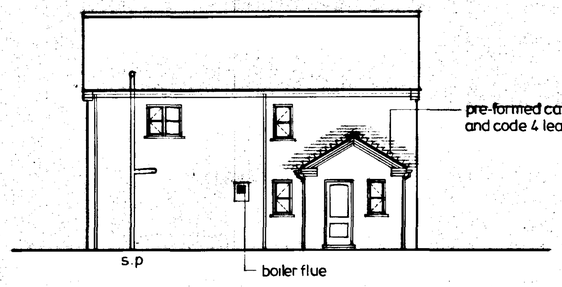
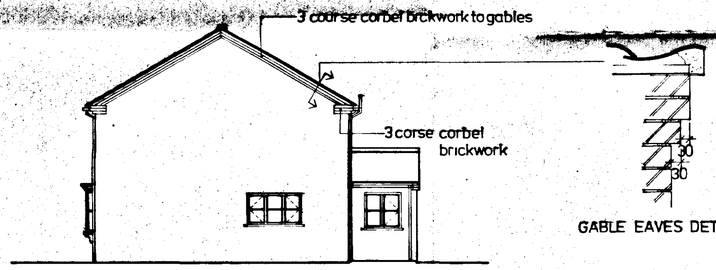


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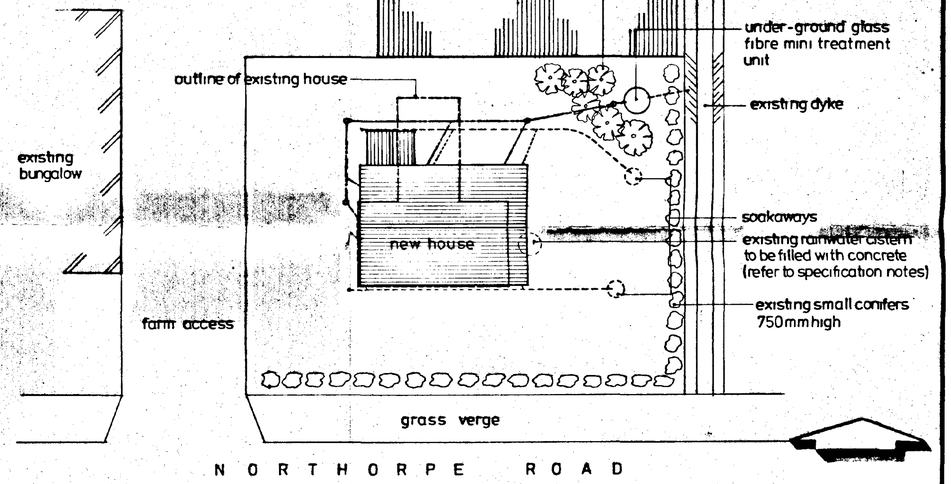


