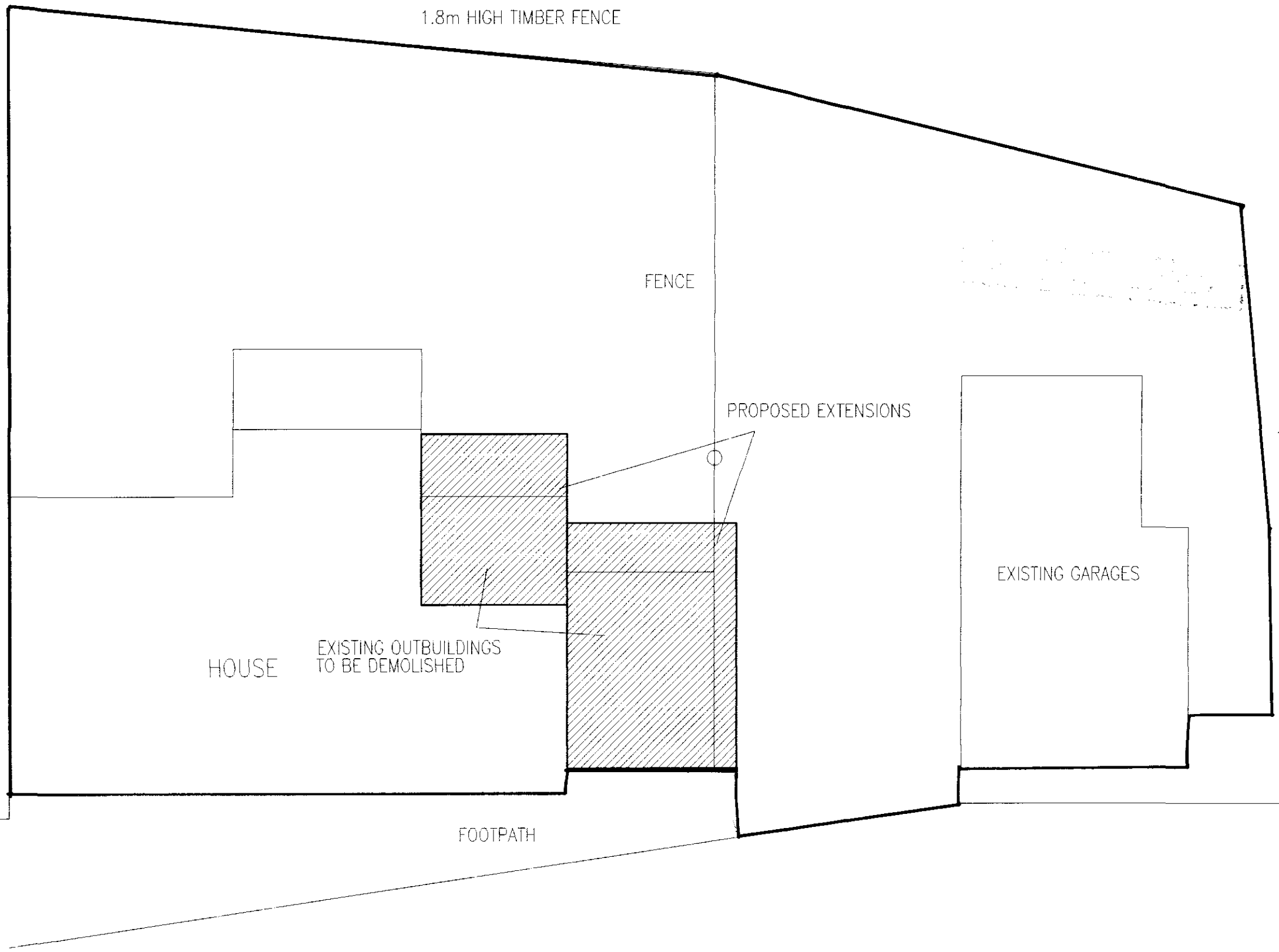
DAVID BROKER DESIGN SERVICES
2000
CONCEPT
COMPUTER AIDED DESIGN
ARCHITECTURE

CLIENT
K. SHEPPERSON ESQ
CROOKED BILLETT CHURCH END FLEET



LOCATION PLAN 1:2500

REPRODUCED FROM THE ORDNANCE SURVEY MAP BY DAVID BROKER DESIGN SERVICES WITH THE SANCTION OF THE DIRECTOR GENERAL, ORDNANCE SURVEY, FOR BUSINESS USE. LICENCE No: AR 375659.

HEALTH AND SAFETY C.D.M REGULATIONS 1995
