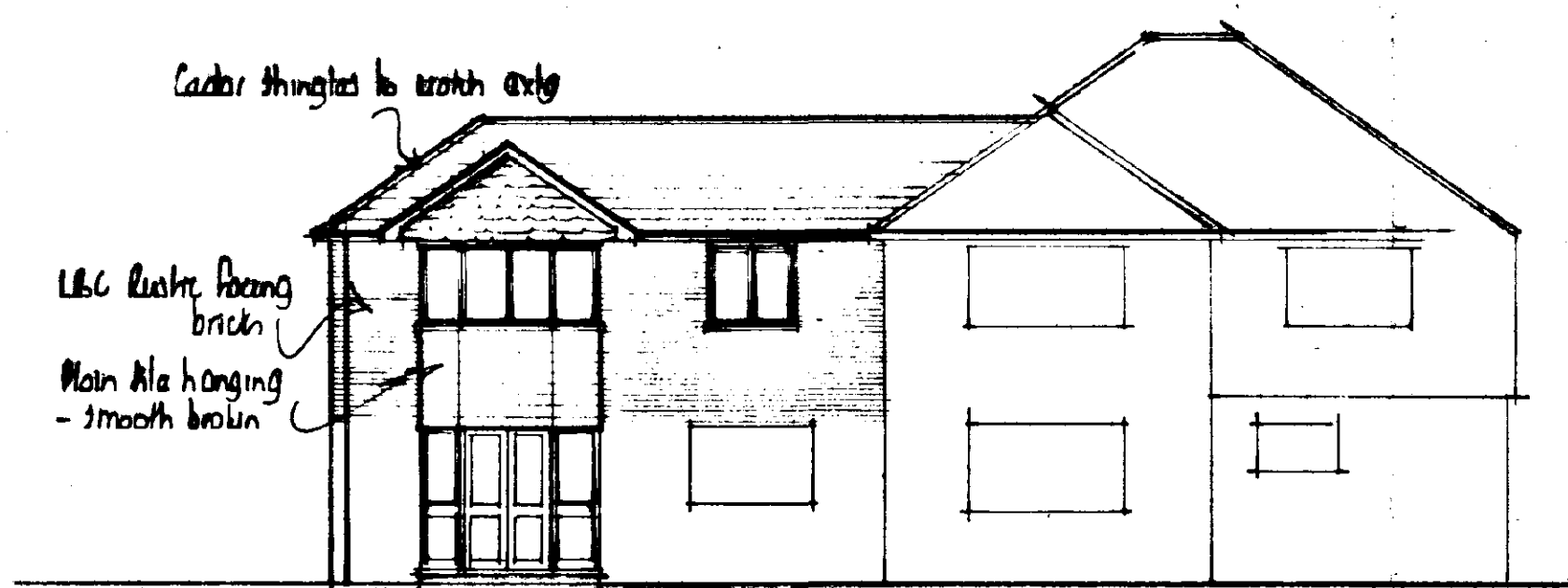
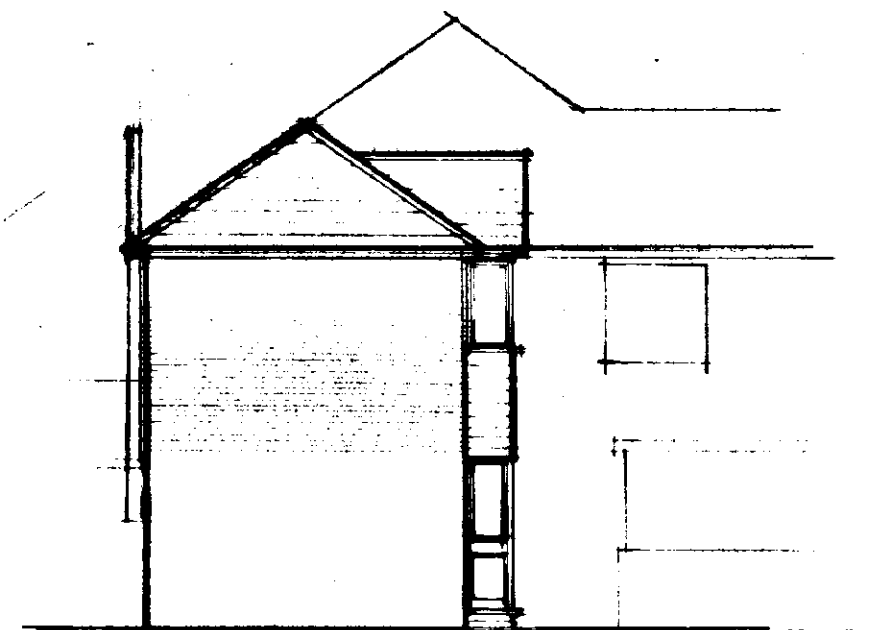
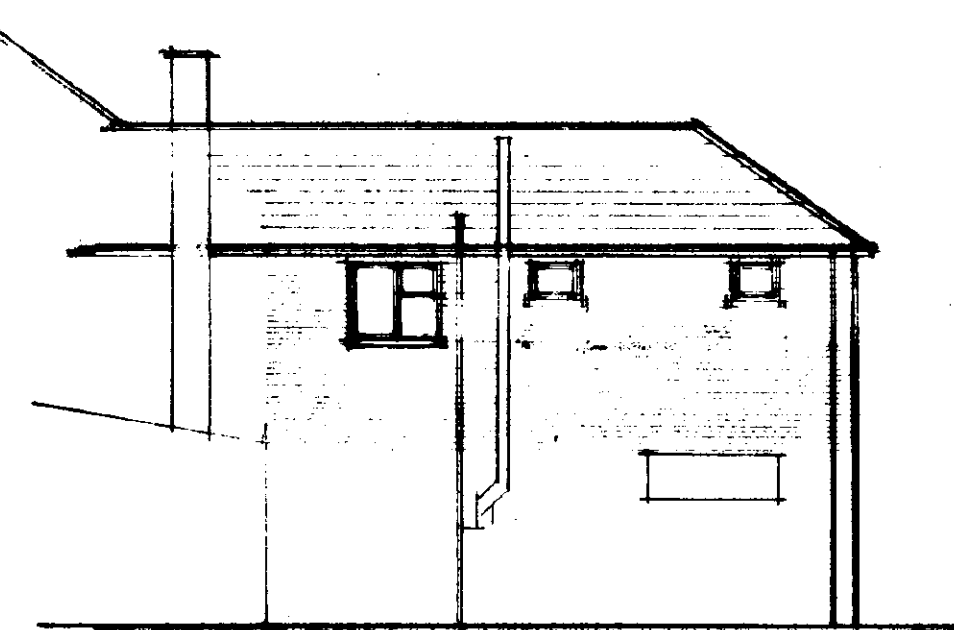




