FOUNDATIONS: See section
Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base is agreed with local authority on site Building Control inspector. Foundation concrete ST4 strength class.

Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice note 3 and any subsequent amendment.

SUB STRUCTURE WALLING:
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M²) in 1:3 cement mortar. Bricks below DPC to be F.L. designation and to B.S.3921
1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C level. Internal 100mm walls below D.P.C. in class A concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to ext. face of wall.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

DAMP PROOF COURSE:

To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutments, flexible cavity trays are to be used and dpc to rise 225mm up the cavity.

GROUND FLOOR

Remove all vegetable matter from site of new works. Form reduced levels & construct ground floor as follows:

50mm thk sand & cement screed on min. 100mm thk concrete slab. NOTE where internal walls are built off slab thicken to 225mm for a width of 500mm positioned centrally to wall. 1200 gauge polythene D.P.M. to be lapped onto D.P.C. to inner skin of wall. Provide 50mm thk Floor grade EPS insulation to be turned up at junction with external walls.

Provide min. 150mm thk blinded & well consolidated hardcore sub-base.

CAVITY WALL CONSTRUCTION:

265mm cavity walling to consist:
100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1978 for ciacium silicate bricks. (To MATCH EXISTING)
65mm cavity: Build into cavity Rockwool cavity wall insulation Boarding in accord.
Makers instructions and agreement certificate N83/1087
100mm internal cavity skin of tarmac hemelite insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonary walls of 100mm tarmac hemelite.
Mortar to B.R.E. digest No178 and CP 121 part 1 1973. And as recommended by bwk manufacturer. Close cavities at eaves and provide Bituminous felt D.P.C. Provide bit felt D.P.C also to sills and jambs at closure. Provide thermal plasterboard to the inf jambs of all windows and doors, at the head under lintels and also under sills. Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C cavity tray and code 4 lead flashing with a min 150mm upstand @ all roof/wall abutments.

FOUL DRAINAGE:
Inspection chamber construction to be 'Osma' or similar approved manufacturer and installed in strict accordance with manufacturers instructions with internal DIA realsed to depth in accordance with B.S.8301:1985. Foul drains to be 100mm diameter P.V.C. to B.S.4660:1983 flexibly jointed and laid to makers instruction with falls minimum 1:70 max 1:40.
Drains bedded on 50mm pea gravel. Where pipes pass under floors encase pipes in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexible joints to correspond with joints in pipework. Provide 65 x 100mm prestressed concrete lintel bridging where pipes pass through walls. Allow 50mm gap around the pipe. Opening masked both sides with rigid sheet material. Soil and vent pipe 100mm diameter P.V.C. to B.S.5255 75mm deep seal traps and rodding eye access points at every direction change. Increase pipe diameter to 90mm or fit anti-vac traps to all runs are 1.7m. Raise shower 150mm to ensure access to traps.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES:
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover reinforced concrete bridging shound be used instead of paving slabs.

INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved PVCu connected to the appliances in the appr oved manner with 75 mm deep seal antivac traps. Wastes to be:

Wash hand basins	32 mm dia water
W.C's	100 mm diameter
Bath, Showers and sinks	40 mm diameter
Collection pipes	50 mm diameter

VENTILATION:
All window opening lights to have area to exceed 1/20 from floor area.
All habitable rooms to have Trickle Ventilators in wondow/door heads giving ventilation equivalent to 8000mm² and Trickle Vents in windows doors of utility/kitchens, bathroom, en-suite to have Trickle Vent giving minimum 4000mm² free air.
All kitchen to have either 60l/ second extractor fan, manual switched or duct cooker hood giving 30l/ second extraction utility room to have manual switched 30l/ second extractor. Bathrooms and en-suite to have manual switched extractor (15l/ second).
All ducting if through roof space to be insulated.
Alternatively provide A.B's instead of Trickle vents by Glidevale: MV250 giving 6000mm² air opening (use 2 no. where 8000mm² ventilation required.

GLAZING:
All windows and doors to be double glazed with 14mm sealed units.
All glazing between F.F.L and 800mm high in windows and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S.6206. Obscure glass to bathroom/en-suite and doors where req'd.

CEILINGS:

12.7mm Gyproc plasterboard ceilings with taped and filled joints and artex and coved ceiling finish. All unrestrained plasterboard edges to be supported by noggings.

NOTE 1 : REMOVE EXISTING WINDOW AND BLOCK UP OPENING FIT TOOTH BOND, DO ALL MAKING GOOD TO DISTURBED AREAS.

