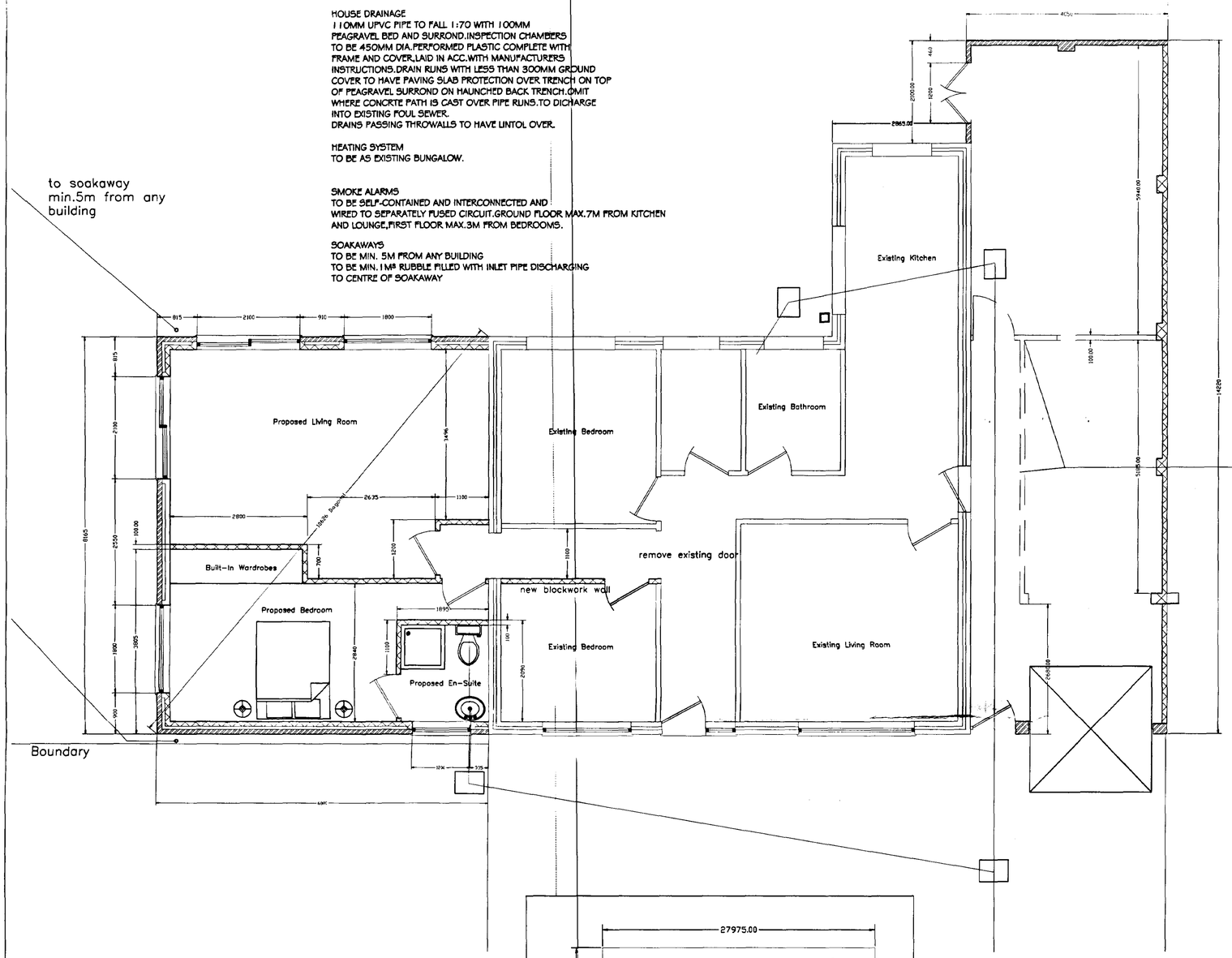
HOUSE DRAINAGE
110MM UPVC PIPE TO FALL 1:70 WITH 100MM PEAGRAVEL BED AND SURROND.INSPECTION CHAMBERS TO BE 450MM DIA.PERFORMED PLASTIC COMPLETE WITH FRAME AND COVER,LAID IN ACC.WITH MANUFACTURERS INSTRUCTIONS.DRAIN RUNS WITH LESS THAN 300MM GROUND COVER TO HAVE PAVING SLAB PROTECTION OVER TRENCH ON TOP OF PEAGRAVEL SURROND ON HAUNCHED BACK TRENCH.OMIT WHERE CONCRTE PATH IS CAST OVER PIPE RUNS.TO DICHARGE INTO EXISTING FOUL SEWER.
DRAINS PASSING THROWALLS TO HAVE LINTOL OVER.

