Roof/Wall Abutment
Provide Code 4 lead flashings with lap over roof covering. Dress up wall a minimum of 150 mm (stepped on pitched abutments) and provide dpc. cavity tray to make completely watertight.

Flue/Fire Walling
Where new walling passes old provide proprietary flexible wall sleeves.

Roof Ventilation
All 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 Ducts
All pipes, which do not contribute to the heating of the building, will be insulated to BS5422 1977.

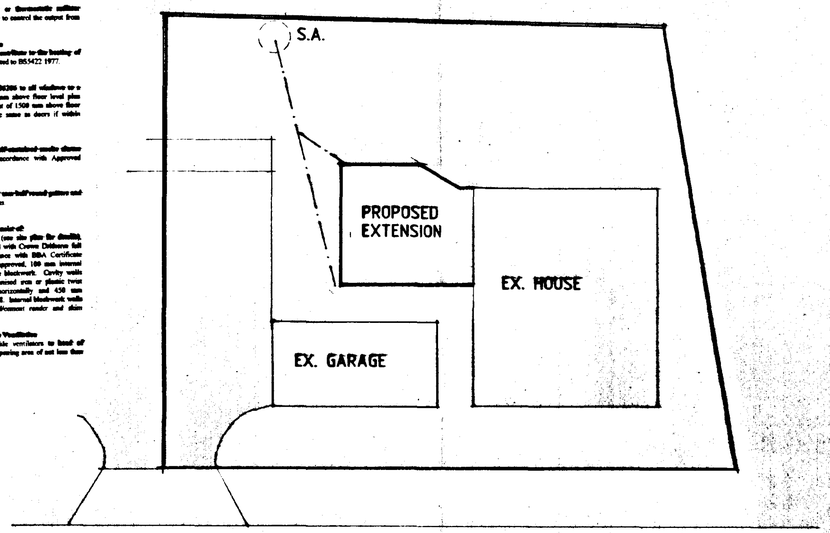
Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800 mm above floor level glass doors to a minimum height of 1500 mm above floor level. Side screens to be same as doors if within 300 mm of doors

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

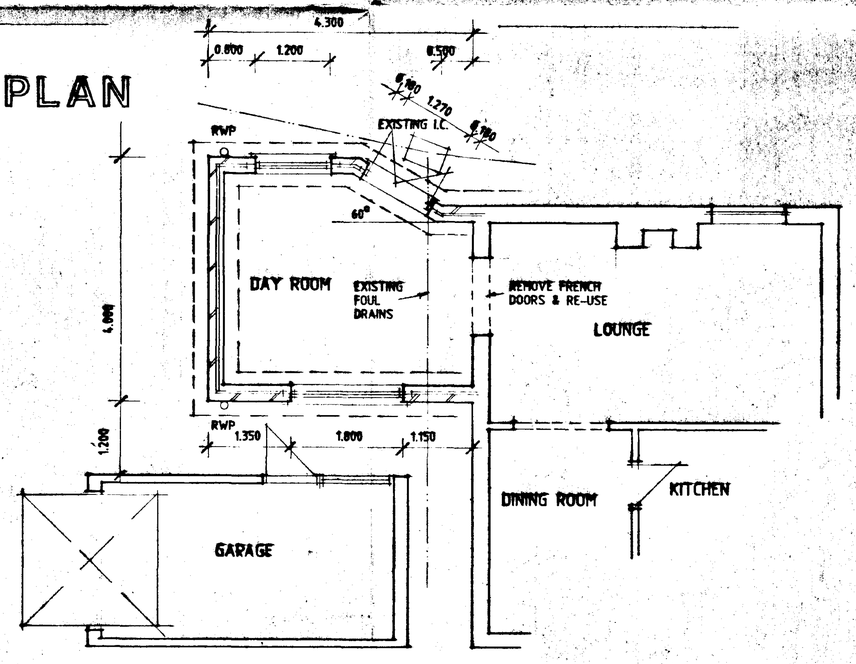
Wall Construction
275 mm cavity walls to consist of:
100 mm face brickwork (see site plan for details)
75 mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100 mm internal skin of Tarmac Hamelite blockwork. Cavity walls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

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



SCHOOL LANE

SITE PLAN



GROUND FLOOR PLAN

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Sub-structure Walling
300 mm Class A dense concrete blocks. Bitumen dpc. to external walls 150 mm above ground level. Where max. infill to base of cavities to incorporate 225 mm below lowest d.p.c. level.

Foundations
As indicated on site plan/to concrete 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 oversite concrete to 450 mm wide x 200 mm thick. Widen foundations at chimney breast accordingly and make 300 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.

Infl. Type I:1/ST3 Bands to cavity walls and Infl. type Rebated blends to 100 mm internal walls unless noted otherwise

Notes

Brick-on-edge/rollow-clays, to be PXL quality

All soilvenays to be subsidence 1 no deep.

All external bands to be insulated type.

All external joinery to be fully draught-proofed.

