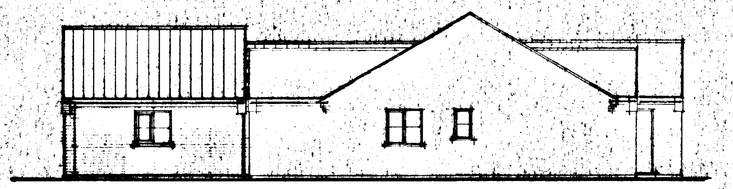
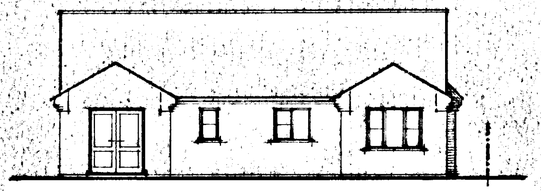


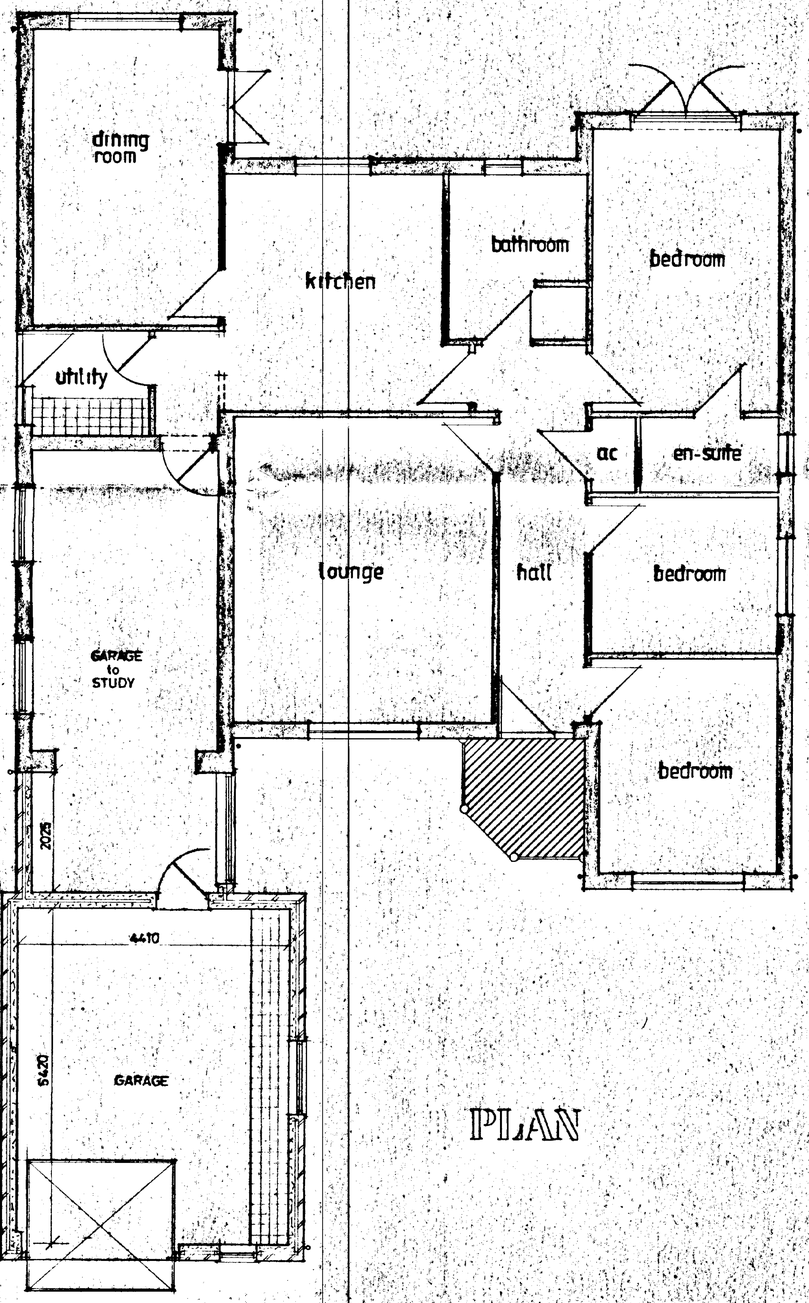
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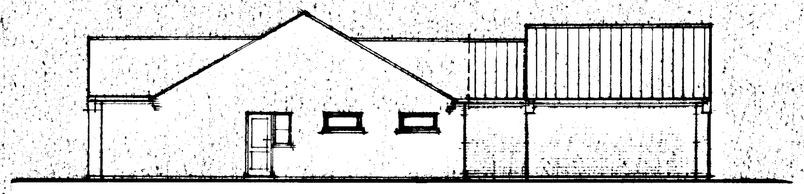
