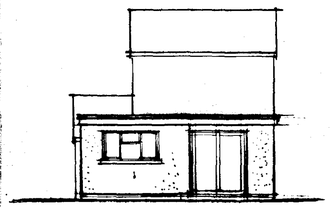
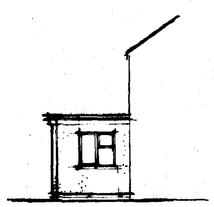


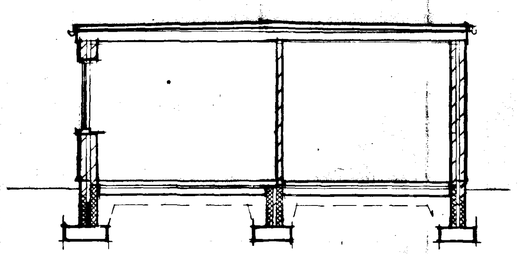
WEST



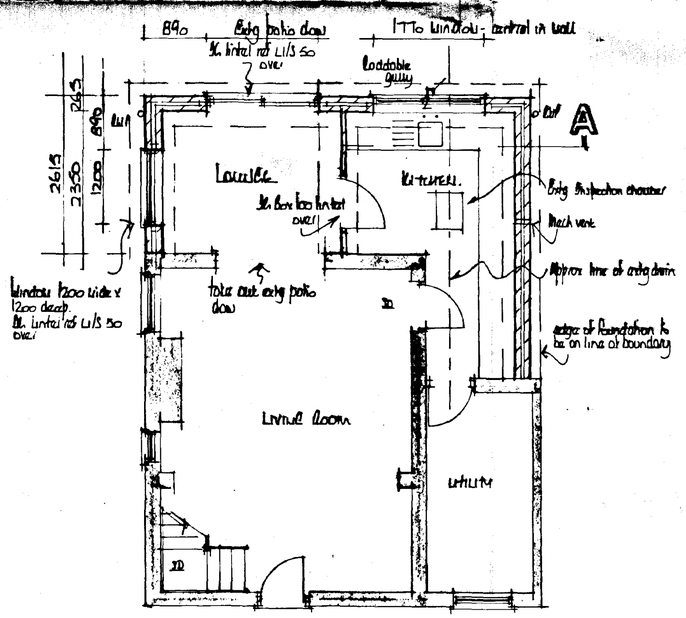
SOUTH



EAST



SECTION A - A



GROUND FLOOR PLAN

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 600 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.
The foundations must not encroach onto adjoining property.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
300g polythene separating membrane
50mm Jablite SD floor insulation (k = 0.037W/m°C)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 750mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
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 265mm o/a constructed as follows :-

100mm loadbearing insulation blocks with Class B engineering bricks below dpc level.
65 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.

External render finish to be min. 12mm thickness render with proprietary waterproof additive with all necessary expended metal plaster stops and finished with Tyrolean render applied in strict accordance with manufacturers instructions. Render to terminate 150mm above ground level in a bell mouth drip.
Render to conform to BS5262 : 1976

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

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.

LINTELS

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

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

WINDOWS & DOORS

Windows and doors to be Stockton and Paul, or similar, double glazed with 12mm air gap to sealed units and weather stripped.

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

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref.	lintel ref.	& length
1	FNS	L1/S 50	1200
	DDR9D		
2	310CVC	L1/S 50	2100

VENTILATION

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

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 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.

The property is to be re-wired to provide the following as a minimum standard :-

2 way lighting to the kitchen., staircase, landing, hallway and to any room having an external entrance.
All other rooms to be single switched.
2 single 13A sockets to each bedroom
1 single 13A sockets to landing/hallway
1 double and 2 single 13A sockets to each living room and kitchen
All wiring and socket outlets to be chased in and NOT surface mounted.

HOT WATER SYSTEM

A room thermostat or 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 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

DRAINAGE

Surface
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.

Foul
Inspect extg inspection chambre, if the extg junctions are redundant remove inspection chamber complete and replace with 100mm diam pipe. If the junctions are still in use then rebuild the top of the chamber and incorporate a double seal, screw down lid.

Expose the extg drain, inspect for defects replacing if defective with 100mm diam UPVC drain for entire length and encase in min. 150mm pea gravel surround.

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 100mm diam. 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 flexible pipes are not 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 he slab.

Install where indicated trapped (roddable) gullies - waste pipes to discharge below grating level and above water level - and connect to drain run via an inspection chamber or if the gully is roddable via a 'Y' connection.

Install 40mm diam. pvc waste to sink with 75mm deep traps. 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 : 1978
Below ground drainage to comply with BS8301 : 1985

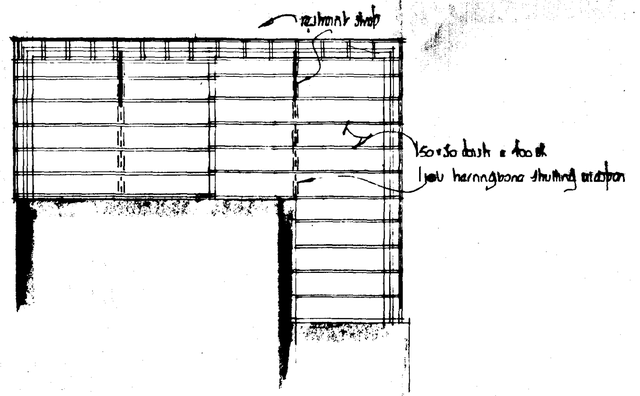
All drainage items are to be installed in strict accordance with the manufacturers instructions.

FLAT ROOF CONSTRUCTION

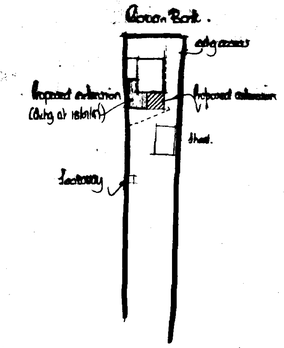
12.5mm white spar chippings bitumen bedded on
3 layer built up roofing felt, bottom layer to be asbos based, dressed up abutments a min. 150mm and up adjacent pitched roof a min. 450mm.
110mm Jabdec roof insulation
vapour barrier
19mm exterior grade plywood decking
Firrin pieces to give a fall of 1 : 80
150 x 50mm SC3 grade joists at 400mm cts
12.7mm foil backed plasterboard and skim finish

Where joists run parallel to walls they are to be strapped at 1800mm cts with 30 x 6mm galv m.s. straps fixed to a min. 3No. joists, having nogged between beforehand, and securely fixed to walls. Similar straps to be used at 1800mm cts to hold down the wall plate.

Supply and install 103mm pvc gutters and fix to falls on fascia with all necessary brackets, stop ends, outlets etc.
Supply and install 64mm downpipes securely clipped to walls at 1800mm cts together with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.



ROOF PLAN



BLOCK PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
21 JUL 1997
Ref. 0258/97

DETERMINED PLAN

A	18/6/97	Lounge extension added
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (01775) 767966

Client
Mr. & Mrs B. Stevenson

Job Title
Kitchen Extension At
3 The View Cottages
Lound Bank
Sandtoft Isaac.

Drawing Title
Plan
Elevations
Section

Scale 1:50 . 1:100

Date July 96 | Drawn by AL

Drg. No. 96/58/01 | Rev A