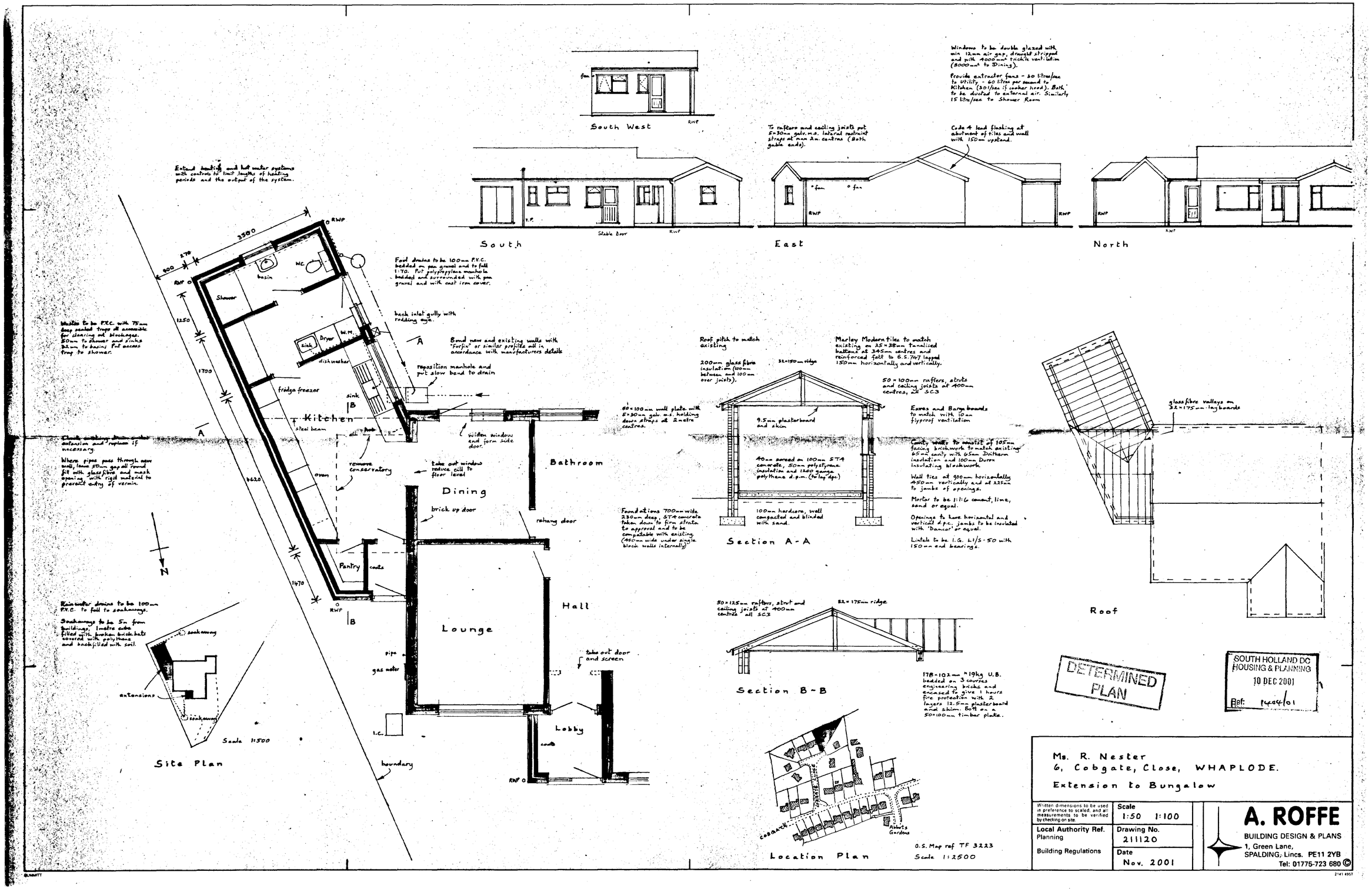
South West
South
East
North
Windows to be double glazed with min 12mm air gap, draught stripped and with 4000mm² trickle ventilation (8000mm² to Dining).