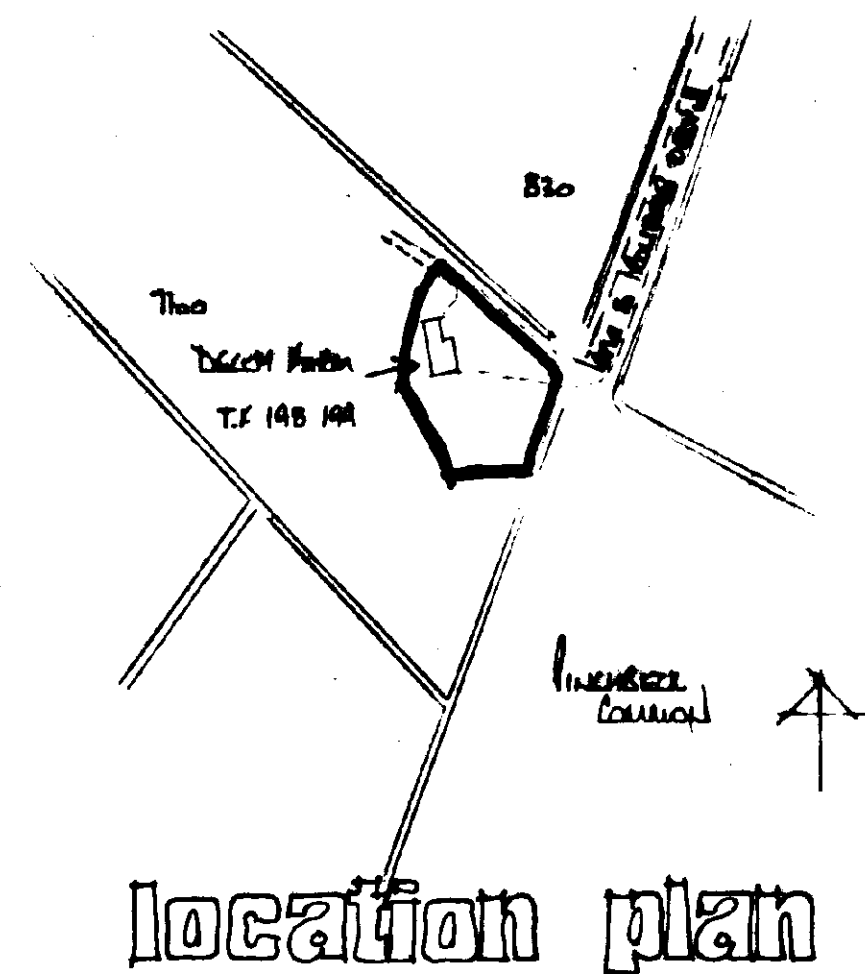
South



West



North



Location plan

# FOUNDATIONS

Foundations to be 375 grade concrete  
Per 100mm \* \* \* 450 x 230mm  
Foundations to be taken down to a firm load-bearing strata, min 1.0m if in shrinkable sub-soil, in accordance with the requirements of the Local Authority Building Control Dept and in accordance with the BS5400 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  
65mm sand/cement screed reinforced with chicken wire mesh  
500g polythene separating membrane  
50mm Jableite SD floor insulation (k=0.0378/wq.m degree C)  
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  
First  
Finished floor level to match extg  
18mm Heyroc floor panels  
170 x 63 x 75mm SC grade laminated timber joists at 400 cts with min 1 row herringbone strutting between joists to be doubled up as indicated beneath partitions and also beneath the bath. If the proposed joists are of less depth than the extg they are to be raised to the correct height by fixing packers to the extg wall plate. Extg walling ties to be secured to joists. Extg plasterboard specified as being 12.7mm - to be confirmed on site.

# WALL CONSTRUCTION

Below Ground  
To be 100mm Class A concrete blocks  
Above Ground  
To be 265mm o/a constructed as follows:-  
100mm facing brick (to be PL quality below dpc level)  
65mm mineral wool insulation  
i.e. Brithers (k=0.036)  
i.e. Resolite (k=0.037)  
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. The wall ties are to be positioned at 225mm cts at first floor joist level to support the cavity insulation material. The extg walls are uninsulated.  
Internal finish to be 12mm render with gypsum plaster skin finish to give a max 'U' value of 0.41W/mK.  
Stud partitions -  
to be constructed as follows:-  
75 x 50mm head and sole plates  
75 x 50mm studs at 400mm cts with min 2 rows  
75 x 50mm noggin equally spaced  
75mm o/y insulation within framework  
face both side with 12.7mm plasterboard, tape joint and skin finish  
stud partitions to be constructed off doublet up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 100 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

DPC in Walls  
An insulating vertical cavity closer and dpc i.e. Thermabate, is to be provided to all cavity closures.  
Lintels  
Lintels to all walls to be RC, 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 15mm gypsum plaster skin finish to achieve a min. half hour fire protection.  
Windows & Doors  
Windows and doors to be Boulton & Paul, or similar, double glazed with 12mm air gap to the sealed units and weather stripped.  
Windows to habitable rooms are to incorporate a controllable trickle vent of 8000sq mm, 4000sq mm to non habitable rooms.  
Glazing to windows less than 800mm and doors (incl. side panels to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6266:1981

# WINDOW & LINTEL SCHEDULE

| Location | Window/door size            | Lintel ref & length |
|----------|-----------------------------|---------------------|
| 1        | Purpose made splay bay extg |                     |
| 2        | 212CC                       | L1/S 1500           |
| 3        | Purpose made splay bay      |                     |
| 4        | 101A                        | L1/S 900            |
| 5        | 101A                        | L1/S 900            |
| 6        | 210CV                       | L1/S 1500           |
| 7        | 110T                        | L1/S 900            |