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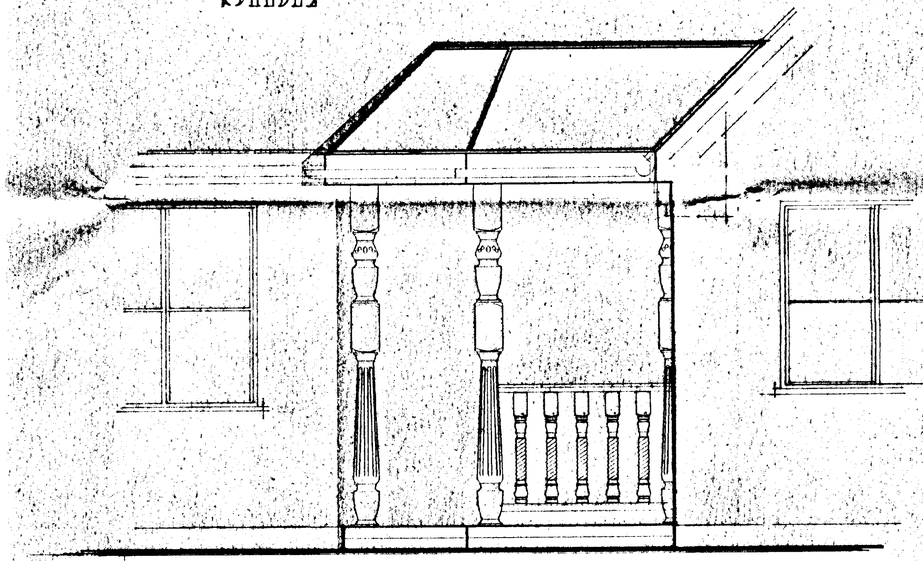
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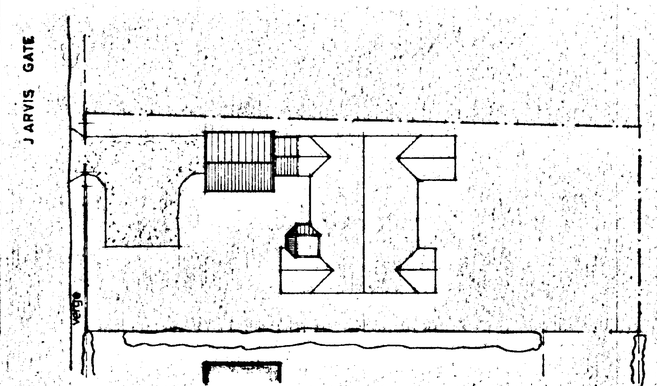


