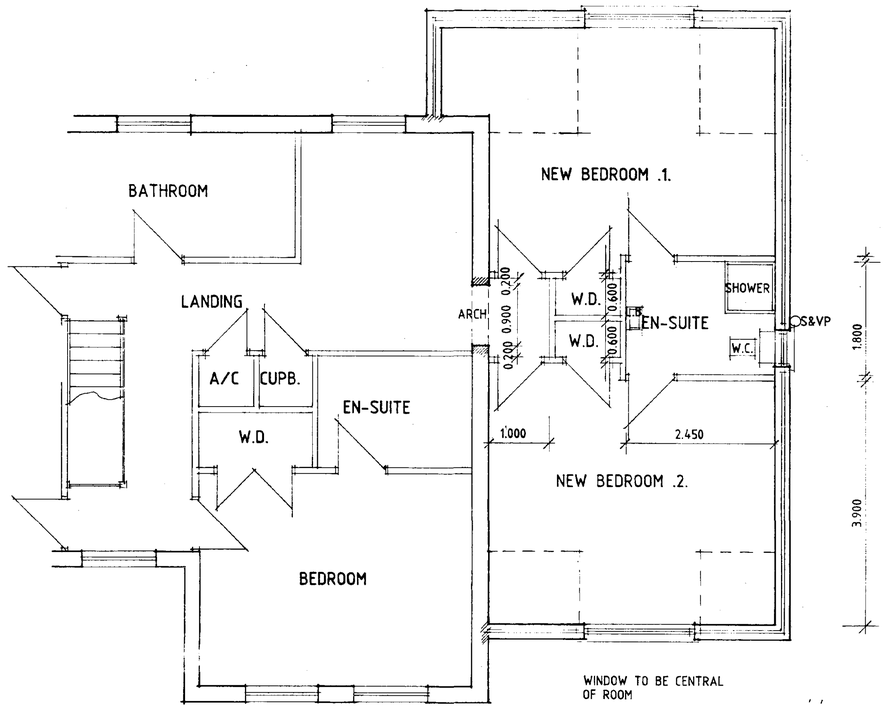
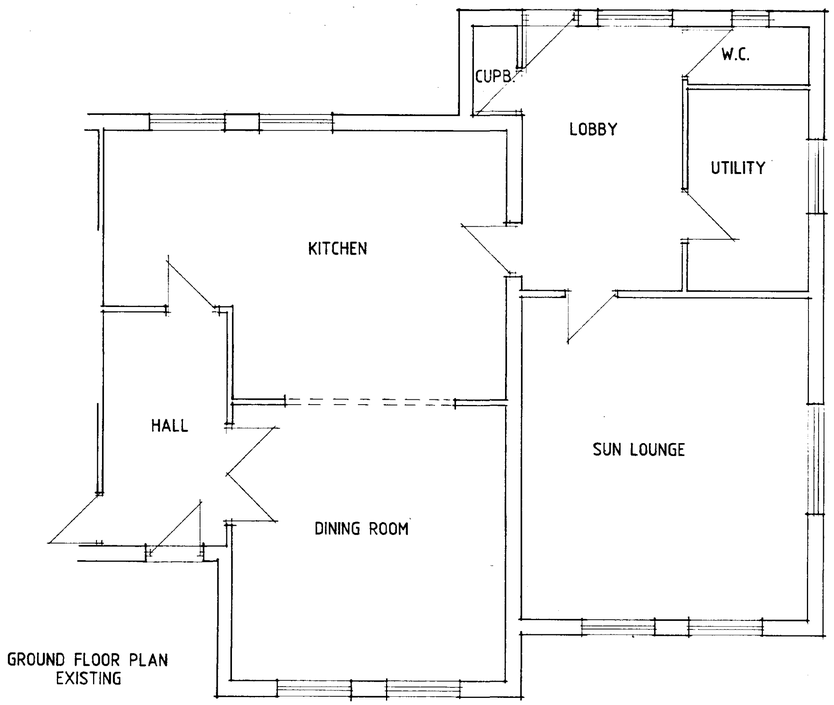
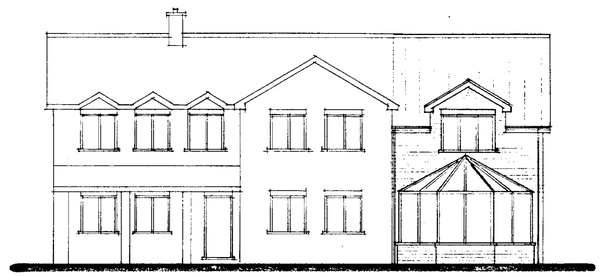


