

Remove existing roof over bedroom area up to position shown. Replace with 'room-in-the-roof' trusses at 45° pitch giving 3.5m clear room width. Trusses to be at 400mm centres.

Remove ground floor walls to Bedroom 2 as shown to make way for stairs/hallway. Stairs to be Boulton and Paul S36QLAN (handed) or similar approved.

Where new 'room-in-the-roof' trusses meet existing roof last remaining existing truss to be securely fixed to first 'room-in-the-roof' truss. New gable vertically above existing roof to have tile hanging.

At differences in roof pitches where existing and new roofs meet reducing trusses to be adjusted as necessary to suit.

Vertical Tile Hanging

Vertical hung plain tiles on 38 x 19mm treated battens on approved underlay on 6mm plywood face. 1 no. layer black breather paper on 'room-in-the-roof' trusses with vertical noggins between structural members.

Dormer Wall Construction

3mm skim finish on Gyproc Duplex plasterboard on 50 x 125mm vertical studs @ 400mm c/c built off doubled-up rafters as stated. Black breather paper, 6mm plywood face, 1 no. layer d.p.c. underlay, 38 x 19mm battens, vertical hung tiles (manufactured same as roof tiles). Provide 125mm Gyproc 2405 fibreglass insulation in between studs. All timber SC3 grade. Provide 4 lbs. lead flashing to dormer cheeks and dress up wall min. 150mm.

Dormer Roof Construction

Tiles, battens and underlay as for main house roof on 25 x 200mm ridge, 38 x 100mm rafters and ceiling ties. Provide 25 x 100mm longitudinal binder plus 25 x 100mm diagonal rafter binder. At roof intersection provide 32 x 175mm valley lay boards plus suitable reducing rafters. Support rafters on 50 x 125mm header/wallplate. Provide 38 x 100mm noggins above main rafter over gable wall to take bargeboards @ 400mm c/c. Provide restraint straps as main roof. Provide 150mm fibreglass insulation plus ventilation as main. All timber SC3 grade.

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 400mm 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.

Header Tank Support

Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

Ceilings

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

Lintels

All coded lintels as stated in Schedule or marked on plan to be by IG. 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.

Joinery

All joinery as stated in Schedule or marked on plan by John Carr. (OC) denotes items handed. All windows to be double-glazed sealed units except to garage.

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

External materials to match those of original building. Re-connect gutters to original rainwater down pipes.

Private Stairs

Stairwell formed by timber trimmers and lead bearing walls (see plan). Provide timber balustrading to open side of stairs 900mm above pitch line and 1000mm high to stairwell opening to act as guarding and to be capable of resisting a horizontal force of 0.36 kN/m. Balustrading to be vertical type, not horizontal or ranch style. No parts of stairs to have any gaps greater than 99mm. Provide timber handrail to top of balustrading or independently 900mm above pitch line. Ensure minimum headroom above pitch line is 2000mm. Total rise: See plan. Maximum rise: 220mm. Minimum going: 220mm. Maximum pitch: 42°. Read in conjunction with Approved Document K.

Roof/Wall Abutments

Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

Valleys

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

Bathroom Ventilation

Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/sec. System to offer intermittent operation.

Hot Water Storage

Provide system approved by BBA and installed by BBA approved installer. System to be vented and insulated in accordance with BS5615 1985. Provide thermostatic control.

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.

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. 86/1678 or similar approved, 100mm internal skin of Tarmac Hemelitt 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.

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.

Surface Water Drainage

To be proprietary 110mm diameter p.v.c. pipes flexible jointed 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.

