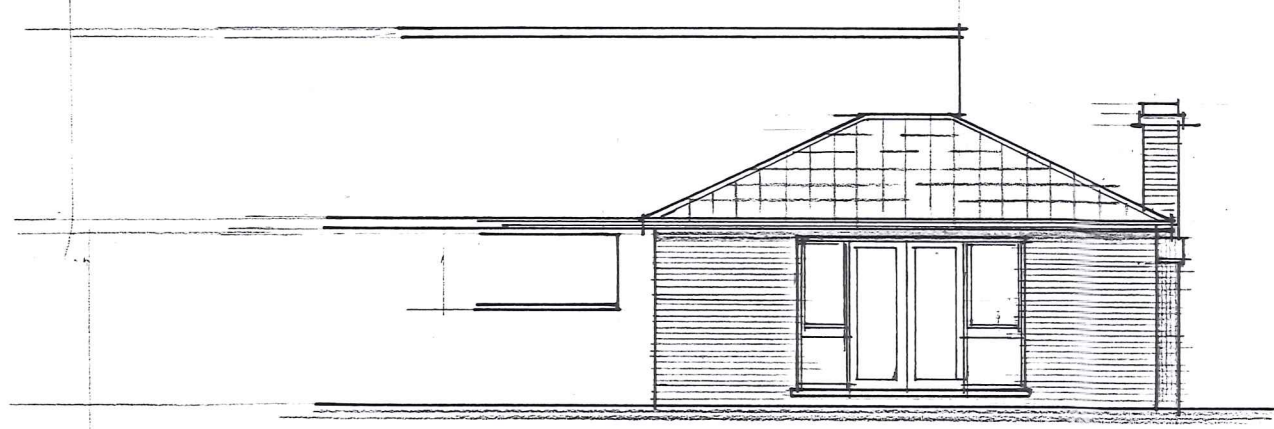
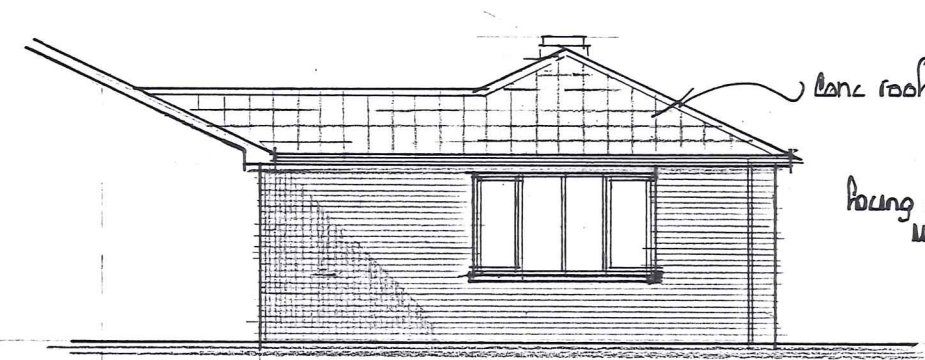
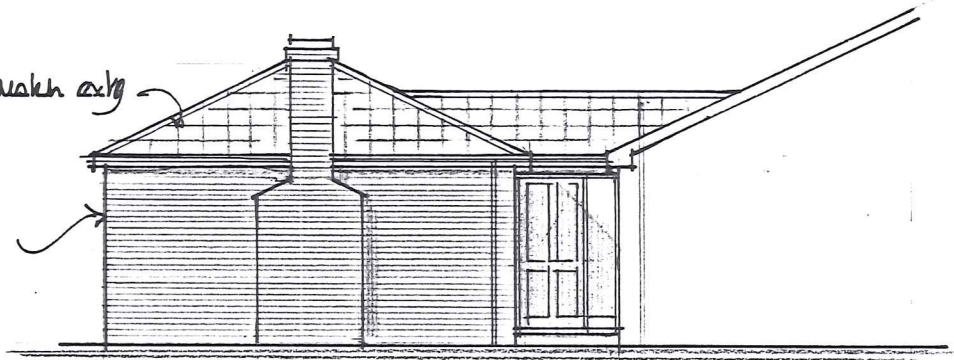




