30x5mm mild steel straps to be installed at average 600 cs between roof joists and walls. Where spaces at right angles to joists solid noggings to be installed and straps to extend over 2no joists.

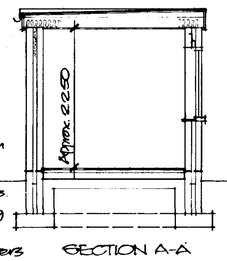
Existing central heating system to be extended into proposed with thermostatic radiator valves fitted.
All water pipework to be insulated with Armaflex or similar insulation of thickness to match pipe outside diameter.
Existing heating system is fitted with timing control and cylinder stat.

Superbar or similar seals to tops of cavity walls.

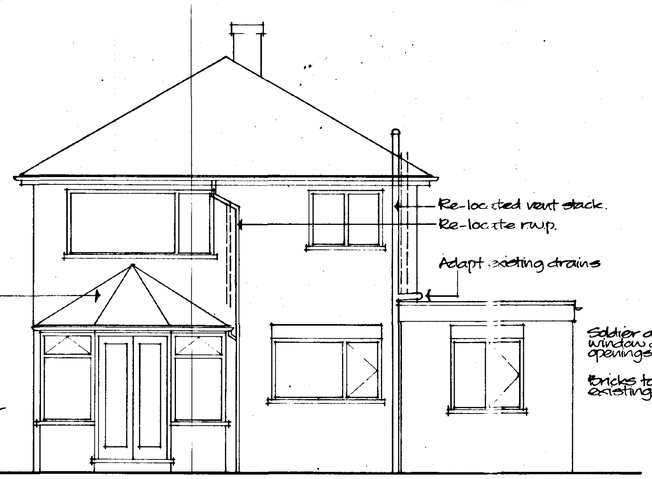
Cavity walls constructed of 103mm facing brickwork, 65mm cavity and 100mm thick Catcon standard blockwork with internal finish of 11mm sand cement render with 2mm trowelled finish.
Walls to be insulated with RMC Polyboard or similar approved expanded polystyrene bonded bead insulation 65mm thick installed to manufacturers recommendations.
'U' value = 0.40W/m²k average.
'U' value = 1.6W/m²k
Dancare insulated d.p.c. to reveals
Window frame to tanalised d.p.c./insulation to reveals (door frame also).
Wall ties to be installed at 450mm cts vertically and max 900mm cts horizontally and to be installed at 225mm cts within 225mm of reveals.

Steel lintels to windows and door opening to be 1A type L1/5 with cavity tray d.p.c. over. Corrugated steel lintel to internal door opening (100mm).
All lintels to be installed to manufacturers recommendations.

Hyload d.p.c. to cavity walls to be min. 150mm above ground level (external skin) with d.p.m. lapped over d.p.c. to inner skin.
Concrete fill to base of cavity to within 200mm of d.p.c. level.
Brickwork below d.p.c. level to be class 'A'.



SECTION A-A



New window frames to study and sun lounge to be white Upvc. with draught stripping to all opening lights including doors.
All windows and doors to be double glazed with min. 12mm gap.
Study window to be fitted with trickle vents giving min. of 8000mm² vent to the room.
Opening lights to give at least 1/20 of floor area ventilation.
Sun lounge windows to give min. 8000mm² trickle vent and min 1/20 of floor area of sun lounge and dining room as opening vents.
Safety glass to BS 6206 to all glazed doors, glass within 800mm of floor and adjacent to doors up to 1500 from floor level.

New flat roof constructed of min 12mm thick mineral chippings bedded in bitumen to 3 layer built up felt roof finish to BS 747 bonded in bitumen to min 12mm thick exterior quality plywood decking with all joints staggered on joists or noggings (noggings should not restrict roof void ventilation) on 38x175 joists at max 450mm cts with firrings falling 50mm (min 25mm thick).

Structural timber to be min. grade SC3.

