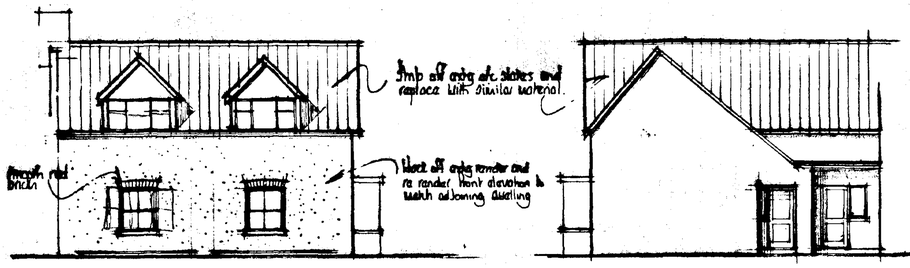


EXISTING



PROPOSED

NORTH

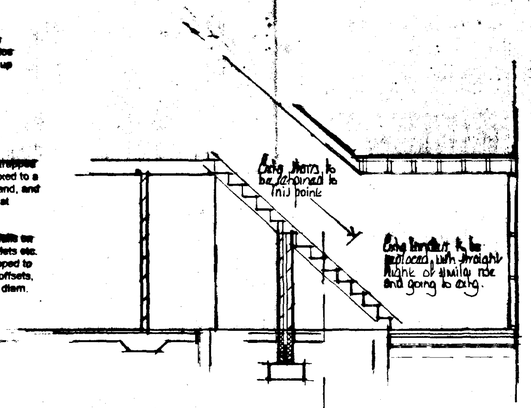
SOUTH

FLAT ROOF CONSTRUCTION

12.5mm white spar chippings bitumen bedded on
3 layer built up roofing felt, bottom layer to be astor based, dressed up abutments a min 150mm and up adjacent pitched roof a min. 450mm.
78mm Jabdek roof insulation
18mm exterior grade plywood decking
Firrin pieces to give a fall of 1 : 80
200 x 50mm BC3 grade joists at 400mm ctr
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 8mm galv m.s. straps fixed to a min 3No. joists, having negged between beforehand, and securely fixed to walls. Similar straps to be used at 1800mm cts to hold down the wall plate.

Supply and install 165mm pvc gutters and fix to fillis ear 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.



SECTION A - A

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 600 x 150mm
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 extg foundations should be carried out prior to the commencement of any works.

HOT WATER SYSTEM

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

Space heating to be electric

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
300g polythene separating membrane
80mm 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 100mm fill, to a max. 600mm, 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.

First -
18mm tongued and grooved Weyroc floor panels, all edges glued, spot bonded to substrate of 19mm plaster board on a resilient layer of 25mm mineral fibre having a density between 80 - 100kg/m³
Existing floor decking (min 12mm)
Existing floor joists (220 x 50 @ 410mm ctrs)
Ceiling to be 2 layers of plasterboard with joints staggered, total thickness to be 30mm with an absorbent material of 100mm unfaced rock fibre having a density of 10kg/m³ laid on the ceiling, and finished with either artex or skim in accord. with clients instructions.

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 load bearing insulation blocks (to be PL quality brickwork 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. 13mm thickness render with proprietary waterproof additive with all necessary expanded 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

Party Walls
To be 275mm o/a constructed as follows :-
100mm load bearing insulation blocks i.e. Hemelite
75mm cavity
100mm load bearing insulation blocks i.e. Hemelite
Render and skim finish to both sides
(Max. density of blocks to be 1600kg/cu m)

Internal Walls
To be 100mm blockwork constructed off a dpc off the floor slab

Stud Partitioning
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

Dry lining to extg walls
Extg wall
50mm cavity
Building paper vapour barrier
75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face with 12.7mm plasterboard, tape joint and skim finish.

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.

Install injected silicone damp proof course into all extg walls, by specialist sub-contractor, and in accordance with the damp proof manufacturers instructions. Hack off all wall plaster to a height of 1.0m above floor level prior to injection of dpc and replaster incorporating all necessary additives in accord. with manufacturers recommendations.

LINTELS

Lintels to be RS, 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 over internal openings to be RS internal 100 lintels unless specified otherwise.

Lintels to be protected with min. 13mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be 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 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.

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.

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.

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.

All internal rooms are to be mechanically ventilated direct to the external air. Extractors are to be capable of a min. 3No. air changes per hour and are to incorporate a 15 minute over-run period when installed in WC's, bath/ shower rooms.

Rainwater

Surface
All existing gutters and downpipes are to be replaced with pvc

Foul
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
.6m or less	190mm	190mm
1.0m or less	450 mm	450mm
1.5m or less	1050mm	600mm
over 1.5m	1200mm	600mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 150mm 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 a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

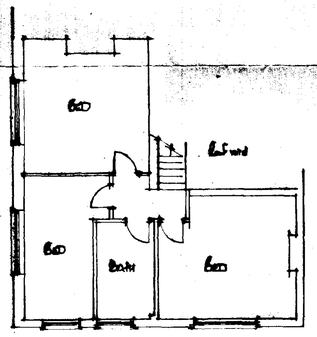
Install where indicated trapped (rodddable) gullies - waste pipes to discharge below grating level and above water level.