HEATING SYSTEM
TO BE AS EXISTING BUNGALOW.

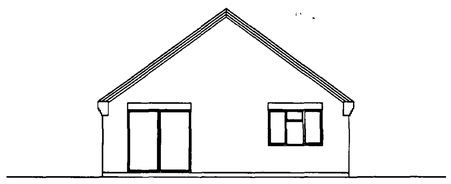
SMOKE ALARMS
TO BE SELF-CONTAINED AND INTERCONNECTED AND WIRED TO SEPARATELY FUSED CIRCUIT.GROUND FLOOR MAX.7M FROM KITCHEN AND LOUNGE,FIRST FLOOR MAX.3M FROM BEDROOMS.

SOAKAWAYS
TO BE MIN. 5M FROM ANY BUILDING
TO BE MIN. 1M³ RUBBLE FILLED WITH INLET PIPE DISCHARGING TO CENTRE OF SOAKAWAY

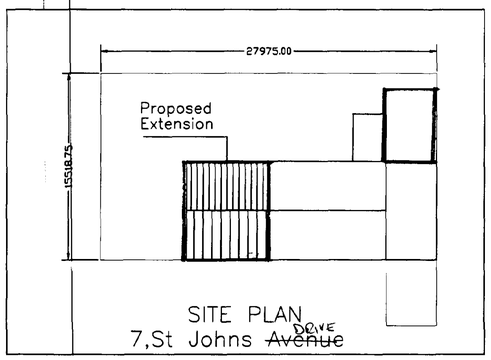
to soakaway
min.5m from any
building



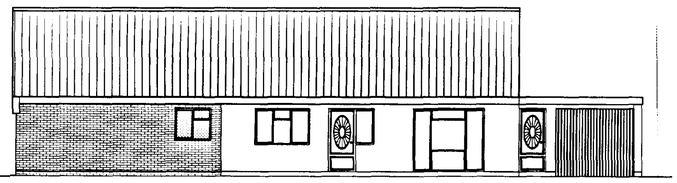
Dotted Lins shows position of existing wall to be removed



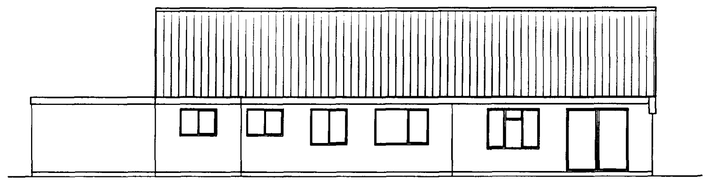
SIDE ELEVATION



SITE PLAN
7,St Johns ~~Avenue~~ DRIVE



FRONT ELEVATION



REAR ELEVATION

EXTERNAL WALLS
265MM OVERALL CAVITY WALL COMP OF;
100MM FACING BRICKWORK TO BS3921,65MM CAVITY AND 100MM 3.5NMM BLOCKWORK TO BS6073 PART 1&2,PLASTERED INTERNALLY.
CAVITY WALL TIES TO BS1243:1978 AT 900MM CTRS HORIZONTALLY,450MM CTRS VERTICALLY AND EVERY COARSE AROUND OPENINGS.65MM CROWN DRITHERM FIBREGLASS INSULATION BATTS(65MM THICK)

