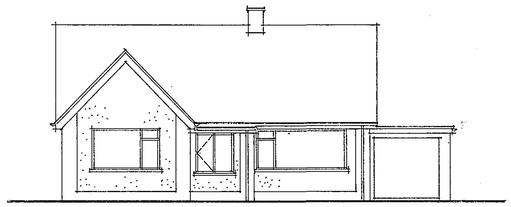
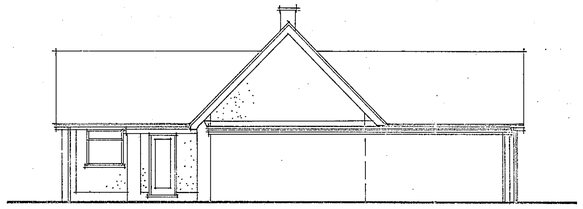
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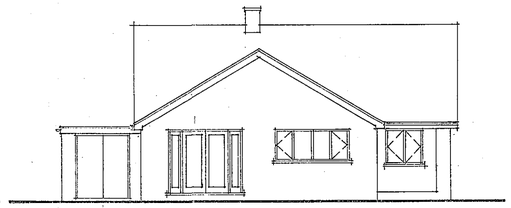
All site dimensions to be checked before work commences.



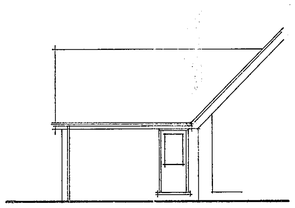
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



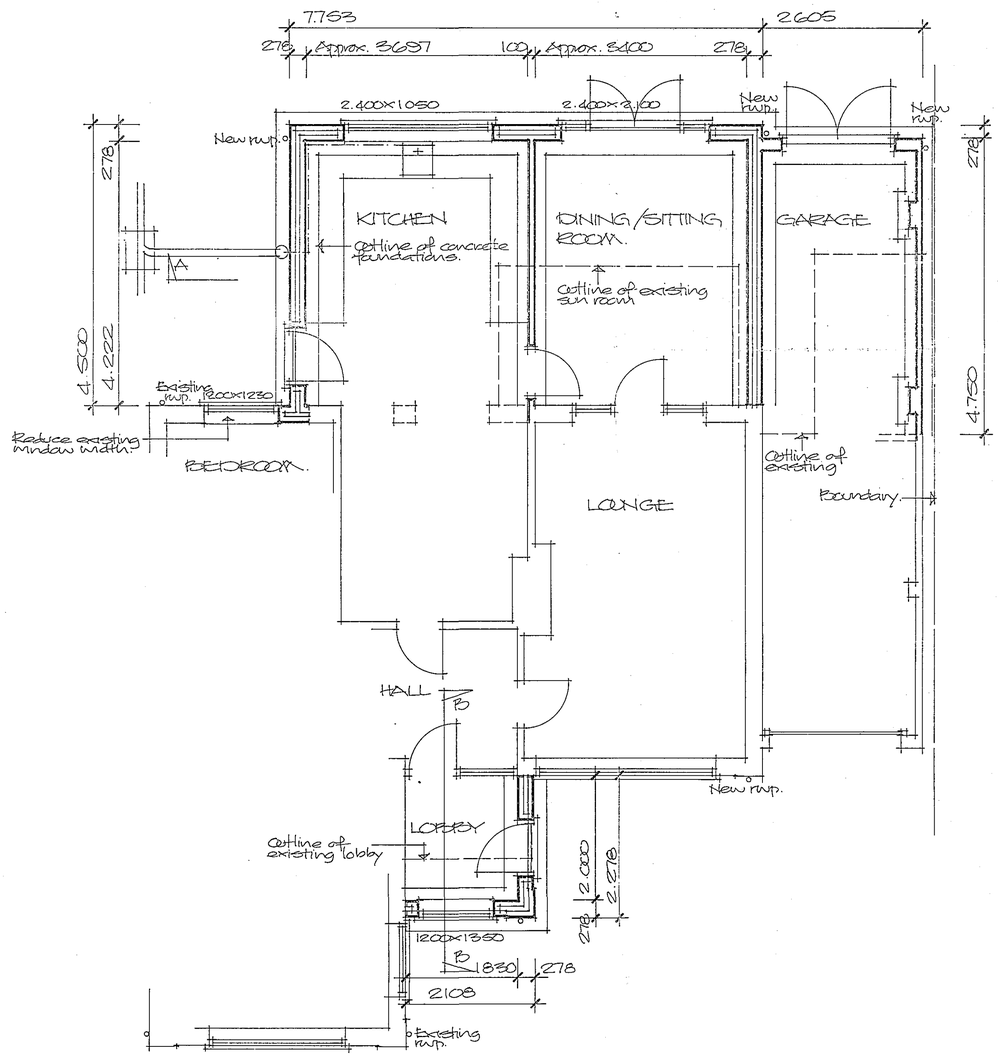
SIDE ELEVATION.