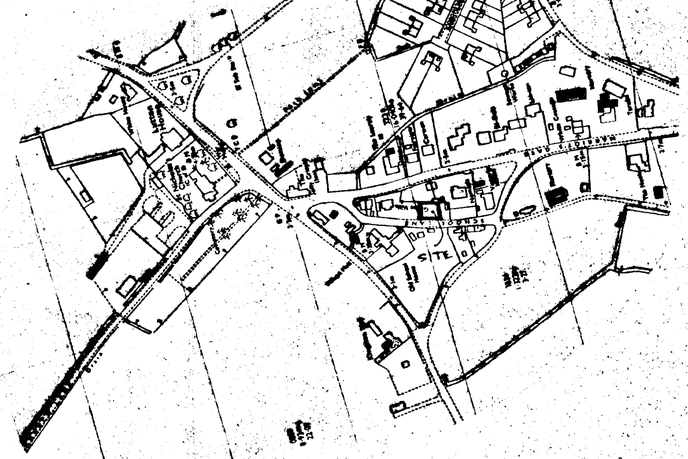
Roof bands to be draught sealed and backed shut.

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

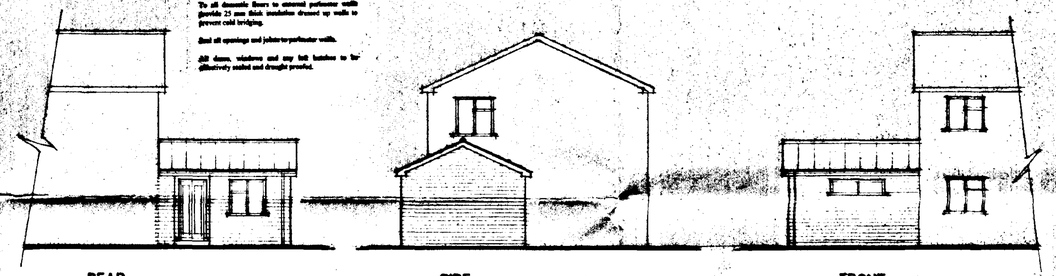
To all domestic floors to external perimeter walls provide 25 mm thick insulation draped up walls to prevent cold bridging.

Seal all openings and joints to perimeter walls.

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



LOCATION PLAN



REAR SIDE FRONT

NOTES

WHERE SPLAY IN WALL AT FRENCH DOORS ROOF TO CONTINUE AS OVERHANG ROOF. USE APPROPRIATE CANTILEVER ROOF TRUSSES.

TO ROOF OVERHANG, GABLE END & SOFFIT CLAD WITH 16mm SHIP LAP BOARDING ON 25 x 25 BATTENS ON PLYWOOD FIXED TO TRUSSES

FRENCH DOORS TO BE RE-USED FROM EXISTING LOUNGE OPENING

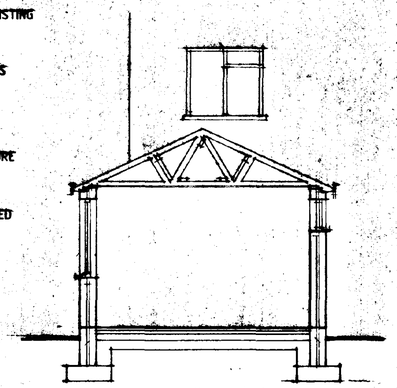
WINDOWS TO BE WHITE UPVC DOUBLE GLAZED. ENSURE OF FLOOR AREA AS VENTILATION

FLOOR & CEILING LEVEL TO MATCH EXISTING

CHECK ON SITE FOR ROOF PITCH TO ENSURE CLEARANCE TO FIRST FLOOR WINDOW APPROX 25°

EXPOSE EXISTING DRAINS UNDER PROPOSED EXTENSION & ENCASE IN 150 CONC.

ROOF TILES & FACING BRICKS TO MATCH THOSE OF EXISTING



SECTION

Roof Timberwork
To be proprietary 110 mm diameter plastic spirit. Double joisted to fall 1:70 bedded in 300 mm pea gravel. Pipes to discharge into 1200 mm diameter soakaways sited 5000 mm away from buildings.

Protection 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 as 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 sawn softwood battens on underfelt to BS747 (Type 1F) lapped 150 mm horizontally and 100 mm vertically. Timber/wood roof trusses at 600 mm ctr and plated as shown in accordance with BS5268, 1985. Provide 25 x 100 mm timber bracing and tie in accordance with timber manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100 mm timber wallplate. Eaves gable with a verge and ceiling board with 50 x 5 mm mild steel anchor and lateral restraint straps to span maximum 3 no trusses at a maximum of 1200 mm ctrs. At steep pitches provide pole and purlins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

Floor Timberwork
To be 25 x 75 mm PSE with 6 mm grooves to accept 6 mm thick exterior grade plywood walls.

Gutters
The all insulated roof ceilings provide 10.5 mm thick Gyproc Duplex plasterboard or similar and allow 5 mm skim or Artex finish. To remaining ceilings provide 12.5 mm Gyproc plasterboard or similar with finishes as above.

Cold Water Communication
All new underground mains as proprietary 32mm thick foam insulation with perforated foundation to ground on 1200 gauge polythene d.p.m. on 100 mm concrete overlay as minimum 150 mm, maximum 450 mm well blinded and compacted hardcore. Wall d.p.c. to lay floor d.p.m. by a minimum of 50 mm

Electric
All sealed floods as named for Schedule or sealed 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 floods i.e. not sheltered from overhanging eaves, etc. to have

SOUTH HOLLAND DC
HOUSING & PLANNING
16 OCT 1998
Ref: 1028/98

DETERMINED
PLAN

Notes and Disclaimer

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 HOUSE AT 3 SCHOOL LANE, LUTTON FOR

MR. J.CHADWICK.

1:50 1:100		97/2021/1
1:2500		
OCT-98		B.GILHAM.

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