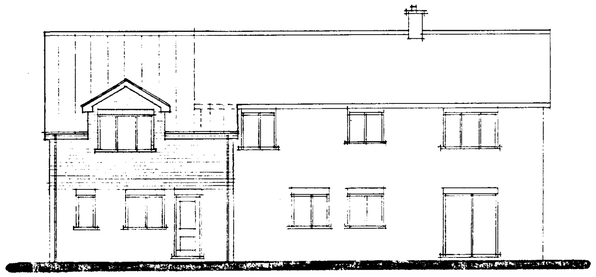
FIRST FLOOR PLAN
PROPOSED



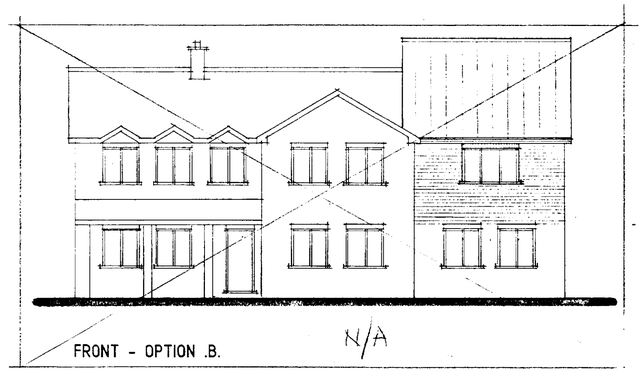
GROUND FLOOR PLAN
EXISTING



FRONT

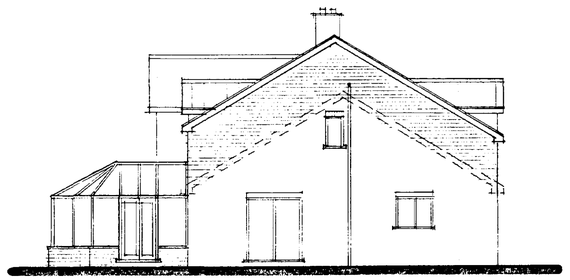


REAR

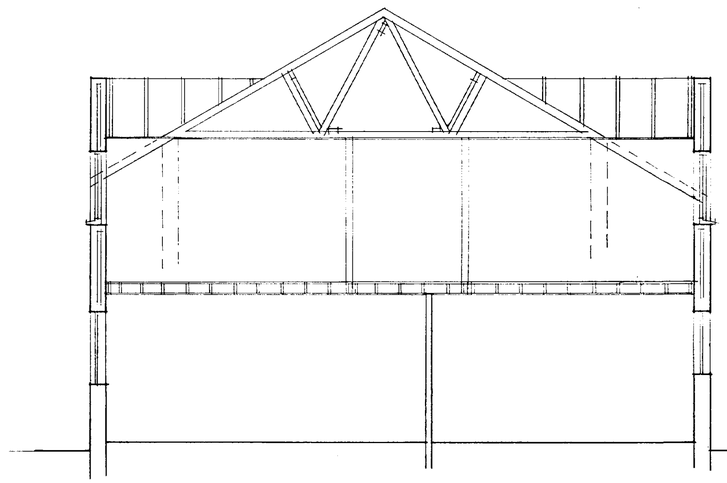


FRONT - OPTION .B.