THE CLIENT/DEVELOPER AND BUILDING CONTRACTOR/SUB CONTRACTOR ARE ADVISED TO AQUAINT THEMSELVES WITH THE IMPLICATIONS AND REQUIREMENTS OF THIS BUILDING PROJECT

DRAWING/FILE No 566KPS1A
PROJECT
PROPOPOSED EXTENSION
SITE AND LOCATION PLANS

SCALE 1:100
DATE APRIL 2000
DRAWN DB

Issued	
Revisions	

ARCHITECTURAL TECHNICIANS
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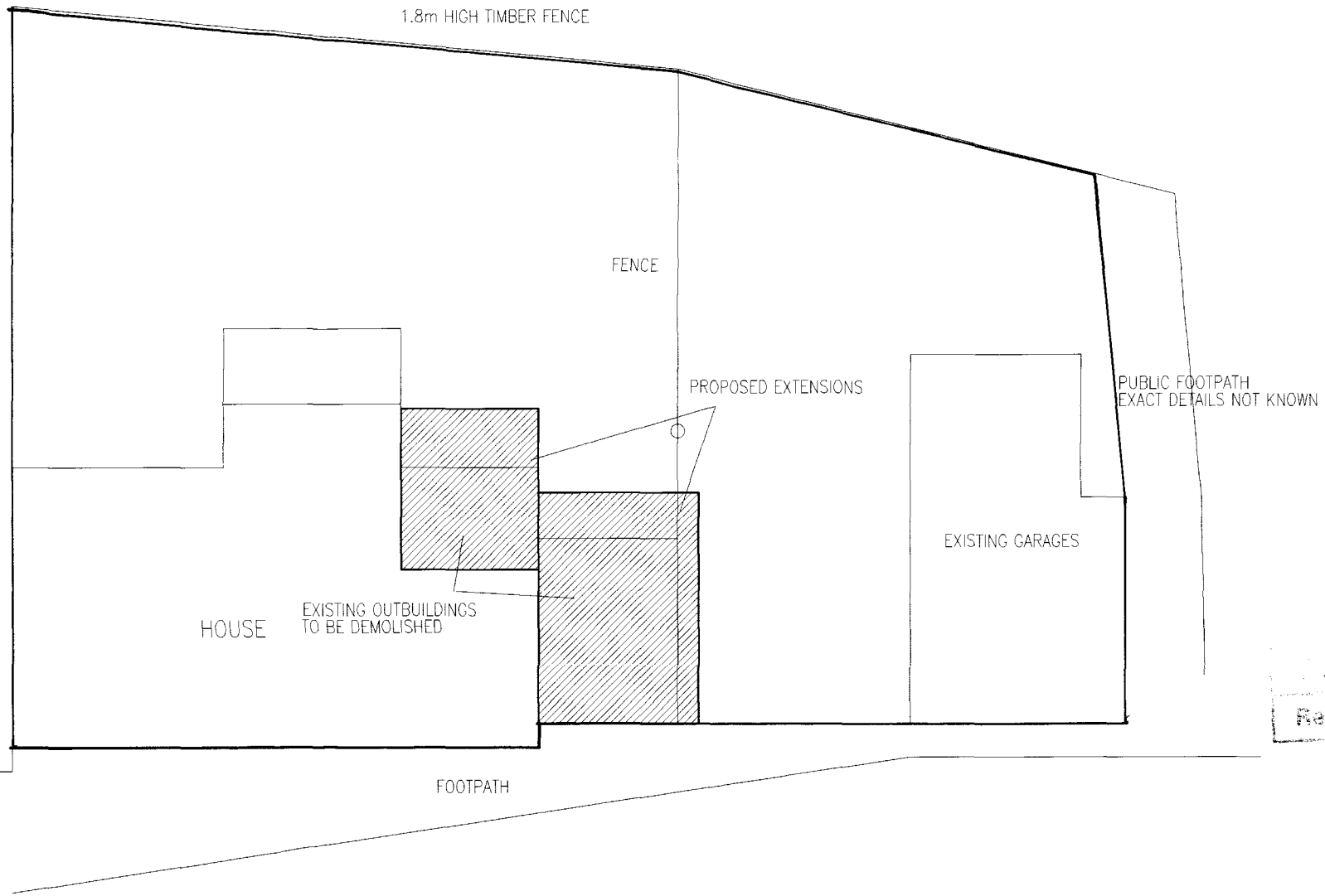

