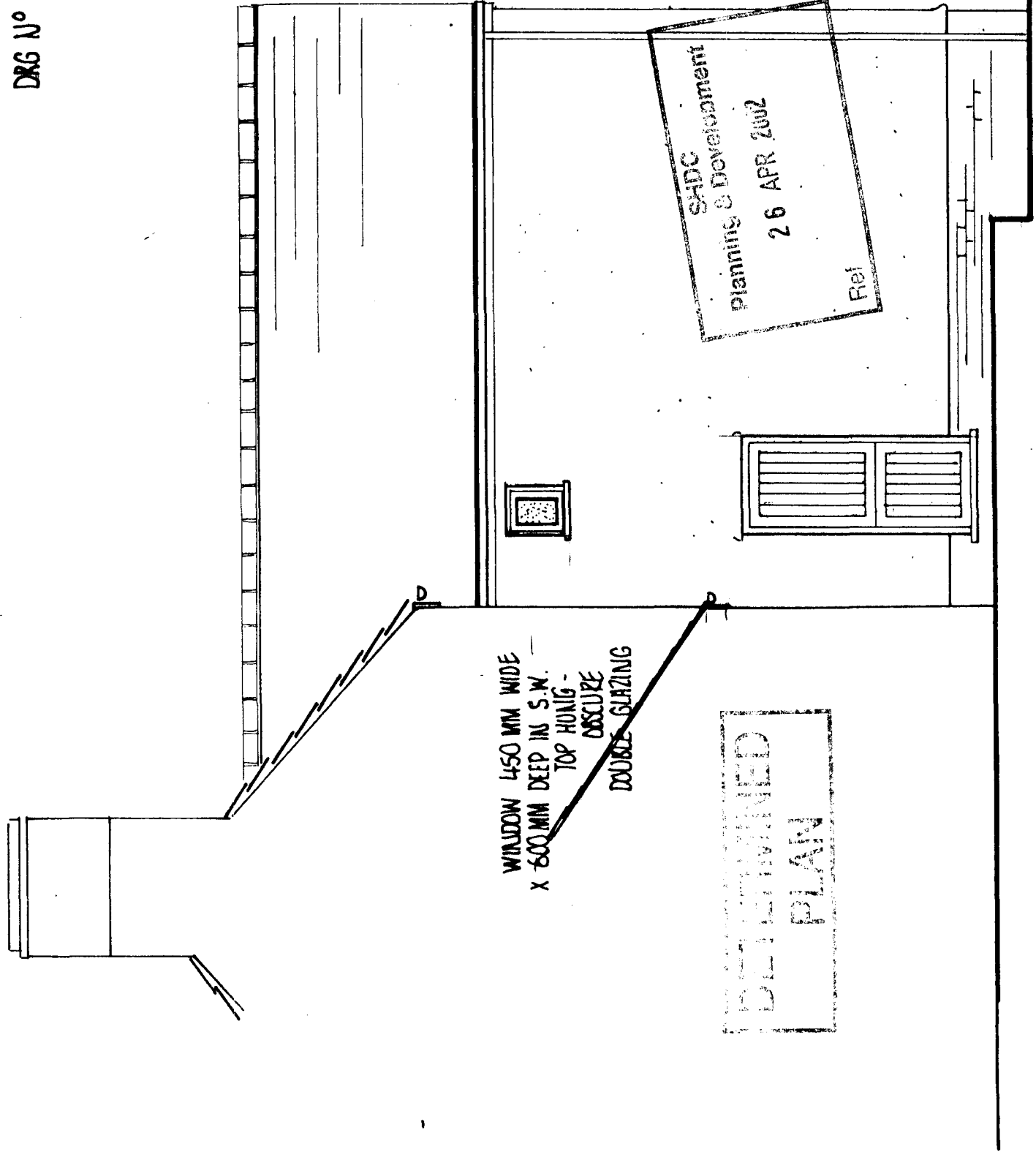




Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved 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.

