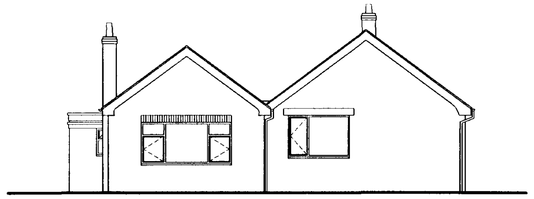
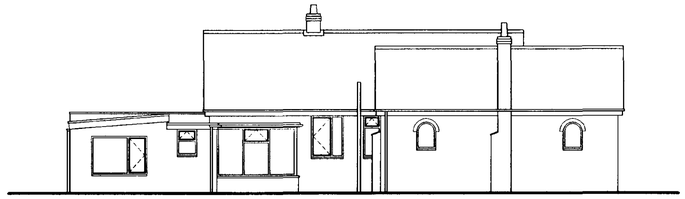


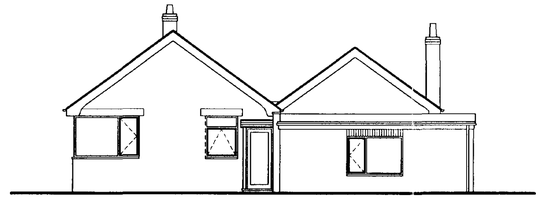
FRONT (EAST) ELEVATION



SIDE (SOUTH) ELEVATION



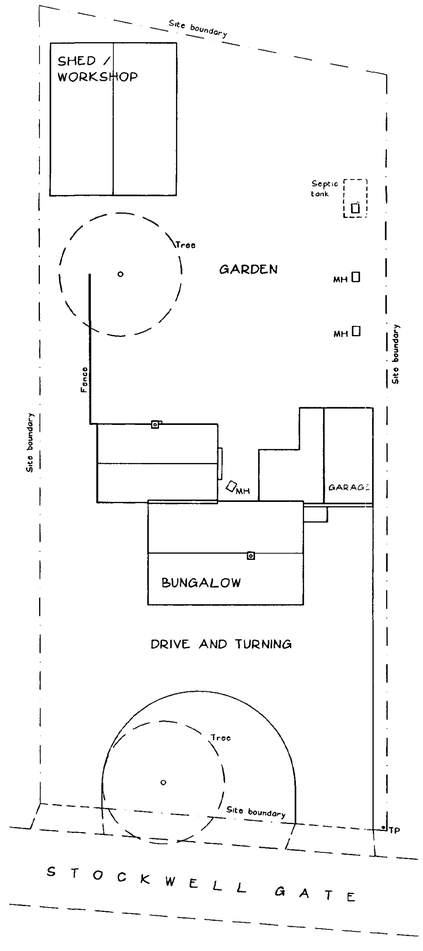
REAR (WEST) ELEVATION



SIDE (NORTH) ELEVATION

EXISTING ELEVATIONS 1:100

EXISTING FLOOR PLAN 1:50



EXISTING SITE PLAN 1:200

SKDC
Planning & Development
11 APR 2003
Ref 0470/03

NOTES

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Revisions

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Client
MR & MRS M GARTH

Project
BUNGALOW EXTENSIONS

THE GABLES
STOCKWELL GATE
WHAPLODE

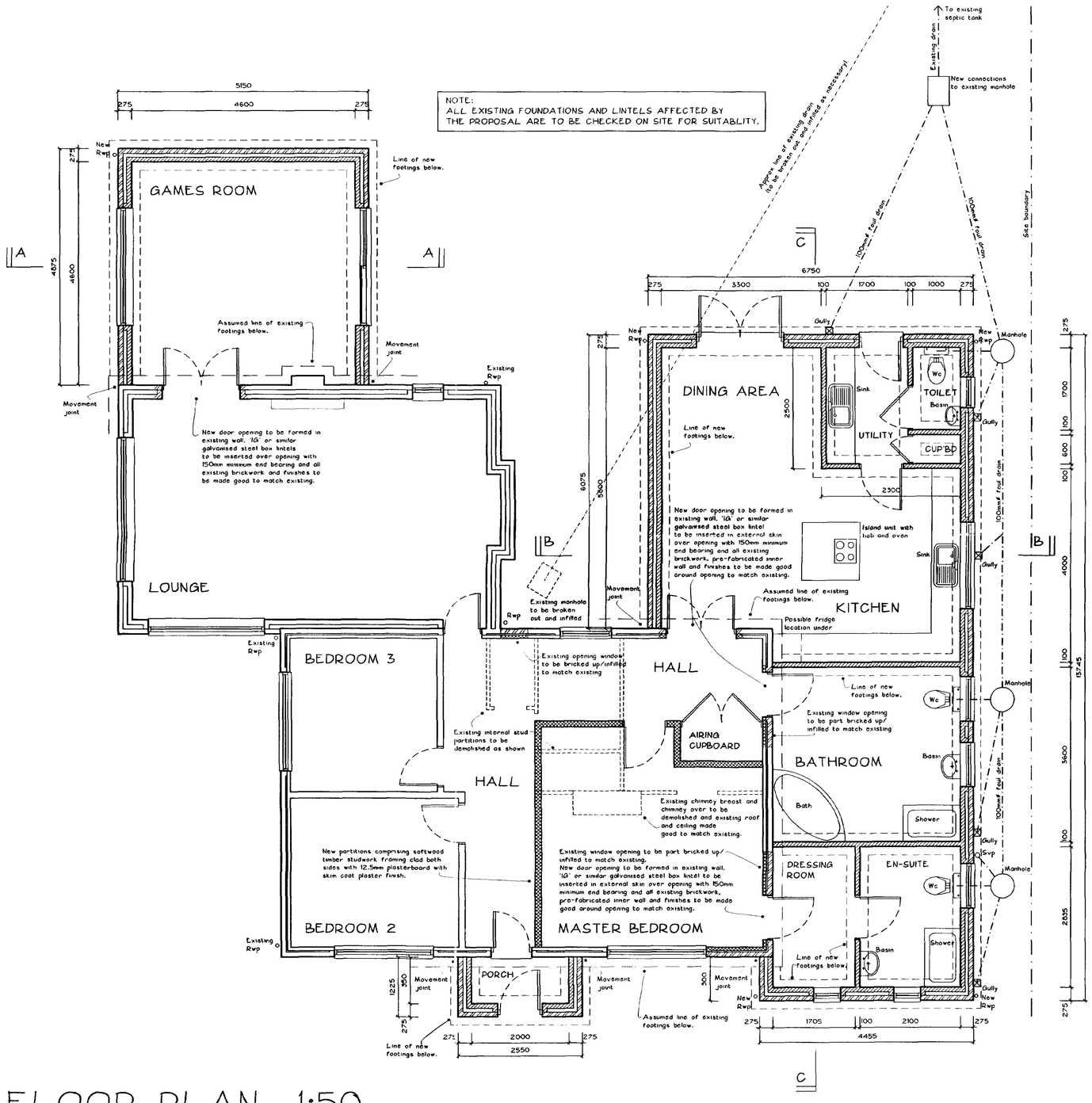
Drawing
SURVEY DRAWING

FLOOR PLAN
ELEVATIONS
SITE PLAN

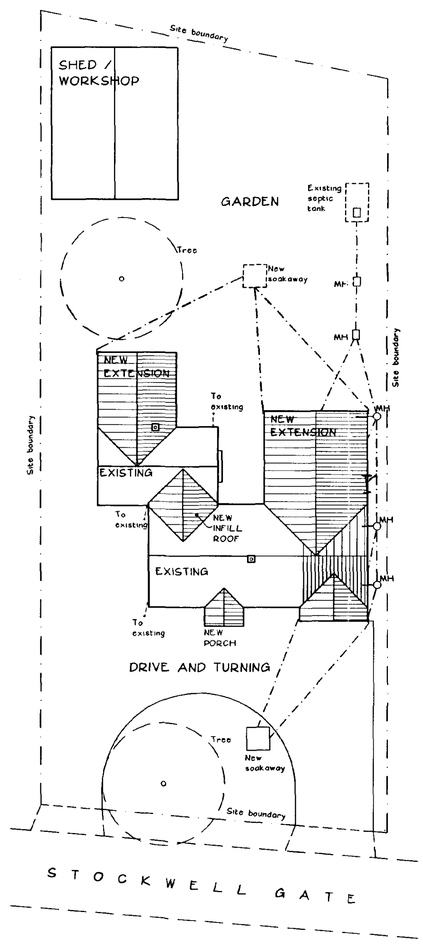
Scale: As shown
Date: March 2003

Drawing Number
391-01

NOTE:
ALL EXISTING FOUNDATIONS AND LINTELS AFFECTED BY THE PROPOSAL ARE TO BE CHECKED ON SITE FOR SUITABLITY.



FLOOR PLAN 1:50



SITE PLAN 1:200

