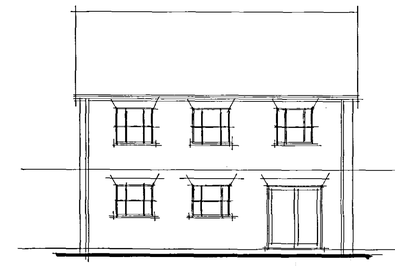
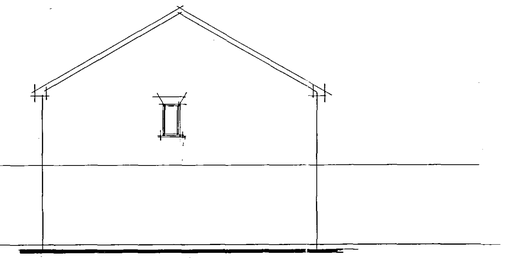
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Jonathon Hartley.

Revisions:



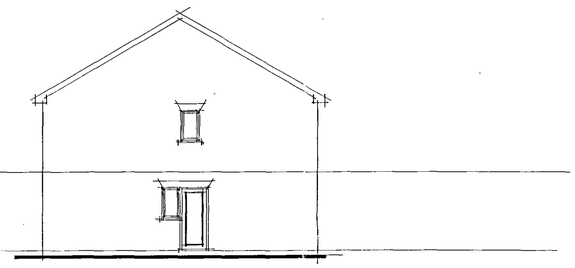
REAR ELEVATION



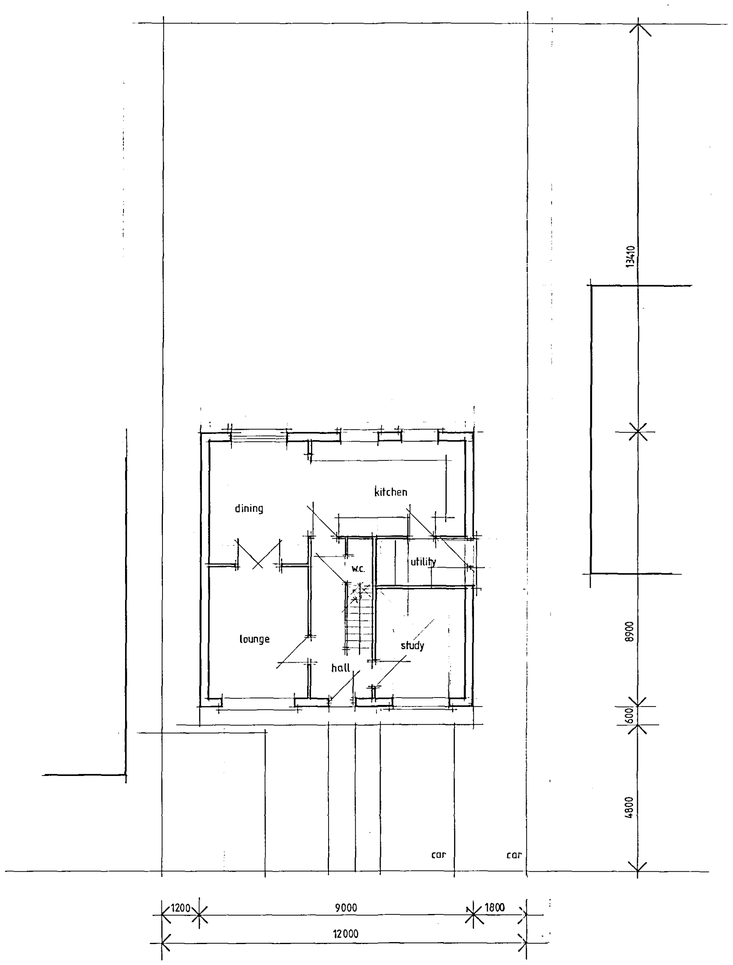
SIDE ELEVATION



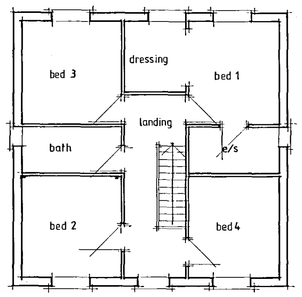
FRONT ELEVATION



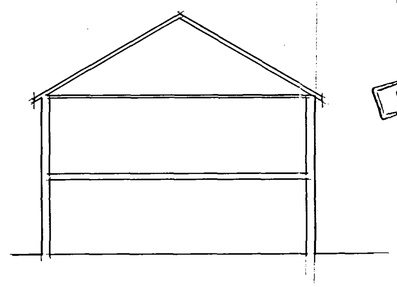
SIDE ELEVATION



G.F. PLAN



FF PLAN



TYPICAL SECTION

General Building Notes

* Structural timber to be SC3 grade softwood, stamped K.D. (kiln dried)
*Treat exposed timbers to B.S.1282:1975
*Clad catnic lintols in 16mm gypsum plaster to give half hour fire resistance
*All new walls & ceilings to be plastered internally
*Extend central heating & hot & cold water services into proposed accommodation (radiators fitted with thermostatic valves)
*Catnic lintols to be installed all in accordance with manufacturers instructions & relevant codes of practice
*Provide & fix expanet wall starters where all new work abuts existing
*S. denotes safety glazing to B.S.6206:1981
*New doors & windows to be glazed in 28mm Pilkington K glass
*New windows & doors to be fitted with 8000mm trickle ventilators
*New windows & doors to provide minimum 5% natural ventilation & minimum 10% natural light - in relation to room floor area
*Any encroachment over site boundary to be agreed prior to site start & occupiers to familarize themselves with Party wall act 1585
*Build up proposed external walls in:- 103mm facing brickwork
75mm cavity
75mm Rockwool cavity bats
100mm thermal blockwork
5 no. s.s. wall tie/m² to B.S.1243:1978
Thermabate cavity closers to reveals
*Prefabricated roof trusses at 600ctrs (rafter section min 150mm deep for sloping ceilings). Manufacturers design certificate to be submitted to & approved by Local Authority prior to site start. Provide wind bracing & binders to B.S.5268 part 3 1985
*Provide & fix Dovetail fascia vents to tops of all new fascias (10mm to horizontal ceiling & 25mm to sloping ceiling) - monoflex vents at ridge level between each rafter to give 5mm ridge ventilation
*S.D. denotes mains led smoke detector to B.S.5446
*Strap rafters, floor joists, ceiling joists & roof trusses down to walls at max 1800mm centres with 30 x 5 m.s. straps including noggin pieces as necessary
*New ceilings to be in 12.7 plasterboard & scrim & set (lid backed to sloping ceilings)
*Provide energy efficient lighting all as detailed in Part L (I. 54, 1.57)
*Existing Structure to be exposed as required by Building Inspector to ascertain suitability to increased loadings.
*Build up studwork walls in 100 x 47 studwork at 400 ctrs, 100 glasswool infill & 12.7 plasterboard & scrim & set off double floor joists or sole plates (off dpc at G.F. level)
*Build up none loadbearing internal studwork walls off dpc on thickened slab (floor insulation not to carry on under thickening)
*Cover new pitched roofs in concrete interlocking roof tiles, suitable for roof pitch & fixed all in accordance with manufacturers instructions & relevant codes of practice
*At all roof/wall abutments, provide & fix code 5 stepped lead flashings min 150mm upstand
*Exact size, depth & detail of proposed foundations to be agreed on site with building control once ground conditions/any tree prowmlly problems have been established