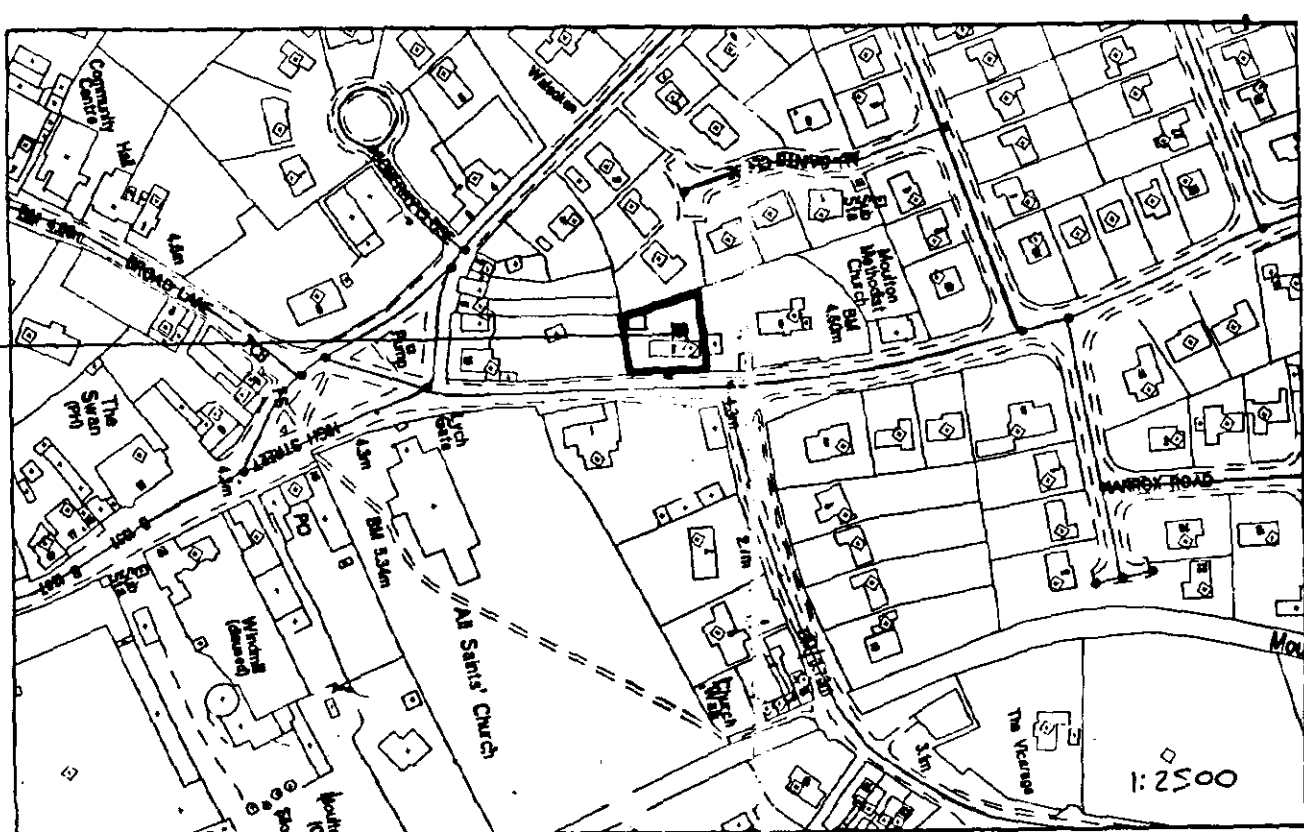
SUB STRUCTURE WALLING:
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M²) in 1:3 cement mortar. Bricks below DPC to be F.L. designation and to B.S.3921 1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C level. Internal 100mm walls below D.P.C. in class A 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.

CAVITY WALL CONSTRUCTION:
285mm cavity walling to consist:
100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1978 for calcium silicate bricks. (Note: above dpc + render finish.)
89mm cavity: Build into cavity Rockwool cavity wall insulation Boarding in accord.
Makers instructions and agreement certificate MB3/1087
100mm internal cavity skin of tarmac hemelite insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 750mm * horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonry walls of 100mm tarmac hemelite.
Mortar to B.R.E. digest N0178 and CP 121 part 1 1973. And as recommended by b.w.k. 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 int. 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. Thermate cavity doors.

LINTELS:
Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm above trays.

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.c. 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 are to rise 225mm up the cavity. Flues to be provided with a d.p.c. at their junction with the roof by the use of 3 courses of clay engineering brickwork to B.S.3921 laid to break bond and bedded and jointed with mortar.

GROUND FLOOR CONSTRUCTION:
70mm sand/cement screed on 500 gauge p.v.c. dpm. on 60mm thickness Celotex double-R General Application boards GA2060, product code GA2060 (thermal resistance 1.53m²/K/W) laid in strict accord manufacturers details on "Earthspan" suspended pre-cast 175mm deep concrete floor joists with min. 90mm end bearing include building blocks, closure blocks and void ventilators ensure to maintain a void always greater 150mm between ground level and underside joists. Construction and insulation procedures to be in accord with latest details from manufacturer. Void ventilators and airbricks fixed at no more than 3m centres.



