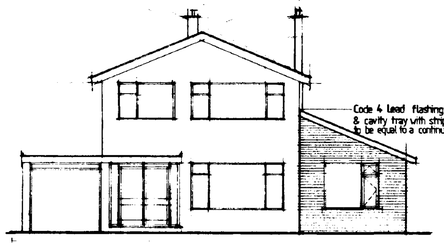
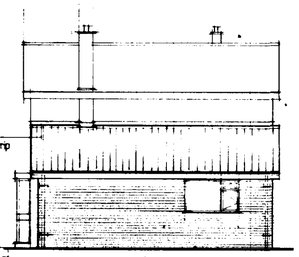


FRONT ELEVATION



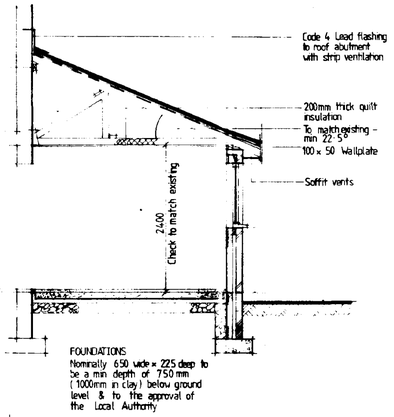
SIDE ELEVATION

NB
All external material to match existing where possible

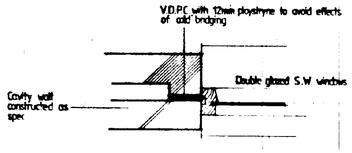
REAR ELEVATION

New brickwork to be toothed into existing

100 50mm sole plate , plugged & screwed to wall at 750mm c/c



SECTION A-A



V.D.P.C. JAMB DETAIL.
scale 1:10

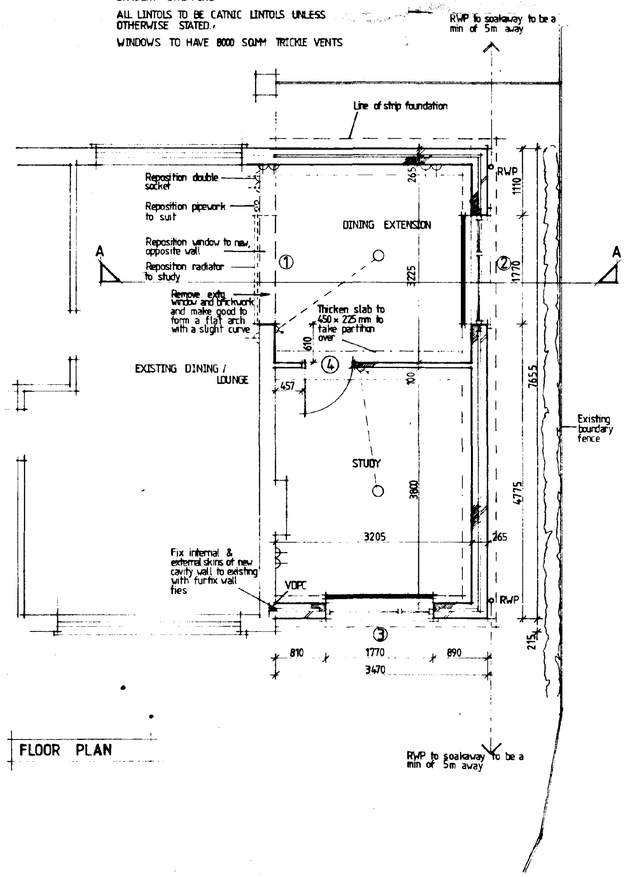
Lintol Schedule

OPENING	FRAME	LINTOL	SIZE
1		CN8B	3000
2	Exstg UPVC	CN7F	2100
3	UPVC (1500 deep)	CN7F	2100
4	INT DOOR	P.C.Conc	1050

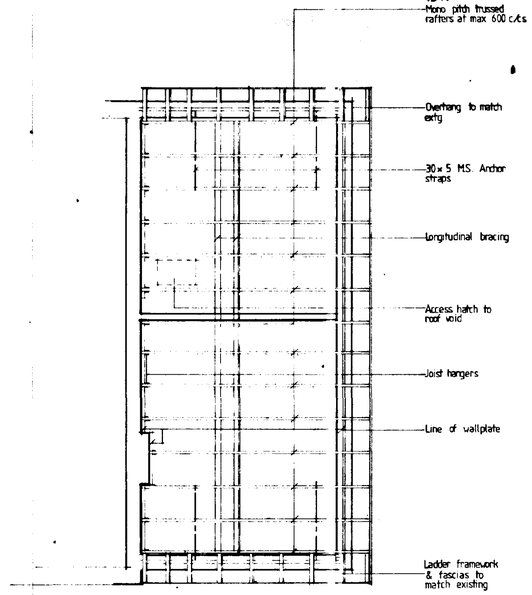
ALL EXTERNAL WINDOWS TO HAVE SUITABLE DRAUGHT STRIPPING

ALL LINTOLS TO BE CATNIC LINTOLS UNLESS OTHERWISE STATED.

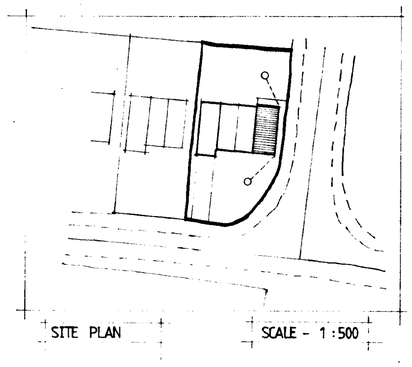
WINDOWS TO HAVE 8000 SQMM TRICKLE VENTS



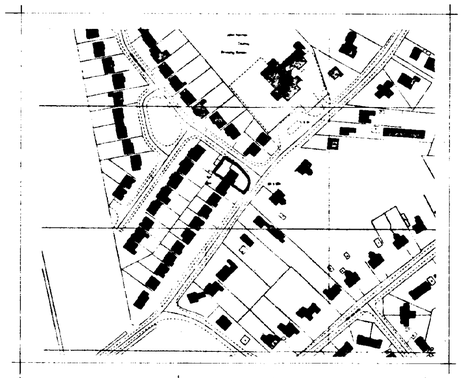
FLOOR PLAN



ROOF PLAN



SITE PLAN SCALE - 1:500



LOCATION PLAN SCALE - 1:2500

DETERMINED PLAN

WALL, CEILING AND FLOOR FINISHES.

BLOCKWORK: 9.5mm Gyproc dot-and-dot system bonded to manufacturers specification with plaster skim.
BRICKWORK: 21.5mm square edged plasterboard with artex finish to house and garage.
CEILINGS: 12.5mm square plasterboard with artex finish to house and 12.5 GYPROC FIRELINE board with plaster skim to integral garage.
FLOORS: 25mm sandlcement screed to ground floor. 18mm T & G chipboard sectional chipboard, type C4 to BS 5669 to first floor.

9 SKYLIGHT - ARTEX BS 5077