N/A



SIDE



SECTION

Plan
- 6 MAR 2003
Ref 0275/03

A - ALTS & ADDITIONS - 13.2.03

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
96 NEW ROAD, SUTTON
BRIDGE FOR

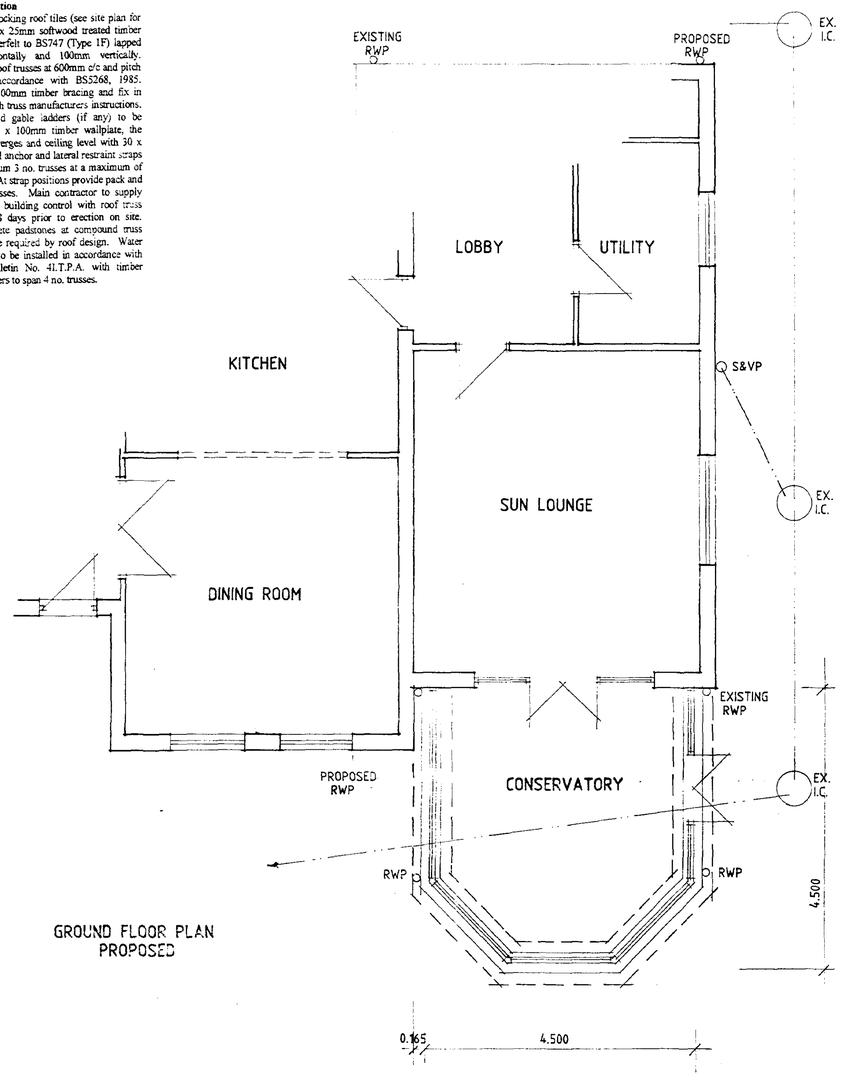
ROY BURTON

DETERMINED PLAN

1:100 1:50	SD03-008/1
JAN- 03	B.GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP.
Tel: 01406 424343 Fax: 01406 490702

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 600mm 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. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41.T.P.A. with timber support members to span 4 no. trusses.



GROUND FLOOR PLAN
PROPOSED

Remove existing roof over sun lounge/lobby/ utility area. Build on additional first floor in manner shown.

Form opening from existing first floor bedroom where shown to create access into new first floor extension. Support over with IG L1/S75 lintel. Remove door to existing bedroom to create larger landing area.

Existing foundations to be exposed and if found inadequate to be underpinned as necessary.

