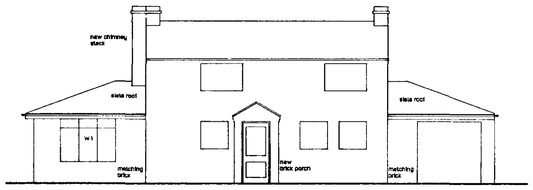
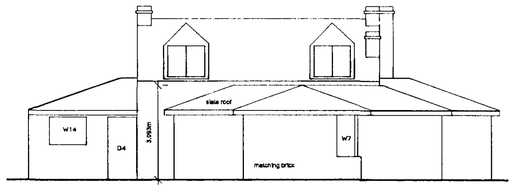


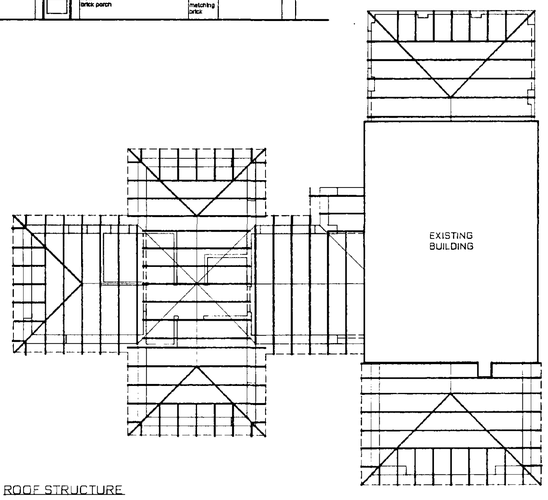
SECTION B - B



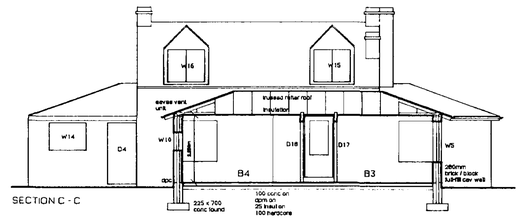
SOUTH ELEVATION



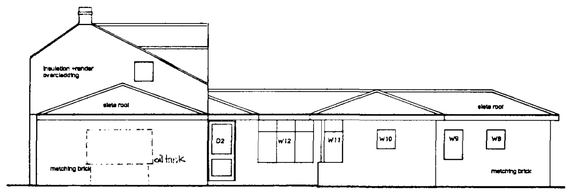
NORTH ELEVATION



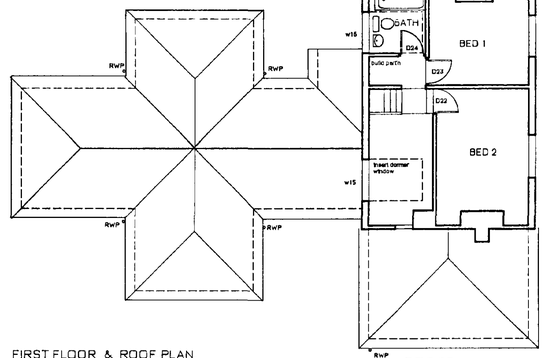
ROOF STRUCTURE



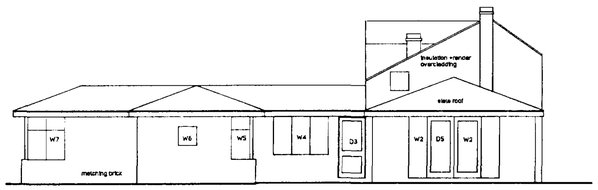
SECTION C - C



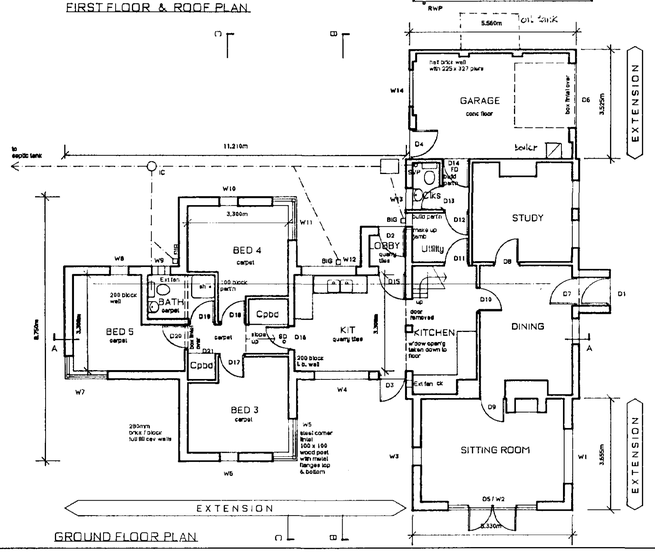
EAST ELEVATION



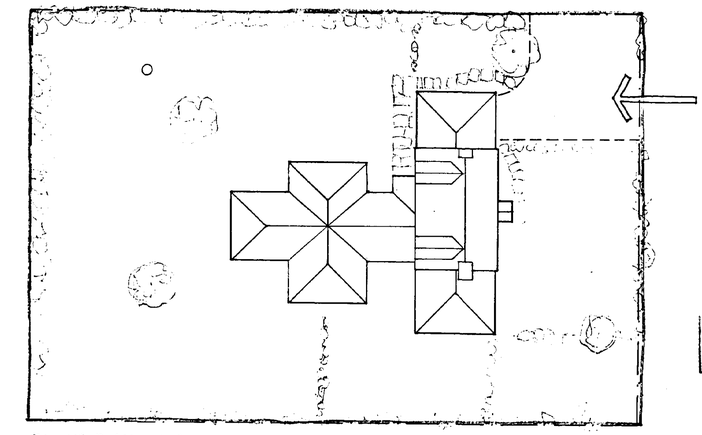
FIRST FLOOR & ROOF PLAN



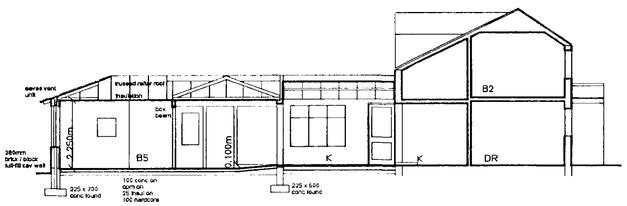
WEST ELEVATION



GROUND FLOOR PLAN



BLOCK PLAN 1: 200



SECTION A - A

SPECIFICATION NOTES SHEET 1

FOUNDATIONS & SLAB: Excavate to remove all vegetable soil. Excavate footings to min 750 deep (or to approval of Building Inspector) and 700 wide and place 225 wide Grade ST3 concrete founds under loadbearing walls. Excavate over floor area and fill with consolidated hardcore min 100 deep and blinded with sand. Over this place 25 e.p. board insulation and 1200 gauge polythene d.p.m. having taped sealed joints and being turned up to overlap with wall d.p.c.
Over d.p.m. place 100 deep Grade ST3 concrete floor slab. Under non-loadbearing partitions place layer Grade 142 steel reinforcing fabric midway in slab.
Where pipework penetrates slab, surround with d.p.c. and tape seal to pipe.

EXTERNAL WALLS: Below ground build up external walls in Class A solid 7N concrete blockwork with weak mortar placed in cavities. Provide concrete lintel over openings for pipework and surround pipes in fibreglass insulation.
Above ground build 280 nom width cavity walls with external brick leaf, LBC 'Northamptan Dark Blend' or to match existing building, in 1:2:9 lime mortar, 75 cavity with full fill Dritherm insulation batts and 100 7N and 3.5N concrete block inner leaf. Bed 'Hyload' d.p.c. in each leaf at min 150 above external ground level. Tie leafs of wall together with stainless steel twisted cavity wall ties placed at rate of 5/m2. and at 225 vert centres in opening jambs. Close internal leaf against ext brickwork at wall openings with vertical d.p.c backed by 12 thick polystyrene thermal insulating strip.