Generally to be velux lights, incorporating laminated low emissivity glass and toughened inner pane, fitted in accordance with manufacturers details and instructions (see listed schedule for type and size).

9 WINDOWS/DOORS OPENINGS

Refer to schedule on drawings as external finishing schedule for details. Windows of treated softwood by Ashton Joinery window stopped and beaded for double glazing with frame and gap to sealed unit. Windows to habitable rooms to be provided with local ventilators giving 5000sq mm of free air ventilation and have min 1/20th floor area opening lights. Patio doors to have trickle ventilators of 10,000sqmm, if no opening lights are provided.Windows to Kitchen, Utility room, Bath rooms and W.C. to be provided with local ventilators giving 4000sq mm of free air ventilation.
All reveals to be closed against VDPC and 12mm Jablite to avoid effects of cold bridging.
U value of reveal 0.90w/sqmm deg c.
All HSCP4 door and frame incorporating 25mm rebates and an automatic self closing device are to be provided to openings from integral garage to dwelling. Intumescent / smoke seal to be incorporated in either door or frame.

10 ROOF COVERINGS.

Concrete interlocking, concrete/clay plain or marl/tiles/fibre cement slates with ridges/verges/special fittings all as site specification and in accordance with BS 5534 Part 1:1990 38x25mm treated SW battens, gauge to suit tiling, on BS 747 type 1F waterproof roofing felt or similar on underlay.

Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for each site location, anticipated wind velocities and individual roof pitches. Roofing contractor to fit mineral fibre quilt fire stopping above and below roofing felt to head of party walls, and fire stop cavity barriers in strict accordance with manufacturers

11 ROOF CONSTRUCTION.

Wall plates generally 100x50mm treated SW, with half lapped joints and fully bedded, strapped down to supporting wall with 30x5mm GMS straps at 1.8m ctrs. Cut and pitch rafters to be fully benchmarked over and twice nailed to all supports. Trussed rafter roofs to be designed and manufactured by approved manufacturers and fixed, together with 100x25mm sawn SW binders and bracing, in strict accordance with BS 5268 part 3 1985 (and any subsequent amendment) at 600mm max centres. Where water tanks are supported by the roof trusses their load shall be transferred to the node points as specified in BS 5268:Pt3.
Provide 50x5mm cross bent 900 x 100 galv mild steel lateral restraint straps to external walls at ceiling and rafter level where shown (at 2m max. ctrs) fixed with 4 no. 30mm 8 gauge cut masves or 5 no. 3.5x50mm galv. round wire nails to 2 trusses/ceiling joists ends c/w solid blocking support and edge packing. All structural timbers to be kept 450mm clear of chimney/flue blocks etc. Underside of roof timbers to be clad with 12.5mm plasterboard with plaster skim or artex finish. Unsecretioned edges to be supported by timber noggins.

12 ROOFSPACE VENTILATION AND INSULATION.

Provide eaves to eave ventilation equivalent to 10000sqmm/metre run or where eaves is dropped, 25000sqmm/metre run, together with high level vents giving 5000sqmm/metre run (use like manufacturers dry ridge ventilator system). Use either ventilating soffit boards, continuous soffit ventilation strips or continuous over fascia ventilation strips as site specification. Insulation to roof space comprises 200 mm mineral fibre quilt to level areas (2 No layers of 100mm quilt laid at right angles to each other) giving a U value of 0.25 w/m2 deg C and 2 layers 50mm (or 1 layer 100mm) of Jablite (K value 0.05w/m2k) to all ceiling/skimmer cheeks etc. giving a U value of 0.3w/m2 deg C.
Maintain 50mm min air gap over insulation at skillings and provide 300 gauge vinapour vapour barrier between insulation and plasterboard. Roof hatch to be insulated and incorporate compressible seal pipe runs through walls and ceilings to be fully sealed with expanding foam sealant to reduce heat losses to unheated spaces

14 STORM WATER DRAINAGE. (Above Ground)

115mm half round or 100mm square/line UPVC guttering, fixed level using standard finish brackets at 1000mm ctrs and 68mm dia/65mm square rwp's sealed to drain at ground level. Colour/profile as site specification. All to connect to main sewer lateral. Where storm drains do not connect to the public storm sewers or there is not one available then storm water will discharge to soakaways which are to be a minimum of 5 metres from any building and are to be 1500mm deep and 1200mm diameter, are to be filled to within 450mm of the ground level, with selected rubble or seconds. Rodding eyes are to be provided at the head of drain runs and to rainwater pipes not discharging direct to manholes.

SPECIFICATION FOR CONSTRUCTION.

1 GROUND PREPARATION.

Strip all top soil/vegetable matter from area occupied by buildings plus 1m all round, generally allow 150mm depth, and more in the stockpile for later reuse. Excess hardstanding overrides to levels indicated on site plans.

2 DRAINAGE.

FOUL AND STORM WATER DRAINAGE (below generally)
Generally lead drainage to connect to first sewer lateral and manhole to discharge to rubble filled soakaways. Refer to drainage layout plans for full details. All to comply with BS 8301:1985. Pipes are to be 110mm diameter. Hepworth superstorm UPVC bedded and surrounded by 100mm granular material single size aggregate to BS 882. Pipes to be laid to a maximum gradient of 1:40 and a minimum gradient of 1:60. Pipes passing through walls are to be provided with a concrete lintel over and a 50mm gap all round the pipe with the opening being sealed each side with a rigid sheet material. A flexible joint is to be provided within 600mm of the buildings external face.
Inspection points up to 600mm deep are to be from 250mm UPVC Inspection Chamber. Manholes up to 900mm deep are to be from 450mm UPVC Inspection Chambers. Manholes over this depth are to be from 215mm class 1 engineering bricks, laid English bond on a 150mm thick ST4/GEM 3 concrete base. Manhole sizes done are to be 1200mm x 750mm. All manholes are to be fitted with grade C cast iron covers in foot traffic areas and grade B in all other areas.
The last manhole on a private drain run is to be within 12.5 metres of a public sewer.