First Floor Walling

Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

First Floor Construction

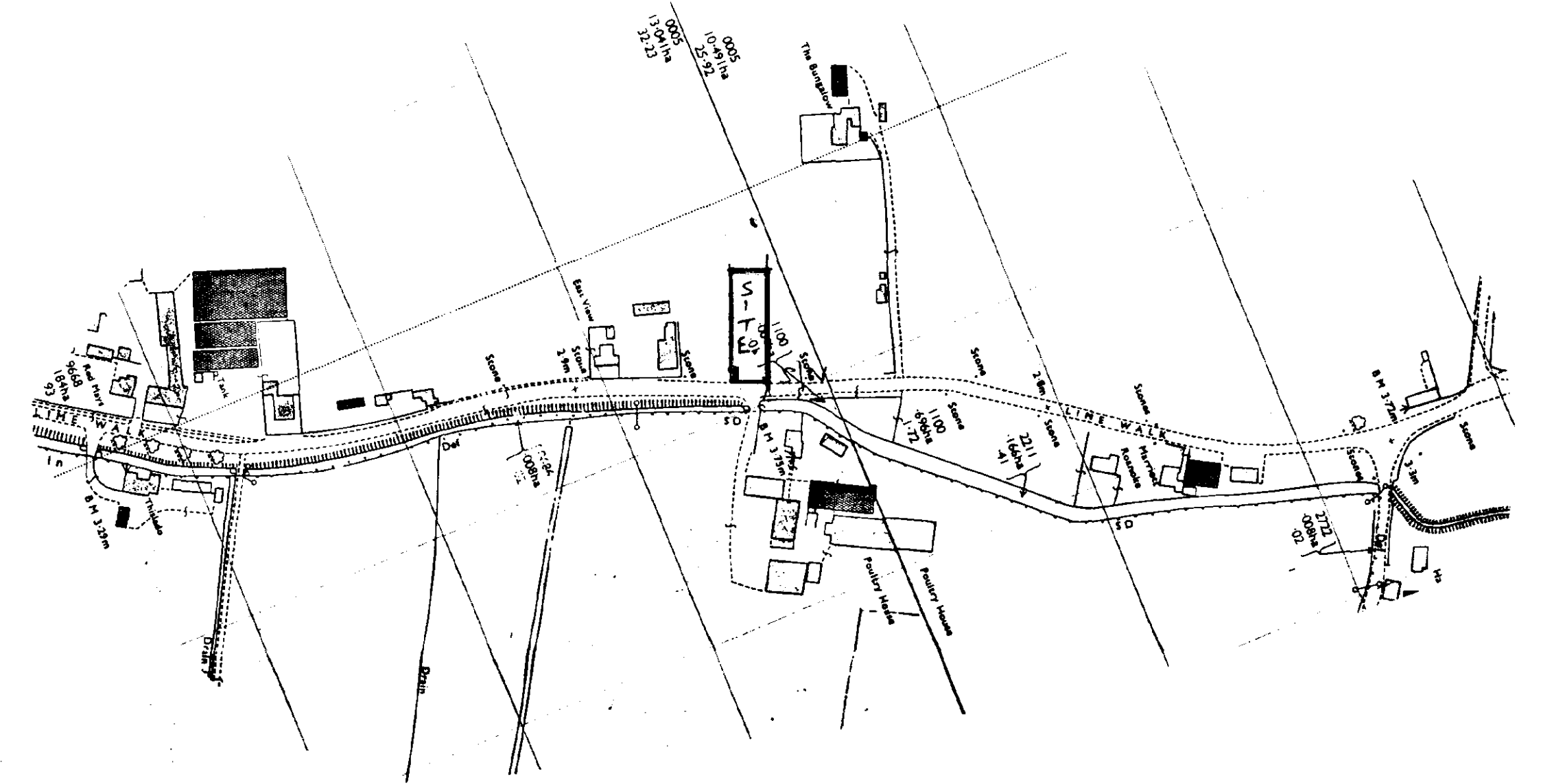
19mm flooring grade moisture resistant decking on 'room-in-the-roof' trusses. Joists built into external wall 100mm. Provide 30 x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggin to joists. Provide herringbone strutting if shown on plan. Double up floor joists locally under bath feet and hot water cylinder where applicable.