SOUTH HOLLAND DC
HOUSING & PLANNING
16 JAN 2001
Ref: H/S2100

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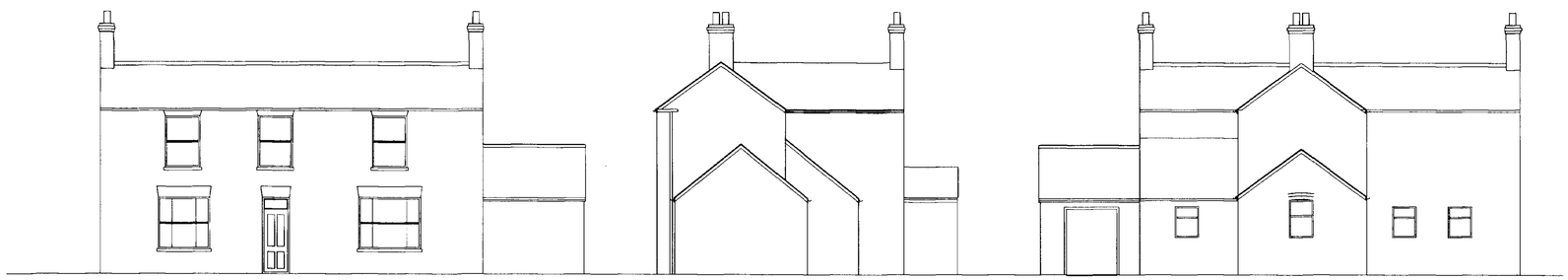
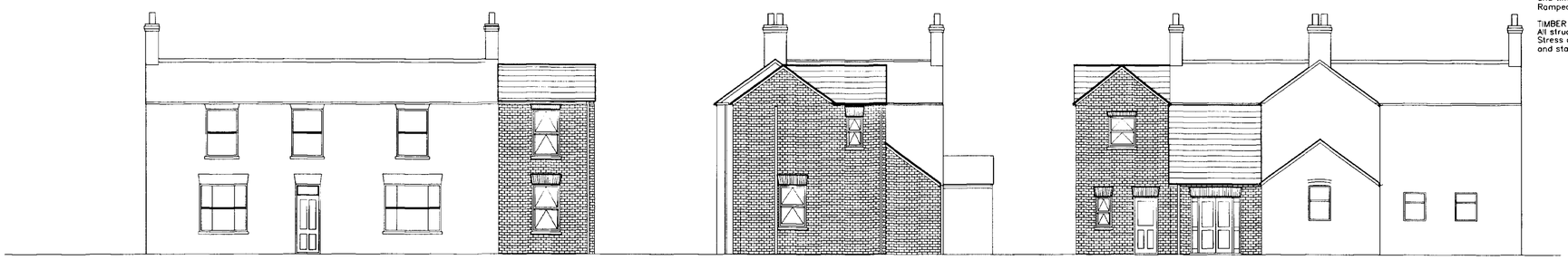


EXISTING ELEVATIONS



PRPOSED ELEVATIONS

New Windows to be sash type

D.P.M
Provide 1200g Polythene DPM over floor insulation turned up at sides and linked to DPC.

