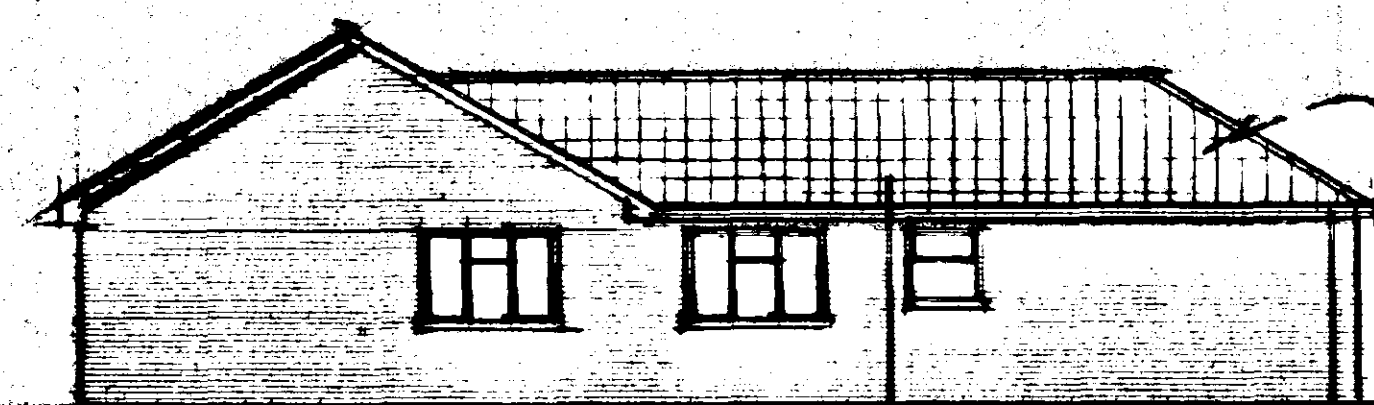
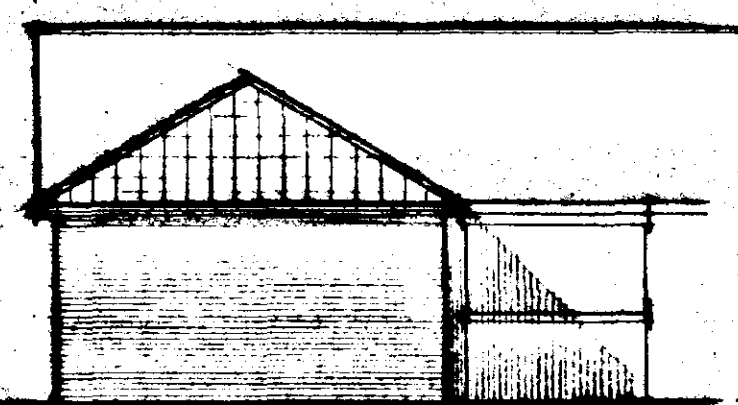
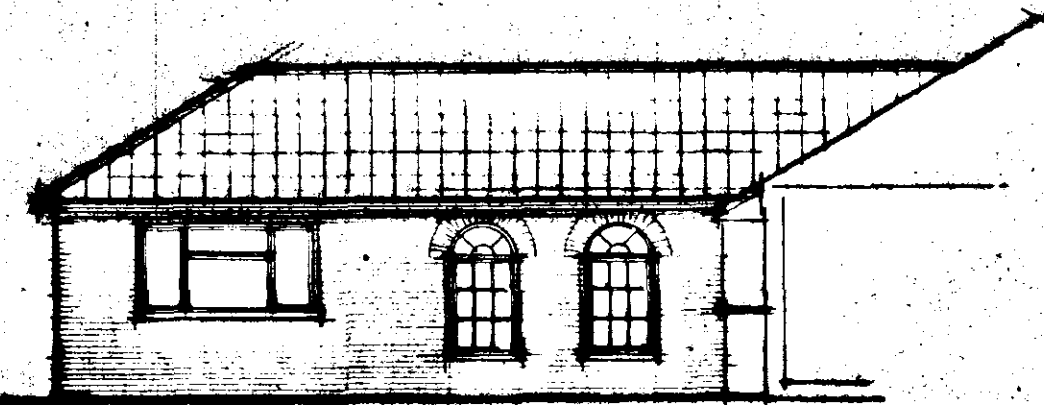




