Do not scale off this drawing

All site dimensions to be checked before work commences.

Roof construction:

Interlocking concrete tiles to match existing installed to manufacturers recommendations and at same pitch as existing (approx 35°) Tiles installed on 25x38 fully treated battens on sarking felt on gangnail roof trusses installed at max 600mm cts.

Roof trusses to comply with B.S. 5268 parts 2 and 3. Roof truss manufacturer to supply design certificate before work starts on roof structure.

Longitudinal 25x100 ties to be installed at ridge and ceiling level and 25x100 diagonal wind braces to be installed to gable ends and wall plates.
All structural timber to be grade SC3 and marked dry or kiln dry.

Eaves to be constructed to match existing including projection and to incorporate 10mm void ventilation strip to give min. 10,000mm² per metre ventilation.
Barge board to match existing.

Install gangnail reducing trusses above existing roof trusses together with 25x175 layboards to valleys.
Install preformed fibreglass valley gutters to manufacturers instructions.

Install 30x5mm mild steel straps at average 1.800 cts between roof structure and perimeter walls. Straps to extend over one trusses at gable with solid nogging under. Straps to be installed at ceiling level and at slope of roof.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation with 1 layer between and 1 layer over ceiling joists. Maintain min. 50mm vent gap above insulation at eaves.

Ceilings:

Ceiling to garage to be formed of 12.5mm thick Gyproc Fireline board, remaining ceilings to be formed of 12.5mm thick plasterboard. All joints and ceiling perimeters to be supported. After finish to all ceilings.
Perimeter of garage ceiling to be firestopped.

Gutters and downpipes:

Install new Upvc gutters to match existing with 68mm dia. downpipes connected to 110mm dia. Upvc drains bedded on 100mm peagravel to fall to soakaways min. 1 metre cube at least 5 000 from building.

Cavity walls:

Constructed of 105mm thick facing brick 65mm cavity and 100mm thick thermalite shuttered block with dense plaster internal finish.
Cavity insulated with 65mm thick fibreglass batts installed to manufacturers recommendations.
Average 'U' value = 0.45 w/m²k
Dampcore insulated strip to reveals with frames lapping by min. 15mm.
Party wall piers installed at 3.300mm cts. Intermediate 3mm cts vertically and at 225mm cts within 225mm of reveals.
Seal tops of cavities.
Concrete footwalk to seal below ground/dpc to be class 'A'
Concrete fill to base of cavity.
Install twisted dpc to walls min. 150mm above ground level in external skins.
Internal blockwork walls to be 100mm thick thermalite blockwork.

Floors:

Formed of 65mm thick lightly reinforced sand/cement screed on 500 gauge polythene separating membrane on 50mm thick 5D grade expanded polystyrene insulation on 100mm grade 5 st. Concrete slab on 1200 gauge polythene dpm on min. 150mm thick hardcore well consolidated and blinded.

Garage floor as above but with no screed or insulation and float finish to concrete.

Foundations:

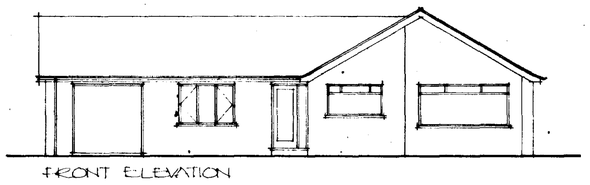
225x700 (225x450 to internal walls) concrete strip foundations (grade 5:1:4) to be min. 450mm deep (into undisturbed soil). Depth to be agreed on site with L.A. building inspector.

Lintels:

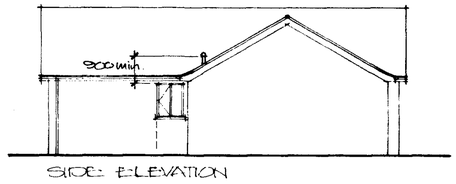
Install 1 No. type LI/550 steel lintels to W.C. utility, rear door, front entrance door and dining room and type LI/1060 to front and rear openings in garage.
Install 1 No. type LI/1200 steel lintel below wall plate over front entrance.
Install 1 No. stressed concrete slab lintel to new opening in existing cavity wall in corridor.

