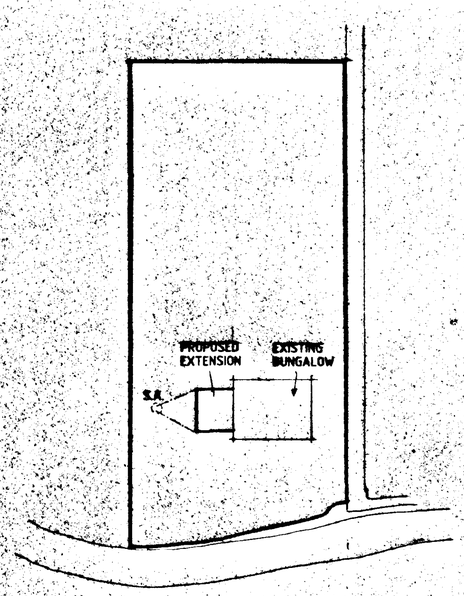
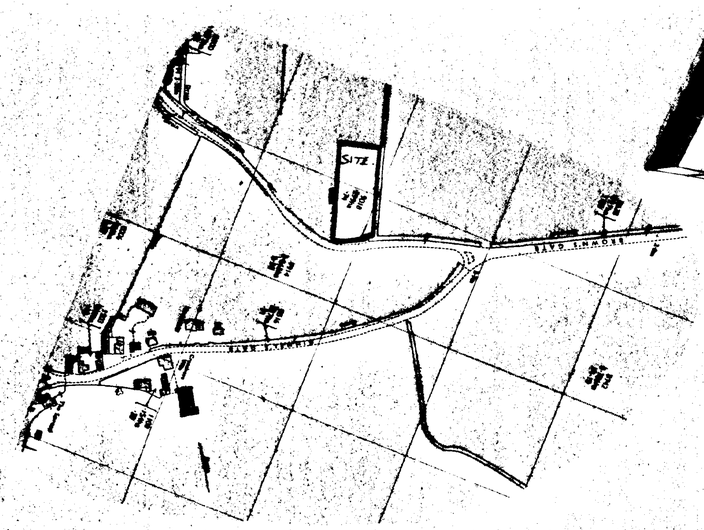


SITE PLAN



LOCATION PLAN

NOTES

FASCIA LINE, FLOOR LEVEL, CEILING HEIGHT & ROOF PITCH ALL TO MATCH EXISTING

FACING BRICKS & ROOF TILES TO MATCH EXISTING

WHITE UPVC, DOUBLE GLAZED EXTERNAL DOORS & WINDOWS

Wall Construction
Provide Code 4 load bearing cavity wall with roof covering. Dress up wall a minimum of 150 mm (stepped on pitched abutments) and provide dpc.s. gully tray to make completely watertight.

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

Gutter Cleaning
Provide soldier course kickboards to all areas where shown on elevations.

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

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

Insulated Pipes and Tanks
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 800 mm above floor level plus fixers to a minimum height of 1500 mm above floor level. Side screens to be same as doors if within 300 mm 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 110 mm half round gutters and 68 mm diameter downpipes.

Wall Construction
255 mm cavity walls to consist of:
100 mm face brickwork (see site plan for details) 75 mm cavity to be filled with Crown Drilltherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100 mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900 mm horizontally and 450 mm vertically to BS1243, 1978. Internal blockwork walls to receive 10 mm sandlecoat render and skim finish.

Natural Stone/Trickle Ventilation
Provide proprietary trickle ventilators to every 4th perpend giving a total opening area of not less than 6500 mm².

Roof Insulation
To roof spaces provide insulation 270 mm mineral fibre insulation laid as 100 mm between joists and 100 mm across joists. Ensure a gap of 50 mm between roof underlay and quilt at all times.

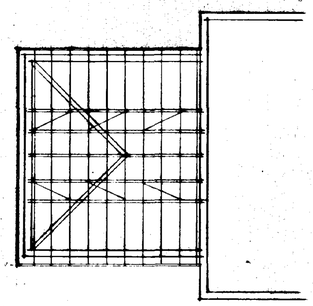
Gutters Water Drainage
To be proprietary 110 mm diameter grey plastic system to fall 1:70 bedded in 100 mm pea gravel. Pipes to discharge into 1200 mm diameter soakaways sited 5000 mm away from buildings.

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

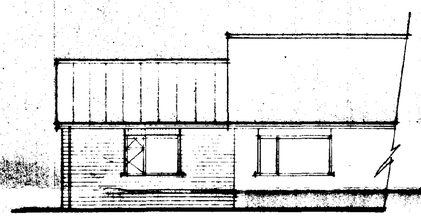
Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25 mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150 mm horizontally and 100 mm vertically. Prefabricated roof trusses at 600 mm c/c and pitch as stated in accordance with BS5268, 1988. Provide 25 x 100 mm timber bracing and tie in accordance with truss manufacturers instructions. All trusses and gable holders (if any) to be strapped to 50 x 100 mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5 mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200 mm c/c. At strap positions provide push and nogging to trusses. Make contact to supply local authority building control with roof truss calculations 28 days prior to erection on site.

Eaves and Verges/Soffits
To be 25 x 75 mm PSE with 6 mm gaps to verge 6 mm thick exterior grade plywood soffit.

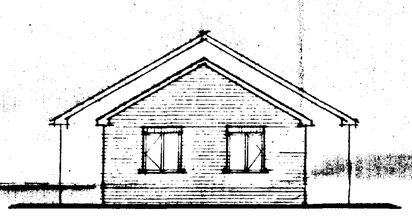
Ceilings
To all habitable roof ceilings provide 12½ mm Gyproc Duplex plasterboard or similar and other 5 mm skim or Artex finish. To remaining ceilings provide 12.5 mm Gyproc plasterboard or similar with finishes as above.