PLAN



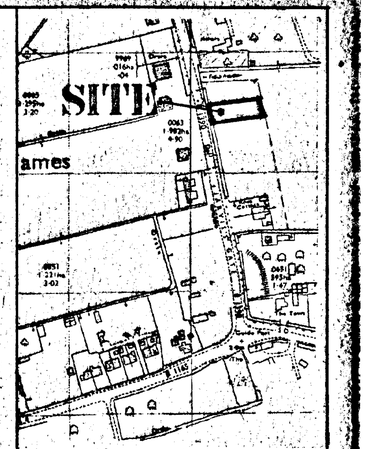
SIDE





SITE PLAN
1 : 250

DETERMINED PLAN



LOCATION PLAN
1 : 2500

SOUTH HOLLAND DC
HOUSING & PLANNING
17 JAN 2000
Ref: 00/1400

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Summit DS (UK) 99982

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PROJECT:
EXTENSION & ALTERATIONS TO BUNGALOW
JARVIS GATE
SUTTON ST JAMES

CLIENT:
MR & MRS B.E.CUMBER

SCALES:	DATE:
1/50 1/100 1/20 UNLESS OTHERWISE STATED	JAN 2000
	DRAWING No.: BEC/01

REVISIONS:

Roof construction:-
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.6 grade softwood properly seasoned and to an acceptable moisture content for canopying. Timber where traditional roof. Where trussed rafter system roof they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268 part 3, 1985
Ener. new roof construction from existing garage, gable to remain

Roof coverings:-
Concrete interlocking tiles (to match existing) to be fixed in accordance with the manufacturers instructions and B.S. 8543 part 1, 1979. Battens 38x 38 at gauge centres on underside type 1F sarking felt with minimum 150 laps

Lateral restraints straps:-
Provide and fix 30 x 5 galvd. galvanised mild steel straps at 1800mm centres to anchor wallplate to gable/roof sealing, ceiling joists and rafter levels where they run parallel to walls. Solid strut below the straps and tight pack against the walls.

Insulation:-
Lay 200mm fibreglass, 100mm between joists and 100mm over joists, maintain minimum 50mm gap between top of insulation and sarking felt. Where insulation runs upto roof slope, ensure insulation is continuous with cavity wall insulation.

Roof ventilation:-
Provide over fascia ventilators by Rylane or similar fixed to the top of the dwarf eaves brick course, to give ventilation equal to 10mm continuous gap along eaves.

Ceilings:-
Provide and fix 12.7mm thick gypsum wallboard to all roof ceilings. Ring all perimeters and board joints prior to fixing plasterboard so fully support sheeting. Fix Duplex coving and artex finish to ceiling.

Floor construction:-
150mm monlar screed reinforced with chicken wire on 1200 gauge polythene separating layer on 50mm plastic slab insulation on 1200 gauge DPM (lapped with DPC in walls on 100mm GEM concrete oversite slab on 150 mm hardcore blinded and compacted. Excavate oversite to 100mm deep to remove topsoil of vegetation. Existing garage floor to receive 50mm floor insulation and vapour barrier as above then approx. 50mm sand/cement screed reinforced with chicken wire. Ensure level floors.

Walls:-
Cavity walls to be 350mm overall width comprising 100mm dary facing bricks, 65mm cavity filled with Rockwool cavity fill. Agreement certificate no. 86/1568. 100mm load bearing Thermalite insulation blocks. External partions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres vertically and 450mm centres vertically every alternate 1st course to be staggered 450mm. At openings provide ties at 225mm centres vertically either 225mm of the openings. Movement joints to be installed in blockwork in accordance with BS 5628, part 3, 1985

Sub-structure walls:-
To be in type A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete or cavity width Trench foundation blocks to be used.

Ventilation:-
Natural ventilation area of windows to be not less than 1/20th of room floor area. All habitable room windows to have 8000mm2 night vents. kitchen, utility bathroom and WC. Windows to have 4000mm2 night vents. Extractor fans to be provided in kitchen (minimum 60 litres/second), bathrooms and WC (minimum 15 litres/second) and utility (minimum 30 litres/second).

Glazing:-
All glazings, external sub, to be in safety 4 should toughly cut, dressed and fixed.

Damp proof courses:-
Provide embossed heavy duty polythene DPC damp proof at 150mm minimum above ground level for all walls of cavity walling, piers and columns. DPCs to be lapped with DPM. Also provide vertical and horizontal DPCs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels, with at least 2 no. weep holes per opening not more than 450mm apart.

Foundations:-
Generally to be in mass concrete GEN3 strip foundations 1.225mm thick under cavity walling. Excavations shall be down to a firm consistent, load bearing substrum to the approval of the local authority building control officer

Piling:-
To be 1 G L WPD 59 in locally self supporting generally unless stated otherwise. Internal door openings in blockwalls to be 1 C. BOX 100 lintels. All lintels to have minimum 150mm end bearing and installed centrally in accordance with the makers instructions. Faces of all lintels to be covered with at least 15mm of lightweight plaster

Windows and doors:-
Windows and doors to be UPVC by specialists manufacturer. All windows and doors to be double glazed (sealed unit type). French doors to be fitted with a night vent giving 10000mm2 of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 8000/4000mm2 ventilation, depending on location. Windows and doors to be fully draughtproofed

