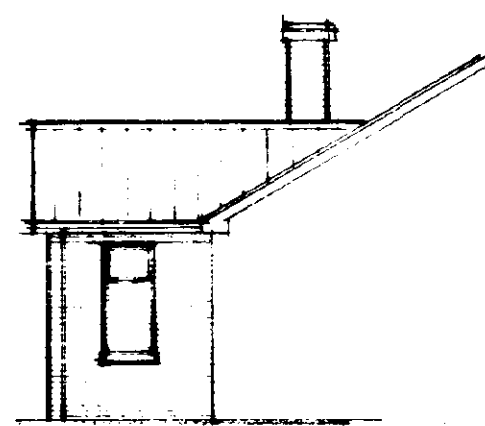
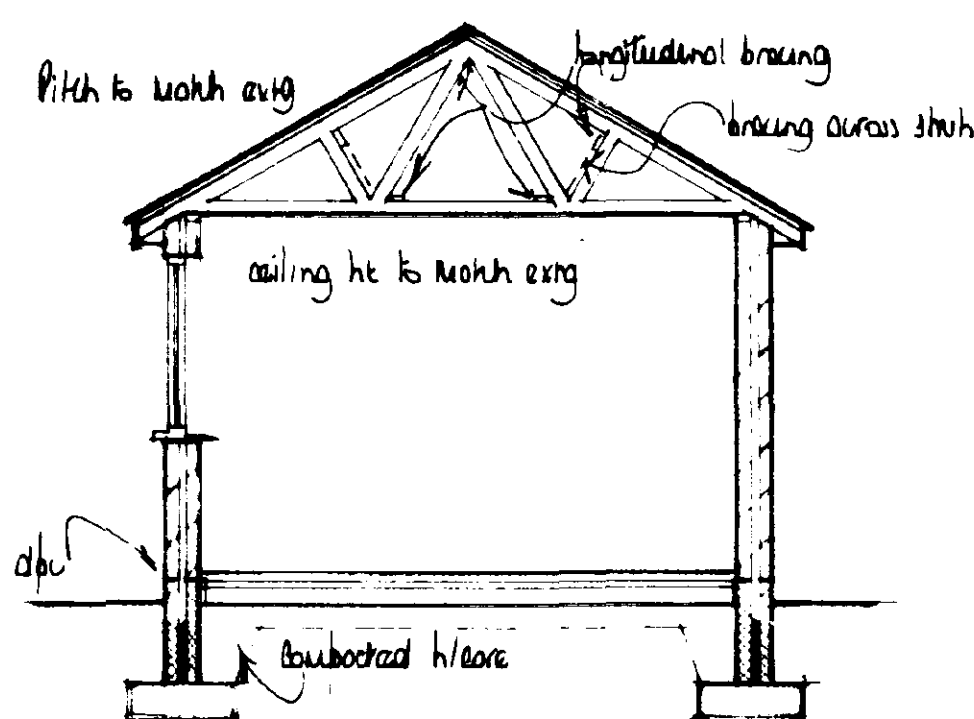


east

north



west



section

#### FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm

Foundations to be taken down to a firm loadbearing strata, min 1.0m if in shrinkable sub-soil, in accord with the requirements of the Local Authority Building Control Dept. 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 reinf with chicken wire mesh  
500g polythene separating membrane  
50mm flooring grade polystyrene insulation  
100mm ST4 grade oversite concrete  
1200g polythene damp proof membrane  
25mm sand blinding  
100mm min. 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 beneath proposal

#### LINTELS

Lintels to all walls to be 1G, or similar and equivalent, to have a min end bearing of 150mm and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels to be protected with 13mm gypsum plaster skin finish to achieve a min. half hour fire protection.

#### 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. Drithera  
100mm load-bearing insulation blocks i.e. Reselite

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 skin finish to give a max 'U' value of 0.45W/m degree C.