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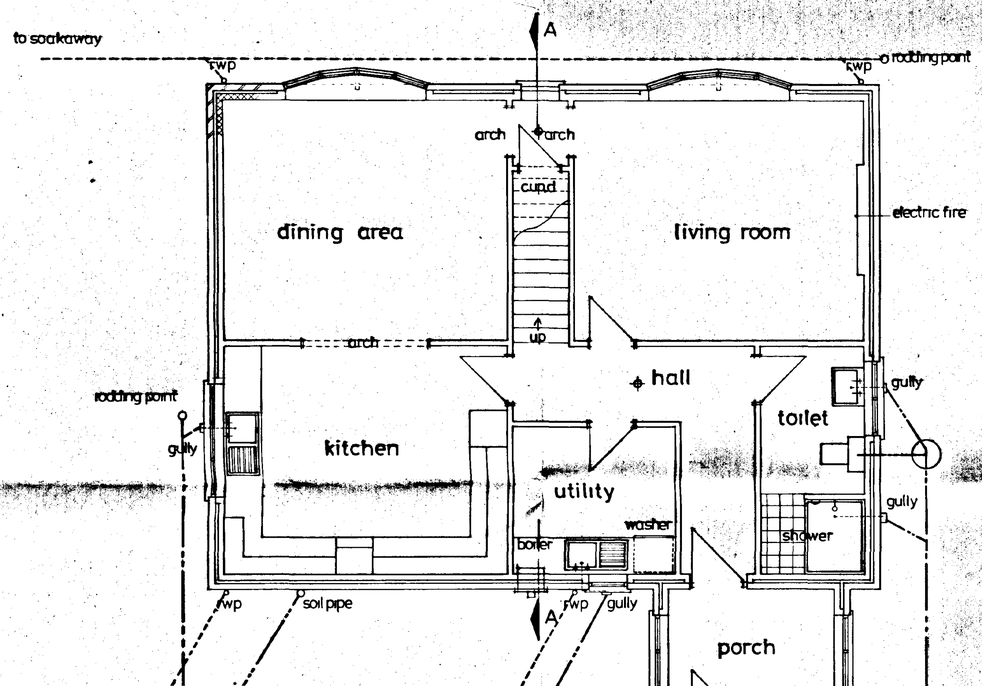
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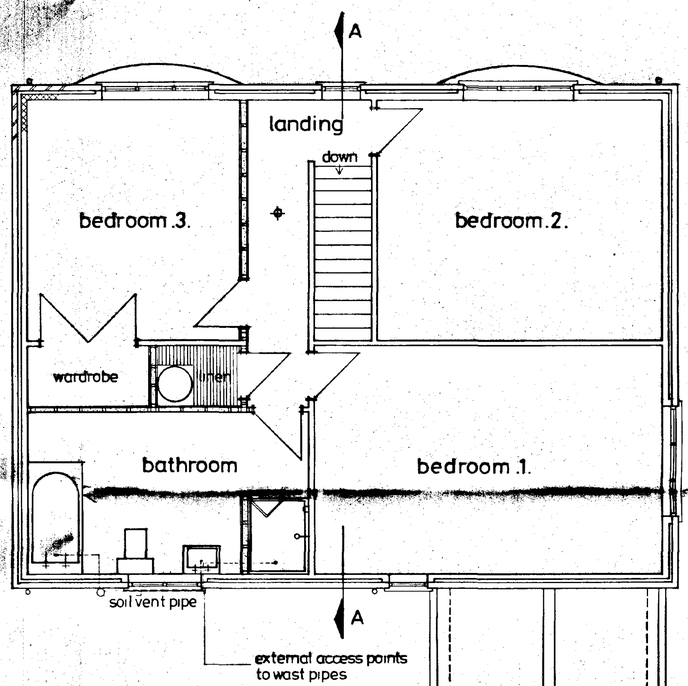