Joinery:-
Doors, frames, fittings, skirtings, architraves, window board and timber mouldings etc. to be of specified manufacturer and to be Rugby Joinery Ltd. or equal approved

Rainwater goods:-
PVC gutters 115mm half round and 65mm dia down pipes to match including all bends, outlets, clips, brackets, connectors etc. and connect to underground drain to soakaway

Soakaway:-
To be a minimum 5 0 metres from any building and be 1m3 rubble filled with inlet pipe discharging to centre of soakaway

Plasterwork:-
Walls to be plastered/screeded throughout with 13mm finish a total of 13mm thick including reveals and base soffits

Skirting and architraves:-
Timber mouldings, skirtings and architraves to the standard section or as otherwise directed.

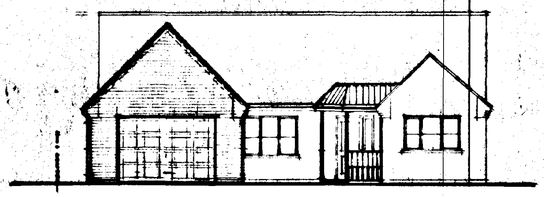
Hot water and heating etc. :-
Extend existing system into new. Take-over disposition existing appliances where necessary

Electrics:-
Work to be carried out in accordance with the latest IEE regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in position as directed.

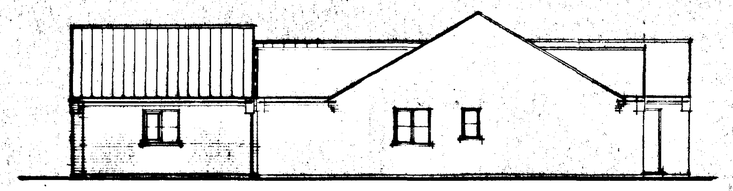
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Summit DS (UK) 89962

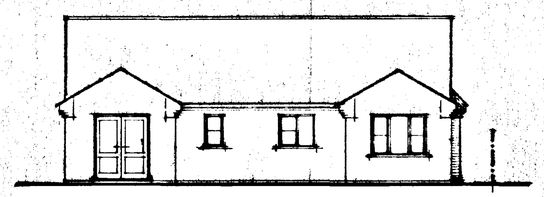
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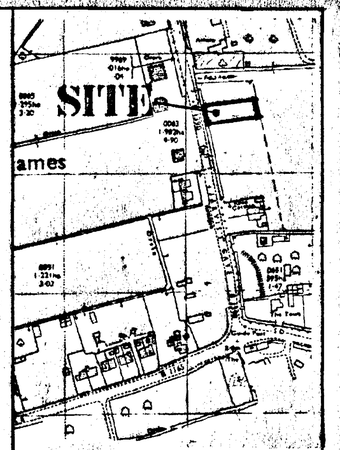


SIDE



REAR





LOCATION PLAN
1 : 2500

DOOR WINDOW AND LINTEL SCHEDULE

	Lintel	Height
Remove existing window and set aside for reuse. Take opening down to DPC level. Provide new trench doors as shown	Existing	
Remove door, frame and wall leaving only low level wall as feature	n/a	
Provide lightweight wall from floor to ceiling either Thermalite blocks (or similar) or timber studwork built off existing floor. Provide new door and frame	Conc. Block / Timber	1800
Form new doorway in existing wall	Lint 59	1800
Remove existing garage door and framework	n/a	
existing window from bedroom	Lint 59	2100
Half hour self closing fire door complete with shelter and fire seals. Ensure 100mm step down into garage area.	Lint 59	1800
Window 1200mm wide x 1250mm deep	Lint 59	1800
Casement window as plan. Condition generally	Lintel 59	Junction
Window 1200mm wide x 600mm high	Lint 59	1800
Window 1200mm wide x 600mm high	Lint 59	1800

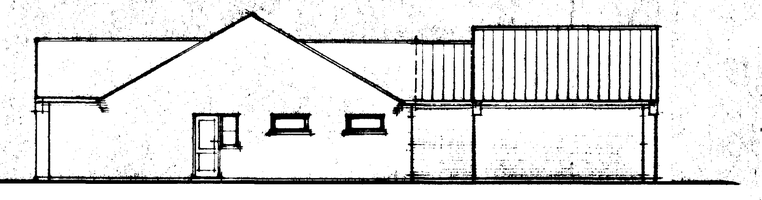
Wall finishes:-
Provide and fix to wall finishes to walls and window sill, kitchen window sill and over work tops, ceramic wall tiles with waterproof fix and grout. Tiles to be confined and areas to be tiled to be determined later

Decorations:-
Allow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with decorating manufacturers specification.