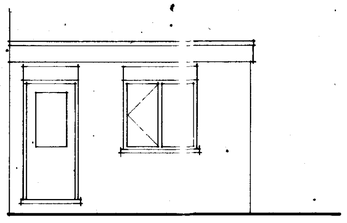
Flat roof to be insulated with 150mm thick fibreglass quilt (min. regd thickness 112mm) laid between roof joists with min. maintained ventilation gap above of 50mm.
Fascia boarding to match existing and to incorporate roof void ventilation strip giving min. equivalent of 25mm wide vent gap into roof void.

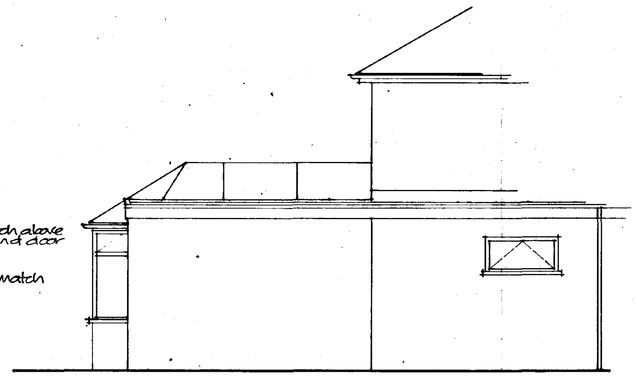
112mm half round Upvc. gutters to match and connect to existing.

Ceilings formed of 9.5mm plasterboard with Artex finish. Edges of plasterboard adjacent to walls to be supported.

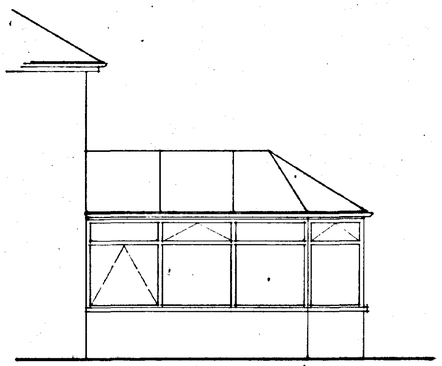
Floors constructed of 18/19mm thick moisture resistant flooring grade T and G chipboard on 500 gauge separating membrane on 50mm thick Jablite insulation on 100mm thick 5:1:2 grade concrete slab on 1200 gauge Visqueen d.p.m. on 150mm thick hardcore well consolidated and blinded.

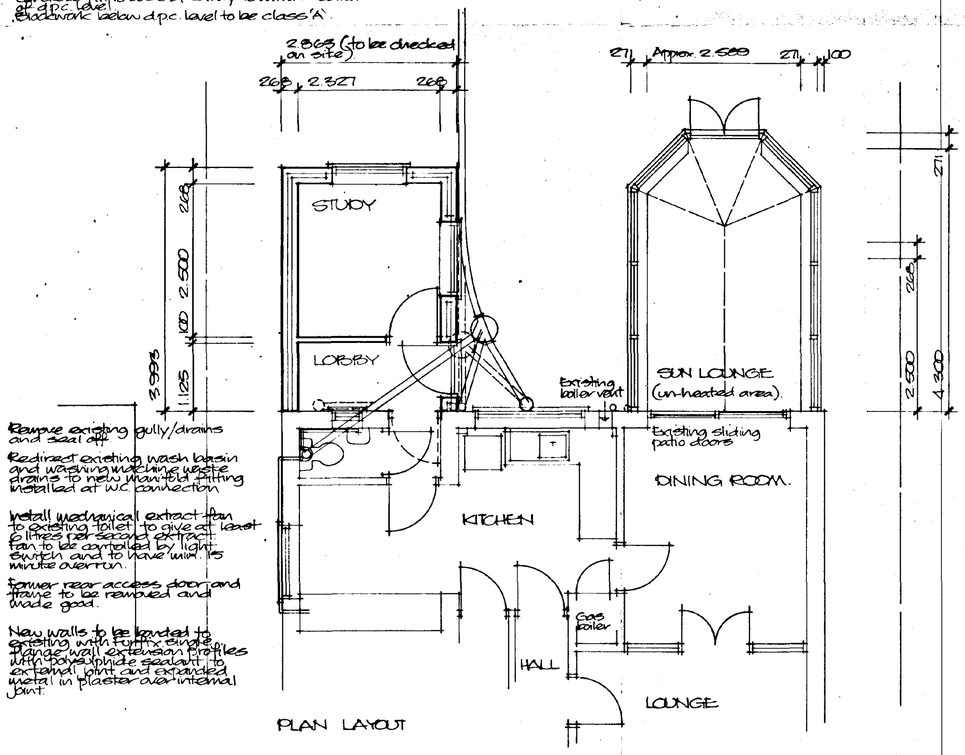
225x600 (225x450 to internal wall) concrete strip foundations min. grade 5:1:2 to be min 750mm deep (1000 in shrinkable soil).