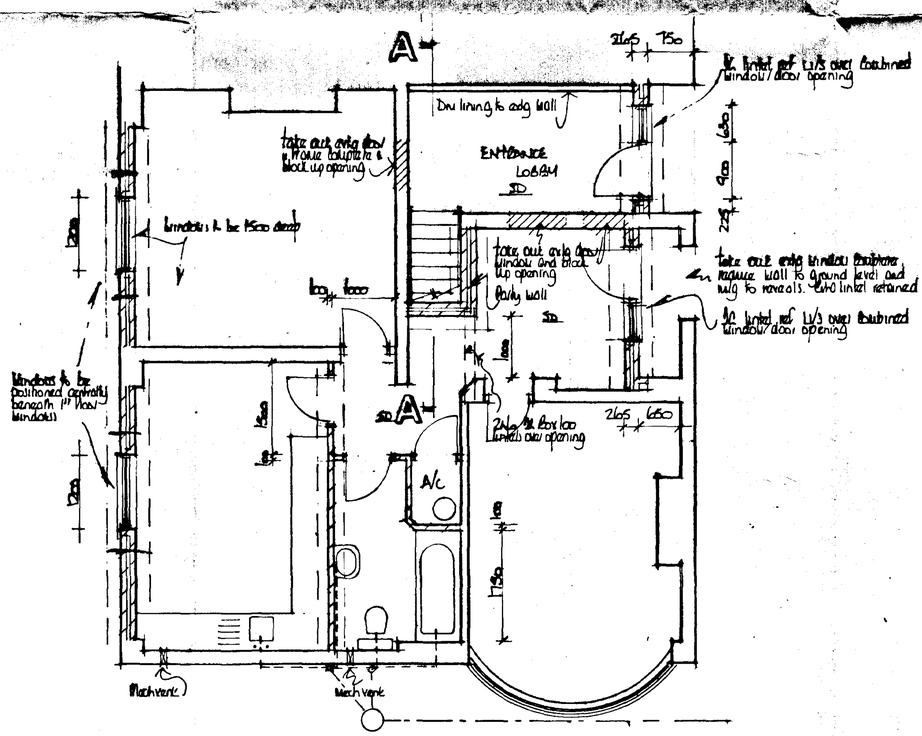
Install 40mm diam. pvc waste to sinks, 32mm diam. pvc waste to hand basins all with 75mm deep traps. 40mm diam. pvc waste to bath with combined trapped waste and overflow. Unless specified other wise on plan.

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

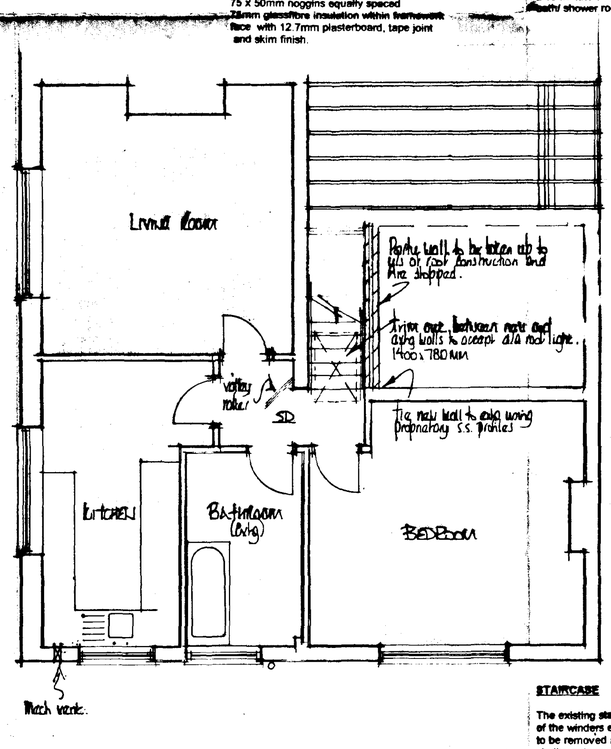
Above ground drainage to comply with BS8272 : 1978
Below ground drainage to comply with BS8301 : 1985

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





GROUND FLOOR PLAN



FIRST FLOOR PLAN

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.

STAIRCASE

The existing staircase is to be retained with the exception of the winders etc. at the bottom of the flight. These are to be removed and the staircase is to be extended, using similar goings and risers to match the existing, in a straight line through the existing external wall. The flat roof is to be constructed at a height which will maintain the head height to the stairs at the maximum possible.

The handrail is to be 900mm measured vertically above the pitch line is to be capable of withstanding a horizontal force of 0.36Kn/m

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
31 JUL 1997
Ref: 0851/97

A		
	Date	Revisions

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Client
Mr H. Lowe.

Job Title
Alterations to Provide 2No Flats at 11 West End Holbeach

Drawing Title
Plan. Section & Elevations

Scale 1:50 & 1:100

Date July 97 | Drawn by AR

Drg. No. 97/35/101 | Rev