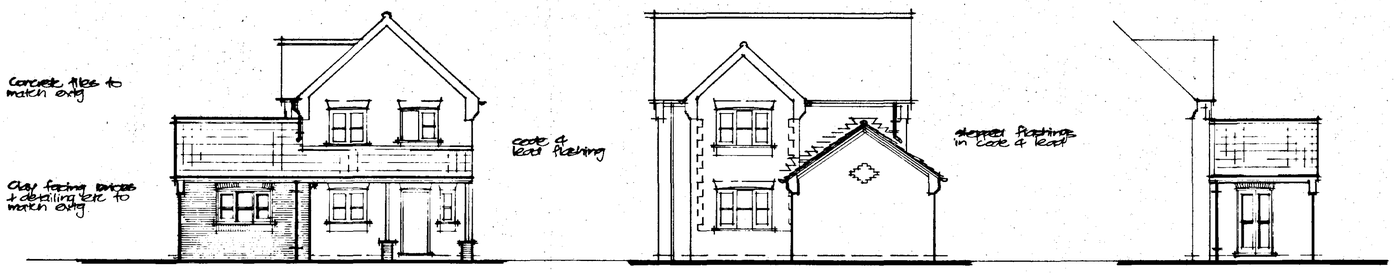
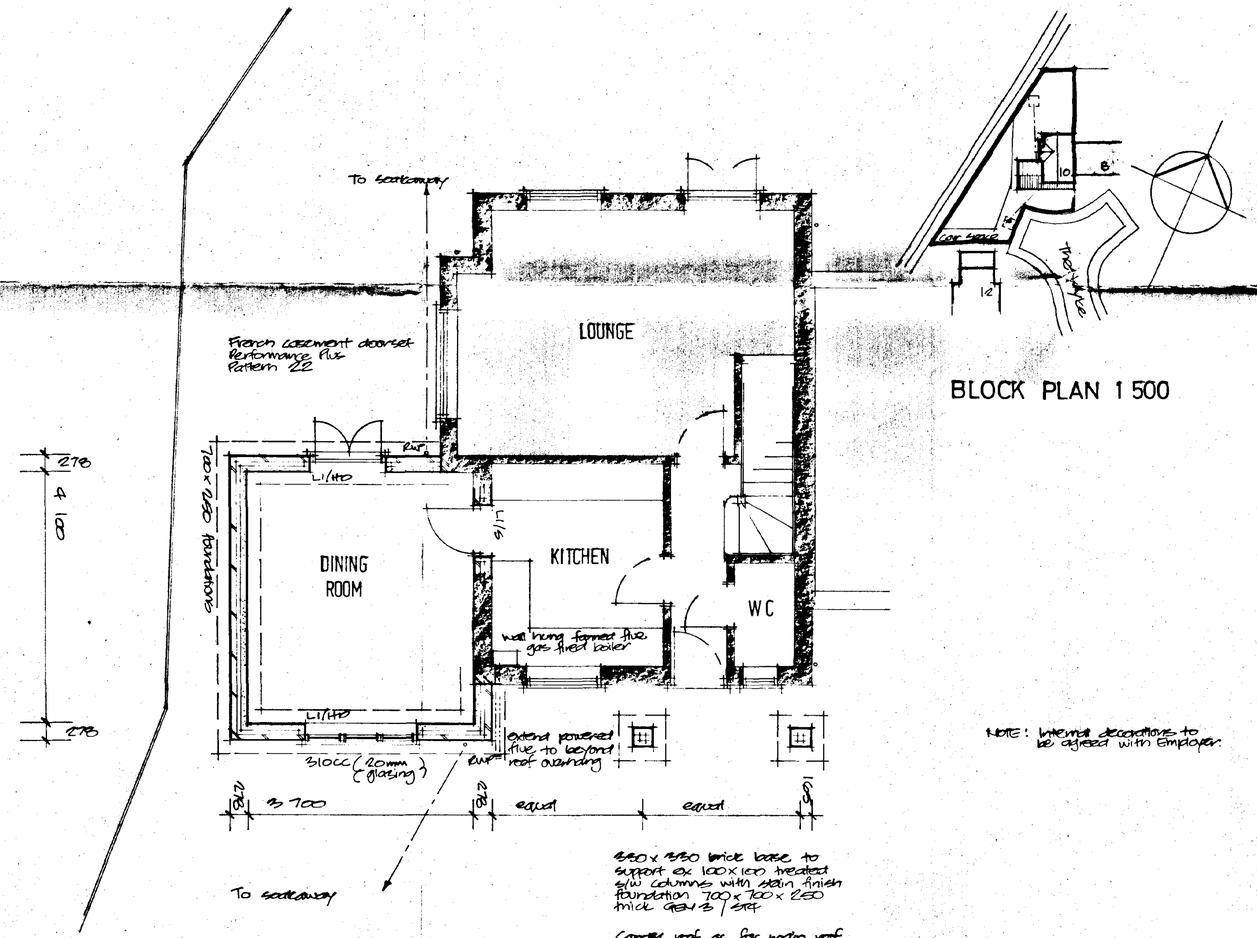
E L E V A T I O N S