DPC in Walls

To be a min. 150mm above finished ground level.  
An insulating vertical dpc i.e. Dampor is to be provided to all cavity closures

#### WINDOWS

Windows to be purpose made UPVC, double glazed with sealed units and weather stripped

Windows to habitable rooms are to incorporate a controllable trickle vent of 40008q mm.

Glazing to windows less than 900mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1991

#### VENTILATION

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

#### HOT WATER SYSTEM

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

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

#### 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.

The wiring installation is to comply with the IEE Regulations.

#### CHIMNEY/FLUE CONSTRUCTION

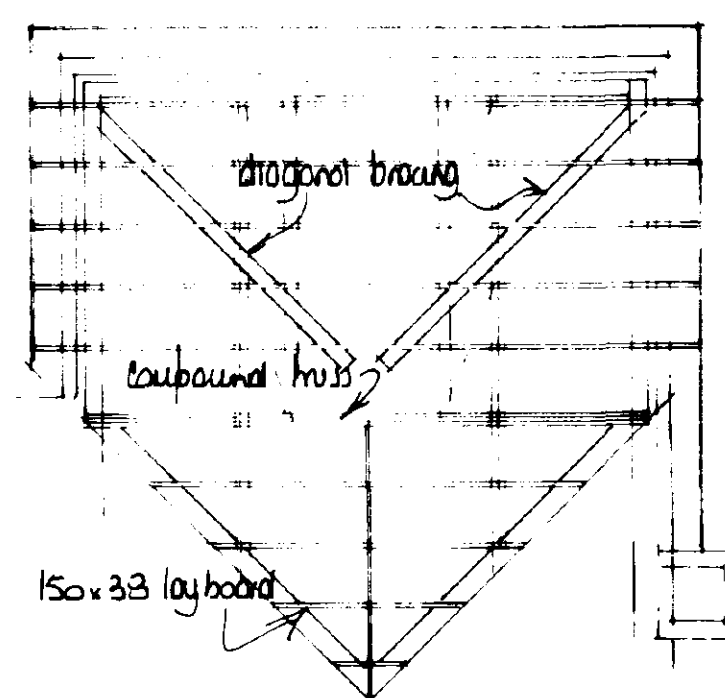
The chimney is to be constructed incorporating clay flue liners to BS1181 : 1989. Liners to be a min 200mm internal diameter and laid socket uppermost. Weak mix concrete is to be used to fill the voids between the masonry brickwork of the chimney and the flue liner.

Chimney to terminate as indicated on elevation, min. 600mm above ridge height, and to be flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min 150mm.

Hearth to open fire to be min. 125mm o/a thickness, project 500mm from the face of the fire and extend 150mm past the jambs of the fire.

Fireguard fixing points to be provided

A permanent air entry opening, to BS8303 : 1986, of at least 50l of the throat opening area is to be provided where indicated to the lounge wall.



roof plan

#### DRAINAGE

Surface

Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed over 100mm diam. upturned bend at base of downpipe to extg surface water drain.

Where 100mm dia. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe.

Where 100mm dia. drains pass beneath the proposal they are to be exposed for inspection, repaired/renewed as necessary, and encased in 150mm pea gravel surround.

#### ROOF CONSTRUCTION

Tiles

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

Battens

Approved quality tanal 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 IF 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. In order to prevent water traps behind the fascia a strip of 12mm 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 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.

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.

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 as specified on section, at 400mm ctrs to be designed, fixed and braced in accordance with BS 5268 : pt 3 : 1985 and secured to wall plate with proprietary s.s. clips.

Manufacturers details and calculations in respect of the prefabricated roof trusses, including 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.

Insulation

To be min. 150mm glassfibre.

Ceilings

12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, and finish with artex/skin finish in accord. with clients instructions.