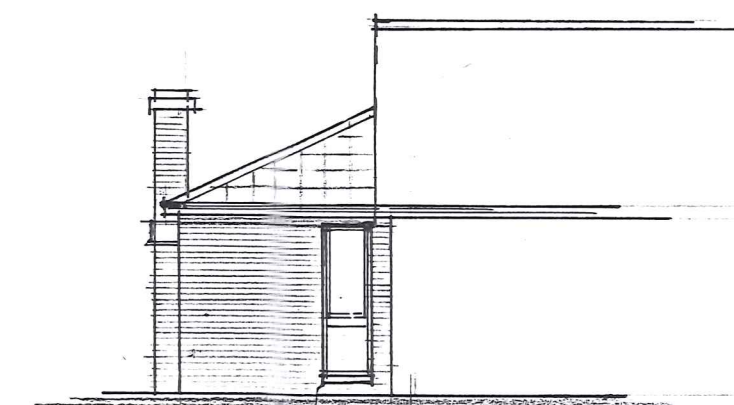
S EAST



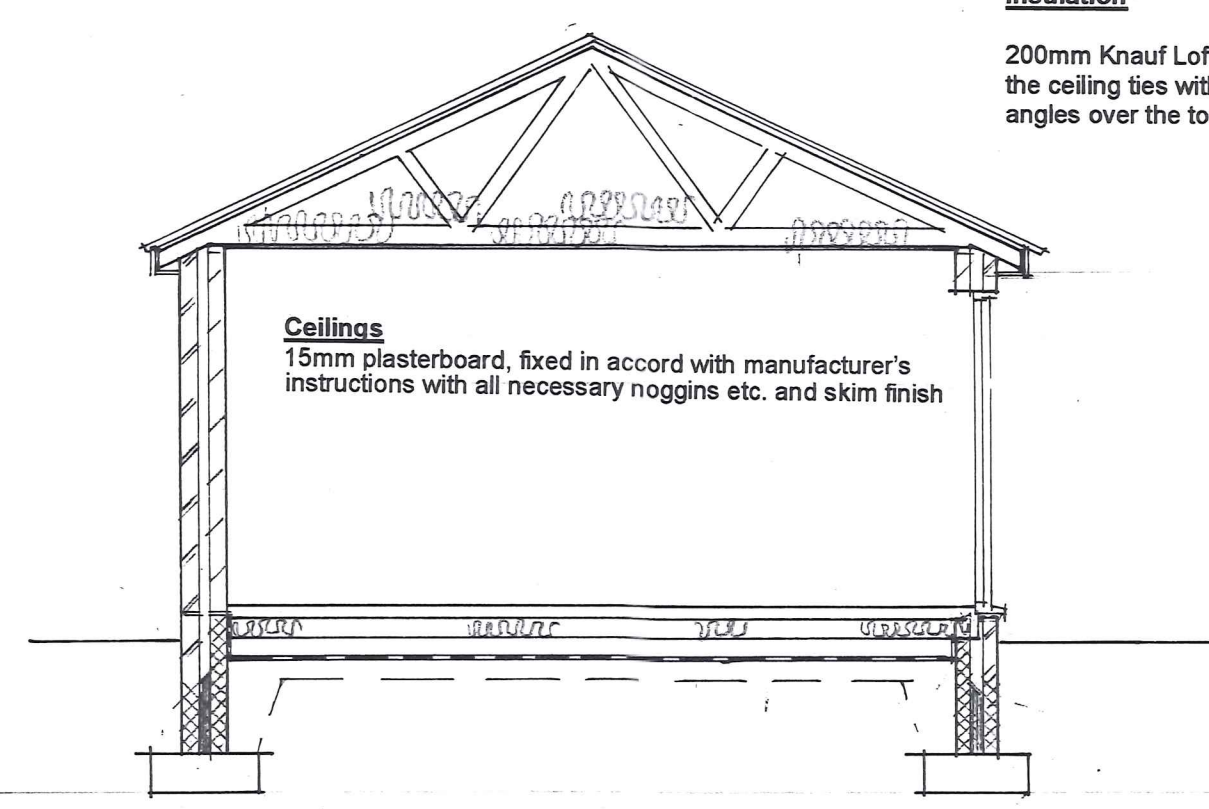
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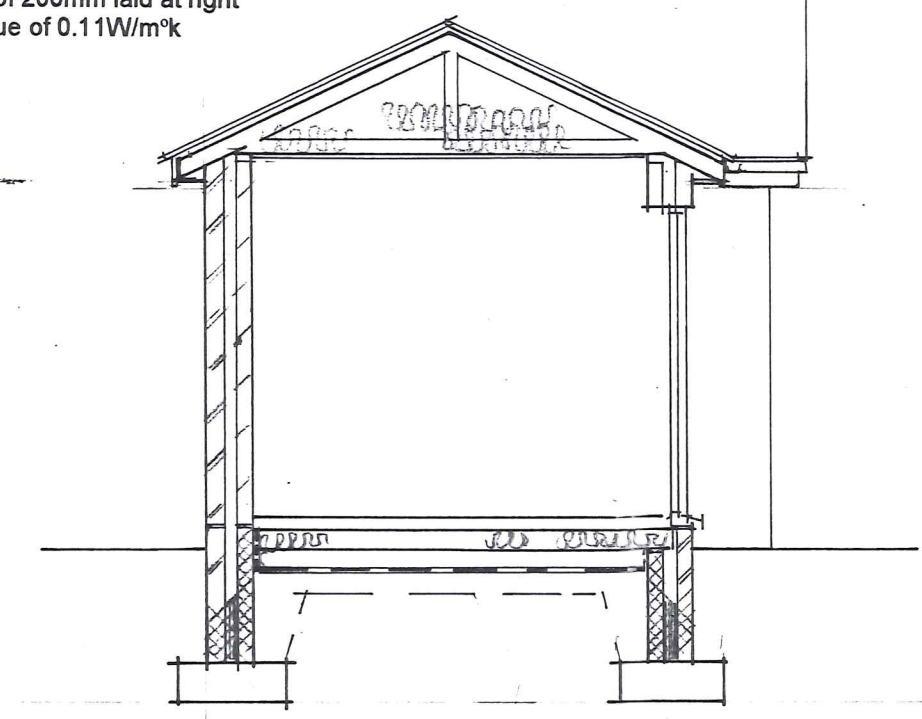
N EAST