3 FOUNDATIONS. - (OFFSITE TRIAL INVESTIGATION SPECIALIST DESIGN).

Foundations in external and internal load bearing walls assumed to be 450mm x 200mm respective. Thick concrete strip footings located centrally under walls. Foundation to be a minimum of 750mm below ground level. Concrete to be ST3/GM3 or equivalent grade. All to be in accordance with BS5328 and BS8110. For stepped foundations maximum overlap length to be at least twice the step height of thickness of foundation, or 300mm whichever is the greater. See specialist design for the raft and suspended slab details. Excavation to be agreed with Building Control Officer.

4 DAMP PROOF COURSE.

To be 6mm 2000 gauge black polythene to BS 6075 or bituminous based to BS 6398 laid to both faces of external wall and to all internal walls.
To external walls d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf fished 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.
As roof to wall abutments, flexible cavity trays are to be used and are to rise 225mm up the cavity.
Piers are to be provided with a d.p.c. at their junction with the roof by the use of 2 courses of slate engineering bricks to BS 3921 laid header bond and bedded and jointed with mortar as described previously in the paragraph external walls

5 WALL CONSTRUCTION.

(Brick - Structure)
To be constructed from Class A blue/buff, Quality Bricks to local Authority approval. Wall to consist of a 100mm out skin, 65mm cavity and 100mm inner skin. Cavity to be filled in cavities 150mm of ground level. Low fat 65mm cavity fixed to overcoat spiky finish. All to comply with BS 6073. Mortar type to be used in accordance with BS 5628 Part 3.
(Outside above ground level) - External walls to consist of 100mm facing brickwork or 100mm block work with 15mm render finish, (see elevation treatment). 65mm cavity, filled with U Perm Plus to BS 5618:1985. Work to be carried out by approved board installer. 100mm inner leaf comes to reveals (light weight block, 1400kg/m3) Unsp 1:1:6 cement, lime sand, mortar with plasticiser mortar joints to have bucket handle finish. All vertical and horizontal joints to be closed.
Cavity wall ties to be triple galvanised steel formerly zinc coated to BS 1234:1974 and to be fitted at 450mm max vertical ctr, 225mm at reveals and 900mm max.
Rendered ctrs - Internal finish to block work to be 9.5mm Gyproc dot-and-dot system installed to manufacturers specification with 5mm skim finish with steel trowel finish. All to give overall a maximum value of 0.45 w/m2 C.

6 INTERNAL WALLS

Block Work Partitions - To be constructed from 100mm blockwork and to have 92mm Gyproc dot-and-dot system installed to manufacturers specification with 5mm skim finish to both sides.
Timber Stud Partitions - To be constructed from 75x50mm studs at 400mm max ctr with continuous head and sole plate and intermediate noggings, sandwork to be lined with 12.5mm plaster board fixed with galvanised nails at 450mm max ctr, and to have 5mm skim finish. All first floor stud work to be built off double floor joist or off timber blocking pieces where perpendicular to span. All double up joists to be bolted together, using 12mm diameter bolts and toothplate connectors.

7 GROUND FLOOR CONSTRUCTION

To be 50mm sand cementced screed with steel trowel finish on 100mm beton Concrete ground bearing slab to BS 5328 mix to be ST4/GEM3 or equivalent and to have trowel finish On 1200 gauge polythene sheet damp proof membrane laid with joints sealed and lapped (laps to be 300mm). On 4no 50mmx50mm Bore mats 300 ctr similar 50mm thick floor insulation with 'U' value 0.45 w/m2 C with 25mm up stand to perimeter of the slab On sand blinding foundation no 150mm well consolidated water suitable, subphase free hardcore DPM to lap over DPC of inner leaf of cavity wall (max 600mm fitting below slab).

FACING BRICKS & ROOF TILES TO MATCH EXISTING COLOUR TONES & PROFILES AS NEAR AS PRACTICAL ALL PURPOSE MADE MATERIAL SIZES TO BE CHECKED PRIOR TO ORDERING.

HOUSE
05 DEC 1995
Ref: 1163/95

Date:	Description:

REVISIONS

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ALLISON HOMES is a trading name of SWALLOW HOMES LTD

Project:
PROPOSED EXTENSION AT
33 BROADLANE, MOULTON
For MR & MRS STOCK

Drawing Title:
PLANNING & CONSTRUCTION DETAILS

Reference No: AHI/171	Scales: 1 100 1 50
Drawing No: 01	Date: 18/11/95
Revision:	Drawn: James R. Brown

Do not scale directly from this drawing. All discrepancies to be brought to the attention of the above office.

BOARMY D.O.S. 841256