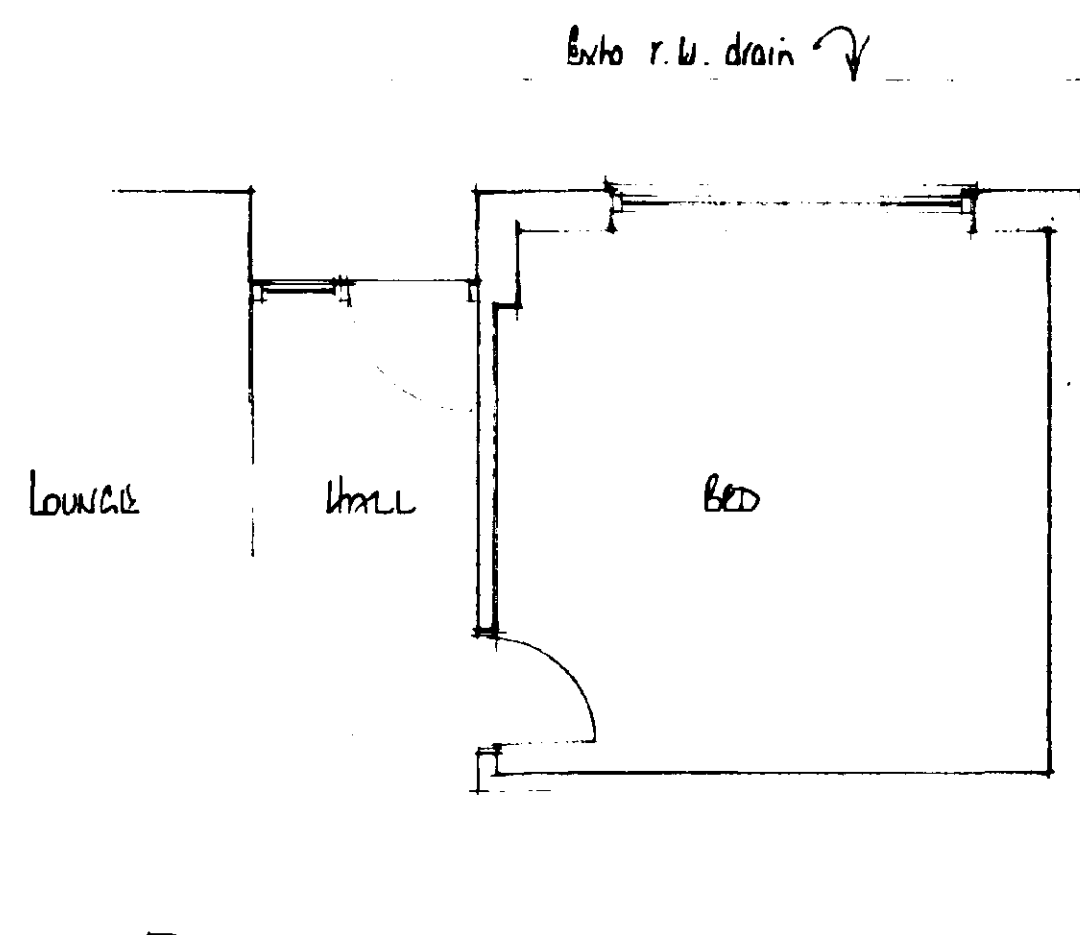
Ventilation

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

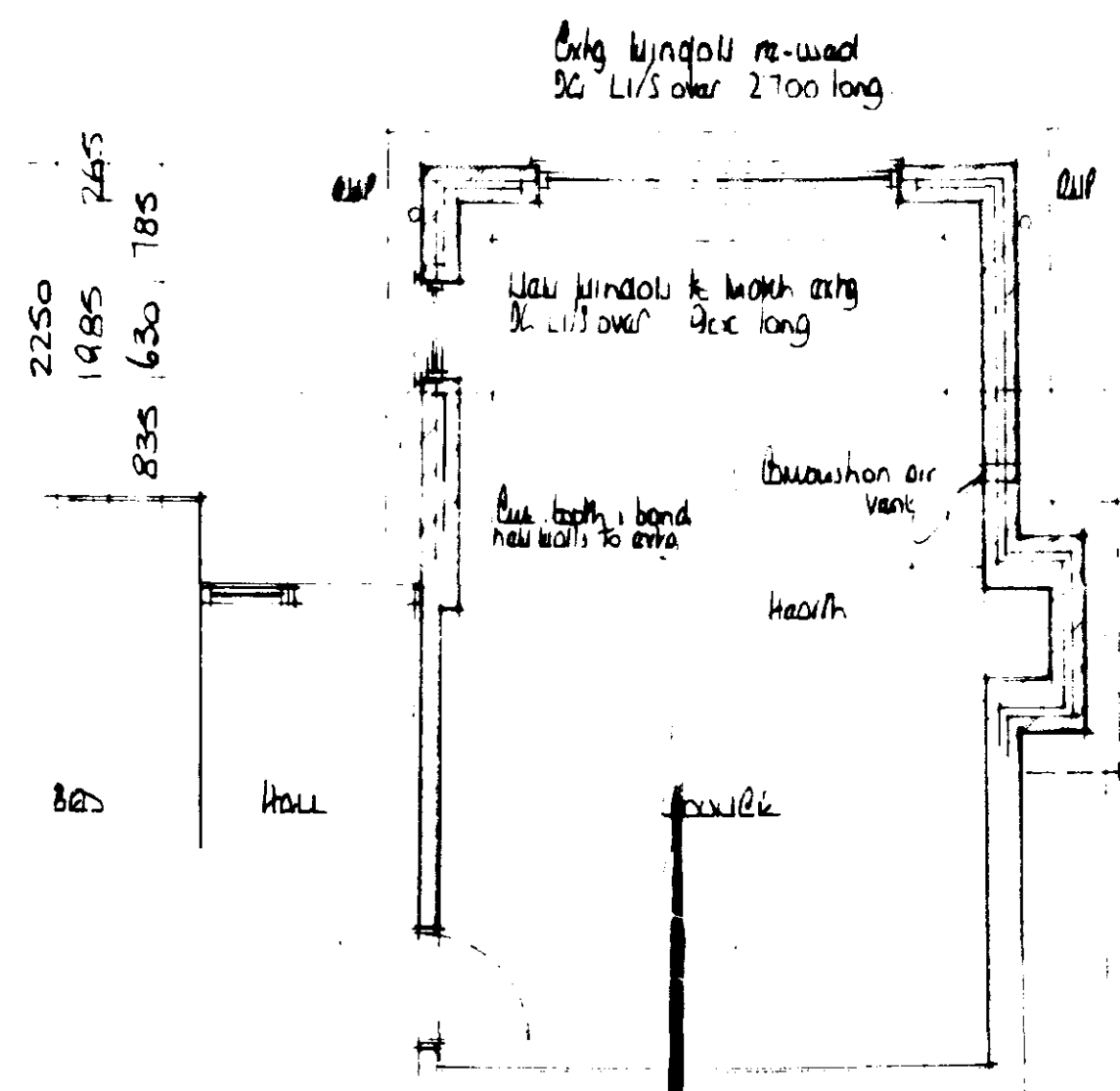
Rainwater Goods

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

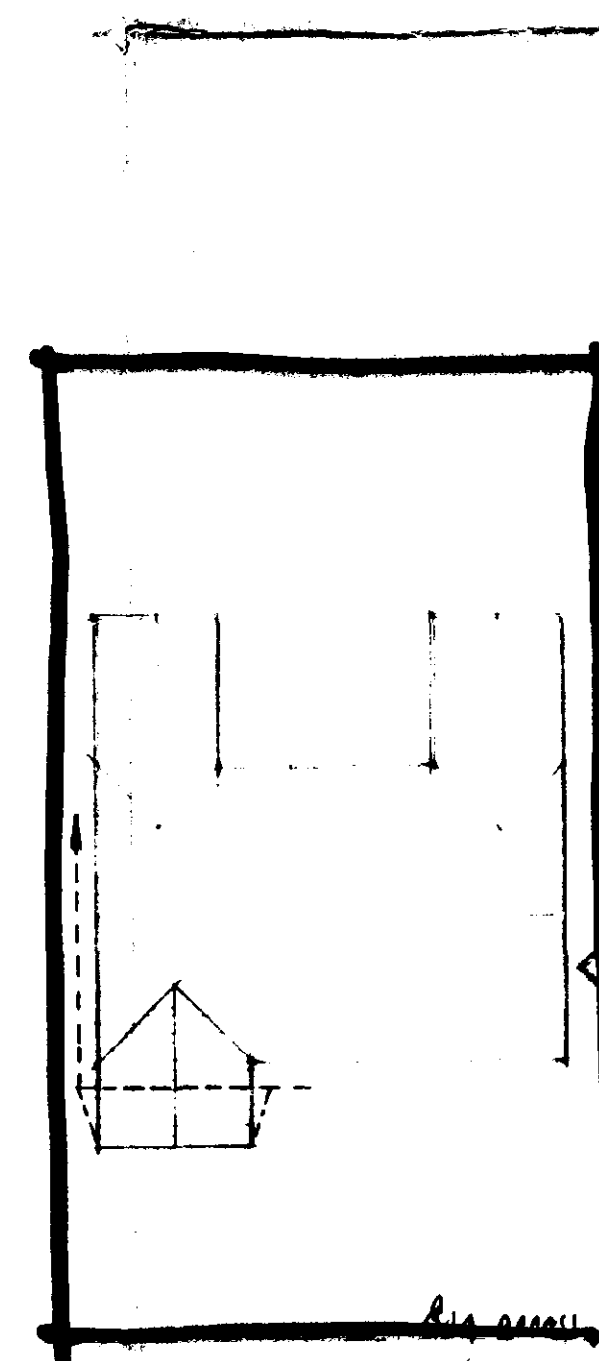
Supply and fix 64mm PVC downpipes securely clipped to walls @ 1800mm ctrs with all necessary offsets, swannecks, adaptors, etc. and taken into 100mm dia. upturned bend at base.



existing ground floor plan



proposed



1:200

block plan

| A                                                                                                                                          |  | Date     | Revisions |
|--------------------------------------------------------------------------------------------------------------------------------------------|--|----------|-----------|
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| <b>East Midlands Design Associates</b><br>"Willow Lodge",<br>Horseshoe Road,<br>Spalding,<br>Lincs PE11 3JA<br>Tel: Spalding (0775) 767968 |  |          |           |
| Client                                                                                                                                     |  |          |           |
| MR & MRS B. OVERTON                                                                                                                        |  |          |           |
| Job Title                                                                                                                                  |  |          |           |
| EXTENSION TO DWELLING AT 317 BOUNDARY ROAD                                                                                                 |  |          |           |
| PODE HALL                                                                                                                                  |  |          |           |
| SPALDING                                                                                                                                   |  |          |           |
| Drawing Title                                                                                                                              |  |          |           |
| PLANS                                                                                                                                      |  |          |           |
| SECTION                                                                                                                                    |  |          |           |
| ELEVATIONS                                                                                                                                 |  |          |           |
| SOUTH HOLLAND D.C.<br>PLAN DEPT<br>25 NOV 1994<br>REF. 1.13.1.94                                                                           |  |          |           |
| Scale 1:50 1:100                                                                                                                           |  |          |           |
| Date                                                                                                                                       |  | Drawn by |           |
| Nov 94                                                                                                                                     |  | KL       |           |
| Drg No                                                                                                                                     |  | Rev      |           |
| 94/108/01                                                                                                                                  |  |          |           |