D.P.C
Install Astos/High Load or similar dpc min 150mm above finished ground level and to sides of all openings in cavity walls.Tray d.p.c over all IG Lintels with weepholes to outer leaf.
Dpc,s to reveals to be insulated type, Damcore or similar.
Dpc to chimney above roof intersection to be of 2 courses of class B Engineering bricks..

WALL.
Outer leaf of Facing bricks,65mm cavity with 65mm Superglass insulation. 6no stainless steel wire ties per 1m sq and cavity closed at roof and reveals with blockwork.
Inner leaf of 100mm aerated blocks maximum density 1100kg/m
Movement joints as indicated. Incorporate bricktor or similar expanded metal to mortar coarsing 215mm below all windows
Inner face of all blockwork rendered and skimmed. Internal faces of steel lintels to be covered with min 15mm lightweight plaster
Cavity to extend min 150mm below dpc at perimeters.

FIRST FLOOR.
Floor joists as indicated on drawing all timber SC3 graded.All joists at max 400mm c-c with ends having min 100mm bearing.
Joists parallel to walls, strapped to walls at max 2m c-c with 30x5x1200mm straps and fixed to softwood noggins between joists.
Spans over 2m to have Herringbone bracings at mid span in 38x 38mm timber or Catnic h/b.Spans over 4.5m same but at 1third c-c Double joists **beneath all studwork partitions and fix together** with 12mm dia coach bolts and washers at 1.5m c-c, and 150mm from ends.Incorporate joist size block bondings between joists where partitions are perpendicular to joist span.Treble joists to Stair trimmers,infills and ends fixed with M/S hangers.
Floor of 18mm Moisture resistant chipboard t&g with P.V.A glued joints and ducted for access to all pipework.Provide support noggins beneath all joints.

STUDWORK.
100x38mm studs at 400mm max c-c Off 100x75mm sole plates and incorperating 2 rows of horizontal noggins at 1/3 height
Doors and frames as indicated and clad both sides with 12.5 mm Plasterboard and skim.Fill void with Superglass insulation.

ROOF.
Tiles laid to manufacturers instructions and specification on sarking felt and tile battens 25x38mm. on Trussed Rafters designed and fabricated to BS.5268 at 600mm c-c
Braced together to BS.5268 1985 pt3. 100x25mm **binders** at joist and ridge nodes and at plane of truss webs.

Pitch as specified,contractors are reminded that where roofs **have to join adjacent structures,the pitch** Must be checked on site Manufacturers details/dimensions to be checked on site before ordering

Diagonal bracing 100x25mm running from eaves to **inner binders** on top of ceiling joists and inner truss plane.75x**100mm wall plates**

Facia board offset _____mm from brickwork.6mm masterboard soffit with continuous Glidevale soffit vent strip. Equivalent to 25mm
Ridge ventilation where necessary to give equivalent of 10mm continuous gap full length of roof
Ridge ventilation where necessary to give equivalent of 10mm continuous gap full length of roof (Leanto mono pitch roof likewise)

Code 4 stepped lead
flashing at roof wall abutments and internal cavity stepped dpc tray.Trusses fixed to 75x100mm sw wall plate with galvanised ms truss clips.Plate strapped to blockwork with Catnic straps 1200x5mm at 2m c-c.Rafters strapped to gables with 1200x5mm straps spanning min 3no rafters and fixed to 75x38 mm noggins between rafters.Ceiling joists strapped likewise.
Water Tank supports To BS,5268 Part 3 19852 should consist of 150x25 T&G BOARDING on 2 No 75x47mm bearers 400mm apart over 2No 200x47mm bearers on 2 No 75x47mm runners over min of 4 No trusses,as close to node points as possible.All timber SC3 Graded.
Flashings code 4 Lead at all roof wall/chimney abutments.
Area beneath roof tank to be uninsulated to prevent freezing.

