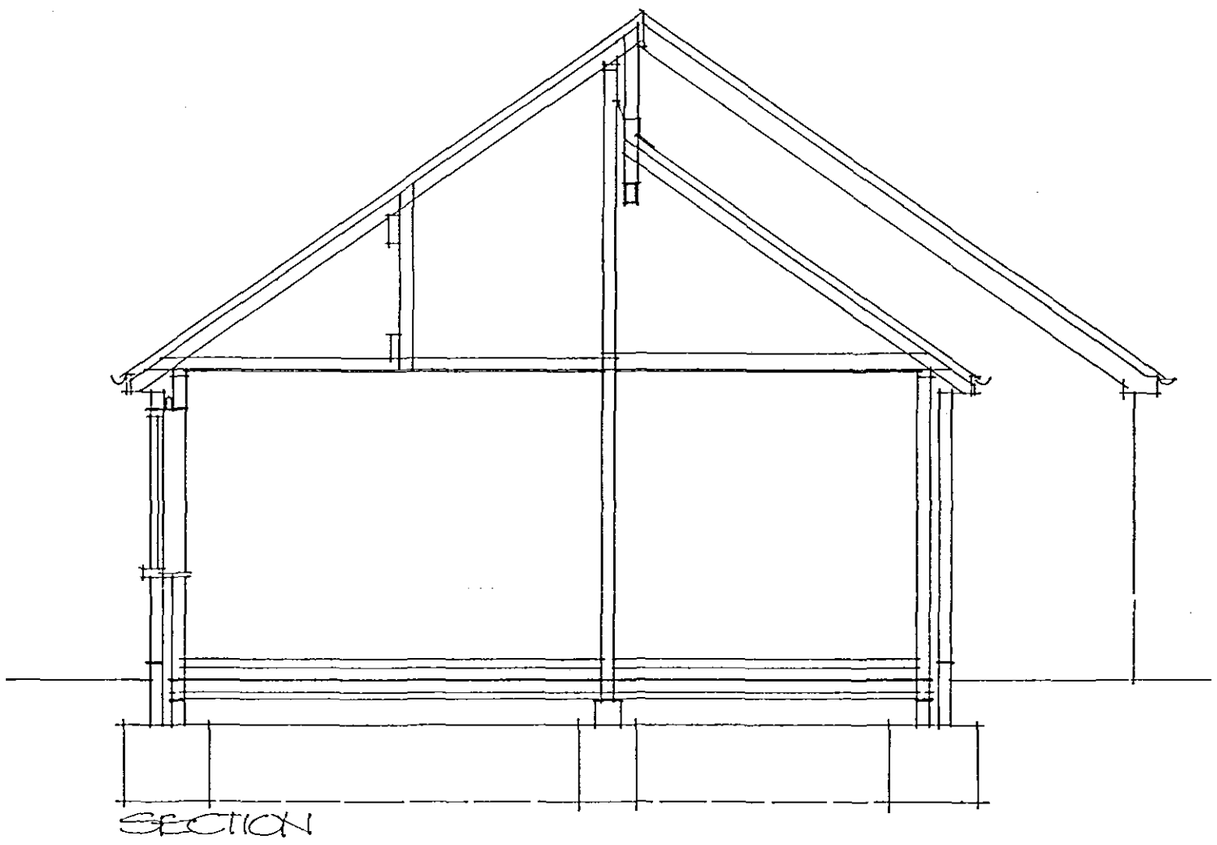
New drains to be 110mm dia. UPVC bedded and surrounded in 100mm peagravel to fall at approx. 1 in 60 to connect to existing inspection chamber/sewer. New inspection chamber to be preformed polypropylene type. *Drain passing through wall to be protected by prestressed concrete slab lintel with min. 50mm clearance* around pipe with protection from vermin entry and gas sealed. Drains within 600mm of ground level to be protected by reinforced concrete slab laid on compressible layer above peagravel surround.