# HOT WATER SYSTEM

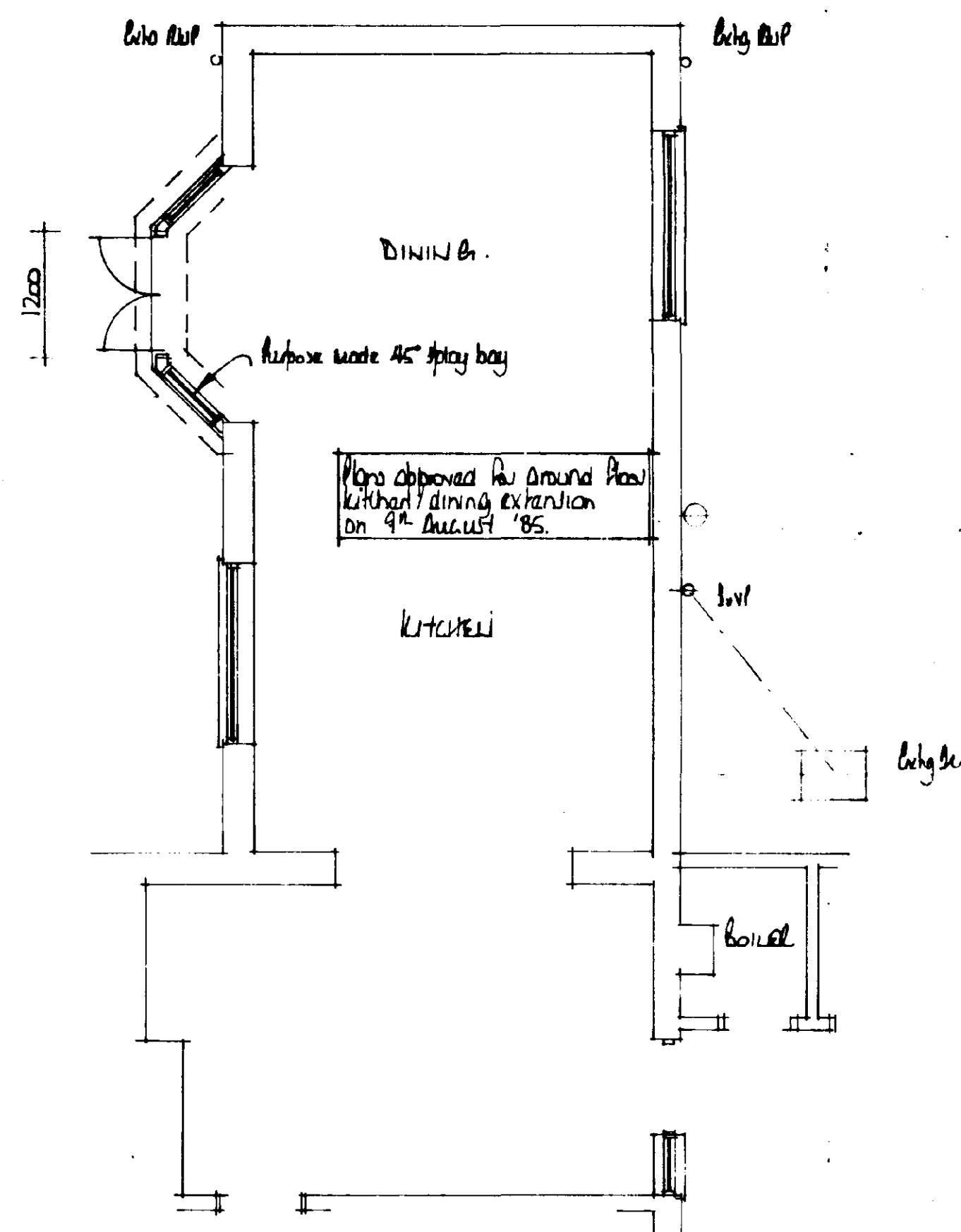
A room thermostat or thermostatic radiator valves are to be installed.  
All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.045W/mK and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