DAMP PROOF COURSE
HORIZONTAL DPC TO WALLS TO BE POLYTHENE TO BS6515 AND SET MIN 150MM ABOVE EXTERNAL GROUND LEVEL.DPC'S TO ALL HEADS,JAMBS&CILLS OF ALL OPENINGS IN CAVITY WALLS AND TO PROJECT 25MM INTO BACKS OF WINDOWS AND DOOR FRAMES.
PREFORMED CAVITY TRAYS TO ALL WINDOWS WITH WEEP VENTS AT MAX.2M CENTRES,MIN 2NO. PER LINTEL.CAVITY TRAYS AND LINTELS TO ALL METER BOXES.
WALLS BELOW DPC
3NO.COARSES OF CLASS B BRICKWORK BELOW DPC LEVEL ON EXTERNAL FACE OF CAVITY WALL AND 1NO. COARSE OF BLOCKWORK ON INNER FACE.ELSEWHERE TO BE FULL WIDTH TRENCH BLOCK FOUNDATIONS TO WITHIN 225MM OF DPC LEVEL.CAVITY FILLED WITHIN MIN OF 225MM OF DPC WITH LEAN MIX CONC.
MORTAR
GENERALLY TO BE 1:1:6 CEMENT/LIME/SAND OR EQUALLY APPROVED
CAVITIES
TO BE CLOSED AT ALL JAMBS AND CILLS WITH 50MM REVEAL BLOCKS AND 15MM DAMCOR OR SIMILAR APPROVED.CLOSE TOP OF CAVITIES WITH 65MM DRITHERM INSULATION BATT SUPPORTED ON WALL TIES.
INTERNAL WALLS
100MM 3.5N/MM BLOCKWORK WITH 12.7MM PBOARD & SKIM FINISH.

WINDOWS
DOUBLE GLAZED PVC WINDOWS WITH 4000SQ.MM TRICKLE VENTS TO BE SUPPLIED BY APPROVED MANUFACTURER.OPENING VENTS TO GIVE 1/20TH OF FLOOR AREA VENTILATION TO ROOMS.
OBSCURE GLAZING TO ALL TOILETS AND BATHROOMS,CLEAR GLAZING ELSEWHERE.ALL GLAZING TO MEET REQUIREMENTS OF SECTION N OF THE BUILDING REGULATIONS.
WINDOW DEPTHS
BEDROOMS-1200MM
BATHROOM-1050MM

INTERNAL&EXTERNAL DOORS
ALL ROOMS UNLESS STATED OTHERWISE-826MM O/ALL FRAME-762MM DOOR

LINTELS
TO BE I.G L1/S IN CAVITY WALL OPENINGS GENERALLY,UNLESS STATED OTHERWISE.INTERNAL DOOR OPENINGS IN BLOCK WALLS TO BE I.G BOX 100 LINTELS.ALL LINTELS TO HAVE MINIMUM 150MM ENDBEARING AND INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.ALL LINTELS TO BE FACTORY INSULATED.

CEILINGS
12.7MM PBOARD AND ARTEX FINISH THROUGHOUT.

NOGGINGS
FIX 100X50MM NOGGINGS BETWEEN TRUSSED RAFTERS TO SUPPORT ANCHOR STRAPS.FIX 50X50MM NOGGINGS AROUND PERIMETER AND TO ALL LOOSE EDGES OF PLASTERBOARD CEILINGS OF TRUSSED RAFTERS AT 600MM CTRS