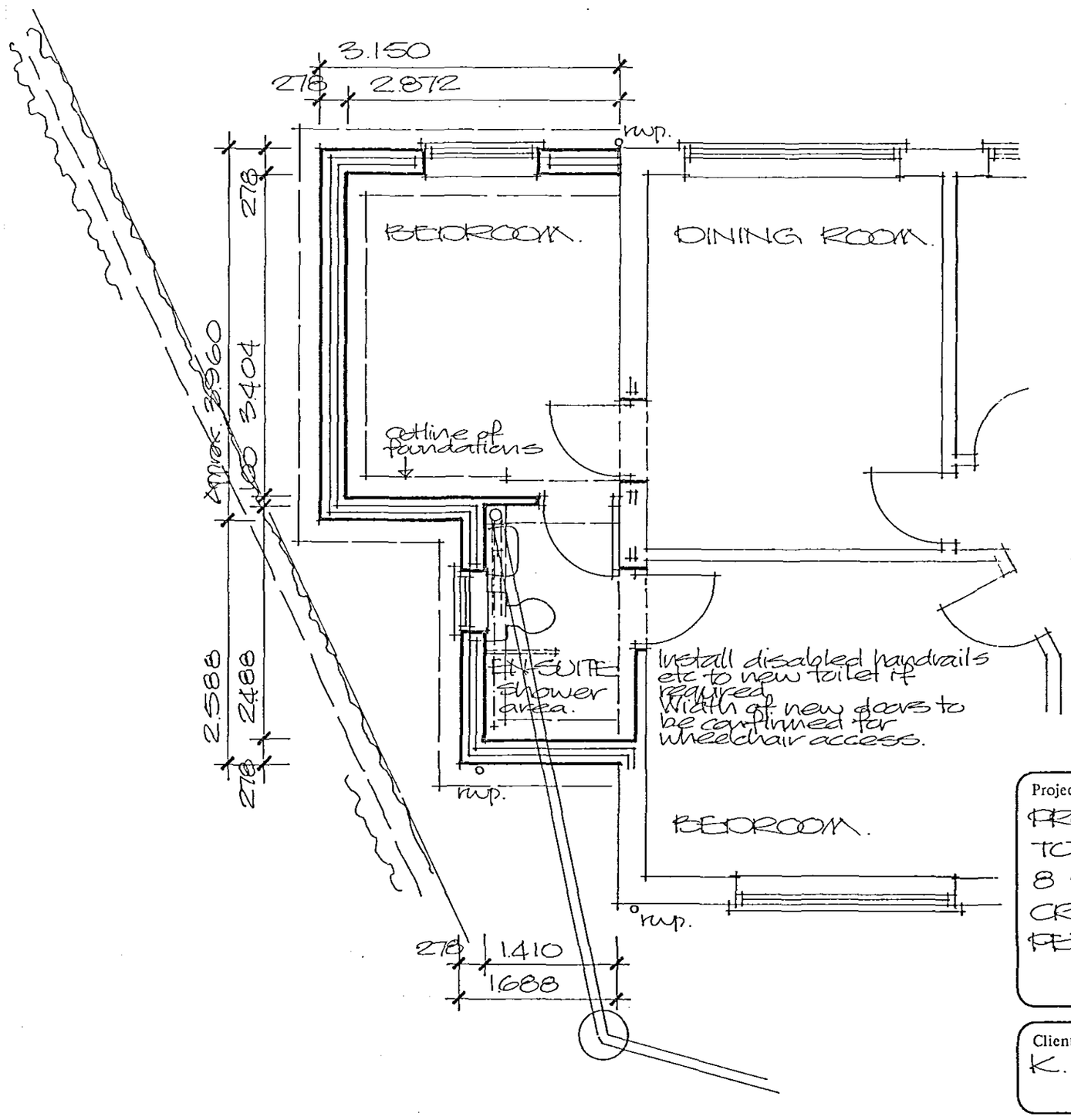
Mechanical ventilation:

Install extract fan to en-suite to extract at a rate of 15 litres per second.

Lighting:

Lighting to at least one new room to be compact fluorescent low energy type.





Roof construction:

Install interlocking tiles to match existing installed to manufacturers recommendations on 25x50 fully treated battens on Proctor Roofshield or similar breathable sarking with eaves carrier on built up timber roof structures formed of :

Bedroom roof:	En-suite roof:
47x100 rafters at 400mm cts.	47x125 rafters at 400mm cts.
47x100 ceiling joists at 400mm cts.	47x125 ceiling joists at 400mm cts.
50x100 wall plates	50x100 wall plate
75x225 purlin	
63x200 ceiling beam	
38x100 strut	

Eaves and verge to be constructed to be similar to existing including projection. No roof void ventilation is required at eaves as breather sarking is specified.
Install mono pitch ridge tile. Bedroom size determined by ridge detail.
Roof pitch to match existing and is to be checked on site.
Install 30x5mm mild steel straps at average 1800mm cts. between roof structure and external walls. Straps to be installed at ceiling level and at slope of roof. Straps at gable to extend over 3 timbers and to be supported by noggings.