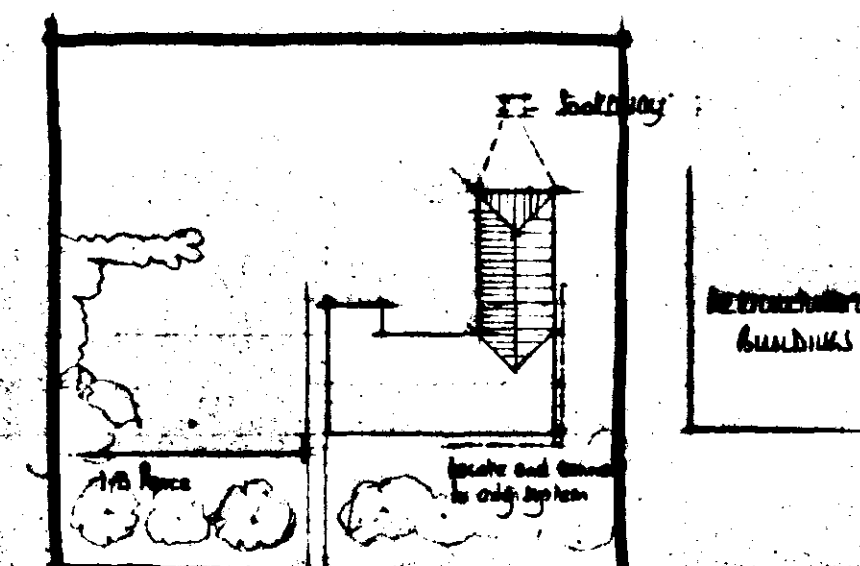
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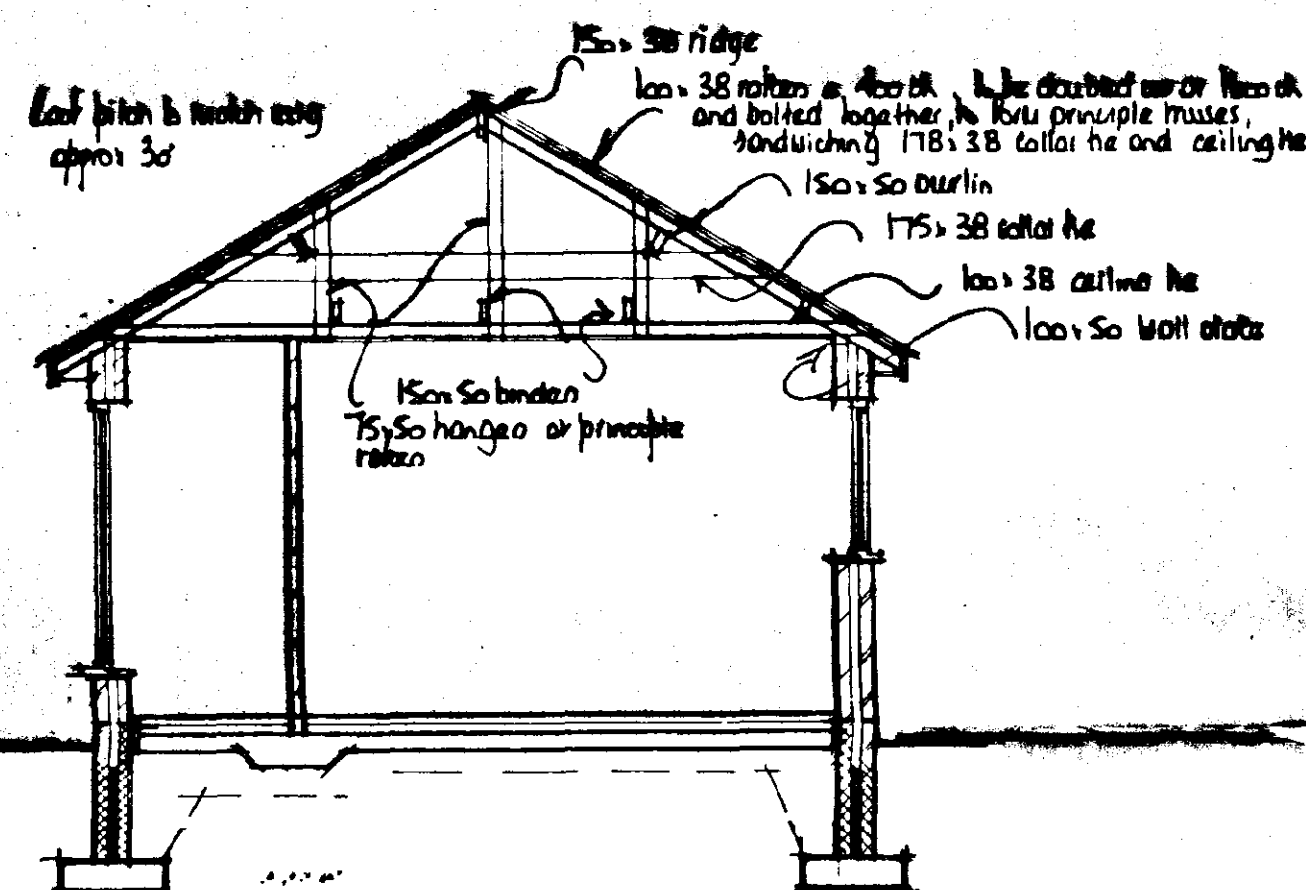
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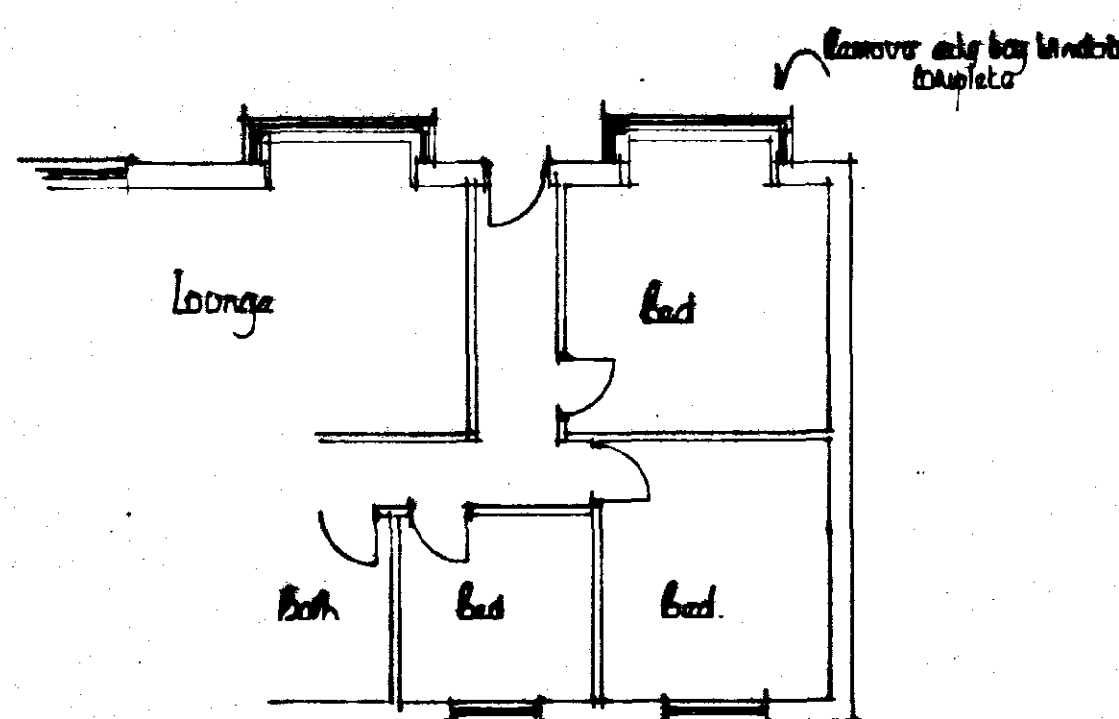
SIDE