DRAINAGE SPECIFICATION NOTES

WASTE PIPEWORK
Sinks, washbasins, bath/shower trays, washing machines and dishwashers etc to be fitted with 40mmø wastes with accessible 75mm deep sealed traps.

Rodding access to be provided at all changes of direction.

RAINWATER GOODS
Gutters and downpipes to be Upvc to match existing securely fixed at eaves and laid to falls complete with all required outlet positions, stopends, swan necks etc. To be installed in strict accordance with manufacturer's instructions.

UNDERGROUND DRAINAGE PIPES
New foul and surface water drains to be 110mmø Upvc to BS4660 laid to self-cleansing gradient bedded and surrounded in 150mm minimum thickness of 10mm pea gravel to maintain flexibility.

Pre-stressed concrete lintels to be inserted in walls where pipes pass through.

NEW MANHOLES
To be pre-formed polypropylene inspection chambers installed and surrounded in concrete in strict accordance with manufacturer's instructions.

NEW GULLIES
External gullies to be pre-formed polypropylene roddable back inlet gullies set in concrete in strict accordance with instructions.

Vent pipe to be 100mmø Upvc terminating 300mm above head of nearest window and fitted at top with balloon guard mesh.

SOAKAWAY
Storm water pipes to drain into new soakaways constructed to CP301 minimum 6000mm from any building. To be 1250 x 1250 x 1250mm deep filled with rubble to within 450mm of ground level and overlaid with polythene sheet and backfilled to ground level with vegetable soil.

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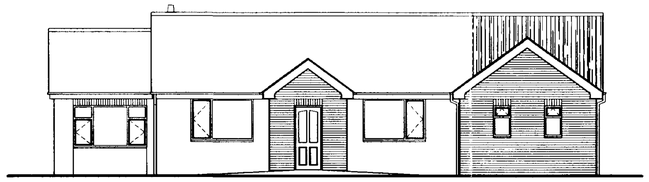
THE GABLES
STOCKWELL GATE
WHAPLODE

Drawing
DETAIL DRAWING

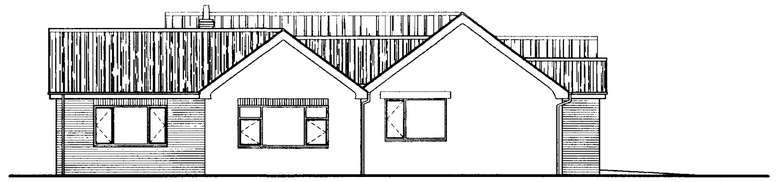
FLOOR PLAN
SITE PLAN

Scale: As shown
Date: March 2003

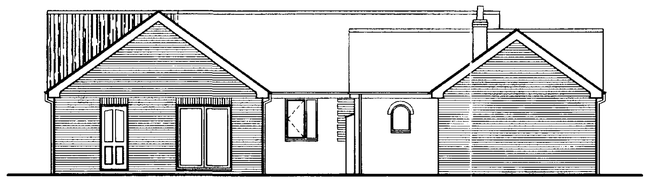
Drawing Number
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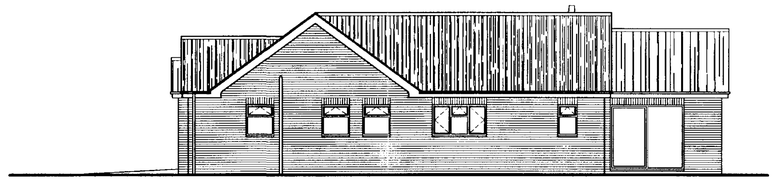
FRONT (EAST) ELEVATION 1:100