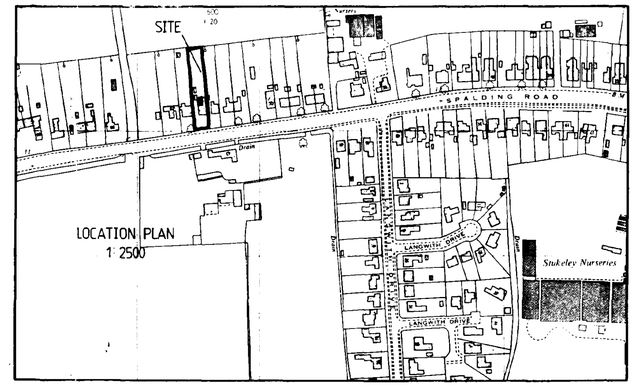
NOTE 2. FORM NEW OPENING AS SHOWN INBETWEEN EXISTING DOOR AND WINDOW REVEALS (⁰/₂ WIDTH 2617 MM) PROVIDE I.G. BOX UNITEL 200 OVER 3000 MM LONG ON 2 COURSE ENG. BWK PADSTONES. MIN. 2.0 M HEADROOM DO ALL MAKING GOOD

NOTE 3. DRY LINE EXISTING WALLS WHERE SHOWN EXTERNALLY AND INTERNALLY. 12.7 MM GYPROC DUPLEX PLASTERBOARD AND SKIM ON 50 MM DEEP T.I.T BATTENS AND INSULATE BETWEEN WITH MINERAL WOOL INSULATION.

NOTE 4 REMOVE EXTERNAL MASONRY WALLS AND REBUILD AS SHOWN IN LIGHTWEIGHT BLOCKWORK ON BIT FELT D.P.C. OFF EXISTING FOOTINGS.

NOTE 5 REMOVE EXISTING CHIMNEY BREAST AND FLUE DO ALL MAKING GOOD TO WALL / FLOOR AND ROOF AREAS.

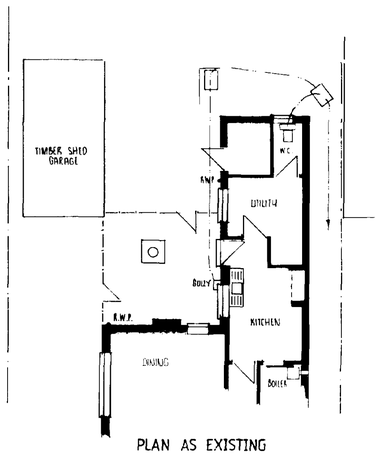
NOTE 6 REMOVE LATH AND PLASTER CEILINGS AND REPLACE: SEE NOTES



FLAT ROOF CONSTRUCTION

GREY SPAR CHIPPING ON 3 LAYER FELT MOP BONDED TO 95 MM THICKNESS CELOTEX RG 70 INSULATION ON VAPOUR BARRIER MOP BONDED, ON 19 MM THICKNESS EXT. GRADE PLYWOOD DECKING ON 70 MM TO 10 MM FIRRING PIECES SECURELY SPIKED TO 50 X 170 MM S13 GRADE TIMBER JOISTS AT 450 MM CTRS. FORM ALL NECESSARY TILTING FILLETS, DRIPS ETC AND KEEP FELT CLEAR OF FASCIA BEAM INFILL INBETWEEN JOISTS DRESS FELT UP AND UNDER EXISTING TILES TO A DIST MIN 600 MM INCL TILT FILLET AND ENSURE COMPLETE WATERTIGHTNESS.

CEILINGS : 12.7 MM GYPROC PLASTERBOARD AND ARTEX OR SKIM FINISH TO CLIENTS REQUIREMENTS.



PLAN AS EXISTING

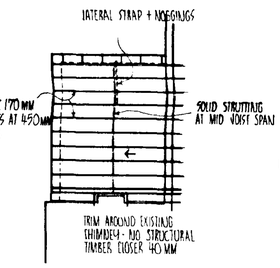
Protection To Foul & Surface Water Drains:

Where Flexible Pipes Are Not Under A Road & Have Less Than 600mm Cover Concrete Paving Slabs Should Be Laid As Bridging Above The Pipes On Min. 75mm Pea Gravel. If Flexible Pipes Are Under A Road & Have Less Than 0.9M Cover Then Reinforced Concrete Bridging Should Be Used Instead Of Paving Slabs.

Surface Water Drainage:

100mm Diameter Vitrified Clay Or P.V.C. Pipes SuperSleve Flexibly Jointed To Fall 1 In 70mm Pipes Beaded On Min 50mm Pea Gravel & To Discharge Into 12M Diameter Brick Filed Soakaway Sited 5.0M Away From Any Building.

