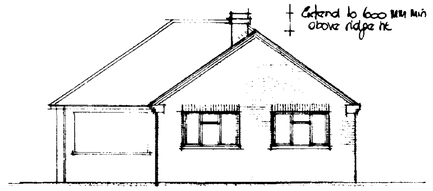
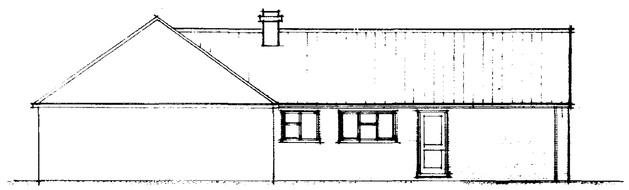


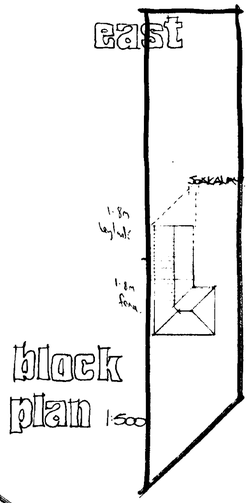

west



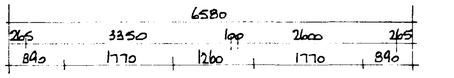

north

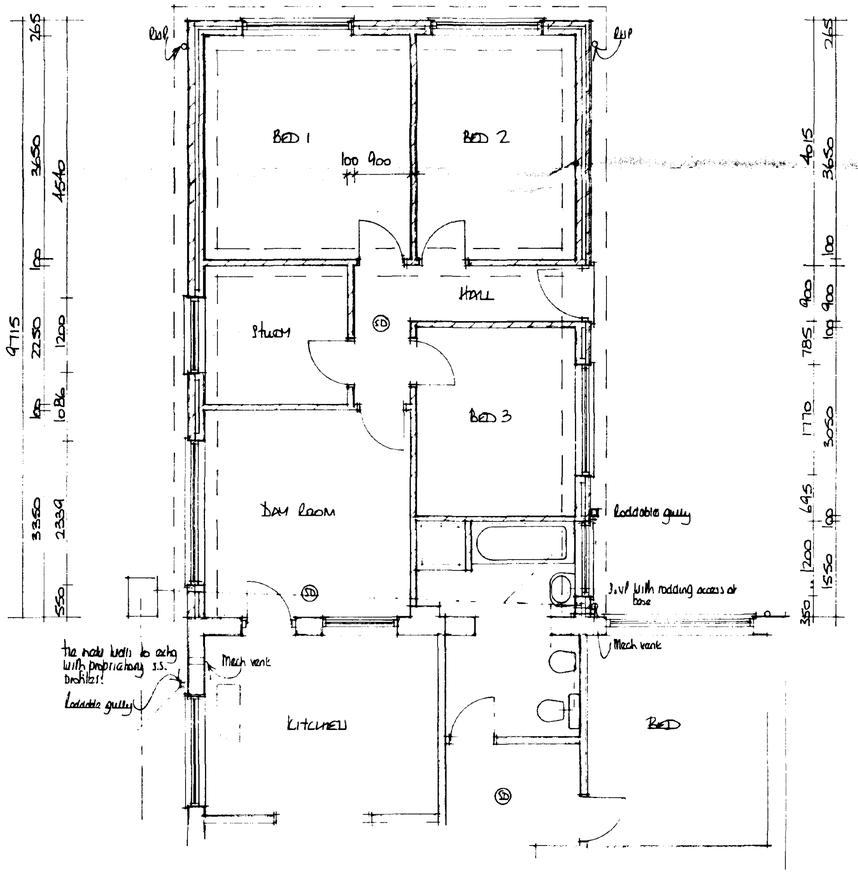


east

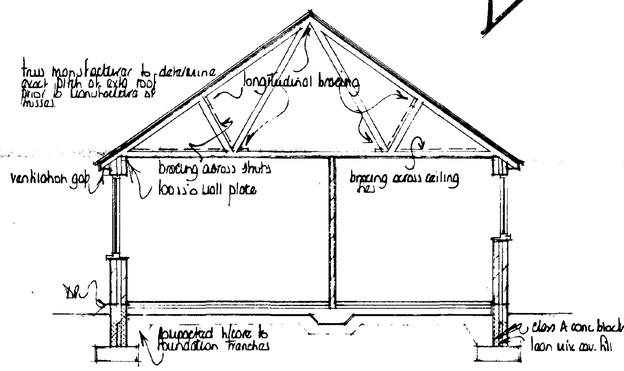



block plan 1:500




ground floor




section

**FOUNDATIONS**

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " " 450 x 230mm

Foundations are to be taken down to a firm loadbearing strata, min 1.0m if in shrinkable sub-soil, in accord with the requirements of the Local Authority Building Control Dept. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

**FLOOR CONSTRUCTION**

65mm sand/cement screed reinf with chicken wire mesh to finish at the same level as the finished floor level of the existing dwelling.
500g polythene separating membrane
50mm flooring grade polystyrene insulation
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm min. compacted hardcore - if in excess of 100mm fill, to a max 600mm, the hardcore is to be laid and compacted in layers not exceeding 150mm
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm.
Strip off all vegetable soil beneath proposal

**WALL CONSTRUCTION**

Below ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Above ground
To be 265mm o/a constructed as follows :-

100mm facing brick to match existing
65mm mineral wool insulation i.e. Dritherm
100mm load-bearing insulation blocks i.e. Hemelite

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max 'U' value of 0.45W/m degree C.

Internal Walls
To be 100mm blockwork constructed off a dpc off the floor slab unless otherwise spec'd.

