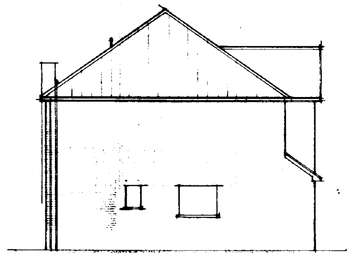
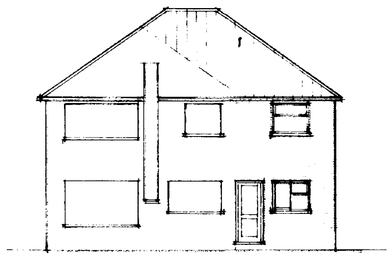


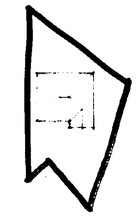
north



east



south



block plan

FOUNDATIONS

Foundations to be ST4 grade concrete

Foundations to be taken down to a firm load- bearing strata, min 1.0m if in shrinkable sub-soil, in accord with the requirements of the Local Authority Building Control Dept and strengthened in accord with structural engineer's calculations

FLOOR CONSTRUCTION

First
18mm Weyroc floor panels
150 x 50mm SC3 grade timber joists @ 400 cts with min. 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manuf. instructions with all necessary noggins etc., and finished with arter/skim finish to clients instructions.
Garage ceiling to be 12.7mm Gypsum Fireline board to provide half hour fire protection.
150mm glassfibre insulation to be laid between joists over garage.

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 265mm o/a constructed as follows :-
100mm facing brick
65mm mineral wool insulation i.e. Drithern
100mm load-bearing insulation blocks i.e. Bemelite

A continuous cavity tray is to be incorporated within the new wall to separate the insulation proposed from any existing insulation material.

All to be tied together using stainless steel wall ties positioned at distances 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 max 'U' value of 0.45W/m degree C.

Internal Walls
To be 100mm stud partitions constructed as follows :-
100 x 50 head and sole plates
100 x 50 studs at 400mm cts
100mm glassfibre insulation within framework
Face both sides with 12.7mm plasterboard, scrim and tape joints and skim finish

Stud partitions to be constructed off doubled up joists (bolted together) at first floor level when parallel to joists and off 100 x 50 sole plate, with solid blocking between joists, when running perpendicular to joists.

DPC in Walls
To be a min. 150mm above finished ground level.
An insulating vertical dpc i.e. Duncor is to be provided to all cavity closures
A dpc cavity tray is to be built into the cavity wall, stepped as applicable, immediately above an abutment.

LINTELS

Lintels to cavity walls to be IG, to have a min end bearing of 150mm and be installed in strict accord with manufacturers instructions with a dpc cavity tray over. Lintels to be protected with 13mm gypsum plaster to provide a minimum half hour fire protection

WINDOWS & DOORS

Windows and doors to be Boulton & Paul, or similar, to be double glazed with sealed units and weather stripped. Windows to habitable rooms are to incorporate a controllable trickle vent of 4000sq mm.
Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be Laminated or toughened glass in accord with BS6206 :1981

Location	Window ref	lintel ref & length	
Utility	FNS		
	DD83D (door)	L1/S	1200
	210CV	L1/S	1500
WC	extg	L1/S	900
Shower	210W	L1/S	1500
Bedroom	312 CVC	L1/BD	2100
Landing	-	L1/BD	1200

VENTILATION

All habitable rooms to contain opening vents equal to 1/20th floor area

Shower room to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 litres/sec.

HOT WATER SYSTEM

A room thermostat or thermostatic rad. valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated.

SMOKE DETECTION

Provide and install self contained smoke alarms complying to BS5446 :pt 1 : 1990 where indicated SD on drawing.

Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

The wiring is to conform to the IEE Wiring Regulations.

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
Excavate for and lay in where indicated 100mm diam flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1 : 80 from 100mm diam upturned bend at base of S & VP to existing inspection chamber.
Supply and install where indicated 100mm diam soil & vent pipe jointed to 100mm diam upturned bend at base and finish at top, a min 900mm above window head height, with pvc balloon.
Supply and install 40mm diam. pvc waste to shower with 75mm deep trap. Note - shower tray to be constructed on plinth to enable access to trap- 32mm diam pvc waste to wash hand basin with 75mm trap. All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978
Below ground drainage to comply with BS8301:1985
All drainage items to be installed in strict accord with manuf. instructions.

ROOF CONSTRUCTION

Tiles
The roof is to be covered with interlocking conc. tiles fixed in accord with manufacturer's instructions.

Battens
Approved quality tanal s/w battens, 38 x 25mm, are to be laid at a guage suitable for the tiles 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 three 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 BS747, 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. Water traps behind the fascia should be avoided, if necessary a continuous fillet to support the underlay should be provided.

Eaves
Eaves are to be formed with standard sized tiles and purpose made eave fillers must be nailed to the fascia board. 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.

Verges
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge protecting approx 50mm over bargeboards.

Ridge
The ridge is to be covered with ridge tiles edge bedded onto the tiles with solid bedding at butt joints.
Provision must be made to secure the two end tiles at each gable by fixing a 2.0m length of batten at the apex of the wall and adjacent trusses.
A nail is then driven into this batten and the ridge wired to it.

Hips
Hips are to be covered as specified for ridge with galv m.s. hip irons at the foot of each hip for support

Valleys
Valleys are to be formed with a Code 4 lead lining 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.

Insulation
To be min. 150mm glassfibre.

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

Ventilation
Provide a 10mm continuous gap covered with insect proof gauze to the soffit to provide cross ventilation to the roof space.