Install code 4 lead stepped and straight flashings between new en-suite roof finish and existing and new walls. Install cavity tray DPC to new wall.

All structural timber to be grade SC3 marked dry or kiln dry

Ceilings:

Formed of 9.5mm thick plasterboard with either Artex or skim finish. Perimeter to be supported.

Roof insulation:

Install 100mm fibreglass quilt insulation between ceiling joists and 150mm thick quilt over joists.

Gutters and downpipes:

Install upvc gutters and downpipes to match existing with new downpipe to front connected to new 110mm dia. UPVC drain bedded on 100mm peagravel to fall to new soakpit min. 1 metre cube at least 5 metres from building. Re-locate downpipe to rear to cover joint in brickwork.

Cavity walls:

Constructed of 103mm facing brick, 75mm cavity and 100mm Celcon or Thermalite standard blockwork with dense plaster internal finish. Install Dritherm cavity insulation batts to manufacturers recommendations.
Average "U" value = 0.33W/M2K.
Install Damcor insulated DPC to reveals with frames lapping by min. 15mm.
Install wall ties at 900mm cts. horizontally, 450mm cts. vertically and at 225mm cts. within 225mm of reveals.
Install Hyload DPC min 150mm above ground level with DPM lapping inner wall DPC.
Concrete blockwork used below DPC level to be class A.
New rear wall to be bonded to existing with Furfix wall extension profiles. Front wall fully bonded to existing.

Lintels:

Install IG type L1/S75 steel lintel to window openings. Install cavity tray DPC above en-suite window. Install 2no.IG box lintel 100 steel lintels to new openings through existing wall with one lintel longer to form enlarged en-suite. Install IG box lintel 100 steel lintel to support external skin of cavity wall at high level. Install IG internal 100 lintel to door between new bedroom and en-suite.

Floor construction:

Min. 65mm thick lightly reinforced sand/cement screed on 100mm thick SD grade expanded polystyrene insulation on 1200 guage polythene DPM lapped over wall DPC on Spanlite or similar beam and block floor. *Beams to be standard approx. 155mm deep with 100mm thick solid 440x215 block infill with min.* compressive strength of 7.0N/mm2.
Beams supported on external and sleeper walls with DPC below beam ends. Min. 150mm deep ventilated void below beams. Top soil below to be covered with polythene loaded down with sand.
Install Glidevale or similar periscope vents/ducts at approx 1.800 cts. to external walls. Form openings through sleeper wall between floor voids to maintain cross ventilation.

Foundations:

Install 700mm wide x 225mm deep grade Gen3 concrete strip or 700mm wide trenchfill foundations min. 750mm deep (1.000m deep in shrinkable soil). Foundation to inner wall to be 450mm wide. Depth to be agreed on site with LA building inspector.

Windows:

New windows to be white UPVC glazed with sealed units with min. 16mm gap and incorporating Low E coating to give min "U" value of 2.0 W/M2K. Any glass within 800mm of floor level to be safety glass to BS 6206. Opening lights to be draught sealed. Install trickle vent to en-suite window to provide min. 4000mm2 background ventilation.
Window to bedroom to be suitable as fire escape with opening at least 450mm clear width and at least 0.33metre square.
Window sizes: En-suite 600x900 deep, bedroom 1200x1350 deep. Window structural opening size to be confirmed on site.

Heating & hot water:

Extend existing central heating into extension with thermostatic valves fitted to new radiators. New heating and hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.

DETERMINED PLAN

Project
PROPOSED EXTENSION TO EXISTING BUNGALOW 8 BARBERS DROVE CROWLAND, PETERBOROUGH.

Planning / Development
- 6 MAY 2004
590/04
Ref

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Scale 1:50/1:100
Date May 04

Drg. no.
04/27/01

Summit DS(UK) 0096