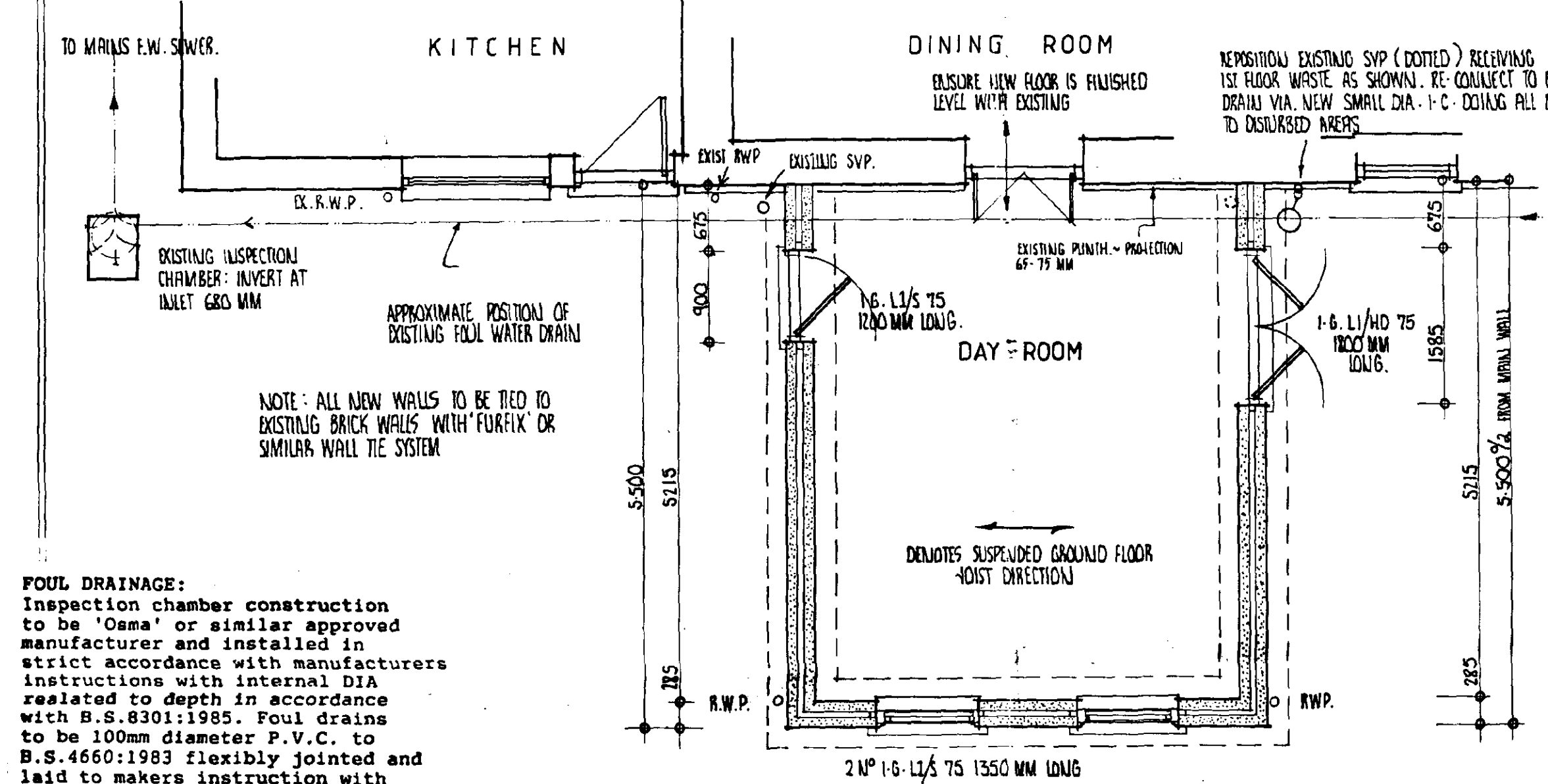
LOCATION PLAN 1:2500

PODDINGTONS
Architectural Design Consultants
Rabbit Hollow, Church Lane, North Rauceby, Skefford, Lincs. NG34 8QU
Tel. (01529) 488033 Fax. (01529) 488044

Project:
PROPOSED EXTENSION TO REAR OF BEESON HOUSE, N°2 BELL LANE MOULTON
CLIENT: MR & MRS S. HASTINGS

Drawing:
PLAN LAYOUT
Scale:
1:50 1:200 1:2500
Drawing No.
Date: Rev.