N WEST



SECTION A - A



B - B

FOUNDATIONS

Foundations to be ST4 grade concrete

For 300mm walls foundations to be 700 x 230mm

Foundations to be taken down to a firm load-bearing strata, a min. 1.0m if in shrinkable sub soil, in accordance 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

Ground

65mm sand/cement screed reinforced with chicken wire mesh
1200g polythene separating membrane
150mm Celotex fast-R FF3000 floor insulation
100mm oversite concrete
1200g polythene damp proof membrane lapped with dpc in walls
25mm sand blinding
100mm min compacted hardcore, where a greater depth is required, up to a maximum of 600mm, it is to be laid and compacted in layers not exceeding 150mm

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 300mm o/a constructed as follows :-

100mm facing brick FFL quality below ground level
100mm Celotex CWS 32 insulation
100mm load bearing insulation blocks i.e Tarmac Topblock Supablock, k = 0.11

All to be tied together using stainless steel wall ties positioned at distance not exceeding 750mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12.5mm plasterboard "dot and dab" to walls with gypsum plaster skim finish to give a 'U' value of 0.23W/mK

DPC in Walls

To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.

LINTELS

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturer's instructions with a dpc cavity tray over where applicable.

Lintel over cup'd doors to be Catnic BSD100 with lintel ref CN102 over living room door opening

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be purpose made upvc or similar and approved, double glazed using glass having a soft low E coating with an emissivity value of 0.05 with min. 16mm air gap to sealed units and weather stripped.
'U' value of double glazing to be 1.3W/m²K

Double glazing manufacturer's certificate to be provided to prove compliance of the glazing to that specified.

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

All internal doors to ground floor rooms other than cup'ds etc. are to be 838mm wide

Ground floor and other easily accessible windows (including easily accessible rooflights) should be secure windows in accordance with Approved Document Q paragraphs 2.2 and 2.3, windows should be made to a design that has been shown by test to meet the security requirement of the British Standards publication PAS 24:2012

All easily accessible door sets that provide access into a dwelling or into a building containing a dwelling should be secure door sets to the following:
a. Manufactured to a design that has been shown by test to meet the security requirement of British Standard publication PAS 24:2012 or
b. Designed and manufactured in accordance with Approved Document Q Appendix B.