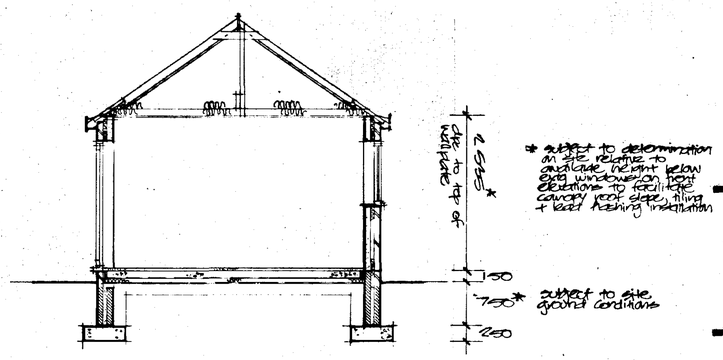


F R O N T S I D E R E A R



G R O U N D F L O O R P L A N

BLOCK PLAN 1 500



S E C T I O N

FOUNDATIONS
Foundations to be in ST4 concrete 700mm wide x 250mm deep and founded at not less than 750mm below ground level. Where clay subsoil conditions depth of foundations to be not less than 1000mm. Where foundations are or are likely to be in relative close proximity of trees, hedges or large scale shrub planting special precautions will need to be taken which may include extra deep foundation excavation, trenchfill and polythene slip membrane, or other alternative engineering solution.
Generally all foundations shall be taken down to a firm consistent loadbearing stratum and subject to the approval and any on site requirements of the Local Authority Building Control Officer.
All drains and services appear from above ground inspection only to be unlikely to interfere with the general area of the construction proposal. However, it is possible that on excavation pipework, cables, services, soakaway, softspots or other buried objects may be encountered which will need to be moved, protected or otherwise dealt with therefore some provisional allowance should be made for this contingency.

GROUND FLOOR CONSTRUCTION
Ground floor construction to be 50mm cement:sand screed 1:3 on 100mm thickness ST4 concrete, 125 micron polythene vapour check layer, 50mm JABLITE SD insulation with perimeter upstands, 300 micron polythene damp proof membrane linked with dpc in walls.
150mm minimum thickness clean stone hardcore graded 75mm down and blinded with fine material.
Finished floor level to match existing new to existing through door opening.

SUB-STRUCTURE WALLING
Walls below ground to be in Type A dense aggregate concrete blocks in cement mortar 1:4. Hollow walls to be in 2no skins of 100mm thick blocks with 75mm cavity. Fill cavity to 225mm below lowest damp proof course. Bed on ZEDCORE polythene damp proof course material at 150mm above finished ground level. Face brickwork between one course below ground level and dpc to be FL durability designation.

WALLS
External walls to be in cavity construction and comprising 180mm HEMELITE blocks with 75mm cavity filled with 75mm DRITHERM and 103mm thickness clay facing bricks. Wall ties to be metal strip type in stainless steel to B.S. 1243:1978 (inc AMDs) at the rate of 750mm centres horizontally and 450mm vertically with every alternate tie course staggered by 375mm. Provide additional ties at 225mm centres vertically at all window and door openings and within 150mm of the reveal face.
Bed joint reinforcement to be in 70mm wide stainless steel coil mesh laid in bed joints above and below window and door openings in two courses of both brickwork and blockwork leafs and extended a minimum of 750mm beyond opening extremities.
Facing bricks to match existing. Damp proof course to be in ZEDCORE polythene and laid at 150mm above finished external ground level.
Brickwork and detailing brickwork to be in matching type, colour and style to achieve a matching appearance and finish to the extension.
DPCs in cavity wall closures to be DAMCOR insulated material.
All works to comply with B.S.5628:Part 1: 1978 inc. amendments.

LINTELS
All lintels to be I.G. type L1/S and L1/HD in cavity walls as indicated. All to be installed with min 150mm end bearings and to the manufacturer's instructions. Lintels to cavity walls to have cavity trays over and cavity to be drained with proprietary weep vents where not protected by eaves overhang.

WINDOWS AND DOORS
Windows to be standard Boulton and Paul joinery items to the style shown and to match existing and all complete with weatherstripping and trickle vents to give 8,000mm² controllable background ventilation. Frames to be stain finished to match existing.
Doors and frames to be standard joinery items obtainable from Boulton and Paul and to match existing.

WOOD TRIMS
Provide and fix as appropriate all standard section architrave, skirtings, window boards, cover moulds, beadings, curtain battens etc as required and all to match existing.

GLAZING
Glazing to doors and window/door combinations, where provided, and where glazing is closer to floor or ground level than 800mm to be in safety glass to B.S.6206:1981. All other glazing to be in accordance with B.S.6262:1982 and all to be sealed unit type double glazing.

ROOF CONSTRUCTION
Provide and fix 100mm x 50mm rafters and ceiling joists at 400mm centres. 150mm x 50mm central binder with 100mm x 75mm hangers at 1200mm centres. 150mm x 32mm ridgeboard with 100mm x 50mm ridgeties. 100mm x 50mm wallplates bedded on top of walling. All timbers to be in SC4 grade softwood and all preservative treated using the LOSP Double vaccuum process.
100mm x 25mm SC3 diagonal bracing fixed to underside of rafters as for trussed rafter roofs whole roof bracing to B.S.5268:Part 3:1985.
Provide and fix 30mm x 5mm galvanised lateral restraint straps to connect flank walls to roof diaphragm, straps to be at 1.8 metre intervals at rafter and roof joist level. Solid nog below straps and tight pack against walls.
Form secret gutter support using 100mm x 50mm support framework with 18mm WBP ply sheathing all fixed to give falls away from building towards gutter.

ROOF COVERING
Provide, lay and fix concrete roof tiles to match existing. Battens to be 40mm x 25mm at gauge centres on untearable slaters underlay, MONARFOL 250, with MONARFLEX EAVESGUARD. All work to be in strict accordance with B.S.5534 and the tile manufacturer's Specification and Technical Guidance Document. Ensure whole of roof is weathertight. Stepped and cover flashings to be in CODE 4 lead neatly cut and dressed into wall, lead wedged and pointed. Secret gutter to be in CODE 5 lead

INSULATION TO ROOF VOID
Provide and lay in whole of roof void between ceiling joists 2no layers 100mm thickness glassfibre quilt insulation totalling 200mm thickness. One layer to be between joists and one layer laid at right angles over joists. Ensure a clear void is maintained above the insulation for air circulation by using GLIDEVALE RV ROLL at eaves.

CEILING
Provide and fix 10mm Gyproc Duplex plasterboard to ceiling. Nog out at all perimeters and board joints, tape joints and finish with 3mm skim plaster.

PLASTERING TO WALLS
Provide and plaster all new walls, previously unplastered walls and where making good etc 10mm minimum thickness cement/lime/sand render and finish with 3mm gypsum wall finish plaster.

FASCIAS
Provide and fix sealed with softwood framed 25mm thickness as indicated and finish with high build stain to match existing.

VENTILATION TO ROOF VOID
Provide and fix soffit vent strips in 5mm exterior plywood soffit with 10mm continuous opening and complete with insect proof screen.

HEATING AND HOT WATER INSTALLATIONS
Provide and install as necessary to extend existing two pipe low pressure pumped heating system to new extension. Insulate all exposed water carrying pipework with preformed foamed plastics type pipe insulation Armaflex or similar with wall thickness not less than 18mm.

ELECTRICAL INSTALLATION
Provide all necessary and extend electrical system to provide lighting and power to the new extension. All work shall be in strict accordance with the latest edition of the I.E.E. Regulations.

DRAINAGE
Drainage products as Marley Underground
Underground pipework: 110mm diameter PVC-U laid to fall 1:70 with 50mm bed of sand/peagravel mixture, backfill with selected granular fill.

RAINWATER GOODS
Provide and fit and fix 115mm diameter PVC-U guttering run into 68mm diameter down pipe complete with all fittings, clips, brackets, bends, stop ends, outlets etc and connect to 110mm diameter rainwater drain and run to soakaway. Rainwater goods to match existing.

SOAKAWAY
Construct soakaway size 1.0m x 1.2m x 1.0m deep and fill to within 300mm of ground surface with broken brick rubble, cover with geotextile membrane and backfill with topsoil. Pipe to discharge to centre of soakaway and soakaway to be sited not less than 5.0 metres from any building.

SCOPE OF THE WORKS
The Works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may reasonably be inferred as necessary to carry out the works shall be deemed to be included.

LIMITATIONS
1.
This drawing is limited in the amount of information contained and does not purport to be a full specification. It is solely for the purpose of gaining Building Regulations consent.
2.
The drawing must not be used as a Contract Document alone.
3.
All dimensions shall be taken from site from the actual work.
Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the builder/contractor and will be his responsibility from commencement of site works.
4.
The Works will not be supervised or inspected on site by L A Building Design or any representative thereof. It is therefore the clients responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.
5.
All details on the drawing(s) including foundations are based on typical site conditions related to the district. No responsibility can be taken for abnormal conditions which may be discovered during the process of excavation and construction. Site soils investigation is recommended to establish specific ground conditions before foundation work is undertaken.

WARRANTY
All materials to be new unless otherwise stated and all components, products and materials etc to be used, fitted and installed etc in strict accordance with the manufacturer's instructions and relevant Code of Practice.
Materials shall conform with the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH AND SAFETY
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with the Health and Safety legislation for building sites and work places.

NOTE: Internal decorations to be agreed with Employer.

1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.

DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
08 OCT 1997
Ref: 1014/97

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project
EXTENSION TO DWELLING AT
10 THE WYKE
SPALDING
LINCS

client
MR & MRS P PAVLOVIC

drawing
SUBMISSION DRAWING

date	scale(s)
OCT 97	1 100 1 50 1 500
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