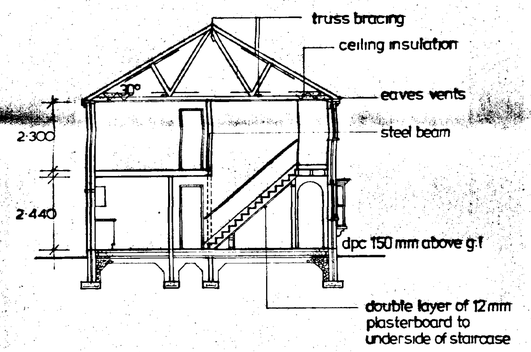
W E S T A S P E C T



S I T E L A Y O U T 1·200







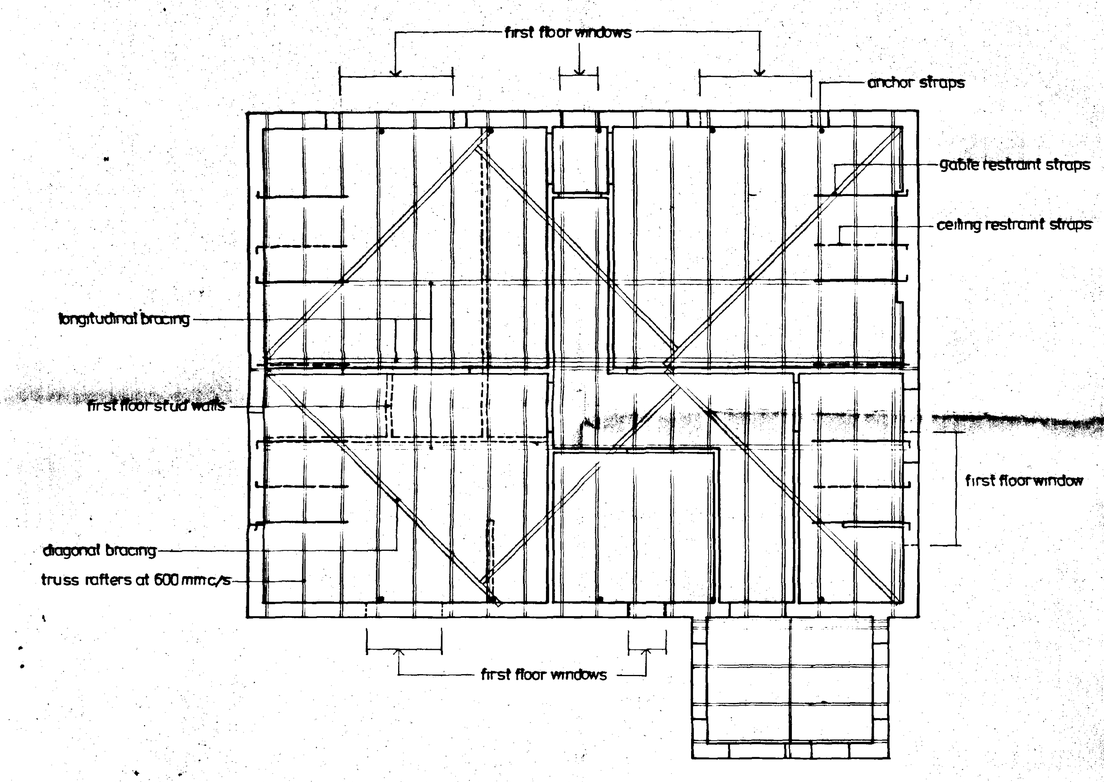
S E C T I O N A·A

SOUTH HOLLAND DC
HOUSING & PLANNING
26 MAY 1998
Ref: 0598/98

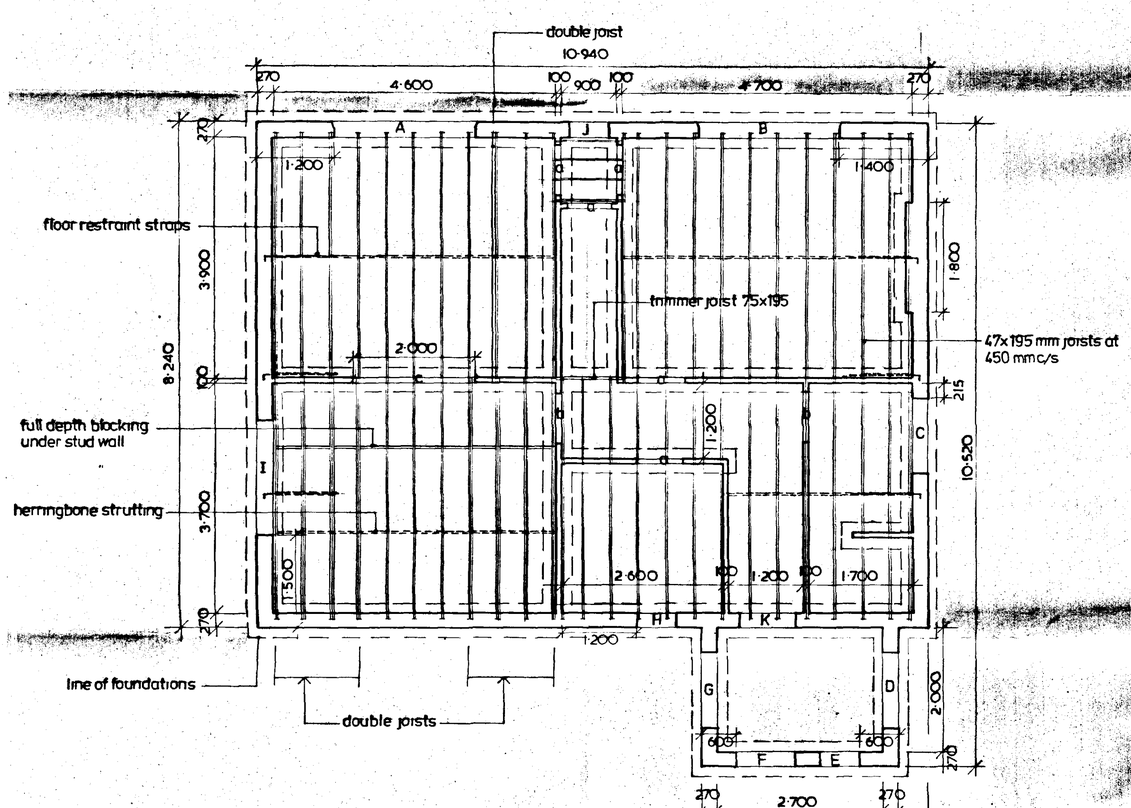
Client
MR M HAYNES

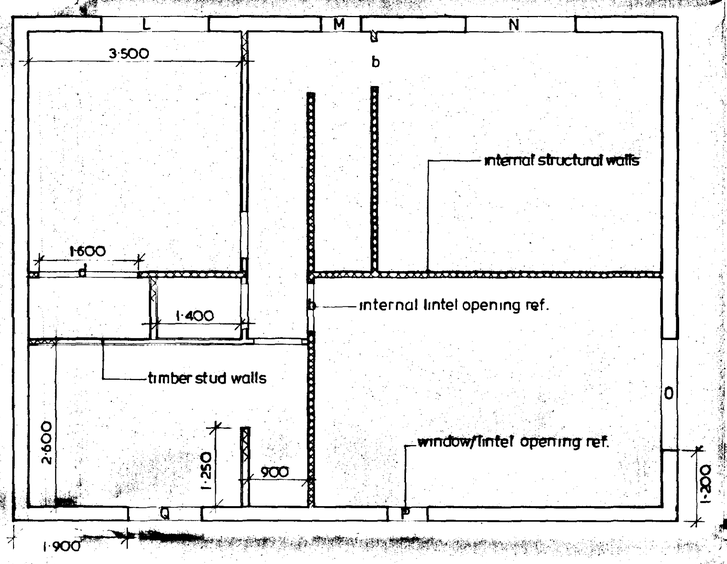
Project:
PROPOSED NEW HOUSE
65 NORTHORPE ROAD
DONINGTON
SPALDING
LINCOLNSHIRE

Drawing No TS·H·NH·001



LAYOUT OF ROOF TIMBERS





SPECIFICATION

SITE PREPARATION:
Set out approximate building area on ground so that top soil can easily be cut away off veg top soil to 150 mm deep to form level clean base.
Clean out existing old redundant underground rain water cistern including breaking off top section and taking out entry drain.
Fill cistern with lean mix concrete up to underside of new foundation level and overlay with 300 micron D.P.M. to form separating layer between foundation base.

FOUNDATIONS:
600 mm deep x 700 mm wide and 450 mm x 900 mm wide (ST3 mix) concrete strip foundations incorporating A193 steel mesh positioned 50 mm from bottom of excavation. All foundations are to be taken down to a minimum suitable bearing strata depth of 1.000m with actual depth being determined and agreed on site at time of dig.
Non-loadbearing walls to be positioned on 150 mm deep thickened base slab to a width of 500 mm with hardcore being deepened under to maintain 125-150 mm thickness.

