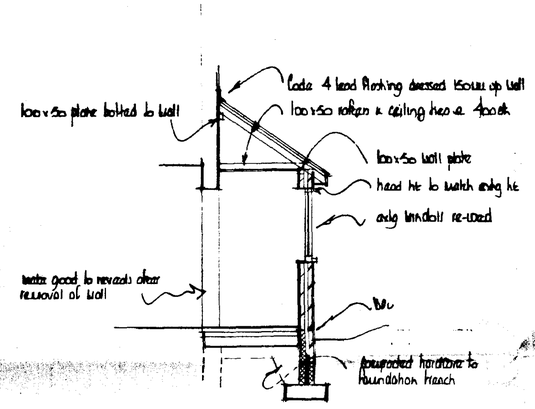
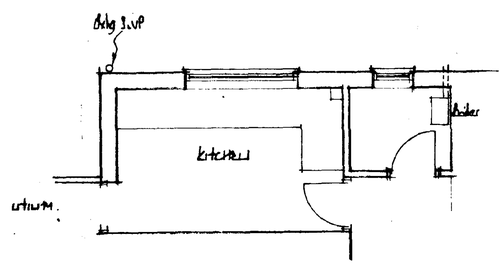
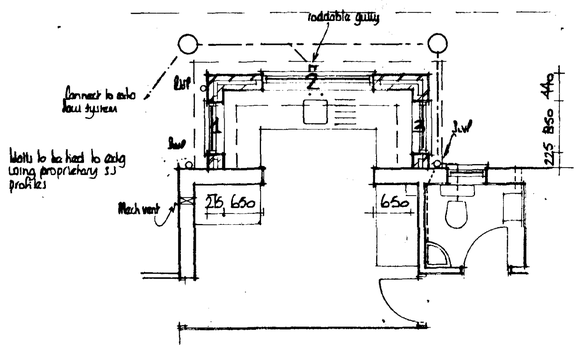




a - a



existing



proposed

FOUNDATIONS

Foundations to be ST4 grade concrete

For 275mm walls foundations to be 700 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
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
500g polythene separating membrane
40mm Celotex GA2000 floor insulation
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
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 275mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
75 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Tarmac Toplite standard, k = 0.15

All to be tied together using stainless steel wall ties positioned at distance 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 'U' value of 0.303W/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.
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

LINTELS

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

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 12mm air gap to sealed units and weather stripped.
'U' value of double glazing to be 2.0W/m²K
Double glazing manufacturers 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

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref. Width x height	lintel ref. & length
1	850 x as extg	CG70/100 1200
2	extg window	CG70/100 2100
3	850 x as extg	CG70/100 1200

VENTILATION

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.

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
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes :-

Depth	Internal diam	Cover diam
.6m or less	190mm	190mm
1.0m or less	450 mm	450mm

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

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 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

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

Install 40mm diam. pvc waste to sink with 75mm deep traps.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

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 manufacturers instructions.

ROOF CONSTRUCTION

Tiles
The roof is to be covered with 265 x 165mm Marley Plain tiles laid to a gauge of 100mm giving a lap of 65mm. All tiles at eaves and verges and top course to be nailed with 38 X 2.65mm aluminium nails.

Battens
Approved quality tanal s/w battens, 38 x 25mm, are to be laid to a maximum gauge of 100mm 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 3 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 BS 747, 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. In order to prevent water traps behind the fascia a strip of 9.5mm marine plywood is to be 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 back edge of the fascia.

Eaves
Eaves are to have double courses throughout their length using purpose made eave tiles for the undercourse. Both courses must be nailed. The eave course tiles should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Top Courses
The top course can be tiles using either
a) Single course with 225mm long tops tiles twice nailed to batten.
b) Single course with 193mm long eaves/tops tiles mechanically fixed with clips

Verges
Verges are to be laid broken bond with full tiles and tile-and-a-half in alternate courses, bedded onto an undercloak of Plain tiles laid with the shorter edge showing face side down projecting approx. 50mm over the gable walls. The bedding mortar should be struck off and neatly pointed in one operation.

Ridge
The ridge is to be covered with segmental ridge tiles secured using a proprietary ventilated dry ridge system having ventilation equivalent to a continuous 6mm gap.

Hips
Hips are to be covered with purpose made Bonnet hip tiles of similar colour and texture to that of the main roof tiles, nailed with one aluminium nail bedded onto the hip tile immediately below and neatly pointed

Valleys
The valleys are to be formed with purpose made valley tiles of similar colour and texture to that of the main roof tiles. Adjacent plain tiles are to be neatly cut to produce a smooth intersection.

Abutments
Where tiling meets an abutment, tile-and-a-half tiles are to be used in alternate courses to provide broken bond. Each course to have lead soaker by plumber.

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.

Insulation
To be Rockwool Rollbatts (k = 0.037W/mK), 180mm laid between joists with a further layer of 80mm laid at right angles over the top.

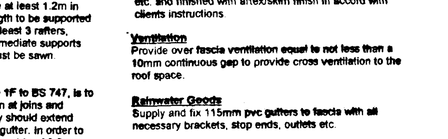
Ceilings
12.7mm foil backed plasterboard, fixed in accord with manufacturers instructions with all necessary noggins etc. and finished with artex/skim finish in accord with clients instructions.

Ventilation
Provide over fascia ventilation equal to not less than a 10mm continuous gap to provide cross ventilation to the roof space.

Rainwater Goods
Supply and fix 115mm pvc gutters to fascia with all necessary brackets, stop ends, outlets etc.

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

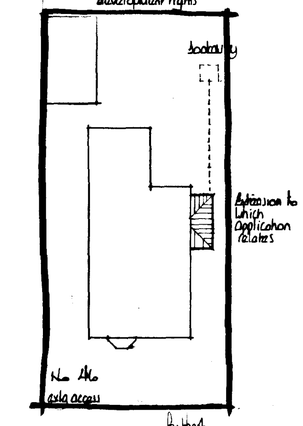
Strapping
Where rafters, ceiling and floor joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min 150mm. Similar straps to be used at 1800mm cts. to hold down the wall plate.
Straps to be 30 x 6mm galv. m.s.



roof plan

DETERMINED - PLAN

SHDC
Planning & Development
11 JUL 2002
Ref 813/2



A		
	Date	Revisions

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Client
Mr & Mrs R Cole

Job Title
Extension to kitchen at
46 Bourne Road
Spalding
Lincs

Drawing Title
Plans
Section
&
Elevations

Scale 1:50, 1:100, 1:200

Date July 02 | Drawn by AT

Drg. No 02/06/02 | Rev