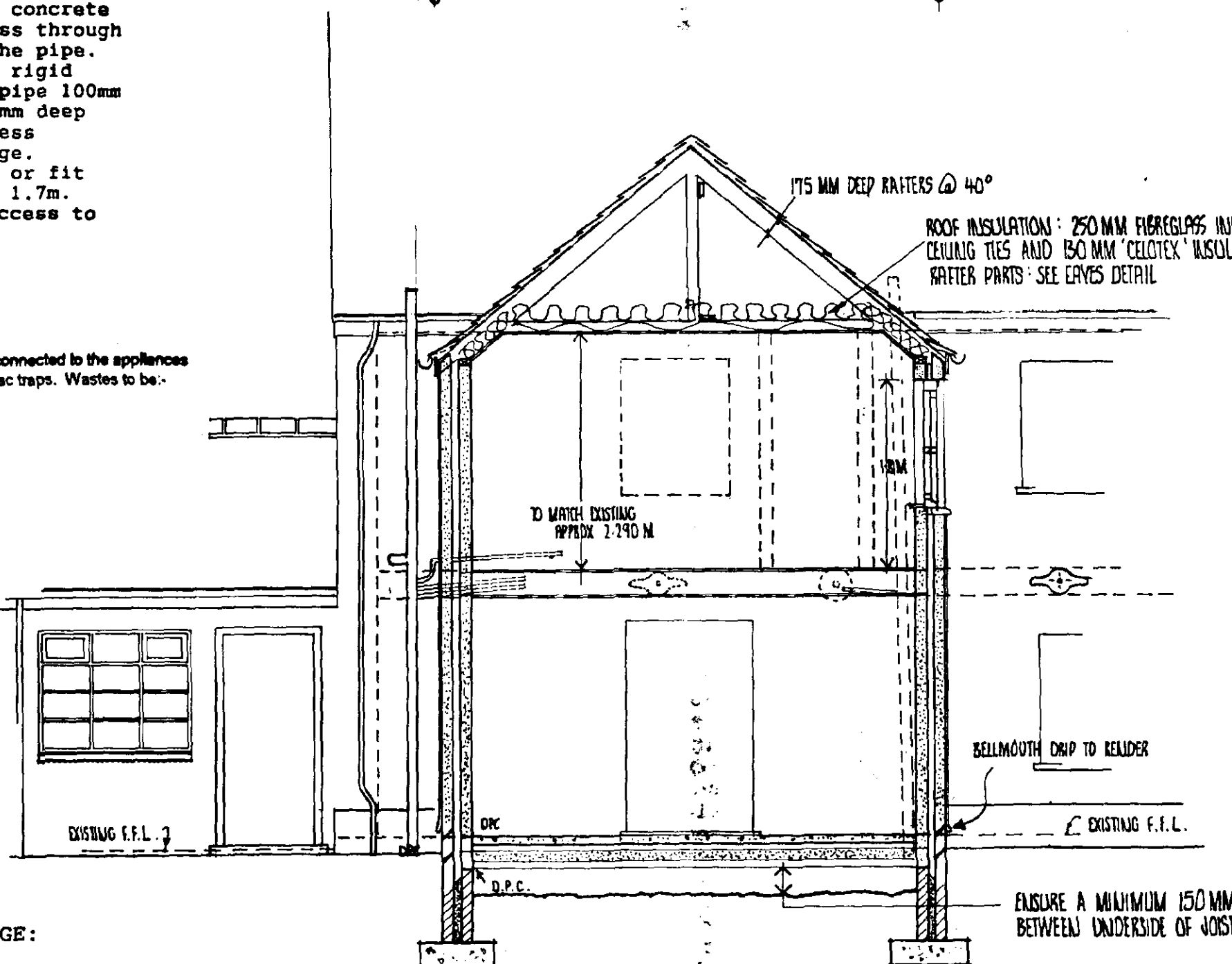
DETERMINED PLAN



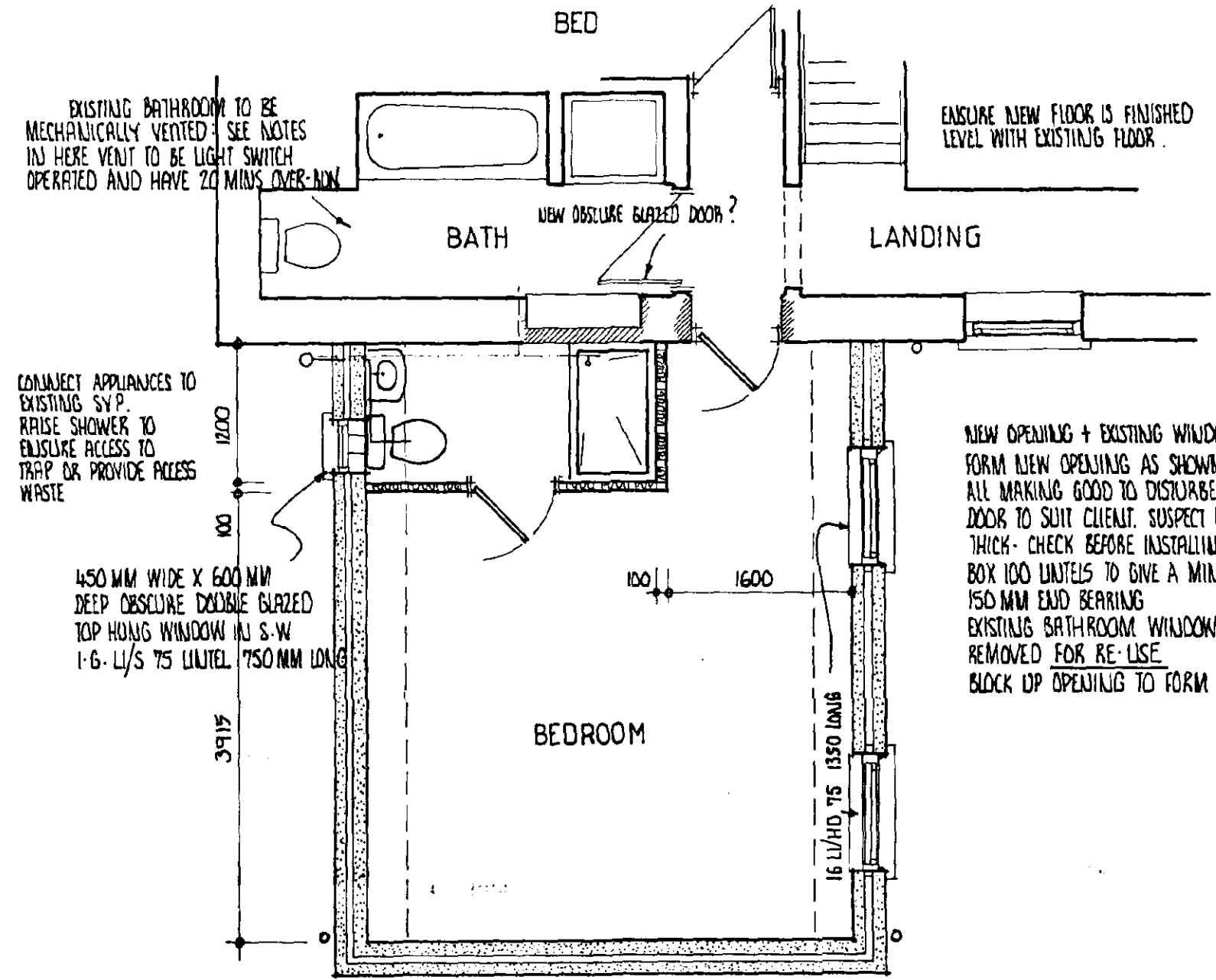
FOUL DRAINAGE:
Inspection chamber construction to be 'Osma' or similar approved manufacturer and installed in strict accordance with manufacturers instructions with internal DIA related to depth in accordance with B.S.8301:1985. Foul drains to be 100mm diameter P.V.C. to B.S.4660:1983 flexibly jointed 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 50mm or fit anti-vac traps to all runs over 1.7m. Raise shower 150mm to ensure access to traps.

INTERNAL DRAINAGE
Waste pipes to be Osma or equal approved PVCu connected to the appliances in the approved manner with 75 mm deep seal antivac traps. Wastes to be:-
Wash hand basins 32 mm diameter
W.C.s 100 mm diameter
Bath, Showers and sinks 40 mm diameter
Collection pipes 50 mm diameter

SURFACE WATER DRAINAGE:
82.4mm DIA underground pipes flexibly jointed to fall 1 in 70. Pipes bedded on 50mm pea gravel: see site plan for discharge.