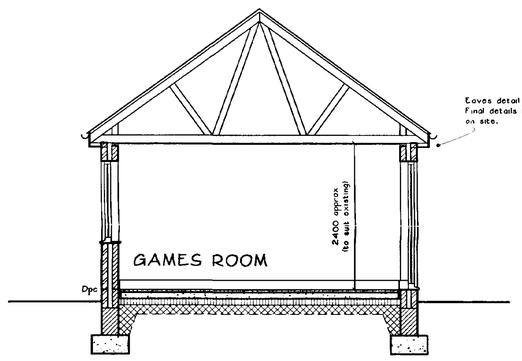
SIDE (SOUTH) ELEVATION 1:100



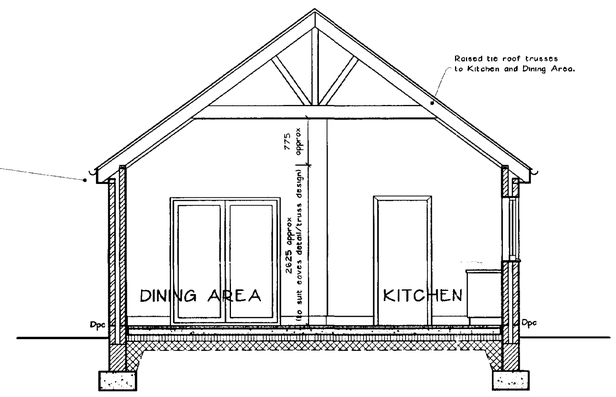
REAR (WEST) ELEVATION 1:100



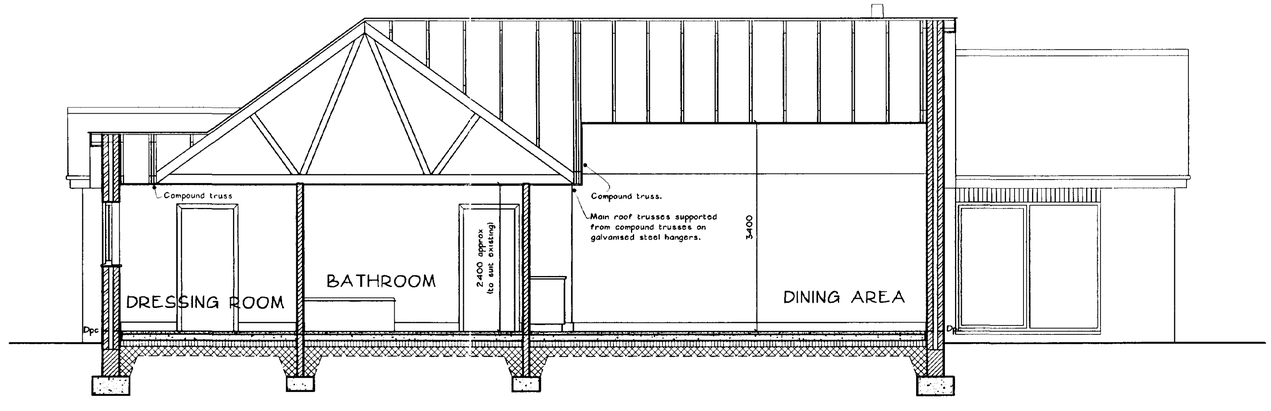
SIDE (NORTH) ELEVATION 1:100



SECTION AA 1:50



SECTION BB 1:50



SECTION CC 1:50

GENERAL SPECIFICATION NOTES

FOUNDATIONS
Foundations to be mass concrete strip footings reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots. Sizes to be as follows:
600 x 300mm deep to external cavity walls.
450 x 225mm deep to 100mm internal block walls.
Underside to be founded at minimum 750mm below external ground level (or minimum 1000mm if shrinkable subsoil is encountered). New foundations to be stepped as necessary to meet existing and movement joint to be formed between new and existing. Final depth and detail to be agreed on site with Local Authority Building Control Officer.

