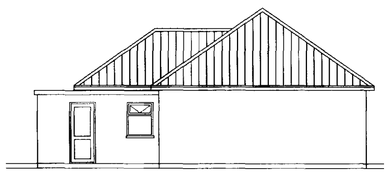
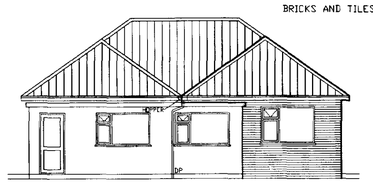


EXISTING REAR ELEVATION

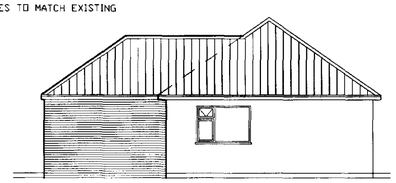


EXISTING SIDE ELEVATION

BRICKS AND TILES TO MATCH EXISTING



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

DAVID BROKER DESIGN SERVICES
COMPUTER AIDED DESIGN
CONCEPT 2000 ARCHITECTURE

CLIENT
MR F RITSON
GREENFOLD CHURCH WAY TYDD ST MARY

FOUNDATIONS.
Concrete strip foundations,min depth 750mm or 1m where subsoil is of a shrinkable nature,(but in all cases in full compliance with Soil report recommendations.
750mm wide to cavity walls, 600mm to internal walls.
Founds to be 250mm thick.Reinforced to soft spots as necessary

GLAZING.
All windows double glazed with 28mm sealed units. All opening windows and doors to have full draft seals including the loft hatch. (loft hatch to be fitted with suitable fostening to compress seal)
Opening lights to give 1/20th floor area in ventilation
All glass to be Hardened or toughened to B.S 6262 with safety glass to B.S 6206 CLASS B.
All glazing in critical locations to be of a type unlikely to cause injury to people upon impact ,the following types as indicated
All glass lower than 1,500mm above floor,to doors adjacent side lights and windows
All glass lower than 800mm above floor level elsewhere
Laminated or toughened glass to be specified and manufactured to B.S 6206:1981

ELECTRICS.
Electrical installation to comply with 16th Edition IEE wiring regulations.Note provide lighting in roof space for safe access and working to roof tanks(close to hatch).

HEALTH AND SAFETY.C.D.M REGULATIONS.
The person in charge of Tendering and construction works must aquaint themselves with the requirements of C.D.M legislation for Planning supervision and Risk assesments and statements etc.

SERVICE DUCTS.
All services ducts to comply with service providers specifications for installation and to be of appropriate colour size and material deemed fit for the purpose
Colours generally as follows
Electricity---Black
Water -- Blue
Gas ---Yellow
Telecom ---Grey
Services in trenches to marked with identification tape

FLOOR.
Ground bearing floor slab
Strip back 150mm approx vegetable soil.
150mm consolidated and blinded hardcore backfilled and rammed to internal foundations.50mm Jablite insulation with 100mm upstand around edges.1200 Ploythene dpm linked to dpc.
100mm site concrete.50mm cement sand screed.

MECHANICAL VENTILATION.
Bathrooms/Ensuites and WCs to have mechanical extractors giving min 15 litres sec extraction,ducted to open air

Rooms with no windows to have fans controlled via light switch with 15min overun facility
All habitable rooms to have background ventilation of 8,000mm sq and kitchen/utility,toilets/bathrooms 4,000mm sqrespectively (Provided by trickle vents in window heads).

SMOKE DETECTION. (RECOMENDED)
Hard wired smoke detection sensors to be located in positions labelled DS. Units to be hardwired in position within 3m of bedroom doors and 7m of habitable room doors.All to B.S 5446 Pt 1,1990 with battery back up and inter connected to seperate fuse board. ALL UNITS CEILING MOUNTED.

INSULATION.
100mm fibre glass between roof joists,100mm fibre glass across joists. Cavity wall insulation 65mm Superglass.
Loft hatch to be insulated.
All pipework outside insulated areas to be fully lagged with 12mm Neoprene foam.
Pvc vent trays to be incorporated between rafters at eaves

D.P.M
Provide 1200g Polythene DPM over floor insulation turned up at sides and linked to DPC.

D.P.C
Install Astos/High Load or similar dpc min 150mm above finished ground level and to sides of all openings in cavity walls.Tray d.p.c over all IG Lintels with weepholes to outer leaf.
Dpc,s to reveals to be insulated type, Damcore or similar.

WALL.
Outer leaf of Facing bricks,65mm cavity with 65mm Superglass insulation. 6no stainless steel wire ties per 1m sq and cavity closed at roof and reveals with blockwork. Double ties at reveals
Inner leaf of 100mm aeroated blocks maximum density 1100kg/m
Inner face of all blockwork rendered and skimmed. Internal faces of steel lintels to be covered with min 15mm lightweight plaster.
Cavity to extend min 150mm below dpc at perimeters.

CEILINGS.
Ceilings of 12.5mm Plasterboard and skim or Artex finish through out to BS. 1230 part 1 with sealed and supported cross joints and timber noggins to edges of boards size 30x47mm.

STORM DRAINS.
All drains as specified for soil drains to 1m cube rubble filled soakaways min 5m from buildings.
Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc.

ROOF.
Tiles to match existing laid to manufacturers instructions and specification on sarking felt and tile battens 25x38mm. on Trussed Rafters designed and fabricated to BS.5268 at 600mm c-c
Braced together to BS.5268 1985 pt3. 100x25mm binders at joist and ridge nodes and at plane of truss webs.
Pitch as specified,contractors are reminded that where roofs have to join adjacent structures,the pitch Must be checked on site
Manufacturers details/dimensions to be checked on site before ordering

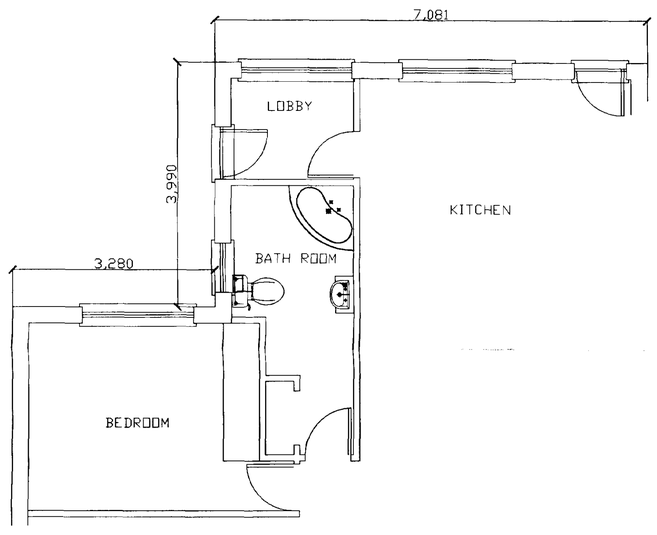
Deminishing trusses/layboards and valley trays or tiles to roof intersections and manufacturers compound truss as appropriate.

Diagonal bracing 100x25mm running from eaves to inner binders on top of ceiling joists and inner truss plane.75x100mm wall plates

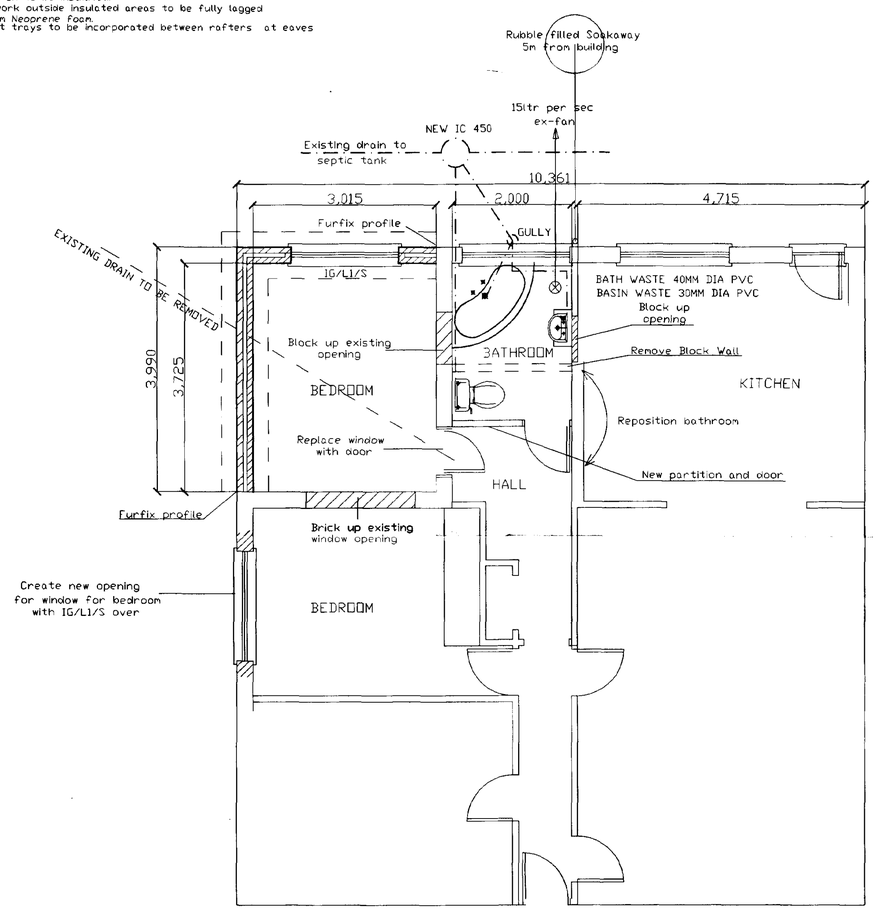
Facia board offset _____mm from brickwork.6mm masterboard soffit with continuous Glidevale soffit vent strip. Equivalent to 25mm
Ridge ventilation where necessary to give equivalent of 10mm continuous gap full length of roof
Trusses fixed to 75x100mm sw wall plate with galvanised ms truss clips.Plate strapped to blockwork with Catnic straps 1200x5mm at 2m c-c.Rafters strapped to gables with 1200x5mm straps spanning min 3no rafters and fixed to 75x38 mm noggins between rafters.Ceiling joists strapped likewise.
Flashings code 4 Lead at all roof wall/chimney abutments.
Area beneath roof tank to be uninsulated to prevent freezing. as aplicable

HEATING AND HOT WATER.
Heating & hot water to be extended from existing heating & hot water supply

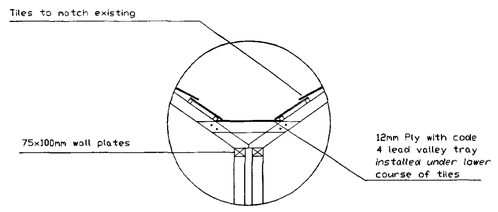
SOIL DRAINS
All new drains connected to existing drains new drains 110mm dia pvc with flexible joints laid to 1:40 falls in 150mm pea gravel surrounds, universal osma or similar in 150mm concrete bed and surround



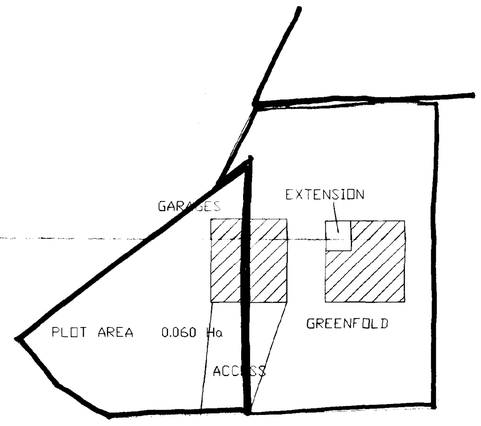
EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



VALLEY AT EAVES DETAIL



BLOCK PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
28 FEB 2000
Ref: 0245/00

DETERMINED PLAN

LOCATION PLAN 1-2500

REPRODUCED FROM THE ORDNANCE SURVEY MAP BY DAVID BROKER DESIGN SERVICES WITH THE SANCTION OF THE DIRECTOR GENERAL, ORDNANCE SURVEY,FOR BUSINESS USE. LICENCE No AR 375659.

HEALTH AND SAFETY C.D.M REGULATIONS 1995

THE CLIENT/DEVELOPER AND BUILDING CONTRACTOR/SUB CONTRACTOR ARE ADVISED TO AQUAINT THEMSELVES WITH THE IMPLICATIONS AND REQUIREMENTS OF THIS BUILDING PROJECT

DRAWING/FILE No 549FR1
PROJECT PROPOSED EXTENTION TO EXISTING BUNGALOW
SCALE 1=50 1=100
DATE 10/02/2000
DRAWN M.D.BROKER
Issued
Revisions

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