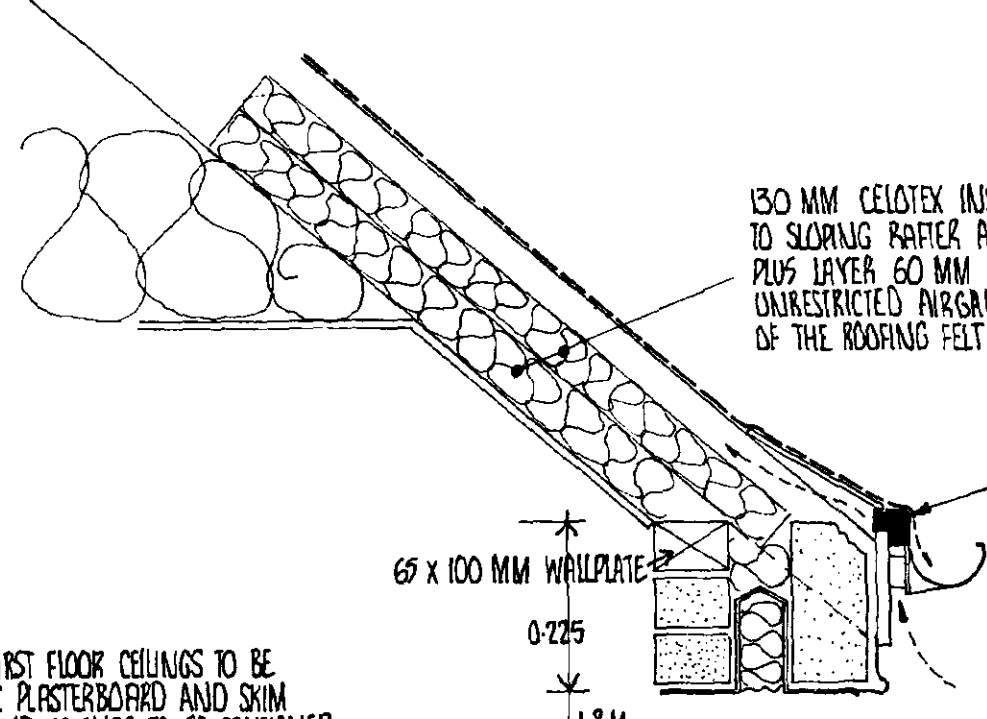
TYPICAL SECTION



PROPOSED FIRST FLOOR

ELECTRIC

Socket outlets and light points to I.E.E. regulations and N.H.B.C. standard. and socket outlet. Light switches and sockets for lighting and other equipment in habitable rooms to be at a height between 450mm and 1200mm from f.f.l.

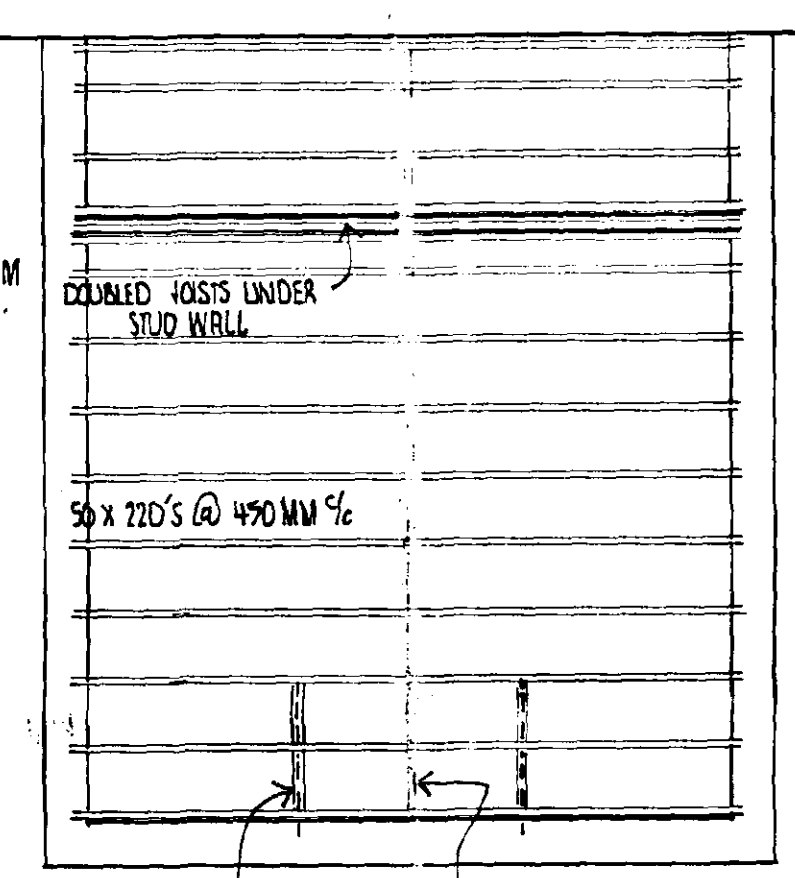


EAVES DETAIL

FIRST FLOOR CONSTRUCTION AND CEILING FINISHES

22mm Weyroc decking to floor construction.
12.5mm plasterboard and sarking to ground and first floors.
All timber to be C16 (SC3) structural grade minimum.
Provide 30 x 5mm galvanized steel lateral restraint straps at 2.0m ctrs. Max. With pack and noggings not less than 38mm thick and not less than 2 depth of joist. Straps to span 3no. Joists minimum.
Ensure equivalent number of floor restraint straps at trimmers add. to stairwell opening.
38 x 38mm herringbone strutting required if span is 2.5 to 4.5m mid span. If more than 4.5m then two rows are required at a third of the span position. Provide noggings to all unsupported plasterboard edges.