Concrete to be general grade of foundation mix - GEN 3 to BS5328.

GROUND FLOOR CONSTRUCTION
To comprise 50mm sand/cement screed on 100mm thick (C20 grade) mass concrete floor slab on vapour barrier on 100mm thick Jablite 'Jabfloor 100' flooring grade insulation on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc all on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore base.

NOTE: Vertical upstands of insulation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

EXTERNAL WALL CONSTRUCTION
280mm external cavity wall construction to comprise:
102mm external skin in facing bricks to match existing as near as possible, 75mm cavity infilled as work proceeds with 'Dritherm' or similar insulation cavity bats, 100mm internal skin in 'Celcon' insulating blocks with 13mm thick dense plaster finish internally.

Walls below dpc level to be constructed in 230 and 100mm thick 'Celcon' or similar foundation blocks.

New walls to be tied to existing by building in galvanised 'crocodile' ties in strict accordance with manufacturer's instructions and forming 13mm movement joint at junction by inserting 'Flexcell' or similar proprietary infill finished externally with mastic pointing to match colour of brickwork.

Leaves of cavity wall to be tied together with galvanised wall ties at 750mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Jambs and cills to be closed by inserting proprietary insulated cavity closers.

Cavities to be left open at top and wall insulation to be continuous with roof insulation (no gap between).

Bituminous based damp proof course to be built in 150mm minimum above outside ground level to external walls.

INTERNAL SOLID WALL CONSTRUCTION
To be 100 thick blockwork as shown with 13mm dense plaster finish both sides.

Bituminous based damp proof course to be built in at floor level.

LINTELS
To be 'IG' type 'L1/HD75' or similar heavy duty insulated galvanised steel lintels to all openings in external cavity walls with cavity tray over and 150mm minimum end bearing.

To all internal openings in block walls to be 'IG' or similar galvanised steel internal box lintels. All with 150mm minimum end bearing.

WINDOWS
New windows to be constructed from Upvc frames with a 'U-value' of 2.0W/m2K. Style as shown.

Glazing to be double glazed sealed units using 'Pilkington-K' glass with a minimum gap of 16mm between glass layers and having a 'K' value of 0.05.

To incorporate controllable trickle ventilators providing 5000mm2 background ventilation to habitable rooms and 4000mm2 to Kitchens and Bathrooms.

All windows to have a combined openable area in each habitable room equalling a minimum of 1/20th of the floor area of that room.

Window to new Master Bedroom to incorporate an unobstructed openable area of at least 0.33m2 and which is at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.

Internal window boards to be to client's requirements.

DOORS
All new external and internal doors to be to client's selected design.

New rear entrance door to be 775mm minimum clear opening.

All new internal doors at ground floor level to be minimum 838mm door leaf.

DRAUGHT PROOFING
Draught stripping to be fitted to all openable elements of windows and external doors.

GLAZING IN CRITICAL LOCATIONS
Any glazing to windows and doors below 800mm above floor level and to doors and sidelights below 1500mm above floor level (in critical locations) to be laminated or toughened safety glass in accordance with BS6206.

EXISTING ROOF
Existing concrete interlocking roof tiles to be stripped off and replaced with new concrete tiles.

Any strengthening to existing roof as a consequence of new roof tiles and or additional timbers/adjoining new roof structures to be agreed on site with Building Control Officer.

PITCHED ROOF CONSTRUCTION
To comprise: roof tiles to match existing on 38 x 25mm treated softwood battens gauged to suit tiling on untearable sarking felt to BS747 : Part 2 : Type 1F on pre-made trussed rafters at 600mm maximum centres.

