ROOF CONSTRUCTION:
Conc. interlocking tiles/ Slates on 25 x 25 x 4/5 treated timber battens on 38 x 25 x 4/5 treated timber counter battens on 38 x 147 (type 17) timber trusses @ 600 c/c, 9 No. purlins in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:-
25 x 100 longitudinal bracing at 1/3 span from eaves.
External eaves, 2 no. 25 x 100 to 25 x 147 raking timber bracing and 25 x 147 diagonal roof bracing.
Provide 90 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate.
The gable wall at verges and ceiling level with 30 x 5 m.m. noggings & ceiling restraint straps at a max. of 1.200m c/c. At internal gable positions provide posts on 38 x 50 timber on edge.

ROOF VENTILATION:
Position of soffit around building 225 x 100 wide eye. roof ventilator (operating externally) (Eaves gutter gauze) vents to leave overhang 0.6 m clear.

ROOF INSULATION:
To roof spaces provide 300mm fibreglass insulation quilt.

TRUSSES TO GARAGE AS MAIN EXCEPT USE KING POST TYPE TRUSSES AT 600 c/c AT 30°

adjust height accordingley so bungalow & garage fascia are level. approx 2405m/m high

GARAGE

KITCHEN | PORCH | DINING ROOM | LOUNGE

SEC. A—A

Note:
Roof: Apply bituminous felt strips to underside of roof timbers at eaves and verges and fix 25mm wide timber fascia boards.
Provide 150mm wide PVC gutters and 65mm dia. PVC downpipes.
25 x 175 p.v.c. fascia and bargeboards.

Note:
Roof: Apply bituminous felt strips to underside of roof timbers at eaves and verges and fix 25mm wide timber fascia boards.
Provide 150mm wide PVC gutters and 65mm dia. PVC downpipes.
25 x 175 p.v.c. fascia and bargeboards.

Provide compound trusses and where main trusses fix to compound trusse provide Bowyer shoe truss connectors.

ROOF PLAN

WATER SUPPLY:
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be 450mm, max 1.8m above footpath to base.

FOOD STORAGE:
Provide adequate food storage cupboard or kitchen unit, with a capacity of 1.7m³. This can be in the form of a pantry or other such fitments found in or other kitchen, i.e. fitted units, refrigerator, freezer, or combination of any of the above which provides 1.75m³ is satisfactory. Room must be capable of being ventilated by natural or mechanical means.

WINDOWS:
Wooden units in roof shown to be supported on hardwood to specification laid to B.S. 5268 Part 3, 1985.

WALLS:
Use flexible dpc's where necessary to provide effective seal to walling to make completely watertight.

JOINERY & LINTEL SCHEDULE

No.	Ref.	lintel	end bg.	qty.
1	312 CC	L1/S	150	2
2	212 (OPP)			2
3	FNS - SUFFOLK			1
4	PATIO DOOR 1800 x 2100 h			1
5	212 C			1
6	FNS - 2XGG			1
7	310 CC			2
8	UP n OVER GARAGE DOOR 2134 x 2134, HENDERSONS OR SIM			1
9	FXS - 2XG			1
10	210 C			1

All specified Joinery is by Messrs. JOHN CARR Joinery Ltd. metric P.I. softwood range. (Opp) denotes items handed. Lintels are by I.G. Lintels, Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

BOILER:
Provide wall or solid fuel type boiler of a rating in position indicated, sited on 150 concrete hearth (above o'site). Boiler to be 50mm from walls and fitted with cast iron flue outlet 25mm with access plate and condensation vessel in back flue. (Cast iron flue to be in long). Flue to discharge into brick conventional flue as detailed for open fire. If gas is available, provide balanced flue gas fired boiler or required rating in position indicated, sited on 125mm thick conc. hearth (above o'site) sited 50mm from walls. If oil or solid fuel fired boiler is used provide permanent to kitchen window c.s.a. not less than boiler outlet min. 10,000mm².
To be read in conjunctionwith approved document J1/2/3.