PART SIDE ELEVATION



SIDE ELEVATION


Other side elevation of sun-lounge similar to above.
SIDE ELEVATION



PLAN LAYOUT

Remove existing gully/drains and seal off.

Redirect existing wash basin and washing machine waste drains to new manifold fitting installed at W.C. connection.

Install mechanical extract fan to existing toilet to give at least 6 litres per second extract. Fan to be controlled by light switch and to have min. 15 minute overrun.

Former rear access door and frame to be removed and made good.

New walls to be bonded to existing with Fixtite single flange wall extension profiles with polysulphide sealant to external joint and expanded metal in plaster over internal joint.

Cavity wall to sun lounge to have facing brick to inside and outside skins.
Foundation, floor and wall structure to be similar to section A-A.

Relocate existing Upvc. inspection chamber or replace with new and reconnect existing gully serving kitchen, existing W.C. and existing soil and vent stack.

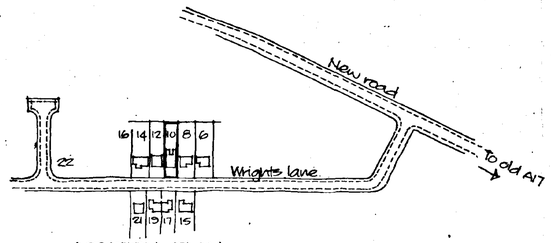
Soil and vent stack to be re-located to avoid new wall with drainage above flat roof adapted to suit.

Re-directed drain run to be connected to existing with slow bend.

New 110mm dia. Upvc drains to match existing bedded and surrounded in 150mm pea gravel and to fall approx. 1 in 40.
Any drain within 600mm of ground level to be protected by paving slabs laid above pea gravel.

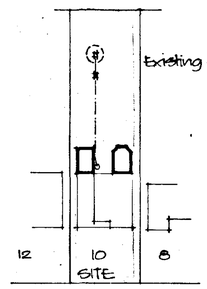
Drains passing through walls to have min. 50mm clearance and to have suitable seal to external wall thus preventing vermin entry.

Re-locate existing rainwater downpipe to avoid sun lounge and re-connect to existing drains.
Rainwater downpipe from sun lounge to connect to this downpipe.



LOCATION PLAN
Scale 1:2500

North.



BLOCK PLAN
Scale 1:500

A		
	Date	Revisions

BROADGATE BUILDERS LTD
The Race Ground
Spalding
Lincolnshire
PE11 3AP
Telephone: 01775 725616
Facsimile: 01775 725097

Client
MR. & MRS. W.R. SHORTLAND

Job Title
PROPOSED EXTENSIONS TO EXISTING HOUSE AT 10 WRIGHTS LANE, SUTTON BRIDGE.

Drawing Title
PLANS AS PROPOSED

HOUGH
05 FEB 1996
Ref: 0108/96

Scale 1:50

Date Jan. 96 | Drawn by ACH

Drg. No. | Rev