# SMOKE DETECTION

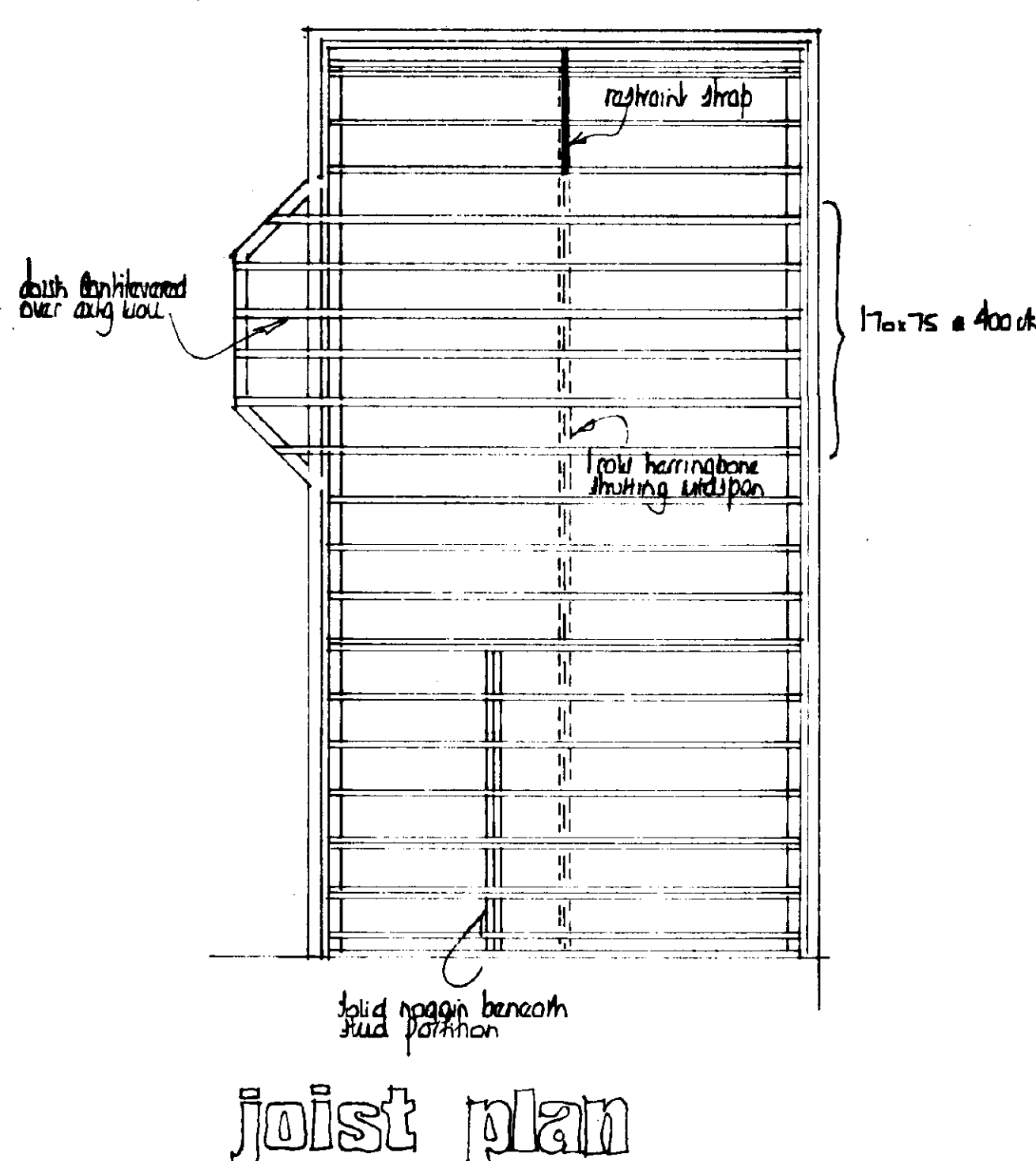
Self contained smoke alarms complying with BS5446: Part 1: 1996 are to be installed where indicated on the drawing. An alarm must be positioned within 3.0m of bedroom doors.  
The alarm is to be permanently wired to a separately fused circuit at the distribution board operating at a low voltage via a mains transformer.  
The wiring installation is to comply with the IEE Regulations.