LOOKS ROAD

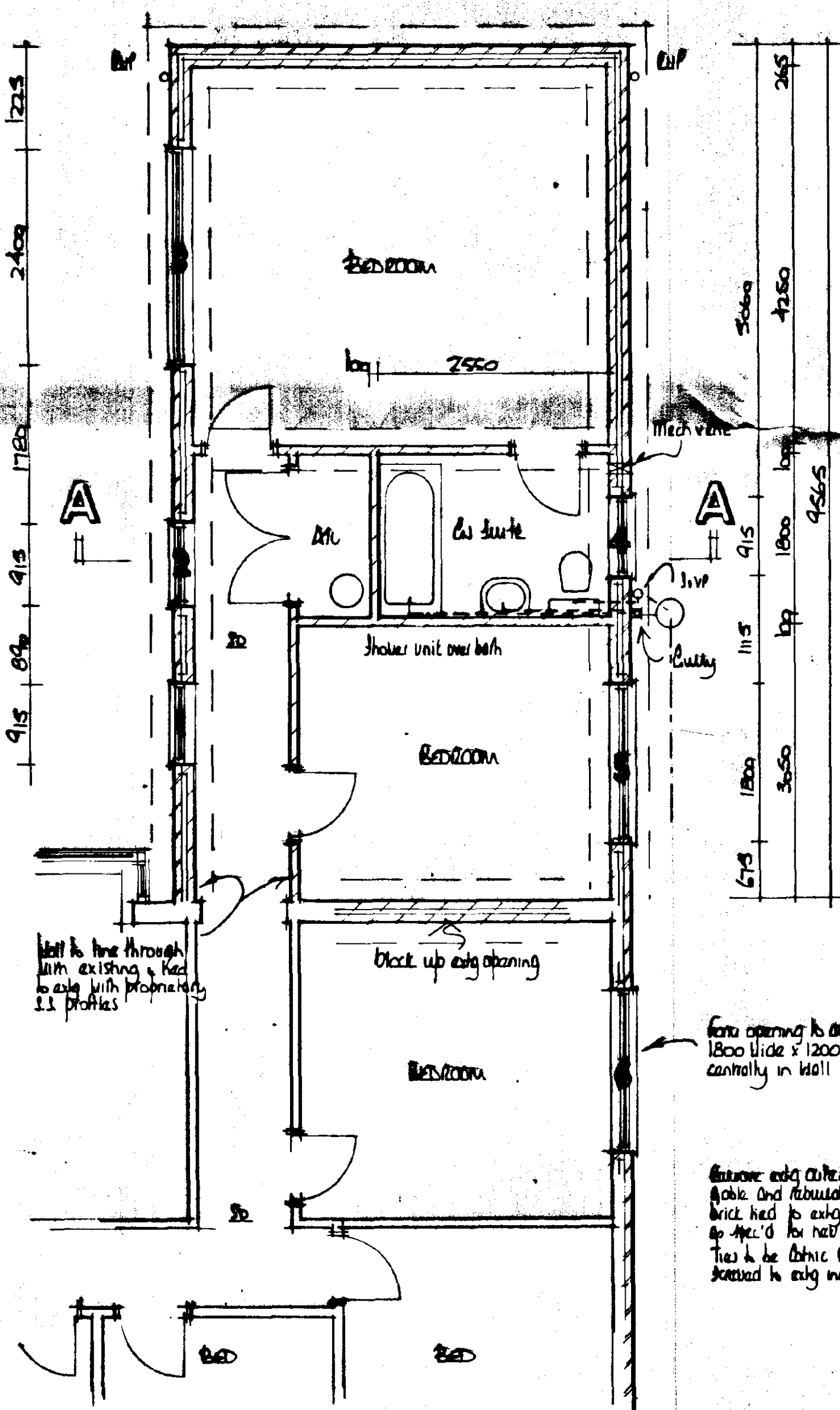


SECTION A - A



EXISTING

GROUND FLOOR PLAN



PROPOSED

HEALTH AND SAFETY

The Employer/Client is responsible to ensure that the contractor is fully conversant with and adopts all necessary measures to afford compliance with the Health and Safety Legislation for building sites and work places.