Support heads of openings generally with standard Type LS IG lintels or equal, having min 150 bearings and form d.p.c tray over. Leave weep holes to drain cavity at min rate of 1/m2. At window sills bed two course tiles in cement mortar on dpc taken across cavity opening.
Build new chimney stack in brickwork above roof level, tied into and matching details of existing stack, with flue liners and clay pots.
Upper gable-end walls of existing house to be overclad with 50 fibreglass insulation batts and expamet lath and render finish.

INTERNAL WALLS: Build partitions off floor slab with 3.5N concrete blocks with 1:2:9 mortar. Build partitions off timber floor with 75 x 50 timber studding and plasterboard. Provide 'Spanform' or equal lintels over openings.

BEAMS: Beams to be IG lintels as described in accompanying schedule.
Corner window lintels include 100 square timber posts with 250 square 8mm thick base and head plates bolted to lintel flange and down into masonry wall.

FRONT ENTRANCE PORCH: Walls to be 250 brick/block full fill cavity walls. Roof constructed from 75 x 38 rafters at 450 centres at 30 deg pitch, 75 x 38 ceiling ties, fixed onto 100 x 50 treated timber wall plate. Roof covering made up in underlay, battens and slate roof covering as above.

ROOF STRUCTURE: Wall plate to be 100x50 treated timber plate fixed down to wall with 30x5 m.s. straps at max 1.8m centres taken 600 down walls and screwed. Plates at hipped corners to have dragon ties.
Truss Rafter members to be manufactured in accordance with BS5268 Part 3 (1985) and designed to BS6399 Part 1 (Loadings) as per accompanying schedule and to include all necessary bracings, binders and straps.
Trusses to be treated timber and fixed to wall plates at max 600 centres.
Roof area over Kitchen to be constructed of 150 x 38 treated timber rafters at max 600 centres, 1/1 x 25 ridge member and 225 x 75 Grade SC4 timber purlins built into walls at ends.