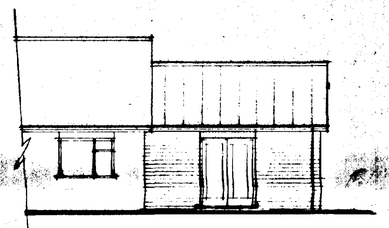
ROOF PLAN



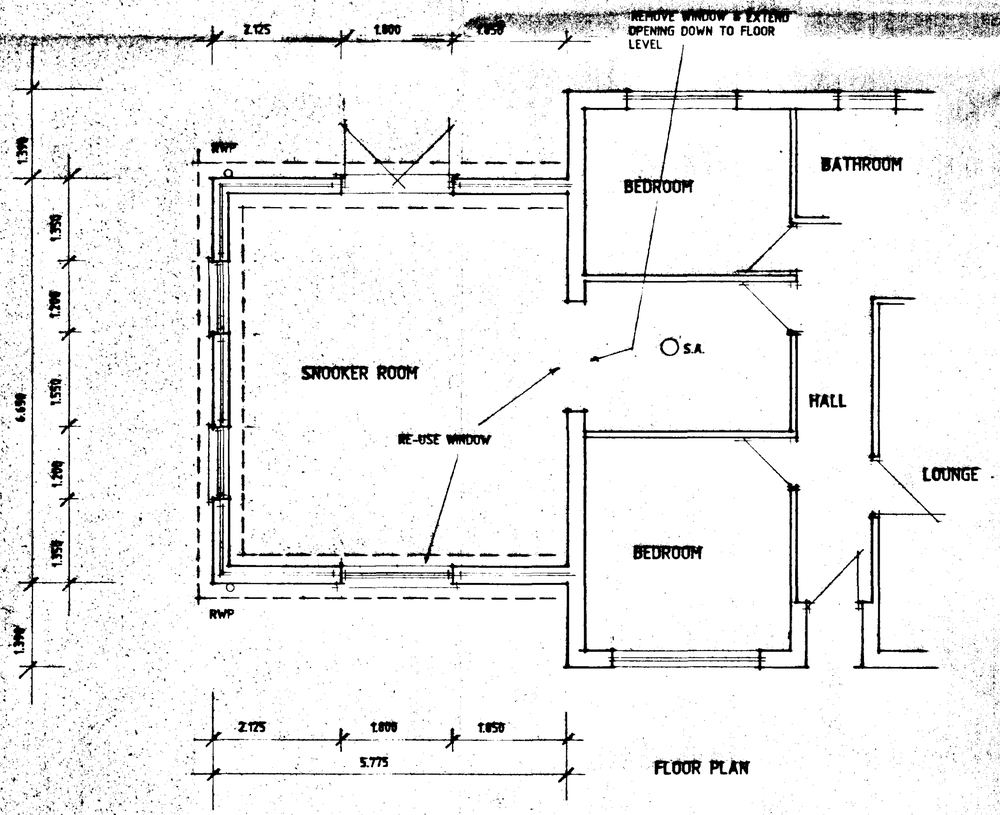
FRONT



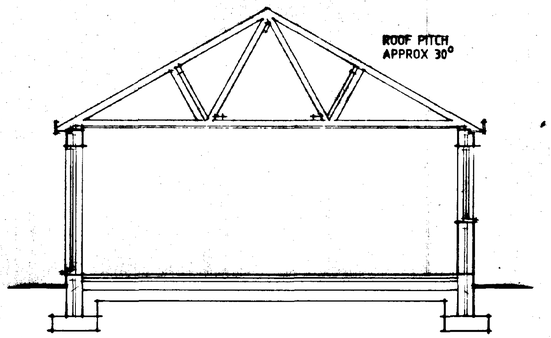
SIDE



REAR



FLOOR PLAN



SECTION

Ground Floor Construction
All new floor/screed screed on polythene 500 gauge thick floor insulation with perimeter insulation to extend on 1200 gauge polythene d.p.m. on 100 mm concrete oversite on minimum 150 mm, maximum 450 mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Joists
All sealed floors as stated to Schedule or sanded no glue to be by I.G. To be installed to strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not disguised from overhanging eaves, etc. to have proprietary soapholes to joints of brickwork at approximately 450 mm c/c.

Sub-structure Walling
440 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.

Foundations
As indicated on site provide strength strip foundations. To cavity walls provide 700 mm wide x 225 mm thick and to 100 mm walls provide 450 mm wide x 225 mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor overslab concrete to 450 mm wide x 200 mm thick. Widen foundations at chimney breast accordingly and make 360 mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

Lift. Type L1/ST3 Bands to cavity walls and Lift. type internal bands to 100 mm internal walls unless noted otherwise.

Plinths
Brickwork below d.p.c. to be F2. quality

All soakaways to be minimum 5 m deep.

All external bands to be insulated type.

All external joinery to be fully draught proofed.

Quilt bands to be draught sealed and bedded shut.

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

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

Bed all openings and joints to perimeter walls.

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

Do not scale from this drawing.

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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).

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO BUNGALOW AT THE MALLARDS, TYDD LOW ROAD, LONG SUTTON FOR

MR. & MRS. RINGER.

1:2500 1:500 1:100 1:50		772028/1
NOV-98		B.GILHAM.

SOUTH HOLLAND DC HOUSING & PLANNING
12 NOV 1998
Ref: 112/98

DETERMINED PLAN

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