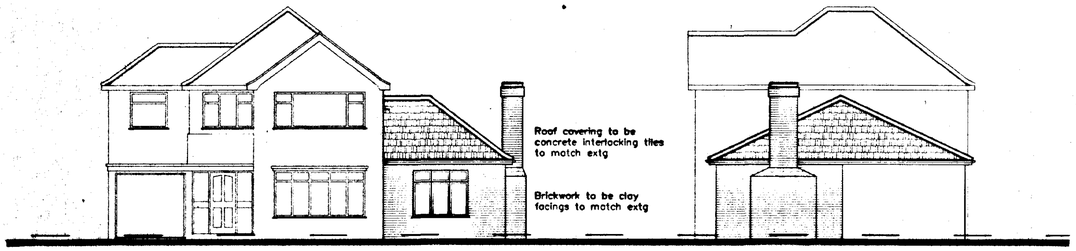
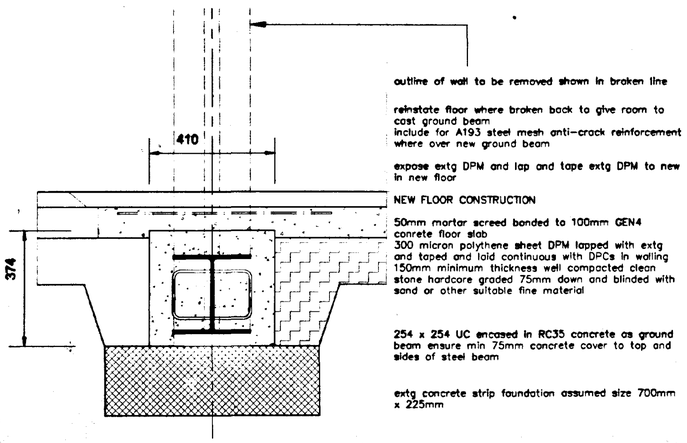
E L E V A T I O N S Scale: 1:100



front

side



outline of wall to be removed shown in broken line

reinstate floor where broken back to give room to cast ground beam
include for A193 steel mesh anti-crack reinforcement where over new ground beam

expose extg DPM and lap and tape extg DPM to new in new floor

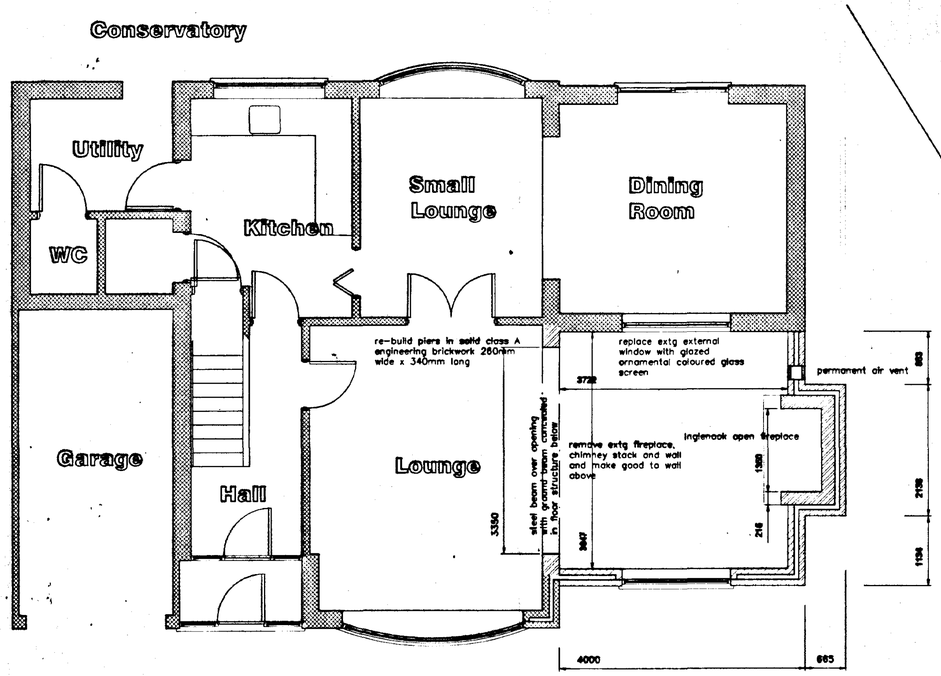
NEW FLOOR CONSTRUCTION

50mm mortar screed bonded to 100mm GEN4 concrete floor slab
300 micron polythene sheet DPM lapped with extg and taped and laid continuous with DPCs in walling
150mm minimum thickness well compacted clean stone hardcore graded 75mm down and blinded with sand or other suitable fine material

254 x 254 UC encased in RC35 concrete as ground beam ensure min 75mm concrete cover to top and sides of steel beam

