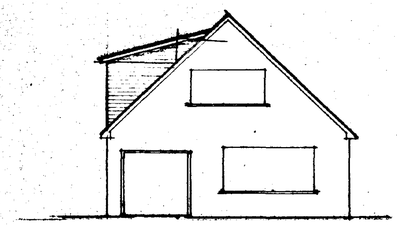
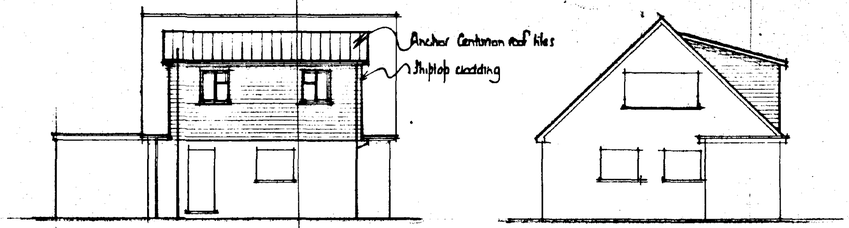
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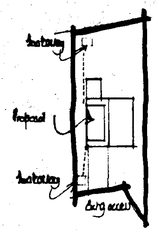


south



west

north



1:500 approx

WORK CONSTRUCTION

First
12mm Weyroc fibre cements to be fixed to entry joists

WALL CONSTRUCTION

125 x 19mm shiplap cladding
25 x 19mm tanal vertical battens at 400cts
Building paper breather paper
12mm exterior grade plywood
100 x 50 mm framework constructed as follows :-
100 x 50mm studs at 400cts bolted to joists
100 x 50 mm head plate
2 rows 100 x 50 noggins equally spaced
100mm glassfibre insulation within framework
Building paper vapour barrier
12.7mm plasterboard, scrim and tape joints and skim finish

LINTELS

Provide 2No 150 x 50 timbers bolted together over window heads and support with 100 x 100 studs

WINDOWS

Windows to be Everton 5 Pane ref ZE1OCV, one to be opp cnt, double glazed with sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 4000sq mm.

Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 :1981

VENTILATION

All habitable rooms to contain opening vents equal to 1/20th floor area

Shower room to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 litres/sec.

HOT WATER SYSTEM

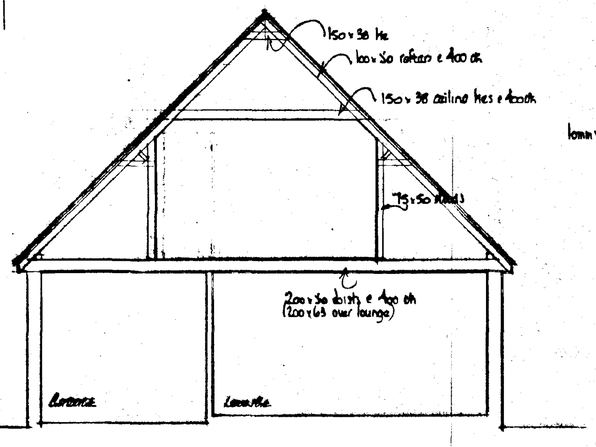
A room thermostat or thermostatic rad. valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated.

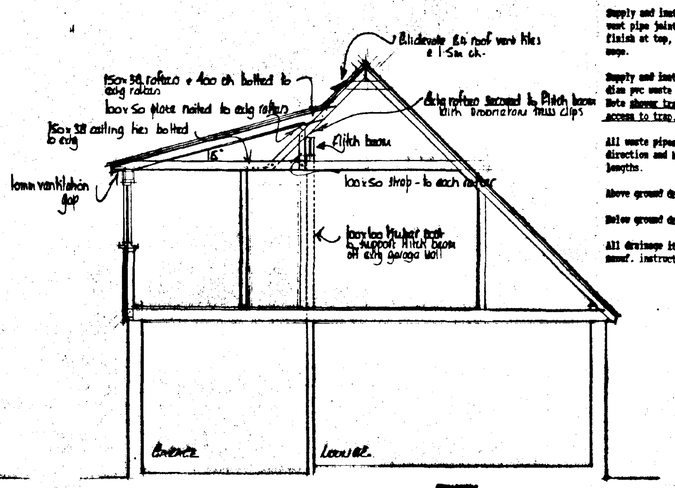
SMOKE DETECTION

Provide and install self contained smoke alarms complying to BS5446 :pt 1 :1990 where indicated SD on drawing.

Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Wiring Regulations



existing
section a – a



proposed

DRAINAGE

Surface
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foul
Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord with manuf. instructions on line of exig drain.

Excavate for and lay in where indicated 100mm diam flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1 : 70

Supply and install where indicated 100mm diam soil and vent pipe jointed to 100mm diam upturned bend at base and finish at top, 900 mm above window head height, with pvc caps.

Supply and install 40mm diam pvc waste to shower, 32mm diam pvc waste to wash hand basin with 75mm deep traps - Note shower tray to be constructed on plinth to enable access to trap.

All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.

Above ground drainage to comply with BS5572:1978

Below ground drainage to comply with BS8301:1985

All drainage items to be installed in strict accord with manuf. instructions.

ROOF CONSTRUCTION

Tiles
The roof is to be covered with Interlocking tiles. Tiles fixed in accord with manufacturer's instructions.