Roof Ventilation

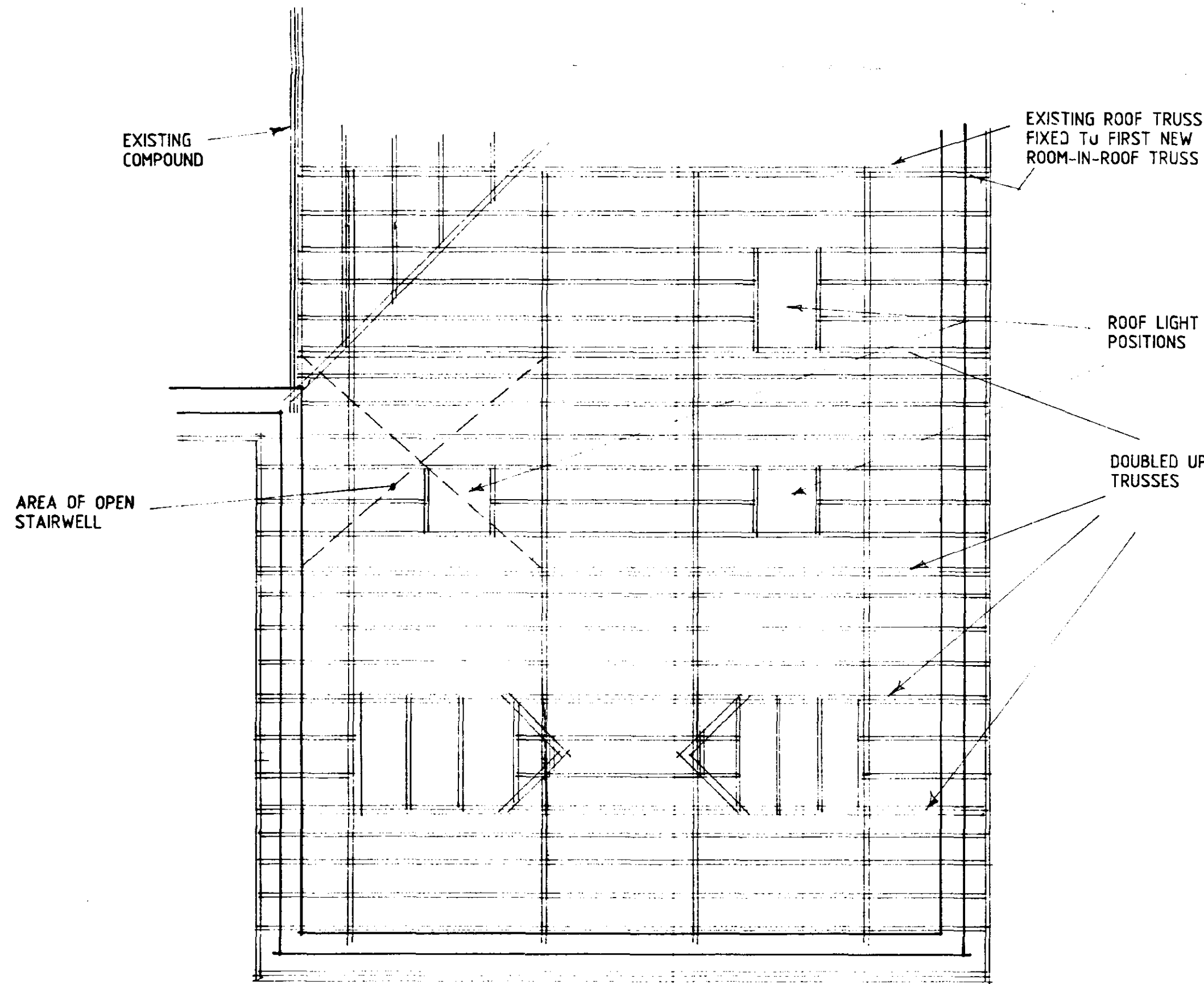
Provide to soffit around dwelling 125 x 400mm slots for roof ventilation, to be at maximum 2400mm c/c. Position internally flyproof gauze.