The contractor is to carry out the works in a safe and practical manner with regard to all matters concerning Health and Safety incorporating safe working systems and practices.

FOUNDATIONS

Foundations to be ST4 grade concrete.

For 285mm walls foundations to be 700 x 230mm

For 100mm " 450 x 230mm

Foundations to be taken down to a firm loadbearing 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.

Any investigation work relating to existing foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Ground

85mm sand/cement screed reinforced with chicken wire mesh

500g polythene separating membrane

50mm Jablite SD floor insulation (k = 0.037W/m²C)

100mm ST4 grade oversite concrete

1200g polythene damp proof membrane

25mm sand bedding

100mm compacted hard-core - if in excess of 100mm fill to a max. 900mm, the hard-core is to be laid and compacted in layers not exceeding 150mm

Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm

Strip off all vegetable soil beneath 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 285mm o/s constructed as follows:-

100mm facing brick (to be FL quality below dpc level)

85 mineral wall insulation i.e. Dritherm (k = 0.036)

100mm loadbearing insulation blocks i.e. Hemelite (k = 0.44)

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.

Internal finish to be 12mm render with gypsum plaster skim finish to give a U value of 0.414W/mK

External Walls

To be 100mm blockwork constructed off a dpc off the floor slab/foundation as indicated on plan

DPC in Walls

To be a min. 150mm above finished ground level

An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures

A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

LINTELS

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

Lintels over internal openings to be Castic CH102 lintels unless specified otherwise.

Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows to be purpose made UPVC double glazed with min 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm², in non habitable rooms i.e. bathroom.

Glazing to windows less than 900mm and doors (trickle draughts to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

WINDOW/DOOR SCHEDULE

Location	Width x Height	Level ref.	U-Value
1	915 x 1800	special	
2	915 x 1800	special	
3	2400 x 1200	CG70/100	2700
4	915 x 1850	CG70/100	1200
5	1800 x 1200	CG70/100	2100
6	1800 x 1200	CG70/100	2100

VENTILATION

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

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

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 fused circuit at the distribution board operating at a low voltage via a mains transformer.

Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. 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 must be relocated in order to achieve full compliance.

HOT WATER SYSTEM

A room thermostat or radiator valves are to be installed.

A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch.

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.

DRAINAGE

Drains

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.

Test

Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes:-

Depth	Internal diam	Cover diam
0.6m or less	180mm	180mm
1.0m or less	450 mm	450mm
1.5m or less	1050mm	680mm
over 1.5m	1200mm	680mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

Where flexible pipes are laid under a road and have less than 600mm cover they are to have concrete paving slabs laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of the slab

Where flexible pipes are under a road/drive with less than 900mm cover reinforced concrete bridging is to be used instead of paving slabs.

Install where indicated a 100mm diam. soil and vent pipe joined to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage

Install where indicated trapped (roddable) gullies - waste pipes to discharge below grating level and above water level.

Install 32mm diam. pvc waste to hand basin with 75mm deep trap, 40mm diam. pvc waste to bath with combined trapped waste and overflow. Unless specified otherwise use as plan.

All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length

Above ground drainage to comply with BS5272 : 1975 Below ground drainage to comply with BS5301 : 1985

All drainage items are to be installed in strict accordance with the manufacturers instructions.

A		Revisions	
Date			
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"Willow Lodge", Horseshoe Road, Spalding, Lincs PE11 3JA Tel: Spalding (0775) 767008			
Client		Mr. & Mrs. P. Threlks	
Job Title		Extension to Building A	
		Bath Room	
		Looks Road	
		Conversion	
Drawing Title			
Plan, Section, Details			
SOUTH HOLLAND DC HOUSING & PLANNING			
19 OCT 1998			
DETERMINED PLAN			
Scale 1:50 & 1:100			
Date	Oct 98	Drawn by	21
Dwg No	98/42101	Rev	