WINDOW/DOOR & LINTEL SCHEDULE

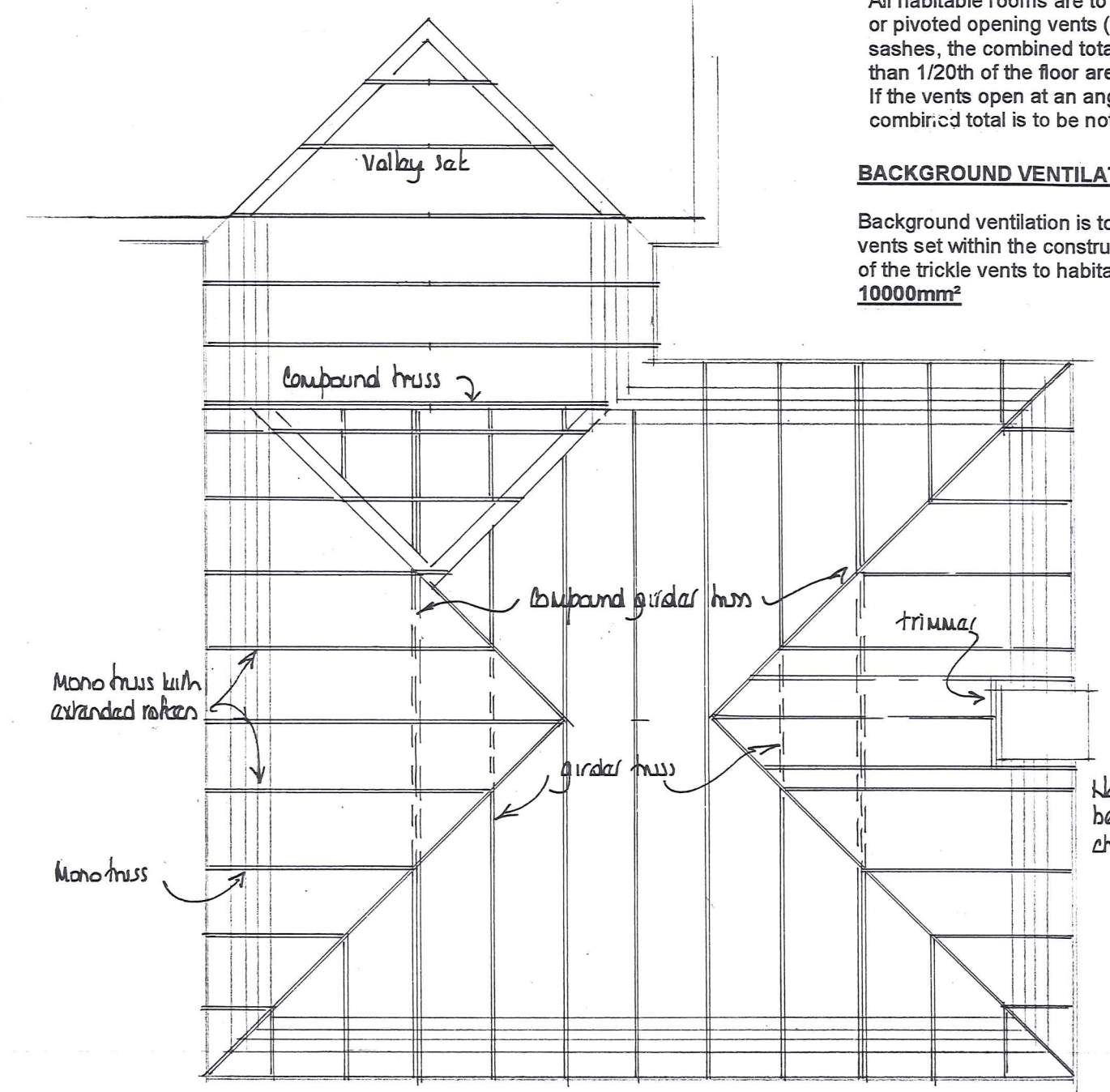
Location	Window/door ref.	Lintel ref.	& length
	width x height		
1	1350 x 2100	CG90/100	1650
2	630 x 2100	"	900
3	3000 x 2100	"	3300
4	2400 x 1350	"	2700

VENTILATION

All habitable rooms are to have windows containing hinged or pivoted opening vents (which open greater than 30°) or sashes, the combined total of which is equal to not less than 1/20th of the floor area of the room.
If the vents open at an angle of less than 30° then the combined total is to be not less than 1/10th of the floor area.

BACKGROUND VENTILATION

Background ventilation is to be provided either by trickle vents set within the construction of the windows. The area of the trickle vents to habitable rooms is to be a minimum of 10000mm²



Strapping
Where rafters, ceiling and floor joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked 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.