ROOF COVERING: Roof slates to be fibre cement artificial slate, colour to match existing, laid at 20 deg. pitch to manufacturer's recommendations on 38 x 25 treated timber battens, over Klober 'Tyvek' non-woven high density polyethylene underlay and nailed onto roof rafters.
Free circulation of air within roof void to be achieved with proprietary eaves ventilation units giving 10,000mm2 free air space. Extract fan and soil vent pipes to terminate at roof with proprietary tile vent units.
Wall abutments to have min 150 high Code 4 lead flashings dressed into joint and incorporating cavity tray where relevant.
150 fibreglass insulation quilt to be laid over areas of flat ceiling between bottom chords of roof trusses. 100 fibreglass insulation batts to be laid between rafters over Kitchen ceiling.

SPECIFICATION NOTES SHEET 2

DORMERS, Framework of dormers to be 100 x 50 treated timbers faced externally with 'Glasal' mineral enamel self finished board or similar, packed with 100 fibreglass insulation and lined internally with plasterboard and plaster skim finish.

WINDOWS: New windows to be proprietary made softwood casements in frames, for paint finish, inc sealed double glazing units and trickle ventilators providing 4000mm2 free air.

EXTERNAL DOORS: Proprietary softwood framed and glazed panelled door in frame and inc hardwood sill.

INTERNAL DOORS: Generally 44mm framed ledged and braced softwood doors with 10mm t.g. & v jointed boarding in softwood frames. Door D14 to be solid core flush half hour fire door and frame with intumescent strips and overhead self closing device. Doors D15, 16 & 19 to be two panel framed softwood doors with t.g. & v jointed infill bottom panel and upper panel glazed in safety glass.

FINISHES: Internal masonry walls to be plastered throughout in Thistle plaster undercoat and finish coat to a min. thickness of 13mm. Plasterboard wall and ceiling surfaces are to receive Thistle Board finish coat.
Floors are to be either carpet laid onto the concrete subfloor, or quarry tile floor laid onto screed floor o/a thickness of 65mm.

SANITARY PLUMBING: Wastes in uPvc pipe inc deep seal fittings on sinks and basins. 100 dia SVP taken up through house and terminating in vent through roof.

VENTILATION: Mechanical air extract fans fitted in Kitchen and Bathrooms to provide 60 & 15 litres/sec ventilation operated intermittently.

ELECTRICAL INSTALLATION: To comply with latest relevant IEE standards and BSs. Circuit cables as BASEC certified pvc insulated and protected by metal covering where chased into masonry walls.
Fit mains operated self contained smoke detector appliance on 1st floor landing and in passage outside Bedrooms 3 & 4.

HEATING & HOT WATER INSTALLATION: To be provided by oil fired combination boiler with balanced flue located in Garage. Heating radiators fitted with lockshield and thermostatic radiator valves. 2000 litre oil storage tank to be supported on brick base and located outside Garage.

FOUL DRAINAGE: Connect new SVP and Ground Floor Cloakroom sanitary fitings to existing manhole outside house. Provide back inlet gully outside Kitchen to receive waste pipe and connect with 100 uPvc drain pipe bedded in granular fill and laid to min 1:80 fall into existing drain run to septic tank. Break into existing drain run and build in new inspection chamber and connect with 100 uPvc drain to WC in Ground Floor Bathroom. Provide back inlet gully to receive shower and basin waste and branch into soil drain.

SEPTIC TANK: The existing septic tank to be replaced with a new 'Klargester' 3750 litre tank and irrigation drainage system all in accordance with the accompanying Klargester Environmental Engineering Ltd report and recommendations.

SURFACE WATER DRAINAGE: 100 half round uPvc gutters fitted on rise & fall brackets. 63 dia downpipes taken into vertical inlet gullies and run in 100 uPvc pipes to soakaways positioned min 4.5m from building.

GARAGE BUILDING: Excavate ground to remove vegetable matter and reduce level. Excavate for and place 225 x 600 Grade ST3 concrete foundations under walls. Provide 150 consolidated and blinded hardcore base, 1200 gauge polythene d.p.m. and 150 Grade ST3 concrete oversite slab. Provide steel box beam over door opening and steel lintel over window opening. Fix 50 x 100 wall plate held down with 30 x 5 m.s. straps at max 1.8m centres carried min 450 down walls. Roof structure of proprietary truss rafters at 600 nom centres, BS 747 felt underlay, 38 x 25 battens and slates to match new extension. Window to be proprietary softwood casement frame with single glazing. Door of plastisol coated steel panelled style up & over door.
UPvc gutters and downpipes.

PLANNING DEPT
20 JUN 1994
REF C692/94

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ALTERATIONS & EXTENSIONS TO
'LARKRISE' WHAPLODE DROVE
FOR Mr & Mrs STOTT

DWG No. 10 Rev SCALE 1 : 100

DETERMINED PLAN

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