Battens
Approved quality treated s/w battens, 38 x 25mm, are to be laid at a gauge suitable for the tiles and fixed with 50 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least three rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt, type 1F to BS747, is to be laid over the rafters lapped 150mm at joints and secured with clout nails. The underlay should extend over fascia board and into the eaves gutter. Water traps behind the fascia should be avoided, if necessary a continuous fillet to support the underlay should be provided.

Eaves
Eaves are to be formed with standard eaved tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide asbestos cement strip soho which is bedded the tiles which form the verge protecting approx 50mm over bargeboards.

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Ventilation
To be min. 150mm glassfibre.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, and finish with arter/skin finish in accord. with clients instructions.

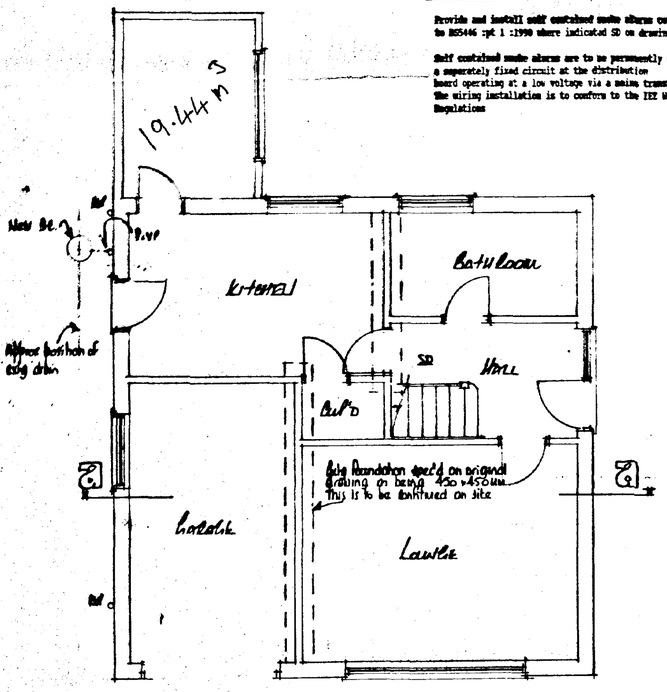
Ventilation
Provide a 10mm continuous gap covered with insect proof gauze to the soffit to provide cross ventilation to the roof space.

Rainwater Goods
Supply and fix 115mm PVC gutters to fascia with all necessary brackets, stop ends, outlets, etc..

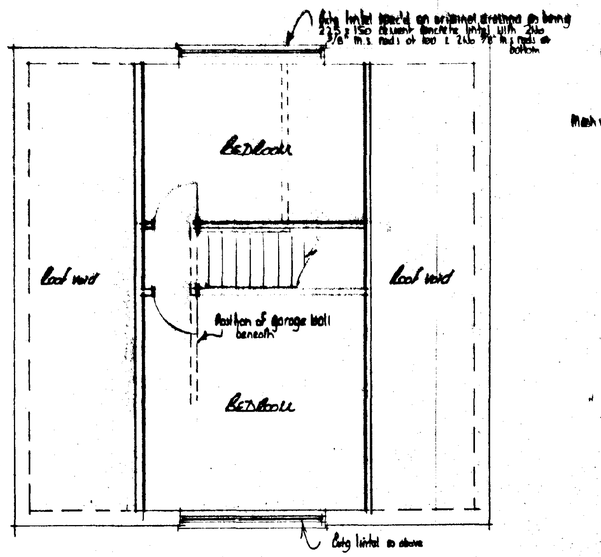
Supply and fix 64mm PVC downpipes securely clipped to walls @ 1800mm ctrs with all necessary offsets, swannecks, adaptors, etc. and taken into 10°mm dia. upturned bend at base.

ELECTRICAL INSTALLATION

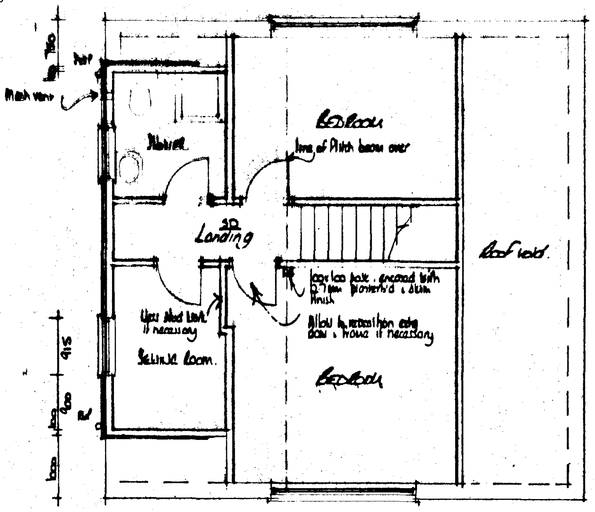
The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the IEE Regulations. Any electrical fitting indicated on the drawing in a position contravening these regulations is to be relocated to achieve full compliance.



ground floor



existing
first floor



proposed

DETERMINED PLAN

SOUTH HOLLAND D.C. PLAN DEPT 28 SEP 1994 REF. 0936/94

Broadgate Homes
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Broadgate House, Weston Hills,
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Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE
Bed room & Ablution Room Extension At
17 Westfield Drive
Pinchbeck
for
Mr & Mrs Stower

DRAWING
Plans
Sections
Elevations

REV	DESCRIPTION	DATE	BY

SCALE 1:50 & 1:100 DRAWN AL

DATE Sept '94 DRAWING No.

BURNHT D.O.S. 941726