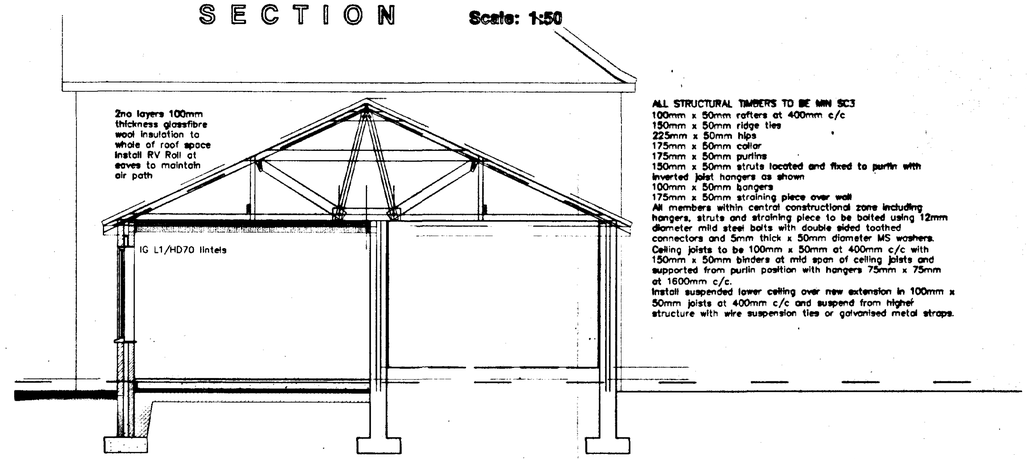
extg concrete strip foundation assumed size 700mm x 225mm

GROUNDBEAM DETAIL Scale 1:10



GROUND FLOOR PLAN

S E C T I O N Scale: 1:50



ALL STRUCTURAL TIMBERS TO BE MIN SC3
100mm x 50mm rafters at 400mm c/c
150mm x 50mm ridge ties
225mm x 50mm hips
175mm x 50mm collar
175mm x 50mm purlins
150mm x 50mm struts located and fixed to purlin with inverted joist hangers as shown
100mm x 50mm bangers
175mm x 50mm straining piece over wall
All members within central constructional zone including hangers, struts and straining piece to be bolted using 12mm diameter mild steel bolts with double sided toothed connectors and 5mm thick x 50mm diameter MS washers.
Ceiling joists to be 100mm x 50mm at 400mm c/c with 150mm x 50mm binders at mid span of ceiling joists and supported from purlin position with hangers 75mm x 75mm at 1600mm c/c.
Install suspended lower ceiling over new extension in 100mm x 50mm joists at 400mm c/c and suspend from higher structure with wire suspension ties or galvanised metal straps.

ROOF CONSTRUCTION
Roof covering to be in concrete interlocking tiles to match extg including accessories and fixed to treated softwood battens 38mm x 25mm at guage centres on DIVOROLL PRO HD breather type underlay with 150mm side and head laps. All tiling to be in acordance with BS5534:1990 etc.
Where new roof covering abuts extg walling carefully dress and form new CODE 5 lead stepped cover flashing let into brickwork, lead wedged and pointed.
Roof structure to be traditional form in min SC3 treated softwood as indicated on the section.

INSULATION
Provide and lay 2no layers of 100mm thickness glassfibre wool, one layer between joists and one layer across joists.

FASCIAS AND SOFFIT
Provide and fix wrot softwood fascias in nominal 25mm thickness treated softwood to match existing and rebated to accept 6mm plywood soffit. Install proprietary ventilating soffit giving not less than 25,000 square mm ventilation per metre run complete with insect proof mesh over vent openings.

RAINWATER GOODS
Provide and fix 115mm dia half round gutters and 70mm diameter downpipes to match existing and connect to existing soakaway system. Provide new soakaway which shall be sited at least 5.0metres from any building. Soakaway to be 1.0m x 1.0m x 1.0m deep rubble filled to 300mm below ground level and topped with perforated polythene sheet and backfilled to ground level with topsoil.

DRAINAGE
Provide and fix new 110mm diameter PVC-U drain to fall to soakaway at 1:80 complete with 100mm peagravel bed and surraund. Protect pipe where less than 600mm of ground cover with paving slabs over trench. Connect pipe to centre of soakaway.

CEILING
Ceiling to be clad with 12.7mm GYPROC plasterboard, fill, tape and skim to finish. Ensure all perimeters and board joints are nogged to fully support sheeting.

PLASTERING
Apply 10mm cement/sand render to all new and previously unplastered walls internally and skim to finish with wall finish gypsum plaster including all angles and stops etc as required. Plastering to be in accordance with BS5492:1977.

WINDOW
Provide and fix new weatherstripped, double glazed, treated timber window to style indicated. Window to incorporate trickle vents giving 8,000mm square background ventilation.

GLAZING
Glazing to doors and windows where glazing is within 800mm of floor or ground surface is to be in safety glass to BS6206:1981

WOOD TRIMS
Provide and fix skirtings, window boards, cover beads etc as appropriate to match extg.

DECORATIVE FINISHES
Allow for preparing all new surfaces and where disturbed and provide and apply paint or stain finishes as required and as appropriate, all in accordance with the coating manufacturer's recommendations and specification.