Windows & doors:

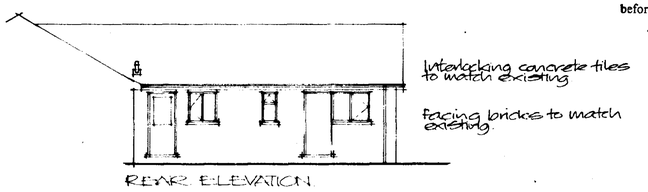
Install upvc window and door frames: all to be double glazed (except garage) safety glass to be used in doors and sidelights and any glass within 800mm of floor level.
Install trickle vents to provide min. 8000mm² background ventilation to dining room and 4000mm² to bathroom, utility and W.C.
Dining room window to provide min. 1/20th of floor area as ventilation.
All openings to be draught sealed.



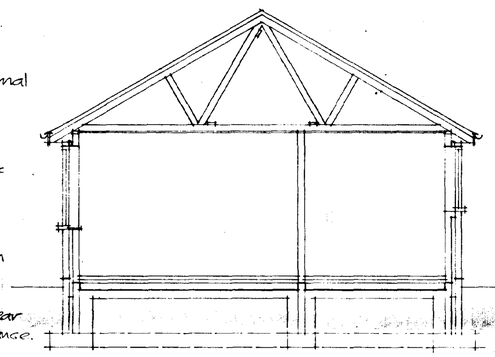
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SECTION A-A

Heating and hot water:

Install new wall mounted gas fired balanced flue boiler (output to be confirmed). Boiler to be fitted with timing controls and boiler control interlock.
Guard to be fitted to flue externally.
Install new hot water cylinder to be min. 120 litre capacity factory insulated (50mm thick). Cylinder to be fitted with cylinder stat.
New radiators to be fitted with thermostatic valves.
New hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.

Mechanical ventilation:

Install extract fan to utility to extract at a rate of 30 litres per second.
Install extract trickle vents to bathroom and W.C. to extract at a rate of 15 litres per second.

Above ground drainage:

40mm dia. polypropylene waste from bath, shower and washing machine and 32mm dia. wastes from wash basins with 50mm dia. communal wastes.
Fittings to be fitted with 75mm deep seal traps except shower which is to have 50mm deep cleanable trap.
W.C. and utility fittings connected to 110mm dia. stub stack fitted with air admittance valve above flood level.
Bathroom fittings connected to 110mm dia. Upvc soil and vent stack within duct.
Stub stack and soil and vent stack to be fitted with rodding point at base.

Below ground drainage:

Stub stack and soil and vent pipe connected to 110mm dia. Upvc drains bedded and surrounded in 100mm peagravel to fall at approx. 1 in 60.
Install new preformed polypropylene inspection chamber fitted with double seal screw down cover.
New drains connected to existing inspection chamber to front of dwelling.
Pipes passing through walls to be protected by prestressed concrete slab lintels with min. 50mm clearance around drains with protection from vermin entry.
Any drain within 600mm of ground level to be protected.

Stud partition:

Formed of 50x75 studs at 400mm cts. with 50x75 sole and head plates and noggings at 1.200 max. cts.
Cladding to both sides to be 12.5mm thick plasterboard and skim. Install fibreglass quilt packing between studs.

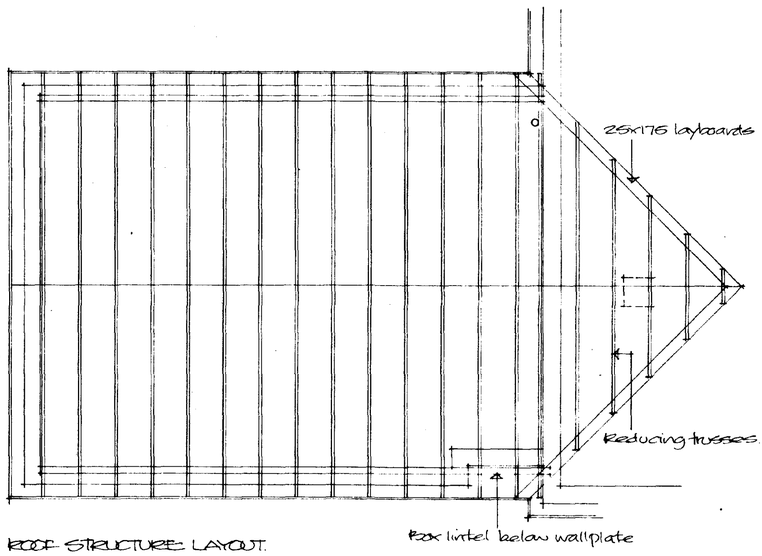
Meter boxes:

Location of electric and gas meter boxes to be determined.

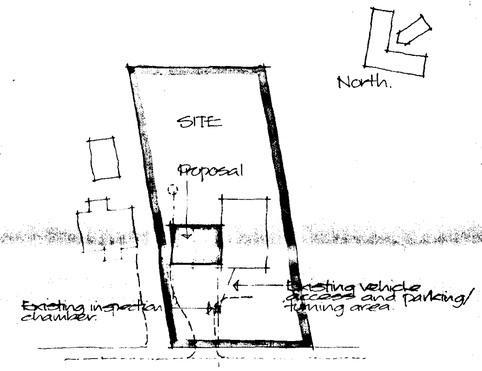
Garage door:

Hewdaycan ref. 7070 up and over garage door to be installed. (Type to be agreed).

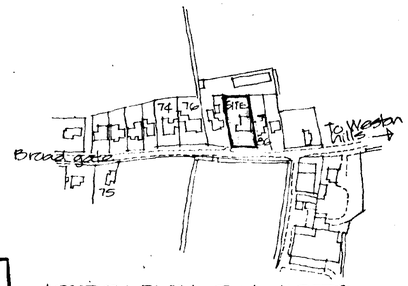
PLAN LAYOUT.



ROOF STRUCTURE LAYOUT.



BLOCK PLAN Scale 1:500



LOCATION PLAN Scale 1:2500

SOUTH HOLLAND DC
HOUSING & PLANNING
25 OCT 2001
Ref: 1242/01

DETERMINED PLAN

Project
PROPOSED EXTENSION TO BUNGALOW 64 BROADGATE, WESTON.

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

Client
MR & MRS R. WADE

Scale 1:50/1:100
Date Oct. 01

Drg. no.
01/44/01

Do not scale off this drawing

All site dimensions to be checked before work commences.

Roof construction:
Interlocking concrete tiles to match existing installed to manufacturers recommendations and to same pitch as existing (approx 30°) Tiles installed on 25mm x 38mm tanalised battens on sarking felt on original roof trusses installed at max 600mm cts.

Roof trusses to comply with B.S. 5268 parts 2 and 3. Roof truss manufacturer to supply design certificate before work starts on roof structure.

Longitudinal 25x100 ties to be installed at ridge and ceiling level and 25x100 diagonal wind braces to be installed to gable. Gable wall plates.
All structural timber to be grade sc5 and marked dry or kiln dry.

Eaves to be constructed to match existing including projection and to incorporate a vented ventilation strip to give min. 10,000mm² per metre ventilation.
Barge board to match existing.

Install gang nailed ceiling trusses above existing roof trusses together with 25x175 layboards to valleys.
Install preformed fibreglass valley gutters to manufacturers instructions.

Install 30x5mm mild steel straps at average 1,800 cts between roof structure and perimeter walls. Straps to extend over 3no. trusses at gable with solid nogging under. Straps to be installed at ceiling level and at slope of roof.

Roof insulation:
Install 2 layers of 100mm thick fibreglass quilt insulation with 1 layer between and 1 layer over ceiling joists. Maintain min. 50mm vent gap above insulation at eaves.

Ceilings:
Ceiling to garage to be formed of 12.5mm thick Gyproc Fireline board, remaining ceilings to be formed of 12.5mm thick plasterboard. All joints and ceiling perimeters to be supported. After finish to all ceilings.
Formed of garage ceiling to be fire stopped.

Gutters and downpipes:
Install new UPVC gutters to match existing with 68mm dia downpipes connected to 110mm dia UPVC drains bedded on 100mm pea gravel to full bed. Soakpits min. 1 metre cube at least 5 000 from building.

Cavity walls:
Constructed of 102mm thick facing brick 65mm cavity and 100mm thick thermalite standard block with dense plaster internal finish.
Cavity insulated with 65mm thick fibreglass batts installed to manufacturers recommendations.
Average U value = 0.45 W/m²K
Damp proof stepped dpc to reveals with frames lapping by min. 15mm. Cavity walls installed at 300mm cts. Wall ties 450mm cts vertically and at 225mm cts within 225mm of reveals.
Seal tops of cavities.
Concrete below ground level below ground/dpc to be class 'A'
Concrete fill to base of cavity.
Install hyload dpc to walls min. 150mm above ground level in external skin.
Internal blockwork walls to be 100mm thick thermalite blockwork.