Roof Intersections

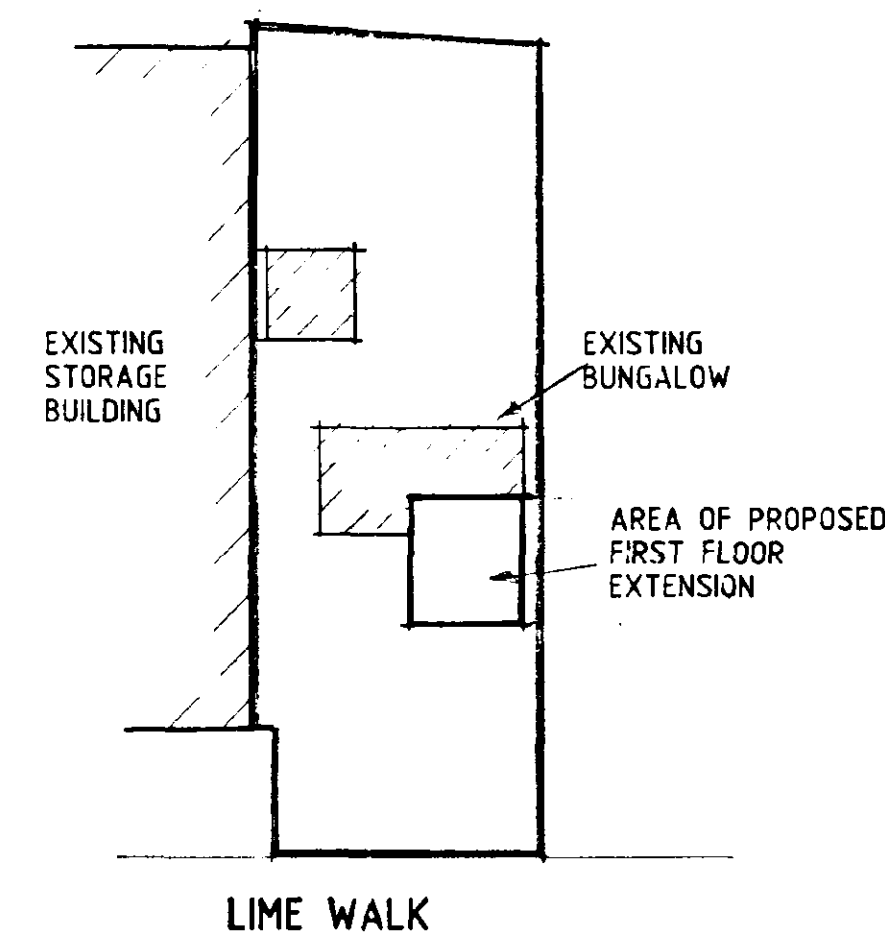
If compound truss used; where main trusses fix to compound truss provide proprietary truss connectors. Provide 32 x 175mm valley lay boards and fix reducing trusses over to complete roof intersection. Fix in accordance with roof truss manufacturers instructions.



LOCATION PLAN



ROOF PLAN



SITE PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
BUNGALOW AT LIME WALK
FOR

MR. & MRS. V. DAY.