ROOF
TO BE TRUSSED RAFTERS DESIGNED AND CONSTRUCTED TO BS5268 PART 3: 1985 BY SPECIALIST MANUFACTURER.TRUSSES SET AT 600MM CENTRES, COMPLETE WITH ALL 100X25MM CONTINUOUS DIAGONAL RAFTER BRACING DIAGONAL JOIST BRACING,CHEVRON BRACING AND LONGITUDINAL BINDERS AS SHOWN ON SPECIALIST DETAILS.TRUSS MANUFACTURER TO PROVIDE DETAILS FOR LOCAL AUTHORITY INSPECTION PRIOR TO ANY WORK ON SITE.
INSULATION
LAY 150MM INSULATION BETWEEN TRUSSES
ANCHOR STRAPS
30X5MM GALVANISED MILD STEEL STRAPS TO BE FIXED AT RAFTER FLOOR AND JOIST LEVELS WHERE THESE RUN PARALLEL TO ANY EXTERNAL WALL.ALL TO BE SECURELY FIXED TO NOGGINGS AT 1.8M CENTRES AND HOOKED OVER INNER LEAF OF CAVITY WALL.
30X2.5MM GALV'D MILD STEEL STRAPS FIXED AT 1.8M CENTRES ALONG WALLPLATE SECURELY FIXED 450MM DOWN FACE OF WALL.
CROSS VENTILATION
TO ROOF SPACE TO BE MIN.0.4%OF ROOF PLAN AREA.PROVIDE UBBINK OVER FASCIA VENTILATING SYSTEM
FITTED STRICTLY IN ACC. WITH MANUFACTURERS INSTRUCTIONS.
SOFFIT TO BE SUPPORTED AT WALL FACE BY 100X25MM HANGERS FIXED TO EACH TRUSS
ROOF COVERING
FIX CONCRETE INTERLOCKING ROOF TILES IN ACC. WITH MANUFACTURERS INSTRUCTIONS AND BS5534 PART 1:1978
FIX 38X25MM TILING BATTENS AT GAUGE TO SUIT TILES ON ROOFING FELT TO BS747 PART 2:TYPE 1F.HALF ROUND RIDGE TILES
GLASS FIBRE VALLEY TROUGHS.CODE 4 LEAD FLASHINGS TO CHIMNEY AND ALL ABUTMENTS AS SHOWN & LEAD/PVC COLLAR TO SVP PENETRATING ROOF, ALL WITH 150MM MIN UPSTAND.
RAINWATER
112MM HALF ROUND UPVC GUTTERS & 68MM DOWNPIPES COMPLETE WITH ALL OFFSET BENDS,PIPE SHOES,SUPPORT BRACKETS...ETC,SECURELY FIXED IN POSITIONS SHOWN.SURFACE WATER TO DISCHARGE TO SOAKAWAYS VIA 110-68 DIA.REDUCER.

FLAT ROOF
12.5MM WHITE SPAR CHIPPINGS ON 3 LAYER BUILT UP FELT ROOFING TO BS 747 ON 12 MM EXTERIOR GI PLYWOOD DECKING ON TAPERED FIRINGS TOGIVE MIN. 1:80 FALLS ON 200X75 JOISTS AT MAX 400MM CTRS.150MM IN JOISTS TO GIVE MIN U/VALUE OF 0.25 W/M²K.12.7MM GYPROC & SKIM CEILING. 10MM CONTINUOUS GAP AT ROOF TO VENTILATE ROOF SPACE.9" (228MM) FACIA BOARDS WITH ALUMN FLASHINGS AND ED .HALF ROUND 100mm GUTTER & DOWNPIPES (PVC).30X15 GALVD STEEL LATERAL RESTRAINT STRAPS TO NOGGINS UNDER AND STRAPS BOTH FIXED @ MAX 2M CENTRES.

Notes:

Rev	Date	Description

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
25 JAN 2000
Ref: 0088/00

Project: Bungalow Extension, 7 St. John's ~~Avenue~~ DRIVE Spalding
Client: Mr & Mrs S Gooderson
Title: Plan,Section and Elevations

Drawing No.	Date
SPEN-BE-01	03 June '99