Finishes:

Roof: Interlocking concrete tiles to match existing.

Walls: facing bricks to match existing. Render to new front bday to match existing.

Windows and doors: White Upvc.





Roof construction:

Install interlocking concrete tiles to match existing. Tiles are to be installed to manufacturers recommendations.
Tiles are to be installed on 25x50 fully treated battens on Proctor Roofshield or similar breathable sarking with eaves carrier on gangnail trusses and reducing trusses at max. 600mm cts. at 30 degree pitch.
Roof trusses to comply with BS 5268 parts 2 and 3 and manufacturer to supply design certificate before installation.
Wall plates to be min. 50x100.
Eaves and verge construction to be formed to match existing. No roof void vents are required as breathable sarking to be used.
Install 25x100 ties at ceiling and ridge level and 25x100 diagonal wind braces to gable of new roof.
All structural timber to be grade SC3 marked dry or kiln dry.
Install 30x5mm mild steel straps at average 1800mm cts. Between roof structure and external walls. Straps to be installed at ceiling level and at slope of roof. Straps at gable to extend over 3 timbers and to be supported by noggings.
Install preformed fibreglass valley gutters.

Flat roof to new section of garage and to replace existing garage roof to be formed of mineral chippings min. 12mm thick bedded in bitumen to high performance built up roofing to min. BS 747 standard with min. 150mm upstand flashed into gable wall and taken up under roof tiles min. 300mm supported on min. 12mm thick exterior grade plywood. Flat roof finish installed on min. 18mm thick exterior grade plywood on firings to fall 1in60 on 50x122 joists at 400mm cts supported on new and existing walls, joists supported on gable wall on 38x122 timber bolted to wall at max. 600mm cts..
Eaves to be constructed of fully treated approx. 150mm deep fascia board.
All structural timber to be grade SC3 marked dry or kiln dry.
Install 30x5mm mild steel straps at average 1800mm cts. Between roof structure and external walls. Straps to extend over 3 timbers where at right angles and to be supported by noggings.
Provide firestopping between garage and main extension roof or install 12.5mm thick plasterboard ceiling to garage.

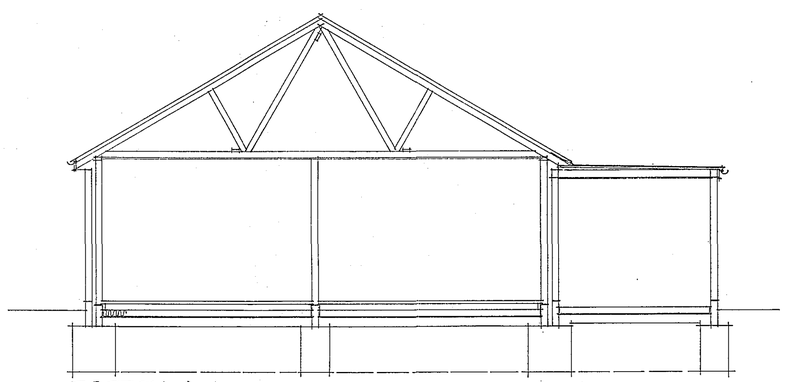
Flat roof to new front lobby to be formed of mineral chippings min. 12mm thick bedded in bitumen to high performance built up roofing to min. BS 747 standard with roof finish taken up under roof tiles min. 300mm supported on min. 12mm thick exterior grade plywood. Flat roof finish installed on min. 18mm thick exterior grade plywood on firings to fall 1in60 on 50x100 joists at 400mm cts supported on new and existing walls and on retained reinforced concrete former canopy roof.
Eaves to be constructed of fully treated approx. 150mm deep fascia board.
All structural timber to be grade SC3 marked dry or kiln dry.
Install 30x5mm mild steel straps at average 1800mm cts. Between roof structure and external walls. Straps to extend over 3 timbers where at right angles and to be supported by noggings.

Gutters, rainwater downpipes and stormwater drains:

Install approx. 112mm dia. half round UPVC gutters with approx. 68mm dia. Downpipes connected to new soakpits with 110mm dia. UPVC drains bedded on 100mm peagravel to fall to soakpits min. 1 metre cube at least 5 metres from building. Location of soakpits will be agreed on site with LA building inspector.

Ceilings:

New ceilings to main extension and lobby to be formed of 12.5mm thick plasterboard with Artex or skim finish. All plasterboard joints and perimeter of all new ceilings to be supported.



SECTION A-A

Roof insulation:

Install to main extension roof 100mm thick fibreglass quilt insulation between ceiling ties and 150mm thick quilt over ties. Install 100mm thick fibreglass quilt insulation between roof joists to lobby.