*Clad any structural steelwork in 12.7plasterboard, secured with 1.6mm swg wire ties at 300 pitch & 7mm gypsum plaster skim to give half an hour fire resistance
*At each rafter/ceiling joist intersection provide & fix 12mmØ bolts with 50mmØ trotbed plate connectors

Drainage details

Wastes:- W.C.100Ø, kitchen sink, washer & shower 40Ø & basins 32Ø, all fitted with 75mm deep seal traps at & nodding eyes at all changes of direction. (Top access traps to showers)

Below Ground:- All below ground drainage to be in 100mmØ upvc pipework, flexibly jointed & surrounded by 100 pea gravel at a gradient of 1:40. Where drains pass within 100mm of underside of floor slab, pipework to be in 100mm concrete integral with slab inc. movement joints at each socket or sleeve
Any disused drains to be sealed in lean mix concrete to satisfaction of Building Inspector
Protect drains where passing through walls with concrete lintols over including 50mm clearance all round, masked with expakor, to prevent rodent entry
New rainwater pipes to discharge to soakaways min 5000mm away from any dwelling
New rainwater goods to be 65mmØ downpipes & 115mmØ half round gutters

Mechanical Ventilation

Location	Capacity	Approvals
Kitchen	60 litres/second	no
Utility	30 litres/second	no
W.C.	15 litres/second	yes
Bathrooms	30 litres/second	yes
En-suites	30 litres/second	yes

Insulation

Roofs:- 250mm glass wool to horizontal ceilings to give max 'u' value of 0.16w/m²k
110mm celotex to sloping ceilings - min 50mm air gap above to give max 'u' value of 0.2w/m²k

Walls:- 103mm facing brickwork, 75mm cavity, 75mm 'Rockwool' cavity bats, 100mm thermal blockwork to give max 'u' value 0.35w/m²k

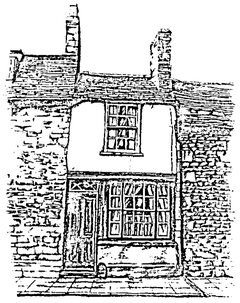
Floor:- 75mm screed & finish with layer of chicken mesh in top, 85mm Thermadeck or equivalent floor insulation, 100mm concrete, 1200 gauge polythene dpm, lapped & continuous with dpcs & 100mm well compacted & sand bunded hardcore to give max 'u' value 0.25w/m²k

Limiting Infiltration

i) seal gaps between studwork & masonry walls at edges of window & door openings & junctions of floor & ceilings by continuous bands of finishing Plaster
ii) draft stripping to all windows, doors & loft hatches
iii) seal pipes & boxing at floor levels

Robust Construction Details

i) wall & roof insulation to be continuous where applicable
ii) wall insulation to extend 150mm below top of perimeter insulation supported on row of wall ties
iii) silicone sealant to front & back of all windows/door frames
iv) thermabate cavity closers to all external openings - 40mm frame/closer overlap



JONATHON HARTLEY
Architectural Consultants, Property Developers, Residential Lettings
Building Management & Building Surveyors
Property Services

The Old Curiosity Shop
28 St Peters Street
Stamford
Lincolnshire PE9 2PF

Telephone 01780 757550
Fax 01780 757599
Mobile 07818 437098 / 07775 613347
After office hours 01780 481516

SHDC
Planning & Development
- 6 APR 2005
Ref: 0460/05

SUPERSEDED

Job:
MR J. REGIS
THE BUNGALOW
NEW ROAD
DEEPING ST NICHOLAS
PE11 3DU

PROPOSED DWELLING

Drg:
PROPOSED

Scale: 1/100
Date: 05/04/05
Drawn By: Jonathon
Drg. No.: REG 05/102

Summit DS(UK) 030332