# ELECTRICAL INSTALLATION

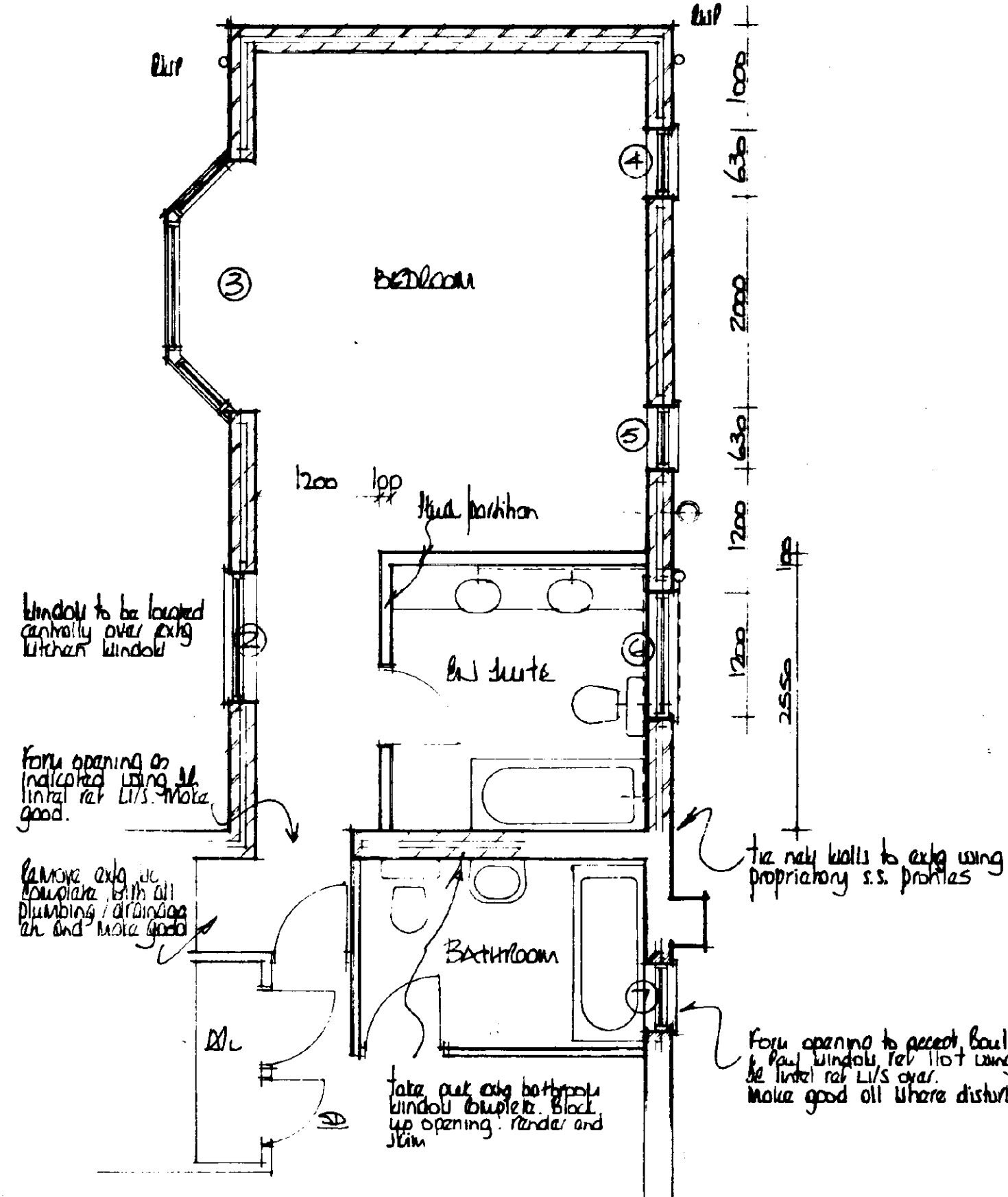
The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. Regulations.  
Any electrical fitting indicated on the drawing in a position contravening these regulations is to be relocated in order to achieve full compliance.