FLOORS:
125-150 mm thick consolidated 50 mm down limestone hardcore with sand blinding.
D.P.M. 300 micron polythene with 300 mm minimum overlaps and turned up / over perimeter brickwork to a minimum of 75 mm.
100 mm thick (ST3 mix) concrete base slab.
50 mm thick (grade SD to BS 3837) expanded polystyrene laid over base slab with 19 mm thick ditto perimeter bridge insulation all covered with 200 micron polythene with sealed overlap joints too protect from concrete screed.
25 mm thick cement and sand finished screed incorporating 50 mm galvanised wire mesh and pre-formed steel floor ducts with WBP ply covers to accommodate heating pipes.

WALLS BELOW GROUND LEVEL:
Solid concrete blocks (7N/mm sq strength) bedded and jointed in 1:3 cement/sand with admix plasticiser to manufacturers recommendations.
Lean mix concrete cavity fill taken up to 225 mm below D.P.C level.

WALLS:
Face bricks: "Ticon" red rustic facing bricks.
270 mm wide cavity walls consisting of 102 mm facing bricks, 50 mm cavity with 65 mm thick insulation and 100 mm 3.5 - 4.5 (7N/mm) Thermalite or similar concrete blocks with render and plaster skim internally. Internal wall 100 mm thick ditto.
Wall ties to be butterfly type in stainless steel complying with BS 1243 positioned 900 mm apart horizontally, 450 mm apart vertically and not more than 300 mm apart vertically to all openings within 225 mm of the edge of the openings.

NON LOADING BEER INTERNAL TIMBER FRAMED WALLS:
Ex 50 x 100 mm regularised vertical timber studs at 400 mm centres with ditto head, base plate and two intermediate rows of solid blocking.
Two 50 mm thicknesses of "Dritherm" semi- rigid mineral wool (at 81 kg/sqm. density) positioned between all timber studs.
12.5 mm plaster board fixed to each side of timber studs with plaster skim finish

D.P.C.s:
Polyethylene to BS 6515 positioned horizontally 150 mm above ground level, vertically to all openings at closing of cavities and above lintels with all joints having 100 mm minimum laps.

LINTELS:
LG galvanised steel lintels with 150 mm end bearings (refer to schedule) All external lintels to have full D.P.C protection above with pre-formed or folded stop ends, insect proof weep hole inserts positioned at each end and at 450 mm centres over all lintels.

ROOF:
Pre-formed trussed rafters positioned and fixed at 600 mm maximum centres complete with longitudinal and diagonal timber bracing all in compliance with BS 5268 Part 3. (manufactures structural truss calculations to be forwarded to Council Building Control Department before site fixing commences).
Restraint straps 5 x 30 mm galvanised steel at 1.500m long built into gable wall and fixed to rafters and ceiling joists at 2.000m maximum centres (50 x 50 mm timber blocking to be fixed between timbers under straps). Twisted anchor straps ditto at 1.000m long fixed at 2.000m maximum centres along wall plate.

ROOF COVERING:
Type: Marley "Anglia Plus" smooth grey concrete double interlocking pantiles.
All tiles and ridges to be fixed to manufactures recommendations with particular consideration give exposure levels.
Underlay - 1F reinforced bituminous felt to BS 747 with 150 mm minimum horizontal laps.
Tile Battens - 25 x 38 mm treated timber to comply to BS 5534 and fixed with 3.35 mm diameter x 65 mm long galvanised smooth or ring shank nails.
Pre-cut 150 mm wide non asbestos eaves undercloak strips to gable ends.

ROOF VENTILATION:
Marley Code 44100, 44200, 50x10 or similar under tile venting system to give 10 mm continuous eaves ventilation to roof void.

FIRST FLOOR:
SC 4 grade 47 x 195 mm timber floor joists at 400 mm centres with 38 x 50 mm herringbone strutting and full depth solid blocking (refer to layout plan).
All double joist to be bolted together with 9 mm dia m/s bolts at 600 mm centres with double joist under timber framed wall having double sided tooth connectors incorporated between joints at bolted connections.
Restraint straps 5 x 30 mm with 50 x 50 mm under timber blocking to be fixed to top of joists and built into wall at 2 m maximum centres along parallel line of joist to wall.
2400 x 2400 x 22 mm thick water resistant tongue and grooved chipboard flooring panels fixed to top of joists with 65 mm wire nails and all joints having P.V.A. glue applied while fixing.