Floors:
Formed of 65mm thick lightly reinforced sand/cement screed on 500 gauge polythene separating membrane on 50mm thick 5D insulation laid on 500 gauge polythene vapour barrier on 100mm grade 5T/6 concrete slab on 1200 gauge polythene dpm on min. 150mm thick hardcore well consolidated and blinded.

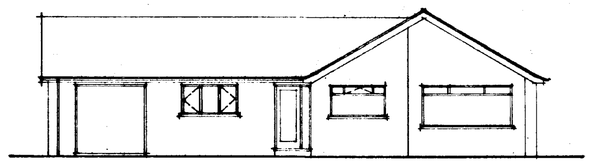
Garage floor as above but with no screed or insulation and float finish to concrete.

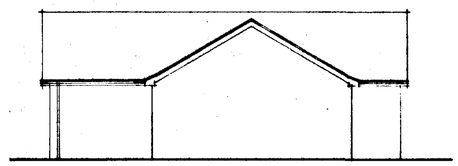
Foundations:
225x700 (225x450) to internal walls) concrete strip foundations. (Grade ST4) to be min. 450mm deep (1000 in shrinkable soil). Depth to be agreed on site with L.A. building inspector.

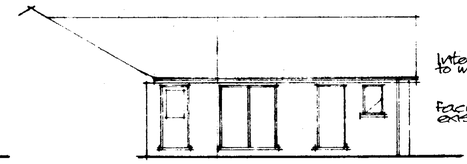
Lintels:
Install 1 G type 4/650 steel lintels to all external openings except patio doors which is to be type L/HD650. Internal openings to be formed with 2 no. 100x65x8 angle lintels.
Install 1 no. box lintel 100 steel lintel below wall plate over front entrance.

Windows & doors:
Install UPVC window and door frames all to be double glazed with sealed units. Safety glass to be used in doors and sidelights and any glass within 800mm of floor level.
Install trickle vents to habitable rooms 4000mm² background ventilation to bedroom, lounge and bedroom (new window) and 8000mm² to bathroom, W.C. and utility.
All openings and external doors to be draught sealed.
Utility, breakfast and bedroom windows to provide at least 1/20th of floor area as room ventilation.

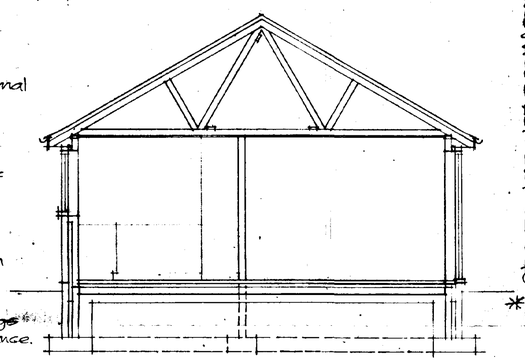
Double glazing in re-used patio doors to be checked for suitability (safety glass etc comply with BS 6206).


FRONT ELEVATION


SIDE ELEVATION



REAR ELEVATION.


SECTION A-A

Heating and hot water:
Re-site existing gas fired open flued boiler from cup'd in existing kitchen to new kitchen sited within cup'd.
Boiler to be provided with double skin insulated metal flue taken through roof void to terminate at ridge outlet. Flue to be separated from all combustible materials.
Install combustion air vent from roof void with outlet terminating at least 300mm above roof insulation.
New radiators to be fitted with thermostatic valves.
All new hot water pipes to be 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 no more than 20 litres per second (reg J 1.20(a) kitchen extract/open flued appliance).
Install extract fan in bathroom to extract at a rate of 15 litres per second. Install extract fan to utility to extract at a rate of 30 litres per second.

Above ground drainage:
Install 40mm dia. polypropylene wastes from kitchen sink, washing machine, shower and bath and 32mm dia. waste from wash basins combined wastes to be 50mm dia.
Install air admittance valve to waste pipe easily accessible for shower tray.
All fittings to have 75mm deep seal traps except shower which is to have 50mm deep cleanable trap.
Boundary fittings to connect to 110mm dia. stub stack fitted with air admittance valve above flood level and rodding point at base *
all within vented duct.
Kitchen fittings connected to 110mm dia. soil and vent stack with rodding point at base all within duct. Vent pipe to terminate at ridge outlet.