NOTE:- If an oil fired boiler is to be used provide combustion air equal to 5cm sq. cm. KW rated output

FOUL WATER DRAINAGE:-
Foul water drains to be 100 ø vitrified clay pipes "Supersleve" flexible jointed to fall 1:70 bedded in 50 pea gravel. Other buildings drains to be encased in 150 pea gravel with lintel over pipes at wall abutments.
NOTE:- Surround pipes at wall abutments with 50 unspredesible material.
100 ø soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. 40 & 75 ø to be fitted with access plate at base 40mm int. ø p.v.c waste pipes from all appliances complete with 75mm deep sealed traps and rodding eye access points at every direction change.
All above ground drainage to B.S. 5572. All underground drainage to B.S. 8301.
NOTE: Waste pipe from bath to be 50mm ø

SURFACE WATER DRAINAGE:
100mm ø vitrified clay pipes "Supersleve" flexible jointed to fall 1:70 bedded in 50 pea gravel. Pipes to discharge into 1.200m ø soakaways sited 5.00m from buildings.

FRONT

REAR

SIDE

SIDE

PLAN

DETERMINED PLAN
07 AUG 2000
91360

THIS DRG TO BE READ IN CONJ. WITH DRG. No. 89025/1

status design
ARCHITECTURAL & BUILDING DESIGN CONSULTANTS
Tel: Holbeach (0406) 24343
STATUS HOUSE, 4 PRINCES STREET, HOLBEACH, SPALDING, LINCS. PE12 7BB

PROPOSED BUNGALOW + GARAGE AT THE DELPH, LONG SUTTON, LINCS.,
FOR
MR. D. SPENDLA

D & P BUILDINGS

1:50 1:100	OCT 89
J.P.W	89025/2

New/Old Walling
Where new walling meets old provide proprietary flexible wall starters.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Valleys
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Insulated Pipes and Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Smoke Detection
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

Rainwater Goods
PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Surface Water Drainage
To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

Protection to Underground Pipes
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Wall Construction
275mm cavity walls to consist of:
100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1673 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Utility Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 30 lt/sec. System to offer intermittent operation.

Roof Insulation
To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Foul Water Drainage
Underground drainage to be proprietary 110mm diameter p.v.c. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 255mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

Fascia and Bargeboards
To be 25 x 75mm PSE with 6 mm groove to accept 6mm thick exterior grade plywood soffit.

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

Ground Floor Construction
65mm sand/cement screed on proprietary 50 mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50mm.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

Brickwork below d.p.c. to be F.L. quality

All soakaways to be minimum 1m deep.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

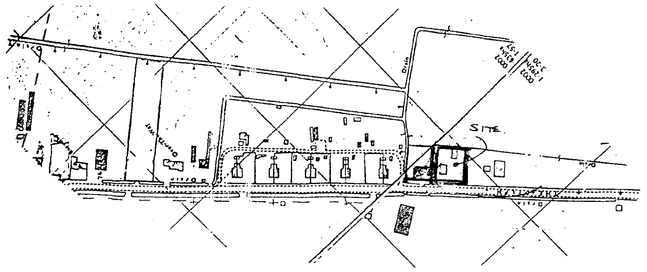
Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

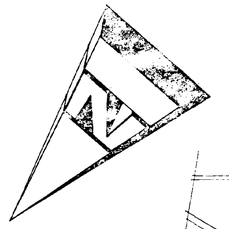
To all domestic floors to external perimeter walls provide 25mm thick insulation dressed up walls to prevent cold bridging.

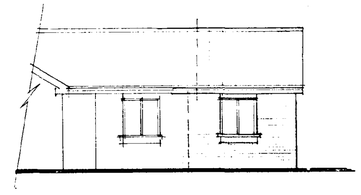
Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

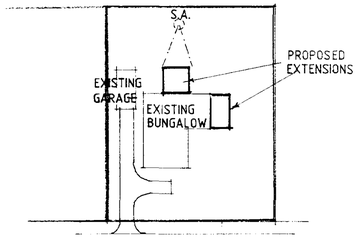


LOCATION PLAN



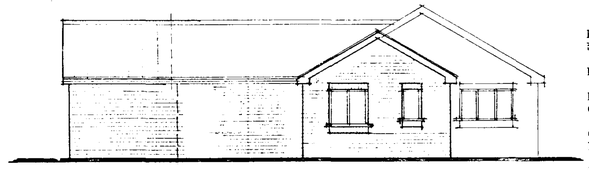


FRONT



THE DELPH

SITE PLAN



REAR

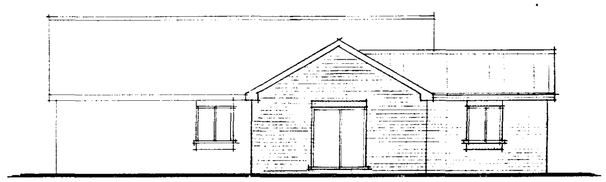
Roof pitch, ceiling height, floor level, fascia level etc all to Match existing.

