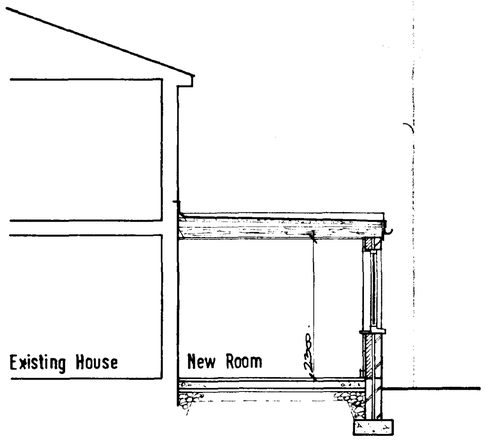
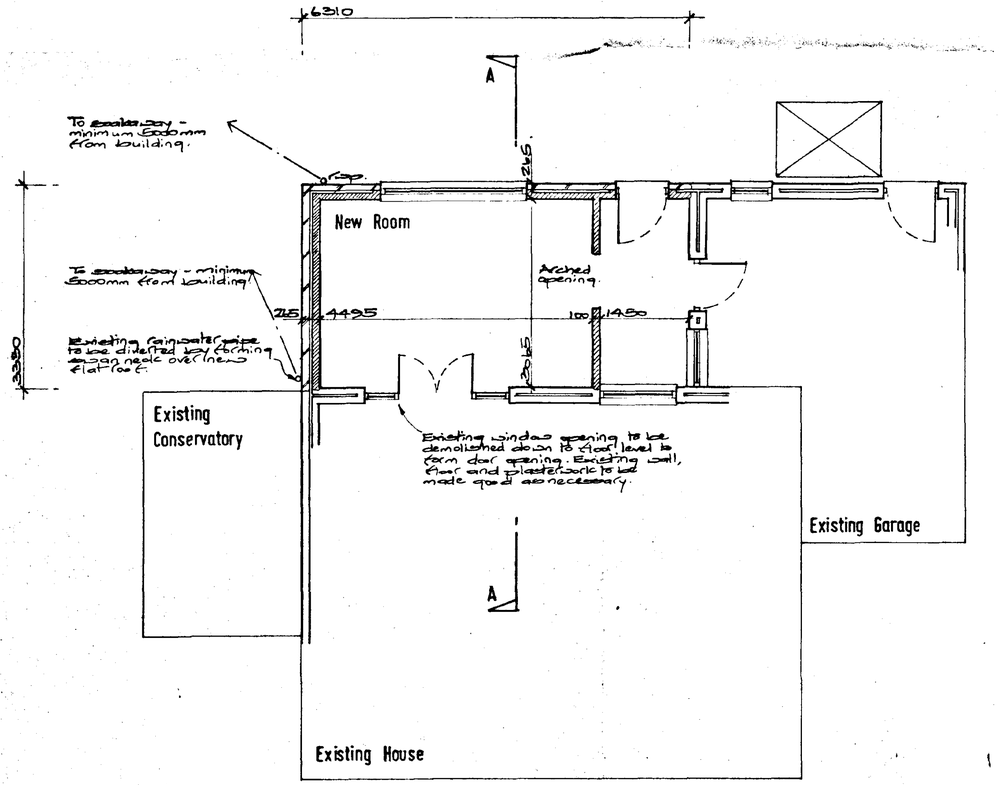


Section AA 1:50



Floor Plan 1:50

SPECIFICATION NOTES

FOUNDATIONS

To be 600mm wide x 225mm deep mass concrete to external walls. Underside to be founded at same level as existing. Final depth to be agreed on site with Local Authority depending on site conditions. Grade C25P concrete.

New foundations to be bonded to existing by inserting 3no 600mm long x 12mm diameter mild steel bars.

GROUND FLOOR CONSTRUCTION

To comprise 50mm sand/cement screed on 100mm (C20 grade) mass concrete floor slab on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc on 50mm thick 'Floormate' or similar polystyrene insulation on 25mm sand blinding on 150mm minimum thickness well rolled and consolidated hardcore base.

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

EXTERNAL WALL CONSTRUCTION

265mm cavity wall construction to comprise 100mm external skin in facing bricks to match existing, 65mm cavity infilled as work proceeds with 'Dritherm' or similar insulation (or partially filled with 25mm Jablite or similar insulation bats held in position with retaining discs), 100mm internal thermal block skin with 13mm thick dense plaster finish internally.

New walls to be fully bonded to existing.

Leaves of cavity wall to be tied together with galvanised wall ties at 900mm horizontal centres and 450mm vertical centres (300mm vertical centres next to an opening)

Jambs and cills to be closed by inserting proprietary insulated cavity closers (Thermabate or similar).

Cavities to be sealed at highest point.

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

Cavities to be filled with weak-mix concrete to ground level and top splayed to shed water outwards.

Brick soldier courses to be formed over window and door openings where heads are exposed.

INTERNAL WALL CONSTRUCTION

To 100mm blockwork plastered both sides.