DPC in Walls
To be a min. 150mm above finished ground level.
An insulating vertical dpc i.e. Damcor is to be provided to all cavity closures
A dpc cavity tray is to be built into the cavity wall, stepped as applicable, immediately above an abutment.

**LINTELS**

Lintels to all walls to be IG, or similar and equivalent, to have a min end bearing of 150mm and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be IG INTERNAL 100 lintels (or similar) unless specified otherwise.

Lintels to be protected with 13mm gypsum plaster skim finish to achieve a min. half hour fire protection.

**WINDOWS & DOORS**

Windows and Door to be Fulton and Paul as spec'd elsewhere, double glazed with sealed units.

Windows to habitable rooms are to incorporate a controllable trickle vent of 4000sq mm.

Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 :1981

**WINDOW/DOOR & LINTEL SCHEDULE**

| Location | Window ref | Lintel ref | & length |
|---|---|---|---|
| Day room | 413CVC | L1/S | 2700 |
| Study | 213CV | L1/S | 1500 |
| Bedroom 1 | 312CVC | L1/S | 2100 |
| Bedroom 2 | 312CVC | L1/S | 2100 |
| Hall | FWS Door to clients choice | L1/S | 1200 |
| Bedroom 3 | 310CVC | L1/S | 2100 |
| Bathroom | 210T | L1/S | 1500 |

**VENTILATION**

All habitable rooms to contain opening vents equal to 1/20th floor area

Bathroom to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 litres/sec.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

**HOT WATER SYSTEM**

A room thermostat or thermostatic rad. valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated.

**SMOKE DETECTION**

Self contained smoke alarms complying with BS5446 : Pt1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

The wiring installation is to comply with the IEE Regulations.

**DRAINAGE**

Surface
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base or downpipe to surface water soakaway.

Form soakaway where indicated a min 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foul

Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100m pea gravel bed at a gradient of 1:70

Where 100mm dia. drains pass beneath the proposal and are within 300mm of the floor slab they are to be encased in concrete integral with the floor slab.

Where 100mm dia. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm tolerance of the pipe.

Install where indicated a 100mm dia. soil and vent pipe with rodding access at base jointed to 100mm dia. upturned bend at base. Finish at top, a min. 900mm above window head height, with a pvc cage.

Install where indicated trapped (rodddable) gullies - Waste pipes to discharge above water level and below grating level.

Supply and install 40mm diam. pvc waste to sink and shower with 75mm deep traps. Note - shower tray to be constructed on plinth to enable access to trap- 32mm diam pvc waste to wash hand basin and 40mm diam pvc waste to bidet with 75mm traps . All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.

Above ground drainage to comply with BS5272:1978

Below ground drainage to comply with BS8301:1985

All drainage items to be installed in strict accord with manuf. instructions.

**ROOF CONSTRUCTION**

**Tiles**
The roof is to be covered with interlocking conc. tiles, - Goxhill Standard Pattern or similar to match extg, fixed in accord with manufacturer's instructions.

**Battens**
Approved quality tanal s/e battens, 38 x 25mm, are to be laid at a guage suitable for the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least three rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

**Underlay**
Approved reinforced roofing felt, type 1F to BS747, is to be laid over the rafters lapped 150mm at joins and secured with clout nails. The underlay should extend over fascia board and into the eaves gutter. Water traps behind the fascia should be avoided, if necessary a continuous fillet to support the underlay should be provided.

**Eaves**
Eaves are to be formed with standard sized tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

**Verges**
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge protecting approx 50mm over gables.

**Ridge**
The ridge is to be covered with ridge tiles secured using a proprietary ventilated dry ridge system providing ventilation opening equal to the equivalent of a continuous 5mm gap.

**Valleys**
Valleys are to be formed with a Code 4 lead lining supported by boards with the adjacent tiling neatly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

**Mortar**
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

**Trusses**
Gangnil trusses, pitch to match extg, at 600mm cts to be designed, fixed and braced in accord with BS5268:pt 3:1985 and secured with proprietary stainless steel clips to wall plate.

**Insulation**
To be min. 150mm glassfibre.

**Ceilings**
12.7mm foil backed plasterboard, fired in accordance with manufacturers instructions with all necessary noggins, and finish with arter/skim finish in accord. with clients instructions.

**Ventilation**
Provide a 10mm continuous gap covered with insect proof gauze to the soffit to provide cross ventilation to the roof space.

**Rainwater Goods**
Supply and fix 103mm PVC gutters to fascia with all necessary brackets, stop ends, outlets, etc..

Supply and fix 64mm PVC downpipes securely clipped to walls @ 1800mm cts with all necessary offsets, swannecks, adaptors, etc. and taken into 100mm dia. upturned bend at base.

**STRAPPING**

Where rafters and ceiling joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fired to a min. 38no. rafters etc., having nogged between beforehand, and booked into the cavity a min. 150mm. Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 30 x 6mm galv m.s.

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| A | | |
| | Date | Revisions |

© copyright

East Midlands Design Associates
"Willow Lodge"
Horseshoe Road
Spalding
Lincs. PE11 3JA
Tel: Spalding (0775) 767256

DETERMINED PLAN

Client
Mr. Mrs S. GREENHALGH

Job Title
Extension to dwelling at 'Juniorest'
Battlefields Lane
Holbeach

Drawing Title
Plan
Section.
Elevations

SOUTH HOLLAND D.C. PLAN DEPT 27 SEP 1994 REF. 0923/94

Scale 1:50. 1:100

Date Sept 94 | Drawn by AL

Drg No 94/89/01. | Rev