1:50 1:500
1:2500

99003/2

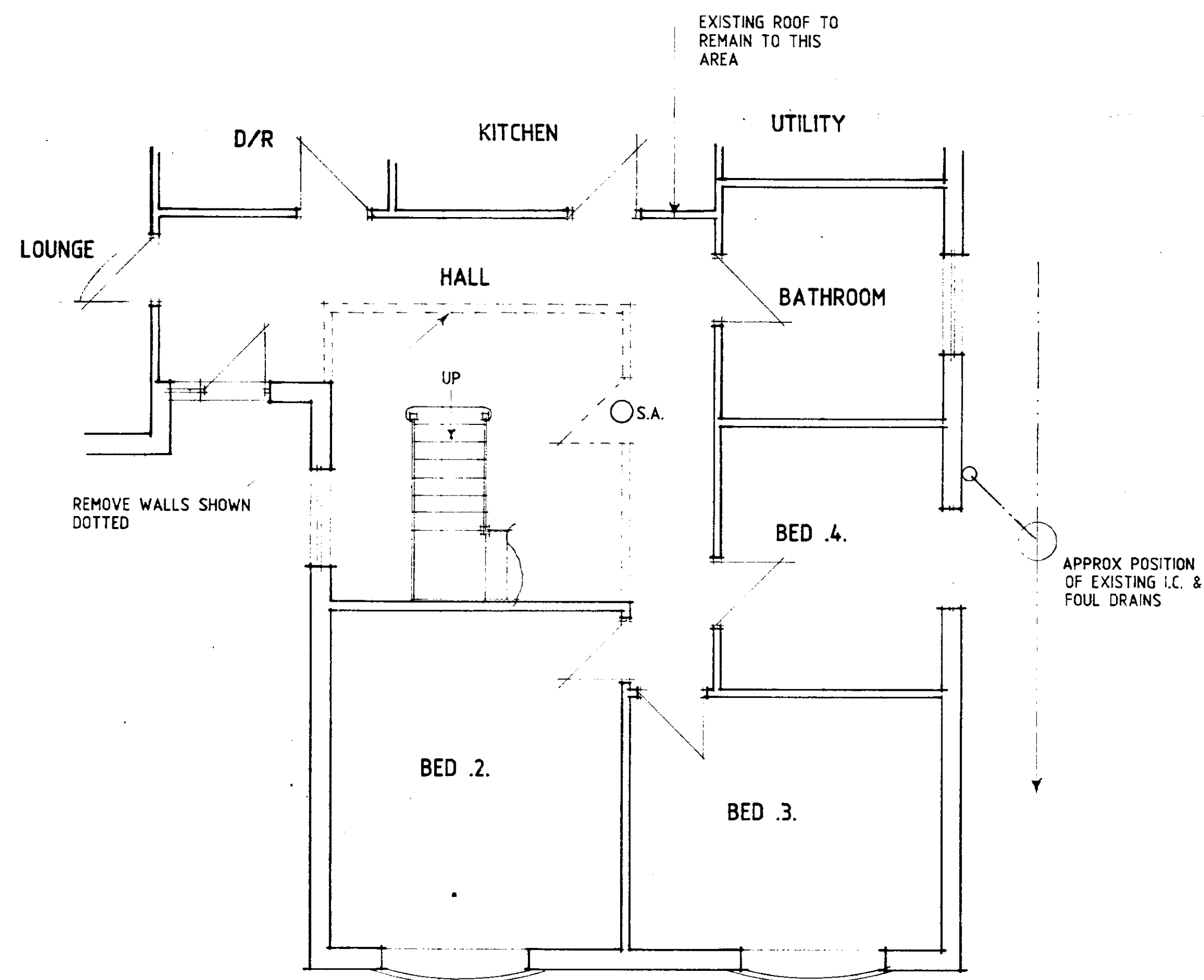