Trusses over Kitchen and Dining Area to be of raised tie construction as indicated.

Compound trusses to be incorporated as indicated to support main roof structure.

Roof pitch to match existing.

All to be designed, braced and fixed in accordance with BS5268 : Part 3 : 1985.

Specialist manufacturer's design calculations to be submitted to Local Authority for approval prior to fixing on site.

Trusses to be fixed at eaves level with galvanised truss clips to 100 x 50mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plain of rafters and ceiling ties to BS 5268 : Part 3 : 1985.

Timber runners to be provided at all truss node points for full length of roof.

Proprietary roof ventilation system to be installed in strict accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles (minimum 25mm continuous gap) and ridge ventilators to match tiles (minimum 5mm continuous gap).

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and blockwork in cavities at eaves level and lateral restraint straps fixed to gable walls and across first three gable rafters all at 2000mm maximum centres. Timber noggins to be provided under straps where necessary.

250mm thick quilt insulation to be laid in roof space in two layers - first layer between ceiling ties/joists and second layer at right angles over ceiling ties/joists. Roof insulation to be extended into top of wall cavity to ensure continuity of insulation but still maintaining 50mm minimum air gap above insulation.

Insulation to sloping ceilings over Kitchen and Dining Area to be 75mm thick 'Celotex' or similar fixed between rafters leaving 50mm minimum air gap above and ensuring continuity with wall insulation.

INFILL ROOF
New infill roof between existing pitched roofs to comprise: Concrete tile roof covering, battens and sarking felt as main roof in roof structure as follows:
150 x 50mm softwood ridge board
125 x 50mm SC3 grade softwood rafters at 400mm centres.
150mm x 38mm softwood collars every fourth rafter.
Bracing etc all as new roof structures.

PORCH ROOF
To comprise: Concrete tile roof covering, battens and sarking felt as main roof in roof structure as follows:
150 x 38mm softwood ridge board.
100 x 38mm SC3 grade softwood rafters at 400mm centres.
125 x 38mm SC3 grade softwood ceiling joists at 400mm centres.
Bracing, roof ventilation and insulation all as new roof structures.

EAVES AND GABLE OVERHANG
Eaves and gable overhangs to match existing and to comprise 20mm thick softwood fascias/barge boards and 20mm thick exterior quality plywood soffits.

FLASHINGS
Code 5 lead flashings / stepped flashings / soakers to be provided to all valleys and roof abutments.

CEILINGS
Ceilings to be 12.5mm plasterboard fixed to underside of ceiling ties.

Joint treatment and skim coat plaster or Artex finish to be in strict accordance with British Gypsum instructions.

Timber noggins to be provided to all unsupported joints in plasterboard.

MECHANICAL VENTILATION
To be provided to Kitchen capable of extracting 60 litres per second and to new Utility, En-Suite and Bathroom capable of extracting 15 litres per second.

ELECTRICAL INSTALLATION
To be carried out in strict accordance with with the latest edition of the I.E.E. Regulations. Socket outlet and lighting positions all to client's requirements.

ENERGY EFFICIENT LIGHTING
Internal lighting installation to be provided with energy efficient lighting so that every one in three lighting points can only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

HEATING
Existing water fed radiator system to be extended to all new areas. Radiators to be fitted with thermostatic valves and appropriate pipework to be insulated as necessary to promote energy conservation.

SMOKE DETECTION / FIRE ALARM
Mains operated, self-contained smoke alarms to be installed in circulation areas within 7m of doors to high risk rooms and within 3m of bedroom doors. Where more than one alarm is installed, they should be interconnected so that detection of smoke by any one unit activates the alarm in others.

Self-contained alarms to be permanently wired to a separately fused circuit at the distribution board. Installation to conform to the I.E.E. Regulations.

Fixing of smoke alarms should be not less than 300mm from any wall or light fitting and should be positioned to facilitate routine maintenance. Occupants of the dwelling to be provided with information on use of equipment and it's maintenance.

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Drawing
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SECTIONS
ELEVATIONS

Scale: As shown
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