Provide extractor fans - 30 litres/sec to Utility - 60 litres per second to Kitchen (30l/sec if cooker hood). Both to be ducted to external air. Similarly 15 litre/sec to Shower Room
To rafters and ceiling joists put 5×30mm galv. m.s. lateral restraint straps at max 2m. centres (Both gable ends).
Code 4 lead flashing at abutment of tiles and wall with 150mm upstand.
Stable Door
Entend heating and hot water systems with controls to limit lengths of heating periods and the output of the system.
Foul drains to be 100mm P.V.C. bedded on pea gravel and to fall 1:70. Put polypropylene manhole bedded and surrounded with pea gravel and with cast iron cover.
back inlet gully with rodding eye.
Bond new and existing walls with "Furfin" or similar profiles all in accordance with manufacturers details
reposition manhole and put slow bend to drain
Wastes to be P.V.C. with 75mm deep sealed traps all accessible for clearing out blockages. 50mm to shower and sinks 32mm to basins. Put access trap to shower.
Kitchen
Bathroom
Dining
Hall
Lounge
Lobby
Pantry
Shower
basin
WC
Dryer
W.M.
sink
dishwasher
fridge freezer
steel beam
oven
remove conservatory
take out window reduce cill to floor level
widen window and form side door.
brick up door
rehang door
take out door and screen
pipe
gas meter
I.C.
boundary
Roof pitch to match existing
200mm glass fibre insulation (100mm between and 100mm over joists).
32×150mm ridge
Marley Modern tiles to match existing on 25×38mm tanalised battens at 345mm centres and reinforced felt to B.S.747 lapped 150mm horizontally and vertically.
50×100mm rafters, struts and ceiling joists at 400mm centres, all SC3
50×100mm wall plate with 5×30mm galv. m.s. holding down straps at 2metre centres.
9.5mm plasterboard and skim
40mm screed on 100mm ST4 concrete, 50mm polystyrene insulation and 1200 gauge polythene d.p.m. (to lap dpc)
100mm hardcore, well compacted and blinded with sand.
Foundations 700mm wide 230mm deep, ST4 concrete taken down to firm strata to approval and to be compatable with existing. (450mm wide under single block walls internally)
Section A-A
Eaves and Barge boards to match with 10mm flyproof ventilation
Cavity walls to consist of 105mm facing brickwork to match existing 65mm cavity with 65mm Dritherm insulation and 100mm Durox insulating blockwork
Wall ties at 900mm horizontally 450mm vertically and at 225mm to jambs of openings.
Mortar to be 1:1:6 cement, lime, sand or equal.
Openings to have horizontal and vertical d.p.c. jambs to be insulated with 'Dancor' or equal.
Lintels to be I.G. L1/S-50 with 150mm end bearings.
glass fibre valleys on 32×175mm lay boards
Roof
50×125mm rafters, strut and ceiling joists at 400mm centres all SC3
32×175mm ridge
Section B-B
178×102mm ×19kg U.B. bedded on 3 courses engineering bricks and encased to give 1 hours fire protection with 2 layers 12.5mm plasterboard and skim. Bott on a 50×100mm timber plate.
Rainwater drains to be 100mm P.V.C. to fall to soakaways.
Soakaways to be 5m from buildings, 1metre cube filled with broken brick bats covered with polythene and backfilled with soil.
soakaway
extensions
Scale 1:500
Site Plan
Location Plan
Abbots Gardens
O.S. Map ref TF 3223
Scale 1:2500
DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
10 DEC 2001
Ref: 1404/01
Ms. R. Nester
6, Cobgate, Close, WHAPLODE.
Extension to Bungalow
Written dimensions to be used in preference to scaled, and all measurements to be verified by checking on site.
Local Authority Ref.
Planning
Building Regulations
Scale
1:50 1:100
Drawing No.
211120
Date
Nov. 2001
A. ROFFE
BUILDING DESIGN & PLANS
1, Green Lane,
SPALDING, Lincs. PE11 2YB
Tel: 01775-723 680 ©