FIREPLACE, CHIMNEY AND FLUE
Build up masonry chimney as indicated and install 300mm diameter rebated or socketed clay flue liners to BS1181:1971(1977) with sockets uppermost and jointed with fireproof cement. Pack around liner and between masonry chimney with weak mix concrete. Include for proprietary gathering, throat and lintel support units.
Lay and bed hearth in dressed York stone of nominal 50mm thickness to extend the whole of the inglenook fireplace opening.

IMPORTANT NOTE:
All work shall comply with the requirements of the Building Regulations.
All work shall be carried out in accordance with these drawings and where work is not specifically detailed or described but can be reasonably inferred as being required to carry out and complete the work it shall be deemed included.

FOUNDATIONS
Foundations to be 700mm wide x 350mm thickness in concrete GEN4 at a formation depth to match existing on a firm loadbearing stratum to the approval of the Building Control Surveyor. Should adverse ground conditions be encountered works shall cease temporarily until a suitable technical solution can be agreed with the Local Authority Building Control Surveyors.

SUBSTRUCTURE WALLING
Build up off foundations in 2no skins of Type A dense aggregate concrete blocks tied together with stainless steel wall ties at 750mm centres (as described below) with cavity of 75mm and filled with lean mix concrete ST1 to a level of 225mm below lowest dpc level.
Where extg drain passes through walling build in precast reinforced concrete lintels over and form openings to give 50mm clearance around the pipe barrel. Mask both sides of the opening with rigid sheet material.

WALLING
Build up on foundation in cavity work 278mm thickness comprising 103mm face brickwork to match extg 75mm cavity with 75mm DRITHERM cavity insulation batts and 100mm HEMELITE medium density insulation blocks.

Build in stainless steel cavity wall ties at 750mm centres horizontally and 450mm intervals vertically with every alternate tie course staggered by 375mm.
Close cavity at reveals and incorporate DAMCOR insulated vertical damp proof course material.
Lintels to be IG L1/HD70 over windows and french doors etc. Incorporate cavity trays where necessary.
All masonry work shall comply with BS5628.
Cut, tooth and bond new face brickwork where joint would be visible in a panel of masonry and where to an internal corner or on inner leaf blockwork use FURFIX wall extension profiles.

DAMP PROOF COURSES
Provide horizontal damp proof course in lieafs of cavity walling at 150mm above finished ground level using ZEDCOR dpc material complying with BS6515.
Lap inner leaf dpc with damp proof membrane in floor construction.
At closures in cavity walling incorporate DAMCOR insulated dpc material in vdpc's.

FLOOR CONSTRUCTION
Floor to comprise 50mm cement:sand screed on 100mm compacted concrete GEN4 on 300 micron polythene dpm lapped with dpc in walls. 50mm flooring grade JABLITE insulation laid over 150mm thickness fully compacted clean stone hardcore graded 75mm down and blinded with sand or other appropriate fine granular material.

ELECTRICAL WORKS
Provide all necessary and extend electrical power and lighting circuits into new extension. All work to be in acordance with the latest Code of Practice IEE Regulations.
Scope of work, positioning and accessories required to be discussed with the client.
Allow for extending extractor fan ducting and outlet from kitchen through new roof void to outside air.

PLUMBING WORKS
Provide all necessary for and extend heating circuit to new extension and provide new radiator with thermostatic radiator valve control.

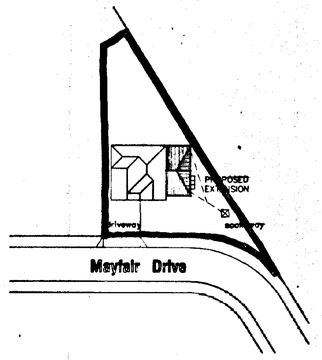
GENERAL
All work shall be in accordance with BS8000 Code of Practice for Workmanship on Building Sites and all materials used shall be fit for and appropriate to their purpose. All materials shall comply with the relevant British Standard, European Standard or BBA Certificate and used in accordance therewith.

MAKING GOOD
Wherever disturbed or affected by the works, construction, surfaces and finishes etc shall be made good to a standard that matches perfectly in all respects with the surrounding surfaces, finishes or construction as appropriate.

TENDERER/TENDERING
The Contractor/Tenderer shall visit the site, inspect and make note of all areas, features, condition of site and any restrictions there may be before formulating his tender

EXTERNAL WORKS
The Contractor shall extend/form new paved patio and path areas as required by the client using 450mm square x 50mm thickness pressed patterned paving slabs set and laid to falls on dry lean mix concrete bed and grout between joints.

CONTRACTOR/BUILDER
The contractor/builder must not scale from this drawing and must check and verify all given dimensions and sizes of the existing building and site prior to carrying out operations on site.



BLOCK PLAN
Scale 1:500

SOUTH HOLLAND DC
HOUSING & PLANNING
09 NOV 2001
Ref: 1296/01

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Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

project
2 Mayfair Drive,
Spalding,
Lincolnshire.

client
Mr and Mrs D Richardson

drawing
Proposed Extension

Planning and Building Regulations Drawing

date	scale(s)
September 2001	1:50 1:100 1:500
drawn by	checked
Peter Lithgow	
job no	drawing no
01/07	01

DETERMINED
PLAN