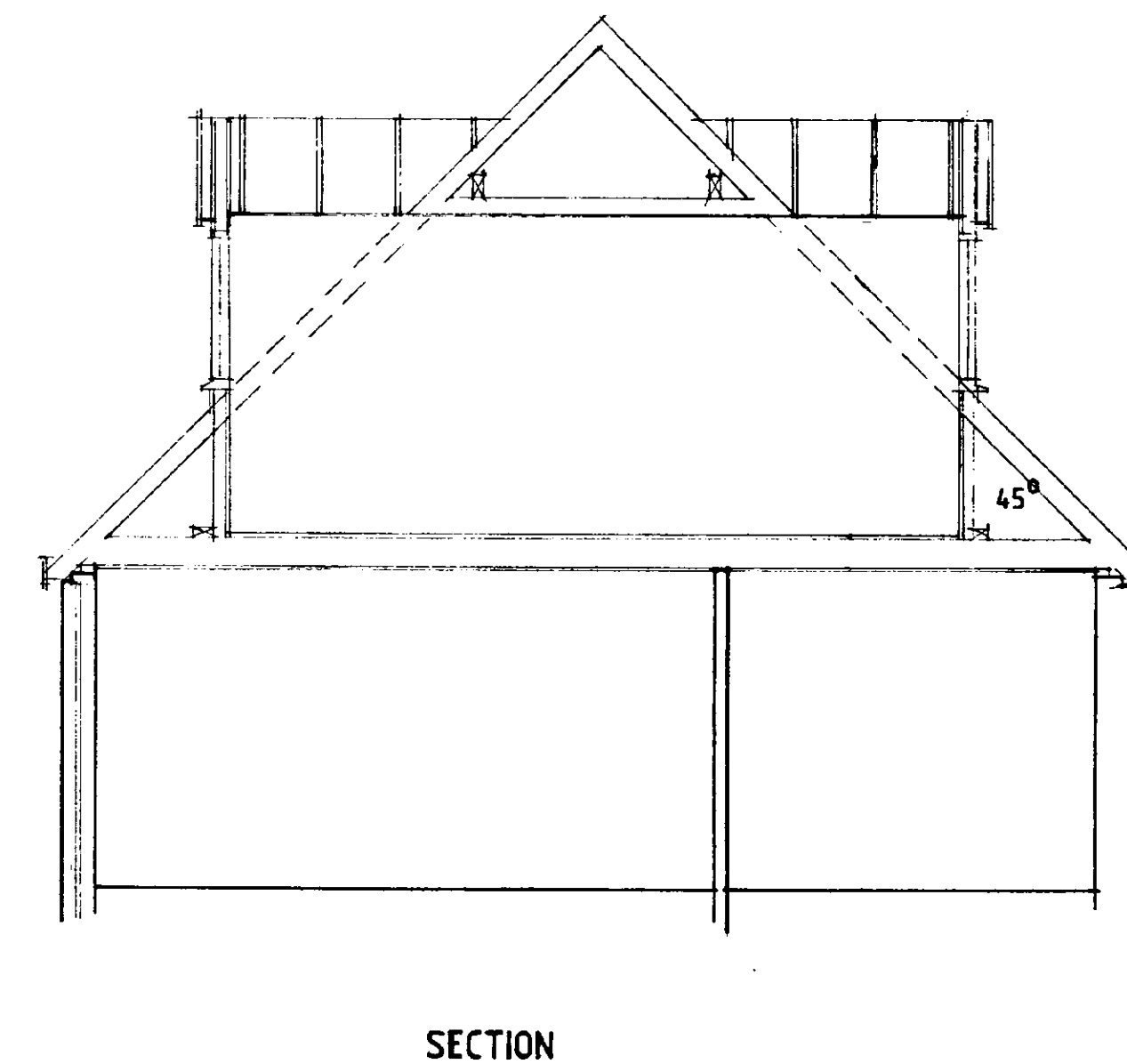
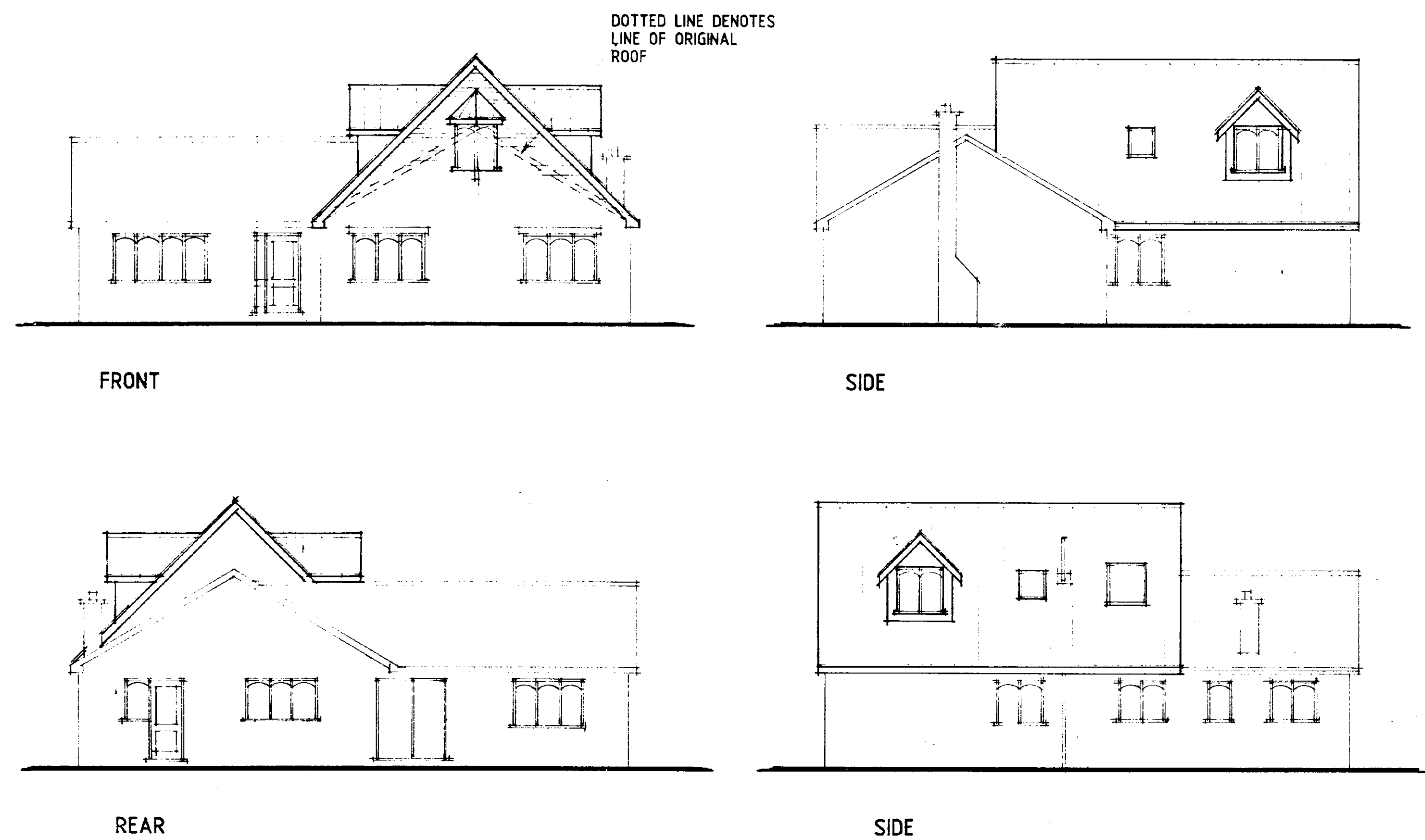
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B.GILHAM.

