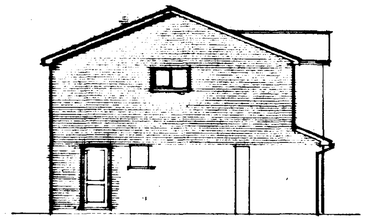
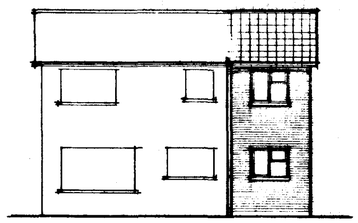


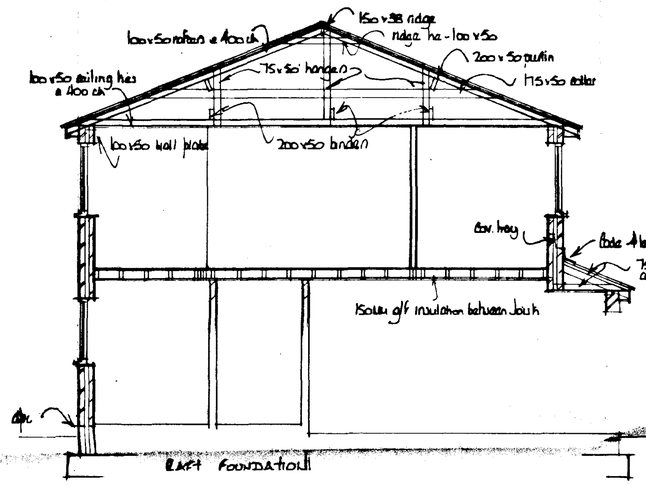
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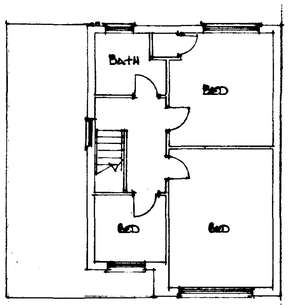
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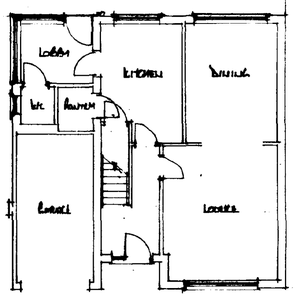


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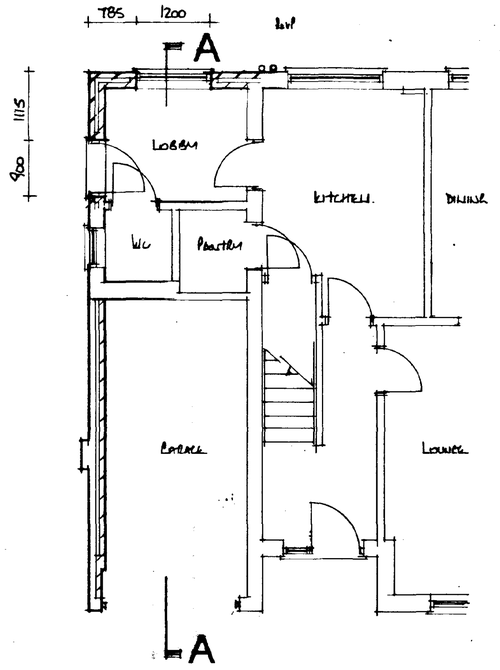


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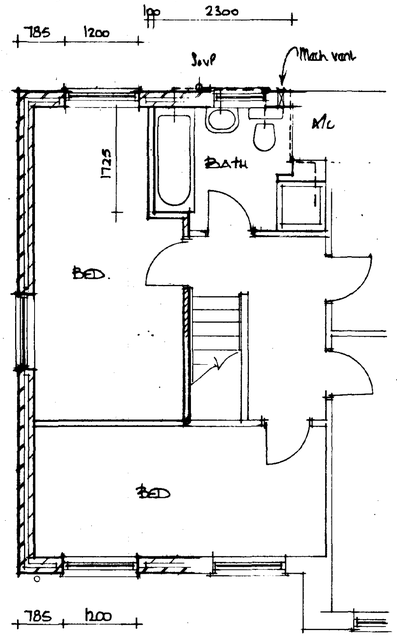




EXISTING PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FOUNDATIONS

The existing dwelling has been constructed on a reinforced concrete raft foundation. The raft foundation is to be exposed to the satisfaction of the Local Authority Building Control Dept and any further investigative work requested by them is to be undertaken.

FLOOR CONSTRUCTION

First
18mm Weyroc floor panels
175 x 50mm SC3 grade tanalised timber joists at 400mm cts. with min. 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and finished with either artex or skim in accord. with clients instructions.

150mm glassfibre insulation is to be installed within the depth of the floor joists over the garage area.

WALL CONSTRUCTION

Above Ground
To be 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
65 mineral wall insulation i.e. Drytherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hemelite (k = 0.44)

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. Where the new wall is to be tied to the existing garage wall proprietary stainless steel wall ties are to be fixed, in accordance with manuf. instructions, to the extg wall at centres as specified.