CEILINGS:
12.5 mm plaster board with self adhesive taped joints and plaster skim finish.
135 mm Gyproc cove cornice to all ceilings.

FLUES:
Balanced flue outlet from "Worcester" wall mounted oil fired boiler manufactured by H.R.M Boiler Company.
Flue outlet to have outer cage protection.

WINDOWS AND DOORS:
Boulton & Paul "Swept Top Roll" (horizontal bar) timber window fixed direct to brickwork and set back to overlap the 18 mm thick expanded polystyrene (Dameor) or pre-formed insulated closer by at least 25 mm to avoid cold bridging.
Sashes - to be side hung (refer to drawing)
Sills - to project face brickwork a minimum of 40 mm and to project beyond each side brick opening 50 mm.
Trickle head vent, units and sealing round frames (refer to Insulation Specification Notes).

STAIRCASE:
900 mm overall width timber staircase consisting of 14 risers at 200 mm maximum rise and 13 treads at 220 mm minimum go.
Wall fixed handrail to one side at 900 mm high.
Underside of staircase to be lined with two cross bonded layers of 12.5 mm plaster board with plaster skim finish.

GLAZING:
External doors and windows to take sealed units with 6 mm minimum air gap.
All glazing to windows between finished floor level and 800 mm above that level to be in safety glass in compliance with BS 6206.
All glazing to doors to be in safety glass in compliance with BS 6206.

DRAINS:
OSMA or similar 110 mm dia plastic drains laid to 1 in 80 fall (shown on layout plan) with a 100 mm thick bed and surround of 10 mm pea gravel.
Drains under floor beyond 600 mm of internal wall face to be protected with 100 mm concrete bed and surround, drains passing through walls to have 50 mm clearance all round with flexible seal to each side of opening. Pre-cast concrete lintels built into position above to support blockwork/brickwork.
Drains laid deeper that bottom of foundations that are within 1.000m of the foundation edge are to be bedded and surrounded with concrete up to base level foundations.
Inspection chambers (450 mm dia) and rodding gully points to be pre-formed , installed in positions shown and firmly supported to manufactures recommendations.

SEWAGE TREATMENT UNIT:
All foul drains to connect to mini biofilter treatment unit location to rear corner of site with outlet discharging into existing dyke.

INTERNAL WASTE PIPES:
OSMA or similar leading from fitting outlet trap to external gully or 100 mm dia soil pipe
40 mm dia wastes from sinks, baths, showers and washing machine with 75 mm deep seal traps and 30 mm dia wastes from wash basins with 75 mm deep seal traps.

RAIN WATER FITTINGS:
OSMA or similar 100 mm square section gutters supported at 1m maximum centres to fall towards down pipes at a gradient of 25 mm in 1.5m. Rainwater pipes 65 mm square section to positions shown on drawing.

SPECIFICATION NOTES (conservation of fuel and power)

INSULATION
Walls - 65 mm thick Dritherm cavity insulation with 19 mm thick expanded polystyrene SD/FRA grade (Dameor insulated D.P.C.) or CFC/HCFC free polyisocyanurate foam filled uPVC pre-formed sections (Thermobeam or similar) forming cavity closers to all openings. Vertical reveals to lounge bay window to have 12 mm thick polystyrene bonded plaster board full width dry linings fixed to masonry.
Lintels - steel with polystyrene in-fill to hollow profile section.
Ground Floors - 50 mm thick flooring grade polystyrene with 25 mm vertical perimeter insulation.
First Floor Ceilings & Porch - 100 mm thick mineral wool insulation laid between ceiling joists with second 100 mm thick layer laid cross ways over jo sts.
Roof access hatch - 100 mm thick polystyrene secured to top side of hatch cover
Windows - double glazed units to external doors and windows to have 6 mm minimum sealed air gap.