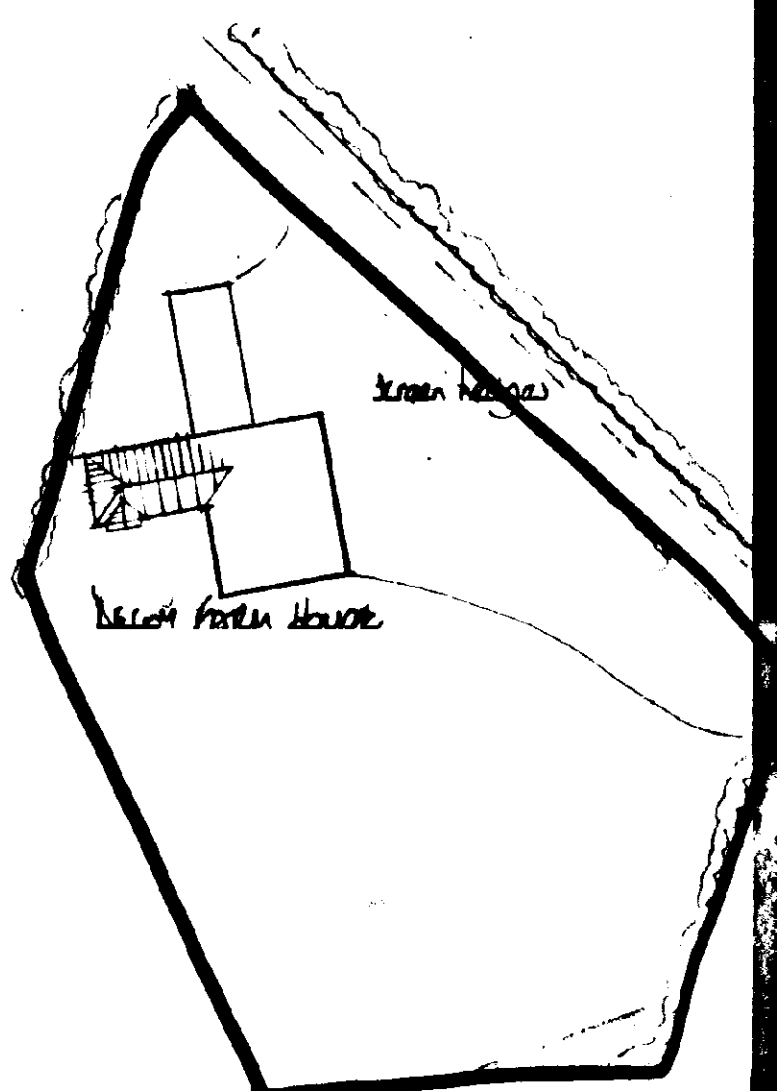
ground floor



joist plan



first floor



Block plan

SOUTH HOLLAND DC  
HOUSING & PLANNING  
12 OCT 1995  
Ref: HOS/0998/RS

DETERMINED  
PLAN

|                                                                                                  |  |                                                                                 |           |
|--------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------|-----------|
| A                                                                                                |  | Date                                                                            | Revisions |
| © copyright                                                                                      |  |                                                                                 |           |
| East Midlands Design Associates                                                                  |  |                                                                                 |           |
| "Willow Lodge",<br>Horseshoe Road,<br>Spalding,<br>Lincs PE11 3JA<br>Tel: Spalding (0775) 767968 |  |                                                                                 |           |
| Client                                                                                           |  | MR & MRS C. SMITH                                                               |           |
| Job Title                                                                                        |  | First Floor Bedroom/Bathroom Extension at DELCON FARM BULLOCK BRIDGE, SPALDING. |           |
| Drawing Title<br>Plans & ELEVATIONS                                                              |  |                                                                                 |           |
| Scale<br>1:50, 1:100, 1:500, 1:2500                                                              |  |                                                                                 |           |
| Date<br>Sept 95                                                                                  |  | Drawn by<br>A.C.                                                                |           |
| Drg No<br>95/53/01                                                                               |  | Rev                                                                             |           |