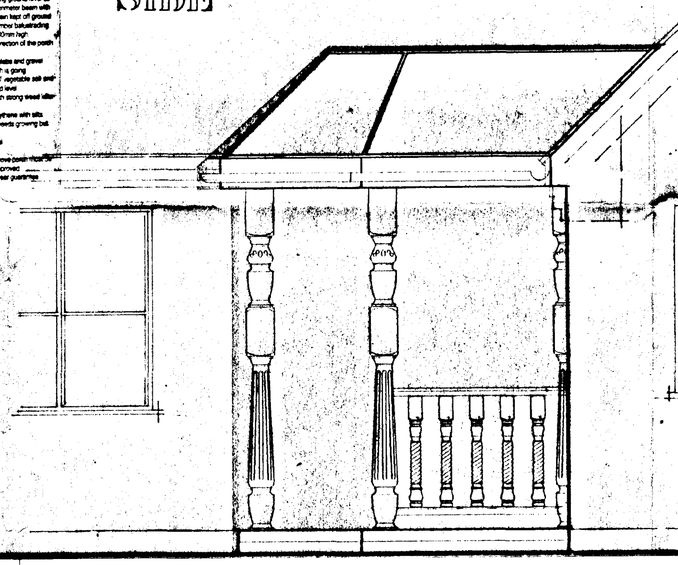
Provide for glazing areas:-
Glazing to toughened glass to BS 6206, 1981 for following areas. To all windows within 800mm of finished floor level. To all door glazing within 1500mm of finished floor level. This applies to side screens less within 300mm of door. Protected glazing to be permanently marked with BS kite mark.

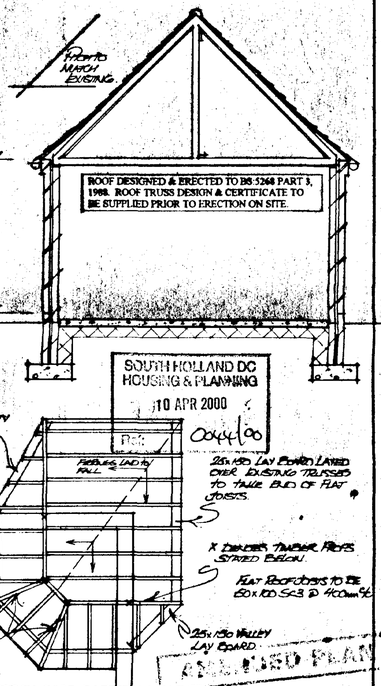
Paving construction:-
Provide tiles, felt and battens as main or planted segment of roof. Flat roof covering to be code 5 lead with all necessary ragabolt joints etc. in accordance with latest BS requirements on 18mm external grade plywood decking on 75 to 9 softwood firrings securely fixed to flat roof joists. Decorative treated timber posts to be supported on galvanised fabricated shoe or similar keeping post off ground level. Metal shoes to be supported on small trench footing 700 wide x 450 deep brought up level with ground level. Floor construction to be 32 x 150 treated floor decking by suitable manufacturer (fixed down with 5mm gaps between boards) on 50 x 100 SC3 treated timber joists at 400mm c/c fixed to existing wall with powell galvanised joist hangers and to 75 x 100 SC3 perimeter treated timber beam in turn fixed to walls (as stated above) and fixed to structural timber posts. All floor construction kept off existing ground level so that water can drain away. Clad perimeter beam with decorative treated timber cover again kept off ground level. Provide decorative treated timber balustrading around porch as shown approx. 800mm high.
Preparation to the ground before erection of the porch is to be as follows:-
1. remove existing paving slabs and gravel locally to where the porch is going
2. remove approx. 50mm of vegetable soil and make sure earth nice and level
3. generously spray area with strong weed killer (optional)
4. lay over heavy black polythene with sills made in, this is to stop weeds growing but also let water away
5. cover with washed gravel