INFILTRATION
Doors and windows to have pre-formed continuous draught seals sound all openings with all frames being sealed to masonry with silicon sealer appropriate to type of materials used in construction.
Roof access hatch - continuous draught seal to lining rebated with access cover being in compressed position to seals with two bolts or catches.
Services - holes through ceilings and external walls to accommodate services are to be closed fittings and where clearance is required for expansion purposes seals are to be applied appropriate to circumstances.

VENTILATION OF ROOMS
Habitable rooms - rapid ventilation to be achieved by the opening area of windows in each room equalling a minimum of 1/20th of the floor area and background ventilation being achieved by window trickle head vents giving 8000 sq mm ventilation per room.
Bathroom/Sewer (with or without WC) - rapid ventilation (no minimum), background ventilation 4000 sq mm and mechanical ventilation at a minimum rate of 15 litre/second (Shower room without window to have time delay control on mechanical ventilator). Allow 10 mm air gap under door for through room ventilation.
Kitchen - rapid ventilation (no minimum), background ventilation 4000 sq mm and mechanical ventilation adjacent to hob at a minimum rate of 30 litre/second.
Utility - rapid ventilation (no minimum), background ventilation 4000 sq mm and mechanical ventilation at a minimum rate of 15 litre/second.

HEATING
Water Heating - wall mounted balanced flue oil fired boiler connected to 140 litre pre- insulated 35/40 mm PU-foam covered indirect copper cylinder (positioned 50 mm clear of foot) complete with cylinder thermostat, and time controlled electric immersion heater.
Central Heating - convector type steel radiators with thermostatic valves connected to indirect cylinder/oil boiler on pump supply incorporating a flow control or other device to prevent boiler cycling (all designed in accordance with BS 5449).
Pipe insulation - all central heating and hot water supply pipes in unheated spaces to be protected with insulation to comply to BS 5422 / BS 5616, Section 2 of BS 6700 and Bldg Regs Part L.
Boiler control - electric programmer positioned near boiler.

LIGHTING
Lighting - not less than 80% to be low consumption units with switch controls within 8 linear metre of light fittings (in compliance with Bldg Regs Part L section 9.42).

NOTE!

SBEP RATING = 99 (BASED ON DESIGN SPECIFICATION)

OPENING REF.	WINDOW REF.	WIDTH	LINTEL REF.
A	CR45/H113C(CC)	2.333M	L1/HD70
B	CR45/H113C(CC)	2.333M	L1/HD70
C	H210CC(SS)	1.200M	L1/S70
D	H212CC(SS)	1.200M	L1/S70
E	H112C(SS)	0.633M	L1/S70
F	FN29M / DR30D29SS	0.932M	L1/S70
G	H210CC(SS)	1.200M	L1/S70
H	H110C(CC)	0.630M	L1/S70
I	H310CC(SS)	1.770M	L1/S70
J	H112C(SS)	0.630M	L1/S70
K	F29 / DR30D29SS	0.320M	L1/S70
L	H312CC(SS)	1.770M	L1/S70
M	H112C(SS)	0.630M	L1/S70
N	H312CC(SS)	1.770M	L1/S70
O	H312CC(SS)	1.770M	L1/S70
P	H112C(SS)	0.630M	L1/S70
Q	H210C(SS)	1.200M	L1/S70

INTERNAL OPENING REQUIRING LINTELS (100mm walls)

a	0.840M	BOX 75
b	0.840M	INTERNAL 100
c	2.000M	BOX 100
d	1.600M	BOX 100

SOUTH HOLLAND DC
HOUSING & PLANNING
26 MAY 1998
Ref: 0529/98

Client
MR M. HAYNES

Project:
PROPOSED NEW HOUSE
65 NORTHORPE ROAD
DONINGTON
SPALDING
LINCOLNSHIRE

Drawing No TS.H.NH.002