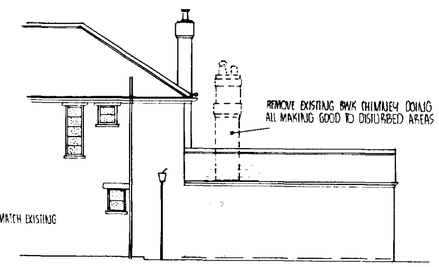
R.W. GOODS/FASCIAS
ALL IN UPVC
65 MM Ø DOWNPIPES 110 MM H.R GUTTERS



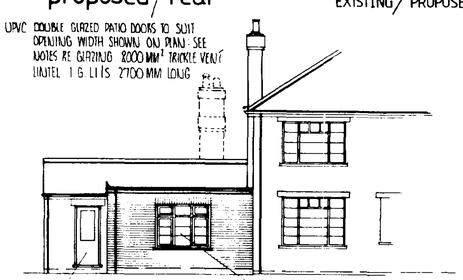
ROOF JOIST PLAN

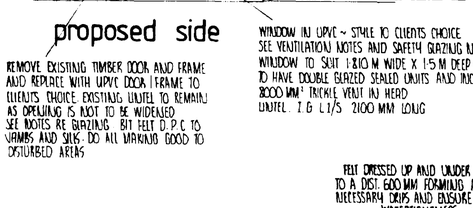


proposed / rear

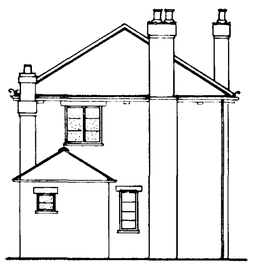


EXISTING / PROPOSED side

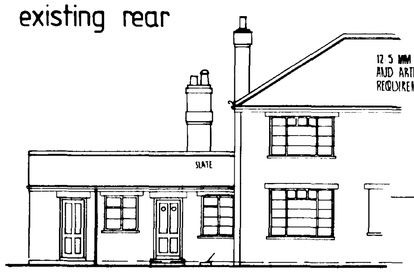




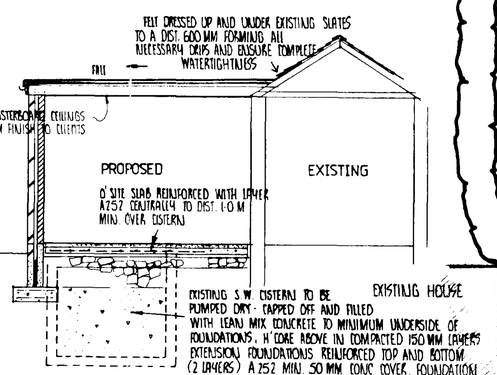
proposed side



existing rear

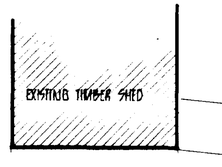


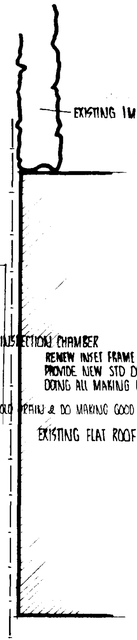
existing side



ELECTRIC:

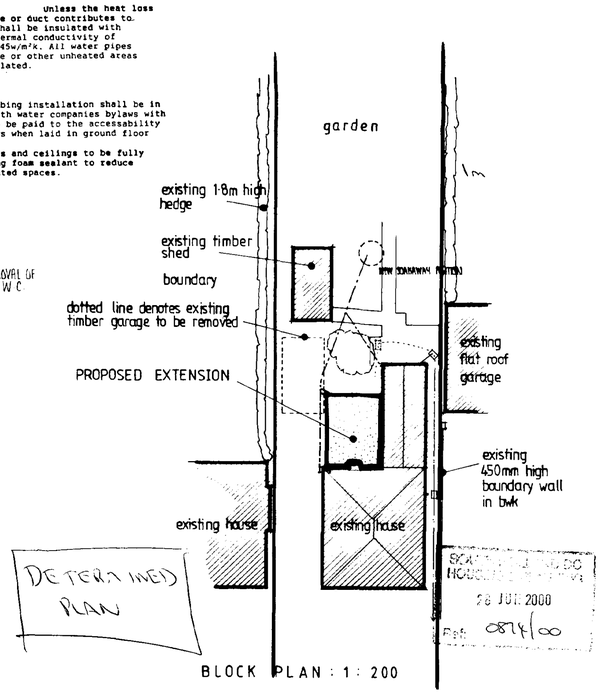
Socket outlet and light points to I.E.E. regulations and N.H.B.C. standard.
Light switches and sockets for lighting and other Equipment in habitable rooms is to be at a height between 450mm and 1200mm from finished floor level.





Unless the heat loss from a hot water pipe or duct contributes to space heating they shall be insulated with material having a thermal conductivity of not greater than 0.045w/m²k. All water pipes within the roof space or other unheated areas to be similarly insulated.

The plumbing installation shall be in strict accordance with water companies bylaws with careful attention to be paid to the accessability of pipe runs/fittings when laid in ground floor screeds.
Pipes runs thro' walls and ceilings to be fully sealed with expanding foam sealant to reduce heat losses to unheated spaces.



BLOCK PLAN : 1 : 200

PROPOSED EXTENSION TO 78 SPALDING ROAD, HOLBEACH. SPALDING. LINCS.

Scale : 1:50 , 1:100 , 1:200 , 1:2500.