Note: all exposed timber for the above porch must be pressure pressure treated to an approved manufacturer offering at least 15 year guarantee

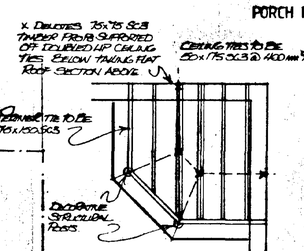


SIDE



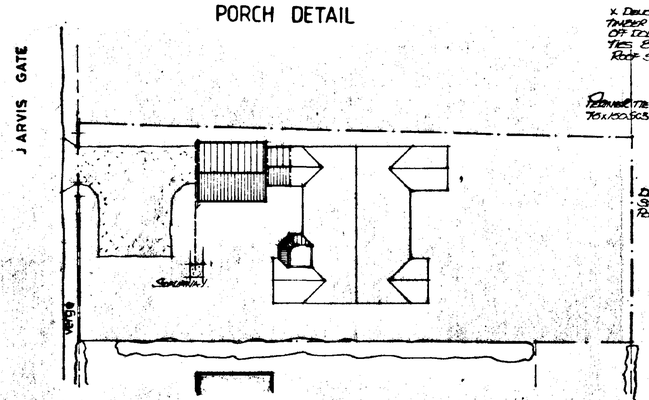


PORCH ROOF RAFTER LAYOUT



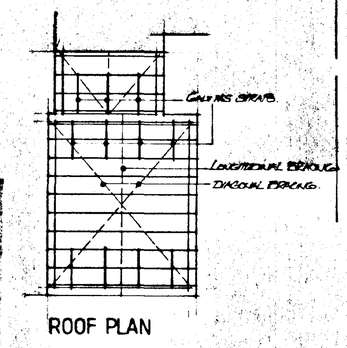
PORCH ROOF CEILING TIE LAYOUT

PORCH DETAIL

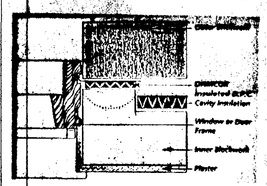


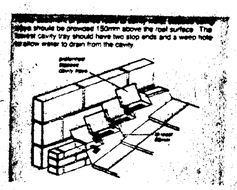
SITE PLAN
1 : 250

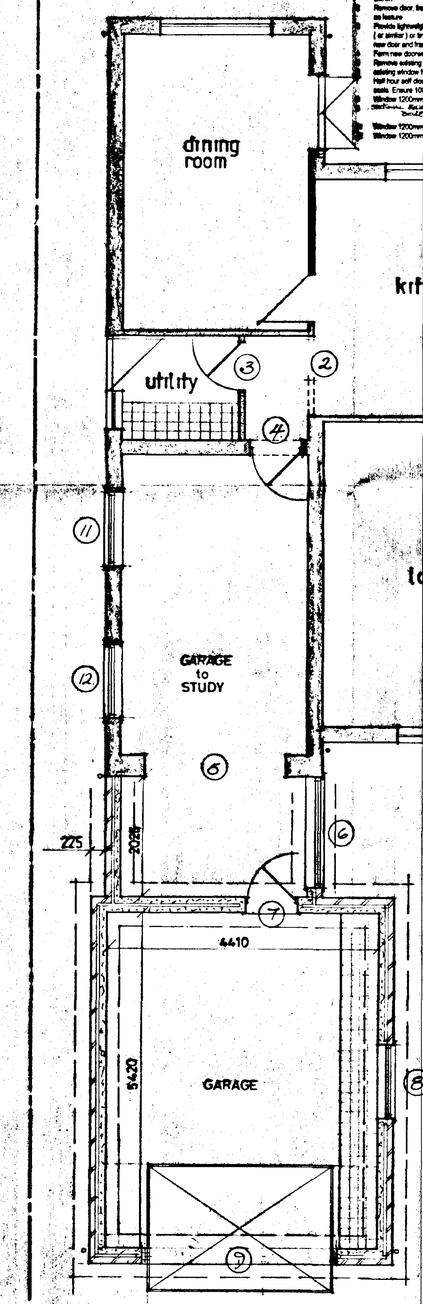
PLAN



ROOF PLAN







B - AMEND GARAGE, SHOWER. L. R. 28.3.00
A - UPDATED FOR BUILD REGS. MAR. 2000

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