Below ground drainage:
New soil and vent pipe, and 3no. new stub stacks to connect to 110mm dia. UPVC pipes bedded and surrounded in 100mm pea gravel to half pipe dia. min 150.

Drains passing through walls to be protected by pre-stressed concrete lintels with min 50mm clearance around pipe and protection taken within earth. Any drain within 600mm of ground level to be protected by paving slabs laid over pea gravel surround.

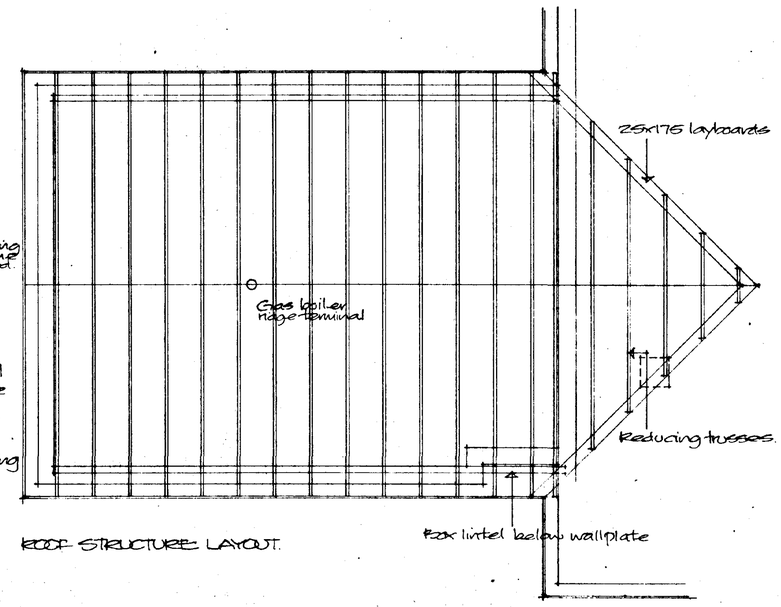
Meter boxes:
Location of electric and gas meter boxes to be determined.

Garage door:
Hardiegan ref 7070 up and over garage door to be installed. (type to be agreed).

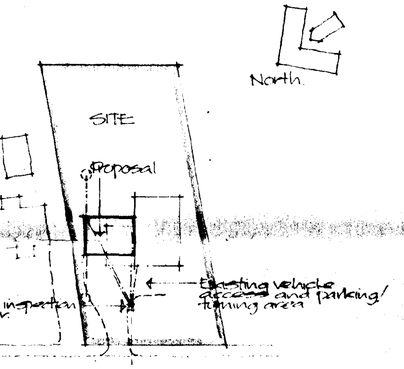
* Install stub stacks (110mm dia) fitted with air admittance valves and rodding points at base for connection of W.C. fittings and utility fittings. Air admittance valve installed above flood level.

PLAN AYOUT.

Remove existing patio doors and infill opening with 100mm blockwork wall incorporating high level glazed panel between utility and store room.
Re-site patio doors to rear of breakfast room.
Centre-line glazing conforms to part N (safety glass)



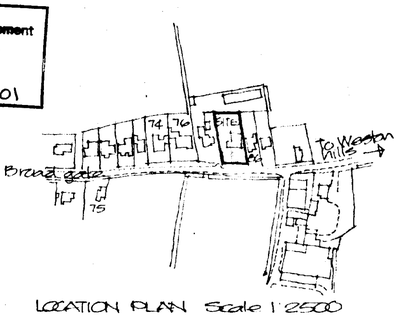
ROOF STRUCTURE LAYOUT.



BLOCK PLAN Scale 1:500

AMENDED PLAN
Ref. A1

Planning Development
- 6 JUN 2003
Ref 1242/01



LOCATION PLAN Scale 1:2500

Project
PROPOSED EXTENSION TO BUNGALOW 84 BROADGATE, WESTON.

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

Client
MR & MRS R. WARDE

Scale 1:50, 1:100
Date Oct. 01
Drg. no. 01/44/01B