Brickwork and blockwork to be cut, toothed and bonded with the existing

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Stud Partitions
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm 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 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 over internal openings in 100mm block walls to be Catnic CN102 lintels unless specified otherwise.

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 double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm². to non-habitable rooms.

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	extg window	CG50/100 900
2	900 x 2100	CG50/100 1200
3	external door and frame	
4		CGH50/100 2550
5	1200 x 1050	CG50/100 1500
6	1200 x 1200	" 1500
7	1200 x 750	" 1500
8	1200 x 1200	" 1500

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

SMOKE DETECTION

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

HOT WATER SYSTEM

A room thermostat or radiator valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

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

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

Install 40mm diam. pvc waste to sinks and showers, *(NOTE : shower trays to be constructed on a suitable plinth to maintain access to trap and waste)*, 32mm diam. pvc waste to hand basins all with 75mm deep traps. 40mm diam. pvc waste to bath with combined trapped waste and overflow. *Unless specified other wise on plan.* 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

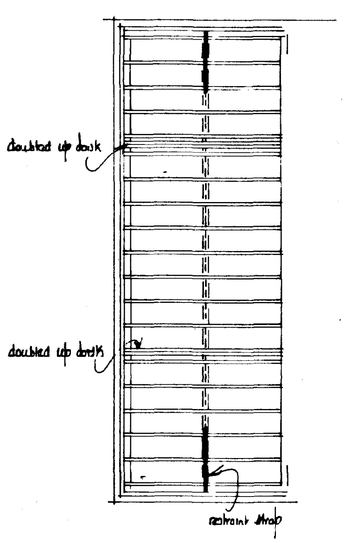
Tiles
The roof is to be covered with interlocking concrete roof tiles to match existing fixed in strict accordance with manufacturers instructions.

Battens
Approved quality tanalised s/w battens, 38 x 25mm, are to be laid at a gauge 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 BS 747, is to be laid over the rafters lapped 150mm at the joins 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 and purpose made eaves filters 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 projecting approx. 50mm over bargeboards or gable brickwork.



JOIST PLAN

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.

Abutments
The tiling is/to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm

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
Gangnail trusses, pitch to match existing, at 400mm centres to be designed, fixed and braced in accordance with BS5268 : 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.

Alternative roof construction
100 x 50mm rafters at 400mm ctrs, doubled up where indicated and bolted together, using double sided toothed connectors between all members, sandwiching 175 x 50 collar and 100 x 50 ceiling ties. Collar to support 200 x 50 purlin, end to be built into wall.
Ceiling ties to be 100 x 50mm at 400 centres supported where indicated with 175 x 50 binders twice nailed to each ceiling tie and in turn supported from main principals with 75 x 50 hangers.
Ridge to be 150 x 38

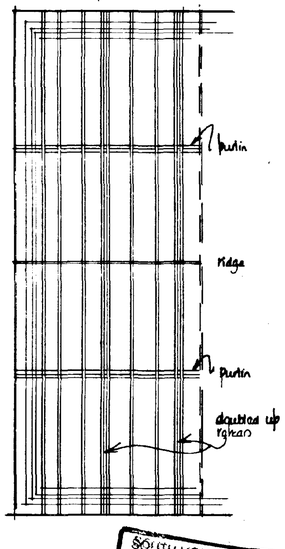
Insulation
To be Rockwool Rollbatts (k = 0.037 W/mK), 150mm laid between joists with a further layer of 80mm laid at right angles over the top.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins etc., and finish with artex/skim finish in accord with clients instructions.
Ceiling to garage to be 12.7mm Gypsum Fireline Board with 50mm cover strips to joints to give a half hour fire resistance

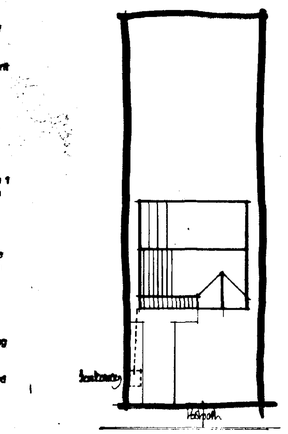
Ventilation
Provide over fascia ventilation (equal to a 10mm continuous gap) to the soffit to provide cross ventilation to the roof space.

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.



ROOF PLAN



ASHTREE DRIVE

STRAPPING

Where rafters, floor joist and ceiling ties 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.

A		
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs PE11 3JA
Tel: Spalding (0775) 767968

Client
Mr. & Mrs M & Wing

Job Title
First Floor Extension At 6 Ashtree Drive Spalding.

Drawing Title
Plans Section & Elevations

Scale 1:50 . 1:100 , 1:250

Date July 00 | Drawn by AL

Drg No 00134/01 | Rev

SOUTH HOLLAND DC HOUSING & PLANNING 11 AUG 2000 0996/00

DETERMINED PLAN