External material to match existing.

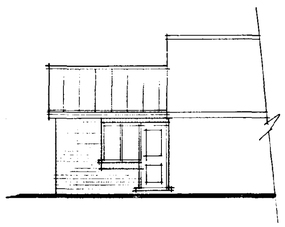
External side wall of dining room to be inline with front projecting Gable, side wall so as to ensure roof alignment.

Gable wall of lounge as shown dotted to be completely removed. New roof and walls etc to line up with existing and to be tied together.

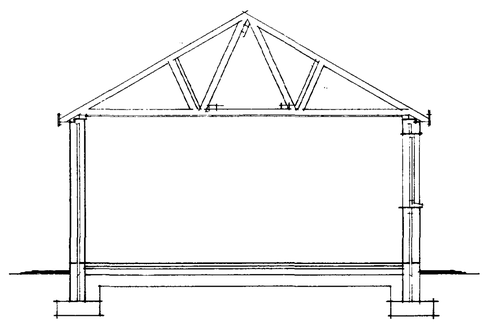
Remove rear door and re-use as external utility door.



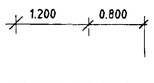
SIDE

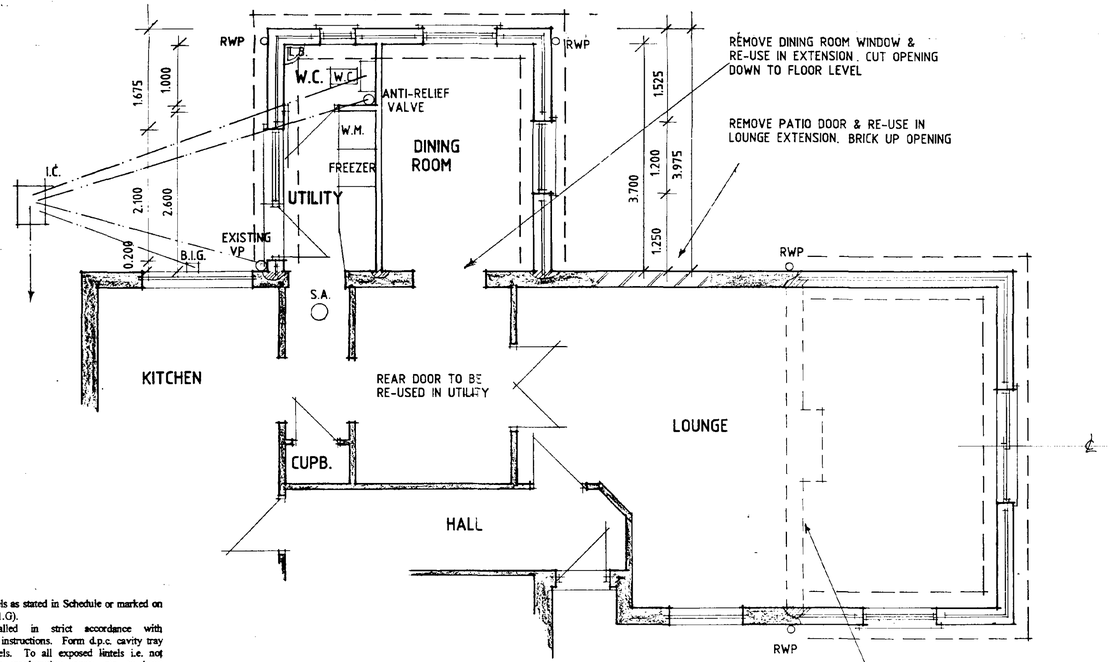


SIDE



SECTION





FLOOR PLAN.

Lintels
All coded lintels as stated in Schedule or marked on plan to be by (I.G).
To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c.

Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150 mm above ground level. Weak mix infill to base of cavities to terminate 225 mm below lowest d.p.c. level.

Notes and Revisions

Do not scale from this drawing.

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 Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

SOUTH HOLLAND DISTRICT COUNCIL
21 NOV 2000
Ref. 0913/00

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSIONS TO BUNGALOW AT MOORSIDE, THE DELPH, LONG SUTTON FOR

MR. & MRS. D. SPENDLA.

1:50 1:100 1:2500 1:500 | SD00-030/1

JUNE-00 | B.GILHAM.

DETERMINED PLAN

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP
Tel. 01406 424343 Fax. 01406 490702