Build on new UPVC conservatory to front of sun room as shown. Remove 2 no. existing windows and enlarge opening to full width and height of 2 no. windows to suit French doors and side screens. Support over with IG L1/HD75 lintel.

Conservatory to be built off 600mm high cavity wall as shown.

Expose existing foul drains under conservatory and encase in 150mm of concrete.

Connect new foul drains to existing system.

External materials to be brick and roof tiles to match those of existing house.

New pitched roof to have pitch and ceiling levels etc., all to match in with existing.

To ceiling slopes provide 60mm Celotex insulation. Ensure 50mm gap is maintained between insulation and roofing felt.

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 (manufacturer same as roof tiles). Provide 125mm Celotex 'Double R' insulation in between studs. All timber SC3 grade. Provide 4 lbs. lead flashing to dormer cheeks and dress up wall min. 150mm.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise. Proximity of existing and proposed trees are to be taken into account in accordance with N.H.B.C. chapter 4 when determining foundation depth.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise. . To be confirmed on site with Building Control Surveyor.

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 from last rafter over gable wall to take bargeboards @ 400mm c/c. Provide restraint straps as main roof. Provide 300mm fibreglass insulation plus ventilation as main. All timber SC3 grade.

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.

New/Old Walling
Where new walling meets old provide proprietary flexible wall starters.

Soldier Coursing
Provide soldier course brickwork to all areas where shown on elevations.

Roof Ventilation
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

Bathroom/En-suite Ventilation
Provide proprietary mechanical extract ventilation unit capable of extracting 15 l/sec. System to offer intermittent operation.

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 Driltherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Celcon standard blocks or similar approved to give 0.35 U/value. 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.
Robust details in accordance with TS0, 2001.

Roof Insulation
To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.25 U/value. 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. Where drain passes through wall, provide suitable protection to prevent gas ingress to building. 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. Provide seal plates both sides of pipe entry to avoid vermin entry.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm²

NOTE

FOR BEAMS SUPPORTING NEW FIRST FLOOR ROOF REFER TO STRUCTURAL CALCS REF - 1220-STATUS/1 TO 5

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

Surface Water Drainage
To be proprietary 110mm diameter p.v.c. pipes flexible joined 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. Provide compressible material below slab/concrete.

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 togeiher. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

First Floor Construction
19mm flooring grade moisture resistant decking on timber joists as stated on plan. To external walls joists to be supported on joist hange.s (not built into wall). Provide 30mm 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/e. At strap positions provide pack and noggin to joists. Solid strutting to be installed mid-span where span of joists between 2.5m and 4.5m. For spans in excess of 4.5m position of struts at 1/3 rd span. Double up floor joists locally under bath feet and hot water cylinder where applicable. All doubled up joists to be bolted together at 600mm centres.

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

General Notes

Do not scale from this drawing.

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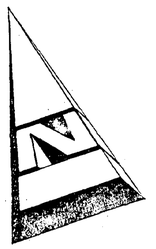
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

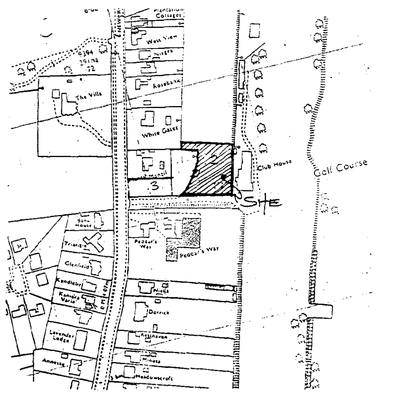
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered.

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)

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.




Golf Course
Club House
The Villa
White Gates
Bowling Green
Tennis Courts
Pavilion
Cricket
Allotments
Lavender Lodge
Cemetery
Recreation Ground
Pumping Station
Sewage Works
Refuse Tip
Sub Station
Works
Depot
Offices
Caravan Site
Allotments
Pond
Pond
Pond