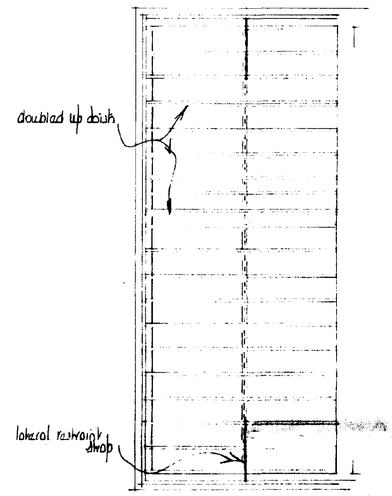
Rainwater Goods
Supply and fix 103mm PVC gutters to fascia with all necessary brackets, stop ends, outlets, etc..

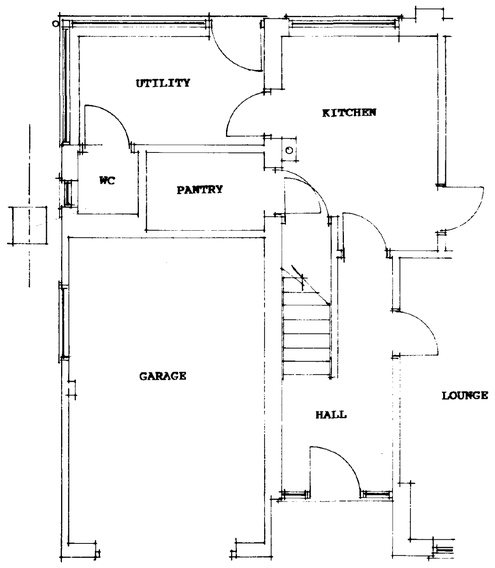
Supply and fix 64mm PVC downpipes securely clipped to walls @ 1800mm cts with all necessary offsets, swannecks, adaptors, etc. and taken into 100mm dia. upturned bend at base.

STRAPPING

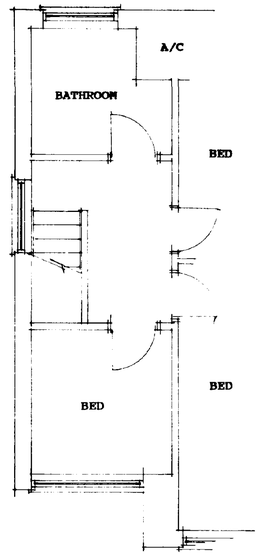
Where rafters and ceiling joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min. 150mm. Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 30 x 6mm galv m.s.

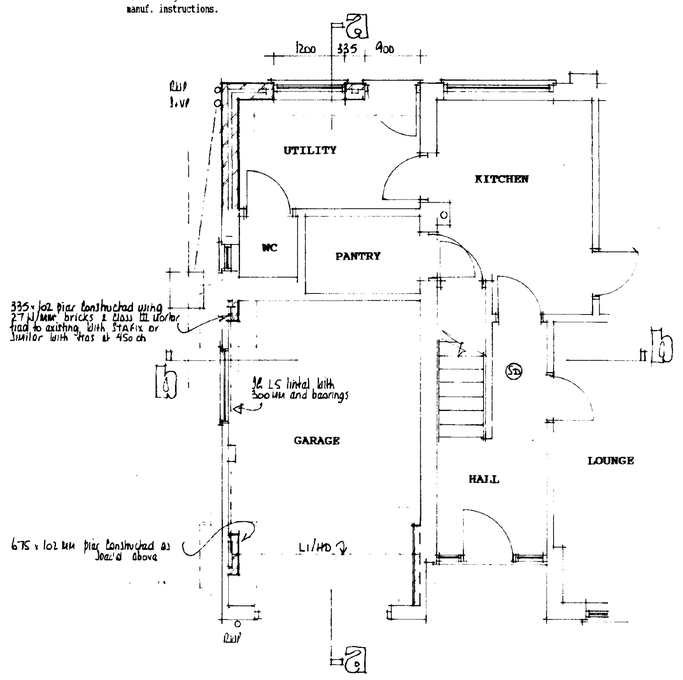




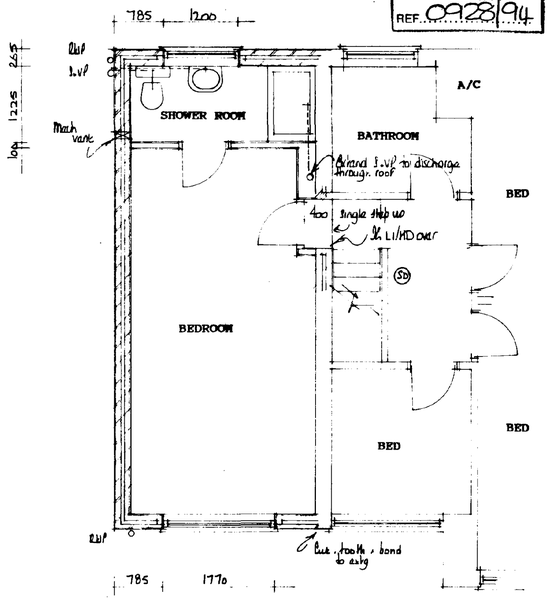
ground floor existing



first floor



ground floor proposed



first floor

SOUTH HOLLAND D.C.
PLAN DEPT
27 SEP 1994
REF. 0928/94

A		
	Date	Revisions

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Client
MR & MRS TAYLOR

Job Title
FIRST FLOOR EXTENSION AT 5 BIRKDALE CLOSE SPALDING.

DETERMINED PLANS

Drawing title
Roof & ELEVATIONS

Scale 1:50 & 1:100

Date June 94 | Drawn by AL

Drg. No. 94/77/01. | Rev