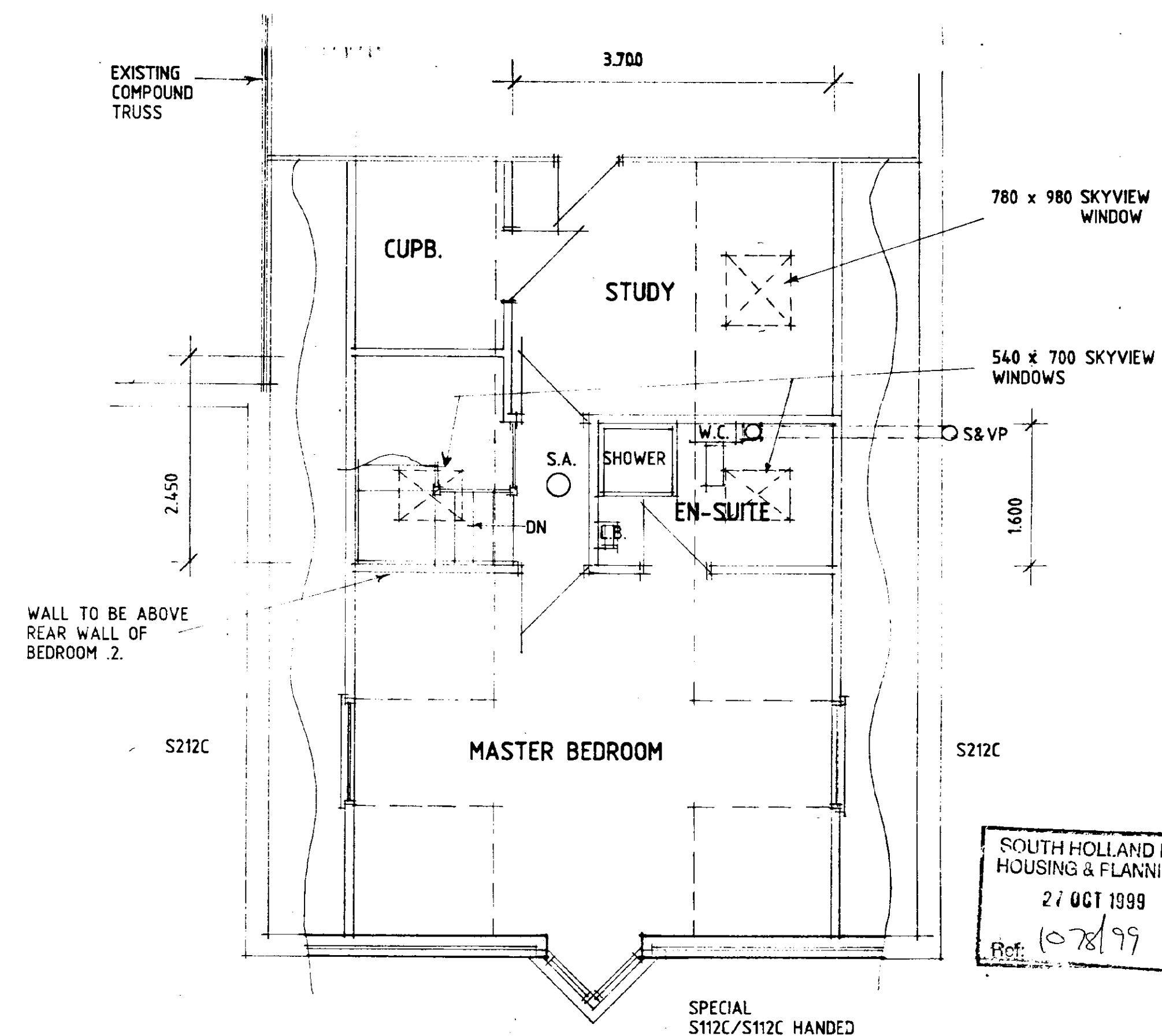
SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
1078/99

UNDEVELOPED
PLAN

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

Notes & Revisions

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 LIME WALK
LONG SUTTON FOR

MR. & MRS. V. DAY.

1:100 1:50 99003/1
SEPT-99 B.GILHAM.

**DETERMINED
PLAN**

THIS DRG. TO BE READ IN CONJUNCTION WITH
99003/2

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