WINDOW/DOOR

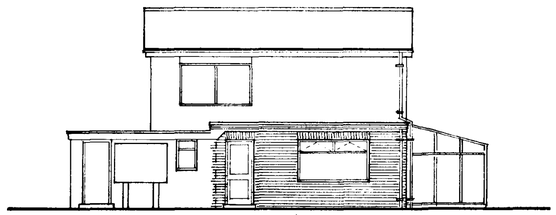
Existing Upvc double glazed window to be re-used in new external wall.

New external door to be Upvc double glazed.

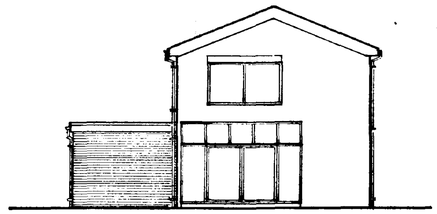
LINTELS

External openings to be I.G.type LI/5 or similar insulated galvanised steel lintels with cavity tray over and 150mm minimum end bearing.

Internal door openings in blockwork to be I.G type 'internal 100' or similar galvanised steel with 100mm minimum end bearing.



Rear Elevation 1:100



Side Elevation 1:100

ROOF CONSTRUCTION

To comprise: 12.5mm granite chippings bedded in bitumen on 3 layers high performance roofing felt (laid to CP114 : Part 3 : 1970) on 50mm Cooleg or similar roof insulation board (warm roof) laid in strict accordance with manufacturer's instructions bitumen bonded to 18mm exterior grade plywood deck on 50mm wide softwood firrings falling 1 in 60 minimum (minimum depth 85mm) on 170 x 50mm SG3 grade softwood joists at 400mm centres fixed at one end to existing wall using galvanised joist hangers and at opposite end to wallplate using galvanised truss clips.

Wallplate to be 100 x 75mm softwood bedded in mortar.

Fascias to be 18mm exterior grade plywood.

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps at 2000mm maximum centres. Noggins to be provided under straps where necessary.

FLASHINGS AND UPSTANDS

At roof abutment with existing wall, roofing felt to be dressed over tanalised timber fillet and turned into brickwork joint under felt cover flashing minimum 150mm above fillet.

Roofing felt to dressed over tanalised timber upstand at roof edge and welted drip formed.

CEILINGS

Ceilings to be 12.7mm foiled backed plasterboard fixed to underside of roof joists with taped joints and Artex finish.

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

JOINERY

Architraves and skirtings to be in softwood and to match existing.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the IEE regulations. Socket outlet and lighting positions all to client's requirements.

GENERALLY

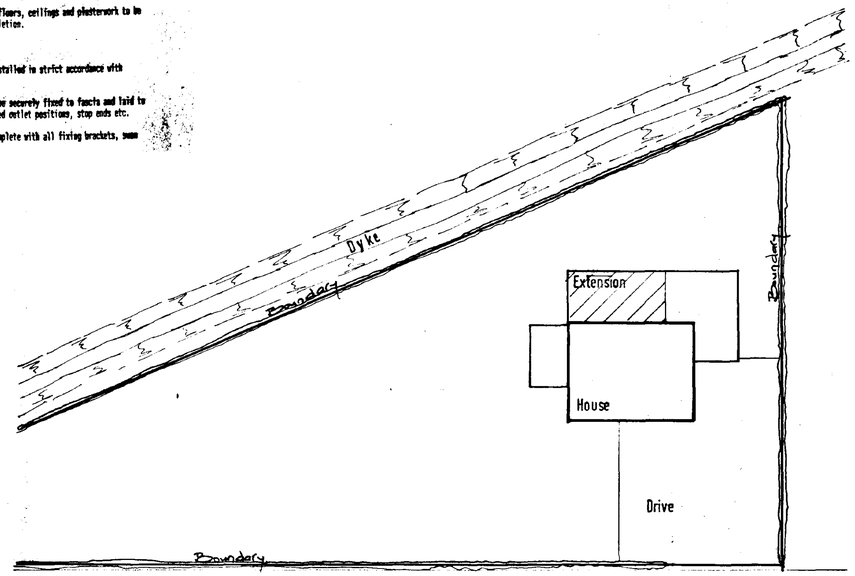
All existing adjoining walls, floors, ceilings and plasterwork to be made good as necessary on completion.

RAINWATER GOODS

To be UPVC to BS4576:Part 1 installed in strict accordance with manufacturers instructions.

Gutters to match existing and be securely fixed to fascia and laid to falls complete with all required outlet positions, stop ends etc.

Downpipes to match existing complete with all fixing brackets, swan necks etc.



Site Plan 1:200

DETERMINED PLAN

NOTES

1. Do not scale from this drawing.
2. All dimensions to be checked on site by builder.
3. All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

   Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

   If adverse soil conditions are encountered, then the advice of a qualified structural engineer should be sought.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 JAN 1995
REF H014/95

Revisions

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Project/Client

SINGLE STOREY HOUSE EXTENSION
'HIDEN' : FOXES LOW ROAD
HOLBEACH

MR P FAITHFUL

Drawing

PLANS
SECTION
ELEVATIONS

Scale	Date	Drawn
AS SHOWN	7-01-95	RJD

Drawing Number: 235-1
Revision: