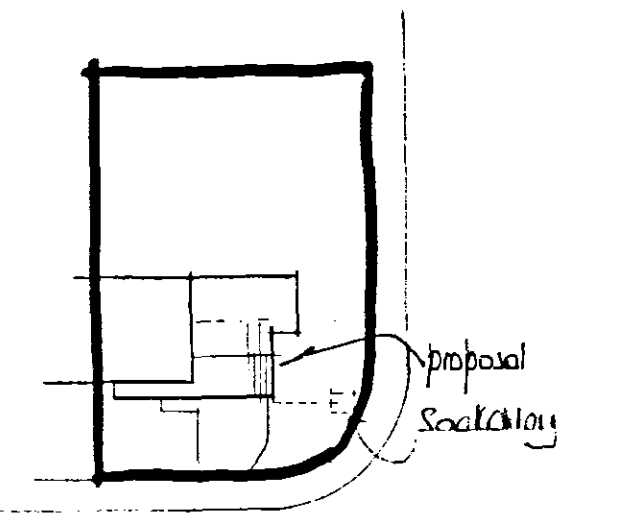
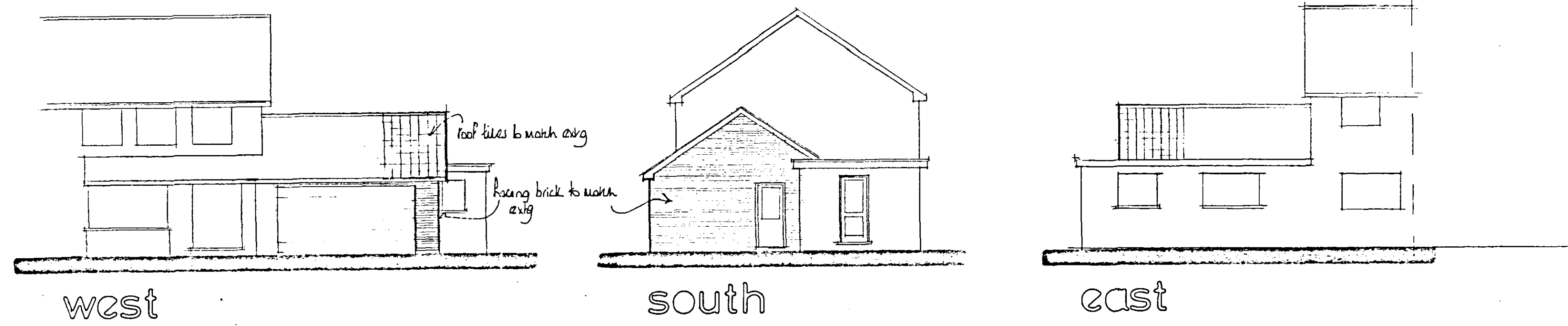
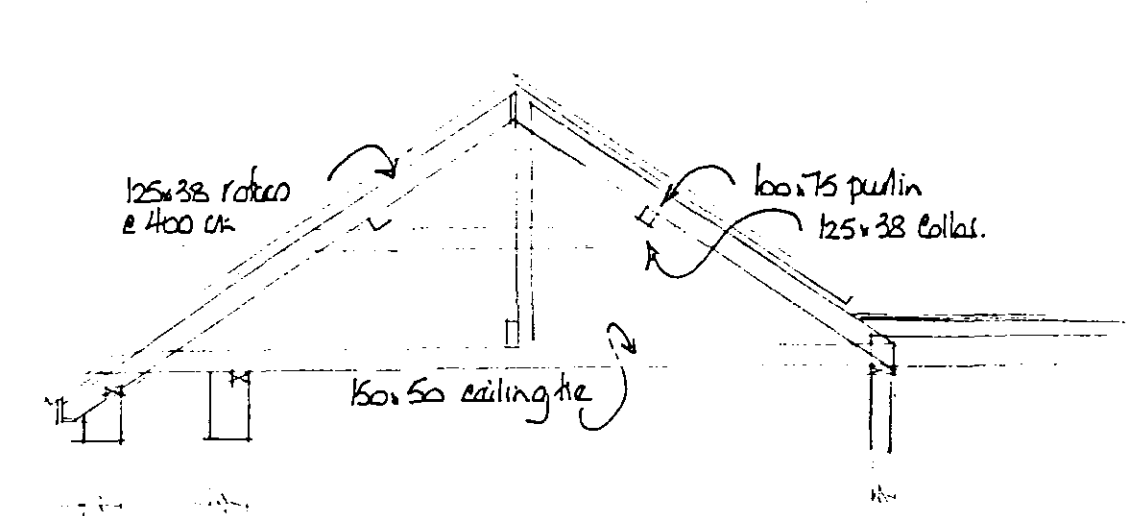
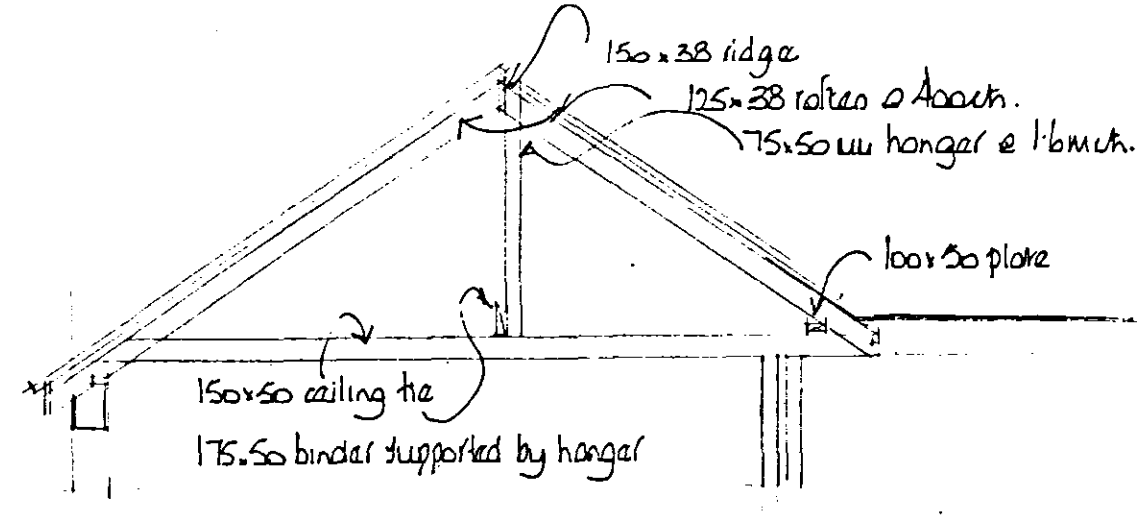




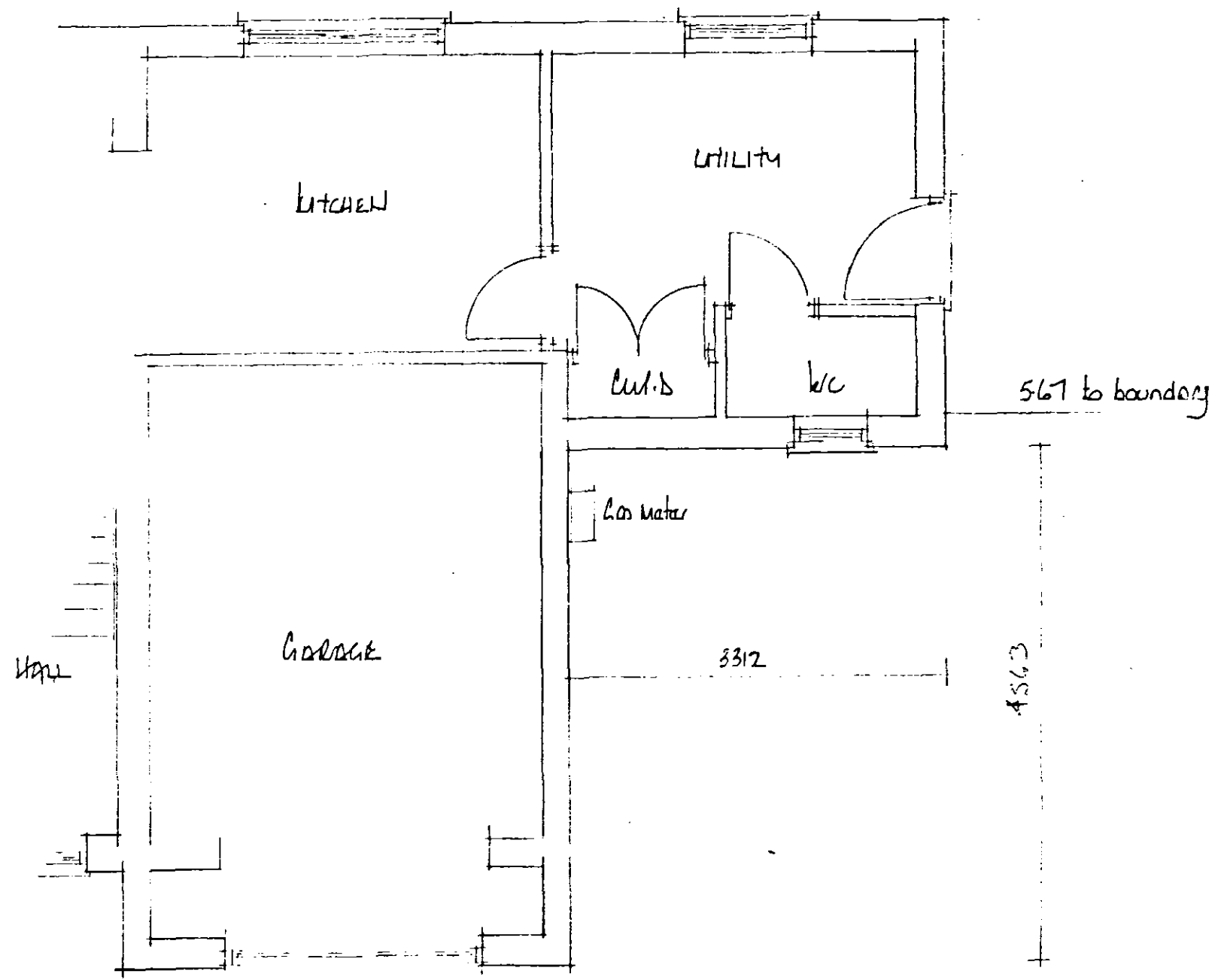
block plan



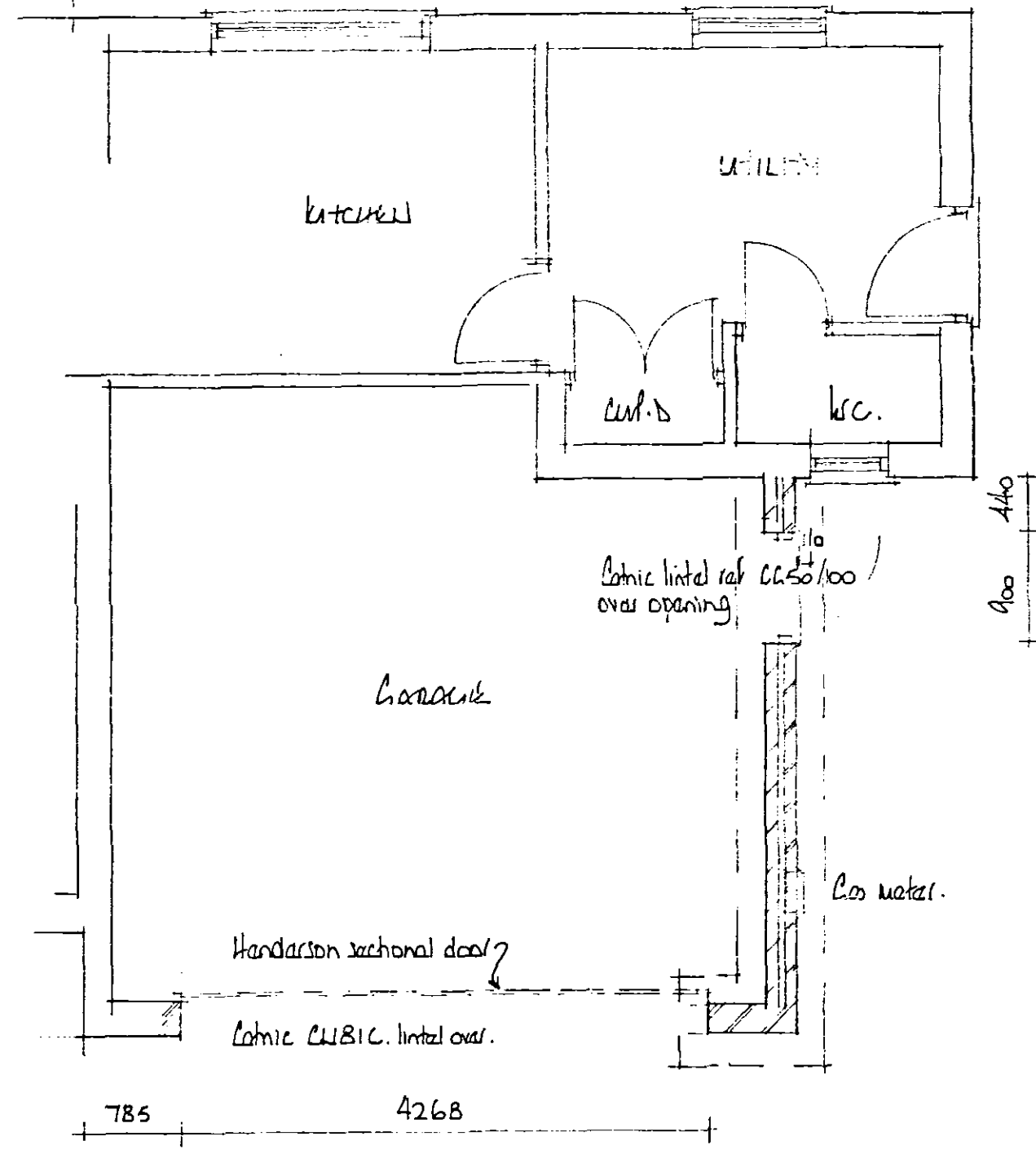
existing section



proposed section



existing floor plan



proposed

FOUNDATIONS

Foundations to be ST4 grade concrete
For 250mm 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. 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
125mm ST4 grade oversite concrete
1200g polythene damp proof membrane
100mm compacted hardcore - if in excess of 100mm fill to a max 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm
Strip off all vegetable soil from beneath the 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 250mm o/a constructed as follows :-
100mm facing brick to match extg - to be FL quality below dpc level)
50mm open cavity
100mm load-bearing blocks i.e. Hemelites
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.

DPC in Walls

To be a min. 150mm above finished ground level

LINTELS

Lintel to be Catnic CN81C, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions
Lintels to be protected to give a min. half hour fire protection.

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.

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.
25% of all light fittings are to be comprised of fluorescent tubes or compact fluorescent lamps or other light fitting which will only accept lamps having a luminous efficacy greater than 40 lumens per circuit-watt.
External light fittings i.e. porch etc. are to be controlled by the fitting of passive infra red's with bulkhead fittings having sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-watt.

ROOF CONSTRUCTION

Tiles
The roof is to be covered with interlocking concrete roof tiles to match existing dwelling and fixed in strict accordance with manufacturers instructions.
Battens
Approved quality tanalised s/w battens, 38 x 50mm, 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 breathable membrane, ie Tyvek 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 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.
Continuous eave ventilation is to be provided using proprietary vents nailed to the top of the timber fascia

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.

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.

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.

Ceilings

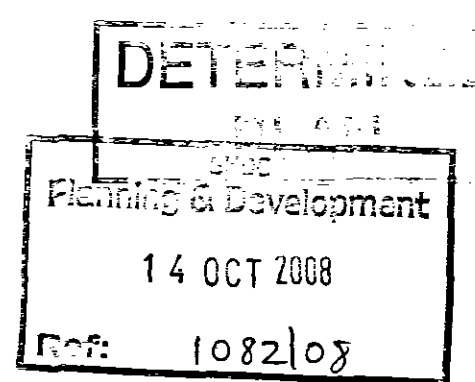
2 layers 12.7mm plasterboard, fixed in accordance with manuf. instructions with all necessary noggins etc., and skim finish to provide a min. half hour fire resistance.

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, 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.



EAST MIDLANDS DESIGN ASSOC.

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Client

MR. & MRS. DAVIES

Project

Extension to Cottage at
53 Crown Drive
Spalding
Lincs

Drawing

PLANS, SECTION
&
ELEVATIONS

Scale

1:50, 1:100, 1:500

Date

July 08

Dwg No.

08/09/01