CHIMNEY CONSTRUCTION

The chimney is to be constructed incorporating clay flue liners to BS1181 : 1989. Liners to be a min. 200mm internal diameter and laid socket uppermost. A mix of 6parts Vermiculite to 1 part cement is to be used to fill the voids between the masonry brickwork of the chimney and the flue liners.

Note - no structural timber i.e. floor joists, roof trusses etc. is to be positioned within 40mm of the masonry brickwork to the chimney.

Where a bend is necessary in a flue it should not make an angle of more than 30° with the vertical.

Chimney to terminate as indicated on elevation and flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm. The maximum chimney height should not be greater than 4½ times its least dimension measured at the highest point of intersection with the roof.

The fireplace is to be fitted with a multi fuel stove

Hearth to stove to be min. 125mm o/a thickness, project 300mm from the face of the stove and extend 150mm past the cheeks.

A permanent air entry opening, to BS8303 : 1986, of at least 50% of the throat area is to be provided where indicated.

Install carbon monoxide alarm fixed to the ceiling 300mm from the wall and 1.0m horizontally from the open fire

SMOKE DETECTION

Self contained smoke/heat alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD/HD 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.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.

ELECTRICAL INSTALLATION

The electrical installation is to be carried out by an electrician registered with NICEIC, ECA or NAPIT. The electrician is to issue a design, installation and test certificate under BS7671 upon completion of the works.

All switches, sockets, tv points and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.

The lighting is to be installed in compliance with the Domestic Building Services Compliance Guide

The lighting shall have a luminous efficiency greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens

100% of the new light fittings shall be energy efficient

SPACE HEATING

Space heating is to be provided by extending the existing system into the living room

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 of 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

Locate and expose the extg drains beneath the proposal. Inspect drains for damage etc and if found defective replace. Encase drains in 150mm pea gravel surround prior to constructing extension over.

Where 100mm diam. 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 clearance of the pipe and the void filled with compressible material to prevent entry of gas.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs with a compressible filler laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of the compressible filler.

Install where indicated a 75mm diam. vent pipe and connect to extg as indicated. Finish at top, a min. 900mm above window head height, with a durable cage.

Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS8301 : 1985

All drainage items are to be installed in strict accordance with the manufacturer's instructions.

ROOF CONSTRUCTION

Tiles

The roof is to be covered with interlocking concrete tiles to match extg laid to gauge in accordance with manufacturer's instructions and specifications

Battens

Approved quality tanal s/w battens, 38 x 50mm, are to be laid to a gauge to suit the tiles and fixed with 90 x 3.35mm 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 3 rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay

Approved breathable membrane, ie Tyvak or similar, is to be laid over the rafters lapped 150mm at the joints and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine plywood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the fascia.

Eaves

Eaves are to be formed with standard size tiles. Provide Ryton over fascia ventilator ref OFV1000, Ryton combed bird/insect and vermin guard (if necessary) in conjunction with Ryton Rafter Roll, RRV250 to enable adequate ventilation to the roof space. 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.

Ridge

The ridge is to be covered with segmental ridge tiles of the same colour as the main body of tiling, unless specified otherwise, and secured using a proprietary ventilated dry ridge system having ventilation equivalent to a continuous 6mm gap.

Valleys

Valleys are to be formed with proprietary grp valley 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

Gangnall trusses, pitch to match, at 600mm centres to be designed, fixed and braced in accordance with BS268 : pt3 : 1985 and secured to wall plate with proprietary stainless steel clips.

Manufacturers details and calculations in respect of prefabricated trusses, include compound roof trusses, are to be submitted to the Local Authority Building Control Dept. for approval at least 28 days prior to fixing on site.

Truss positions and bracing shown is indicative only and is to be confirmed/superseded by truss manufacturer.

All bracing to be 100 x 25mm.

EAST MIDLANDS
DESIGN ASSOC.

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Client

MR P TAYLOR & MISS J MABLESON

Project

EXTENSION TO DWELLING AT
DEPT LODGE
CUEKOO LANE
PILCHBECK, SPALDING, PE11 3XT

Drawing

PLANS, ELEVATIONS, SECTIONS

Scale

1:50 & 1:100

Date

April 23

Drawn

ML

Dwg No.

REV

1215/02

GROUND FLOOR PLAN

ROOF PLAN