Cavity walls:

Generally constructed of approx 103mm thick facing bricks to match existing, 75mm thick insulated cavity and 100mm thick insulating concrete block (650 kg/m3-0.16 W/m2K) with dense plaster internal finish. Cavity insulation to be 75mm thick Dritherm cavity insulation batts installed to manufacturers recommendations. Average "U" value = 0.33W/m2K .
Install TDI(UK)Ltd Weathercor or similar insulated cavity closers with frames lapping by min. 30mm.
Install stainless steel wall ties at 900mm cts. Horizontally, 450mm cts. Vertically and at 225mm cts. Within 225mm of reveals.
Install Hyload DPC min. 150mm above ground level with DPM lapping inner wall DPC.
Any concrete blockwork below DPC level to be class A.
New walls bonded to existing with Furfix wall extension profiles.
Part of walls to new lobby to be constructed of external render finish to match existing on 100mm thick class A or similar dense concrete blockwork with cavity reduced to approx. 50mm. thick.

Ground floor, including lobby:

Constructed of approx. 50mm thick sand/cement screed on 100mm thick grade Gen3 concrete slab with 25mm thick [illegible]ded polystyrene insulation to perimeter on 100mm thick SD grade expanded polystyrene insulation on 1200 guage polythene DPM lapped over wall DPC on min. 150mm thick hardcore well consolidated and blinded.
Floor to new section of garage to be formed of 100mm thick grade Gen3 concrete slab on min. 150mm thick hardcore well consolidated and blinded.

Foundations:

Install 700mm wide (450mm wide to internal walls and garage 103mm walls and 600mm wide to garage 215mm walls) trenchfill grade Gen3 concrete foundations min. 750mm deep (1.000 in shrinkable soil). Depth of foundations to be agreed on site with LA building inspector.

Lintels:

Install IG type L1/S75 (L1/S50 to lobby) steel lintels to lobby openings and external kitchen door and type L1/HD75 to kitchen and dining room windows/doors. Install cavity tray DPC above L1/HD75 lintels. Install IG box lintel 100 steel lintel below existing wall plate to enlarged opening in kitchen. Install IG internal 100 steel lintel to door opening from kitchen to dining.

Windows:

All new window frames and external doors/frames to be UPVC glazed with sealed units with minimum 16mm gaps between glass and to incorporate Low E coating to provide "U" value of 2.0 W/m2K. All glass within 800mm of floor level and to doors and sidelights to be safety glass to BS 6206. All opening lights to be draught sealed. Install trickle vents to new windows to provide 8000mm2 background ventilation. At least 5% floor area ventilation to be provided to new bedroom window and dining room.
All window sizes shown are to be confirmed.

Drains above ground:

Install 40mm dia. Polypropylene waste from kitchen sink and washing machine (location to be confirmed) with 50mm dia. combined wastes. New fittings to connect to new back inlet gully fitted with rodding point.

Drains below ground:

New back inlet gully connected to new 110mm dia. UPVC drains bedded and surrounded in 100mm peagravel to fall at approx. 1 in 60 to connect to existing inspection chamber using existing former kitchen connection. Drains within 600mm of ground level to be protected by reinforced concrete slab laid above compressible layer above peagravel surround. Remove/seal off existing redundant drain run.

Heating and hot water:

Extend existing central heating and water services into proposal with thermostatic valves fitted to new radiators and all new hot water and unprotected cold water pipes insulated with Armaflex or similar of thickness to match pipe outside diameter.

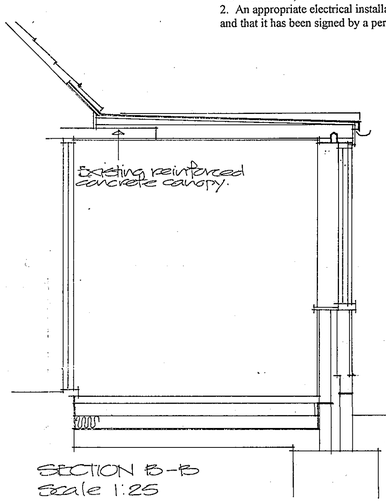
Mechanical ventilation:

Install extract fan to kitchen to extract at a rate of 30 litres per second located in cooker hood.

Lighting:

Install to at least one room, compact fluorescent or fluorescent tube type low energy light fittings.

Part P – Electrical installations:
All electrical work required to meet the
Requirements of part P (electrical safety) must be designed, installed and tested by a person competent to do so. Prior to completion of the works the council must be satisfied that either:
1. An electrical installation certificate issued under a competent persons scheme has been issued, or
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.



SECTION B-B
Scale 1:25

SHDC
Planning & Development
13 JUN 2005
Ref: 0796/05

DETERMINED PLAN

Project
PROPOSED EXTENSIONS TO BUNGALOW
223 BOURNE ROAD, ROSE HOLE, SPALDING

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
MR & MRS M. BINGHAM.

Scale 1:50/1:100
Date June 05
Drg. no. 05/22/01

Summit DS(UK) 0096