INSULATION.
100mm fibre glass between roof joists,100mm fibre glass across joists. Cavity wall insulation 65mm Superglass.
Loft hatch to be insulated.
All pipework outside insulated areas to be fully lagged with 12mm Neoprene foam.
Pvc vent trays to be incorporated between rafters at eaves

FOUNDATIONS.
Concrete strip foundations,min depth 750mm or 1m where subsoil is of a shrinkable nature,(but in all cases in full compliance with Soil report recommendations
750mm wide to cavity walls, 600mm to internal walls.
Founds to be 250mm thick.Reinforced to soft spots as necessary

FLOOR.
Ground bearing floor slab.
Strip back 150mm approx vegetable soil.
150mm consolidated and blinded hardcore backfilled and rammed to internal foundations.50mm Jablite insulation with 100mm upstand around edges.1200 Ploythene dpm linked to dpc.
100mm site concrete.50mm cement sand screed.

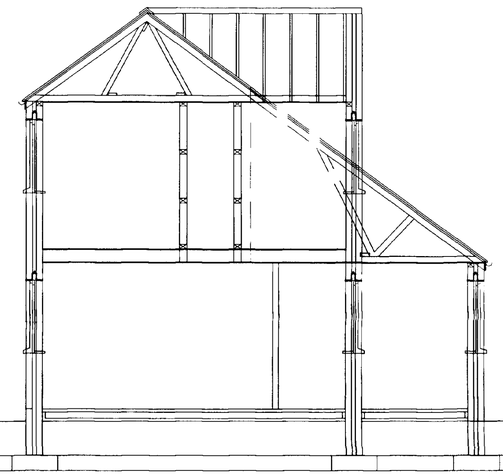
GLAZING.
All windows double glazed with 28mm sealed units. All opening windows and doors to have full draft seals including the loft hatch, (loft hatch to be fitted with suitable fastening to compress seal)
Opening lights to give 1/20th floor area in ventilation
All glass to be Hardened or toughened to B.S 6262 with safety glass to B.S 6206 CLASS B.
All glazing in critical locations to be of a type unlikely to cause injury to people upon impact ,the following types as indicated
All glass lower than 1,500mm above floor,to doors adjacent side lights and windows
All glass lower than 800mm above floor level elsewhere
Laminated or toughened glass to be specified and manufactured to B.S 6206:1981

MECHANICAL VENTILATION.
Bathrooms/Ensuites and WCs to have mechanical extractors giving min 15 litres sec extraction,ducted to open air.Kitchen/Utility rooms. to have extraction at a rate of 60litres sec(or ducted cooker hood at 30litres sec)
Rooms with no windows to have fans controlled via light switch with 15min overun facility
All habitable rooms to have background ventilation of 8,000mm sq and kitchen/utility,toilets/bathrooms 4,000mm sq.respectively (Provided by trickle vents in window heads).

ELECTRICS.
Electrical installation to comply with 16th Edition IEE wiring regulations.Note provide lighting in roof space for safe access and working to roof tanks(close to hatch).

CEILINGS.
Ceilings of 12.5mm Plasterboard and skim or Artex finish through out to BS. 1230 part 1 with sealed and supported cross joints and timber noggins to edges of boards size 30x47mm.
Ramped ceilings to have foil backed plasterboard

TIMBER
All structural timber to be in accordance with BS 4978
Stress graded when dry to give moisture content of 20% or less and stamped Kiln Dried (DRY or KD)



HEALTH AND SAFETY,C.D.M REGULATIONS.
The person in charge of Tendering and construction works must aquoint themselves with the requirements of C.D.M legislation for Planning supervision and Risk assesments and statements etc.