FIRST FLOOR STUDWORK WALLS:
50 x 75mm studding at 400c/c
50 x 75 head and sole plate including 2 rows 50 x 75mm horizontal bracing to studs.
12.7 P board and skim both sides and insulate inbetween studs.



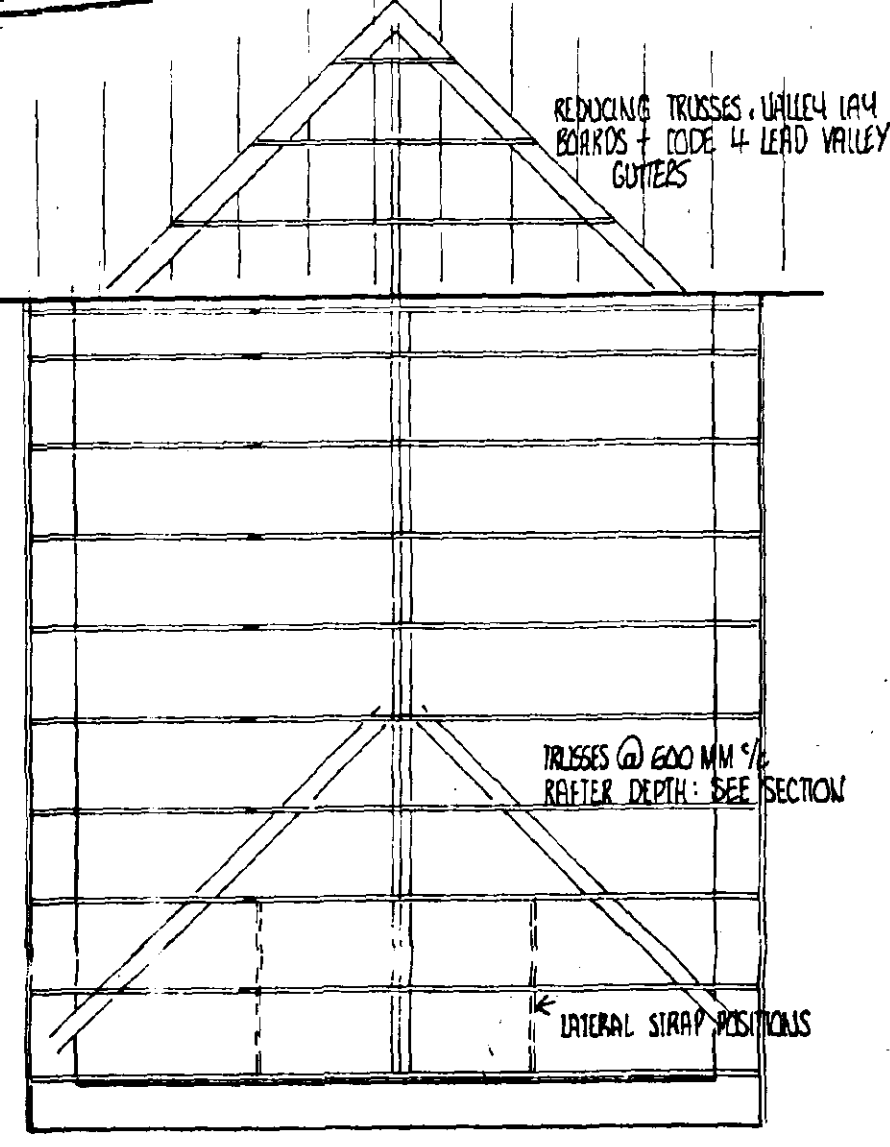
FLOOR JOIST PLAN

ROOFSpace VENTILATION AND INSULATION:

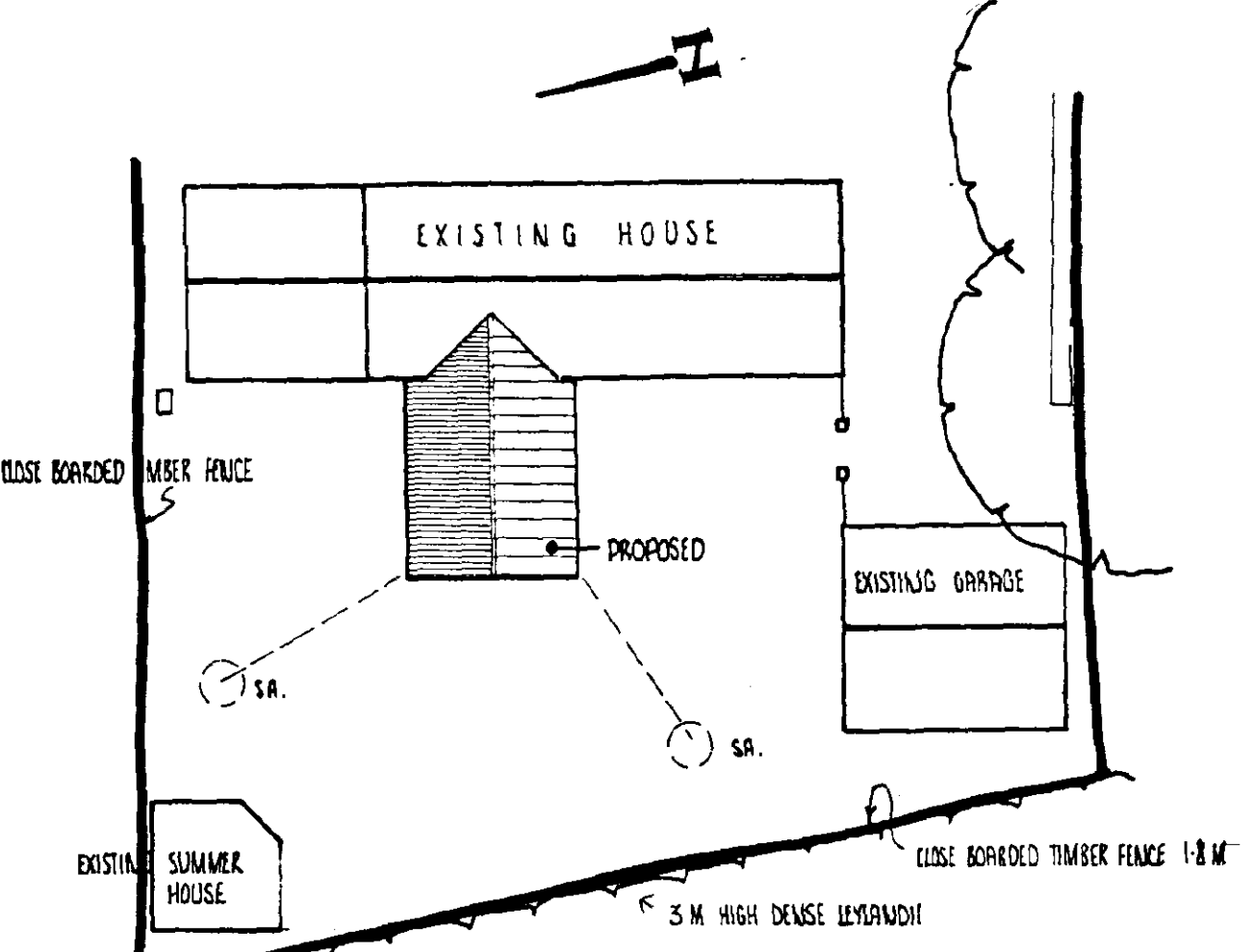
Provide Glidvale FV 250 rafter ventilator with insect screen or Marley open eaves ventilator system installed in strict accordance with manufacturers details. Ventilators to give eave to eave ventilation equivalent to 25,000mm²/m run. Provide 100mm fibreglass insulation quilt over ceiling ties (total 250mm thickness). Ensure to maintain a minimum 50mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal. See client re position.

ROOF COVERING:

roof tiles
on 38 x 25mm treated softwood battens, gauge to suit tiling on B.S.747 type 1F untearable roofing felt or similar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, anticipated wind velocities and roof pitch.



ROOF TRUSS PLAN



BLOCK PLAN 1:200

ROOF CONSTRUCTION:

Wall plates generally 100 x 65mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GWS straps at max 1.2m centres. Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed, together with min 100 x 25mm sawn SW binders and bracing in accordance with B.S.5268 Part 111 1985 (and any subsequent amendment). Twinplate 'Raised Tie' trusses spaced at max 600mm centres and pitched at 40°. Provide 30 x 5mm once bent (900/100) glav.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 1.8m fixed with 4N 50mm B gauge CSK screws or 5N 3.5 x 50mm galv. solid wire nails to 3N trusses/ceiling joists minimum coupled with solid blocking support and edge packing. All structural timbers to be kept 50mm clear of chimneys, flues etc. Provide edge restraint noggings at perimeters for plasterboard fixing.

SHDC
Planning & Development
26 APR 2002
Ref.

AMENDED PLAN
Ref.