SERVICE DUCTS.
All services ducts to comply with service providers specifications for installation and to be of appropriate colour size and material deemed fit for the purpose
Colours generally as follows
Elecricity---Black
Water -- Blue
Gas ---Yellow
Telecom ---Grey
Services in trenches to marked with identification tape

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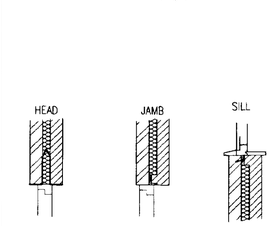
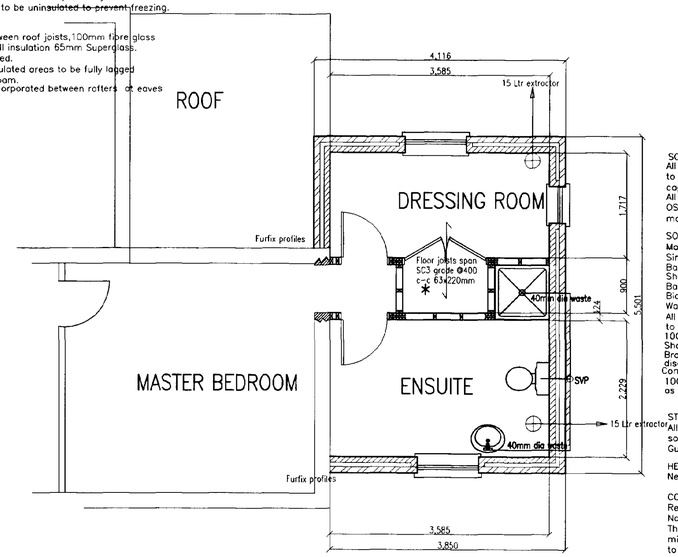


JAMB INSULATION DETAILS

GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOIL DRAINS.
All drains in 110mm dia pvc with flexible joints and laid to 1:40 falls in 150mm pea gravel bed and surrounds
cop trenches beneath driveway with 1:3:6 concrete
All connected to existing drainage system
OSMA or similar universal inspection chambers to manufacturers instructions with 150mm concrete bed and surrounds

SOIL WASTES.
Machine wastes in 40mm dia PVC
Sink wastes in 40mm dia PVC
Bath wastes in 40mm dia PVC
Shower wastes in 40mm dia PVC
Basin wastes in 32mm dia PVC
Bidet wastes in 32mm dia PVC
Wastes exceeding 2m in length to be 50mm dia
All with 75mm deep seal P traps.All wastes routed seperately to connect to svp. Svp's in 110mm dia pvc and terminating min 1000mm above opening windows.
Shower trays to be raised 100mm to allow access to trap
Branch connections from waste appliances to connect to discharge pipe either above or 200mm below wc connection
Connect to svp. Svp's in 110mm dia pvc and terminating min 1000mm above opening windows with baloon cover,and flashing collar as appropriate at roof junction

STORM DRAINS.
All drains as specified for soil drains to 1m cube rubble filled soakaways min 5m from buildings.
Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc.

HEATING AND HOT WATER.
New extension to be served by existing boiler etc.

CONDITIONAL APPROVALS.
Required for:
Non standard roof trusses.
The main contractor will be responsible for obtaining and sub mitting for approval, Calculations from the truss manufacturer to the building inspector, before trusses are installed.

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PROPOPOSED EXTENSION TO DWELLING (EXISTING EXTENSION TO BE DEMOLISHED)

SCALE 1:50 1:100
DATE APRIL 2000
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Revisions * 10-7-2000 B/REGS REQUIREMENTS

ASSOCIATED PLAN
Ref.

SOUTH HOLLAND DC HOUSING & PLANNING
16 JAN 2001

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