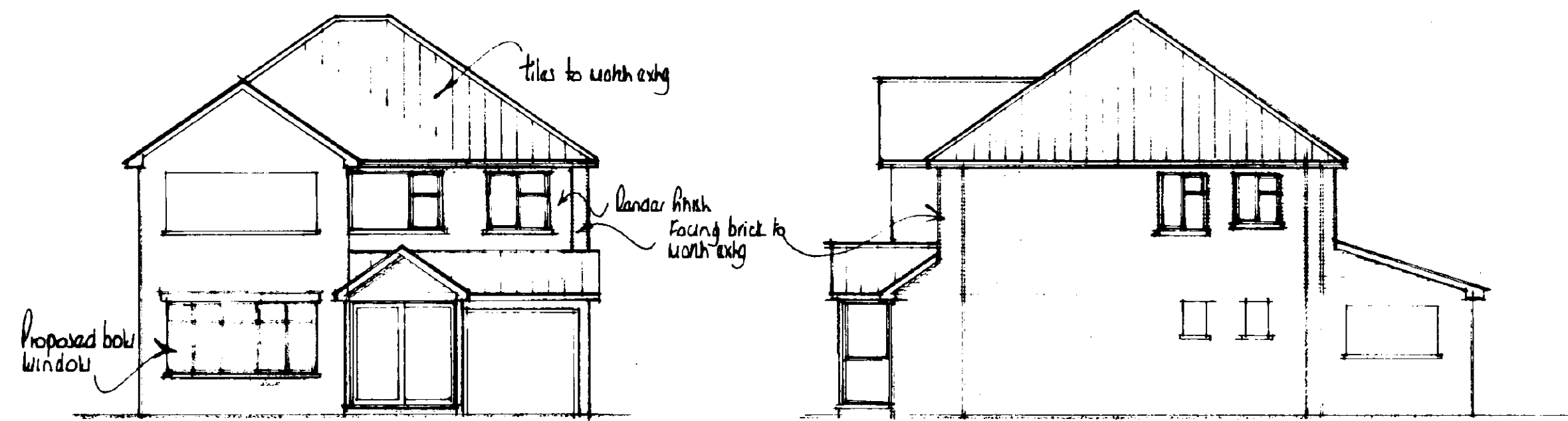
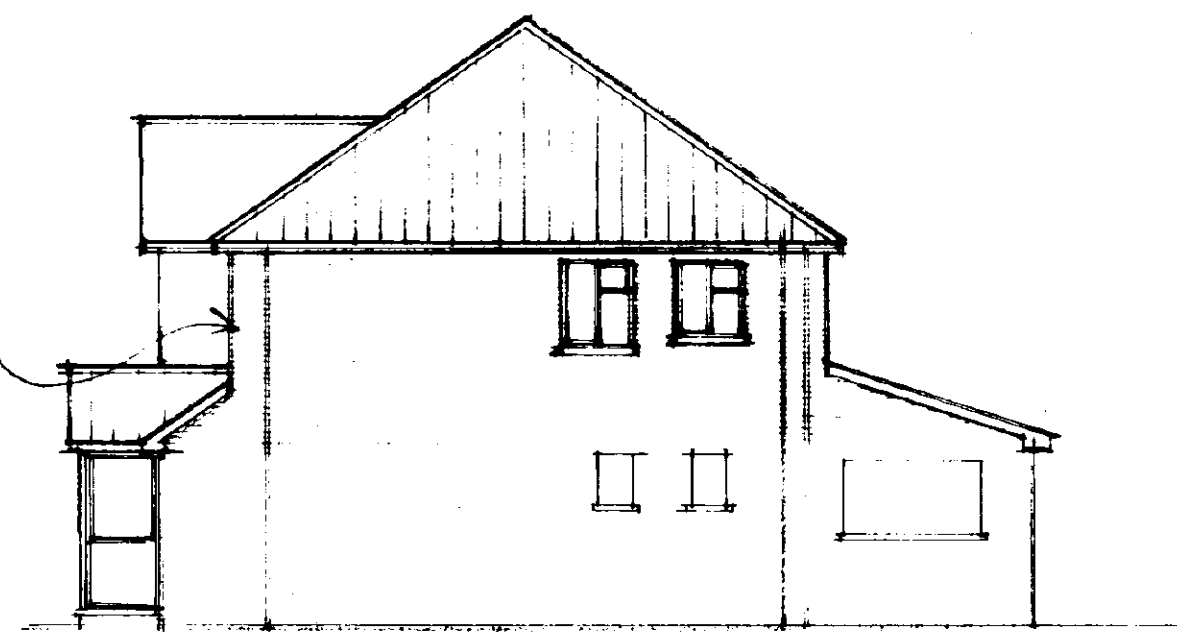
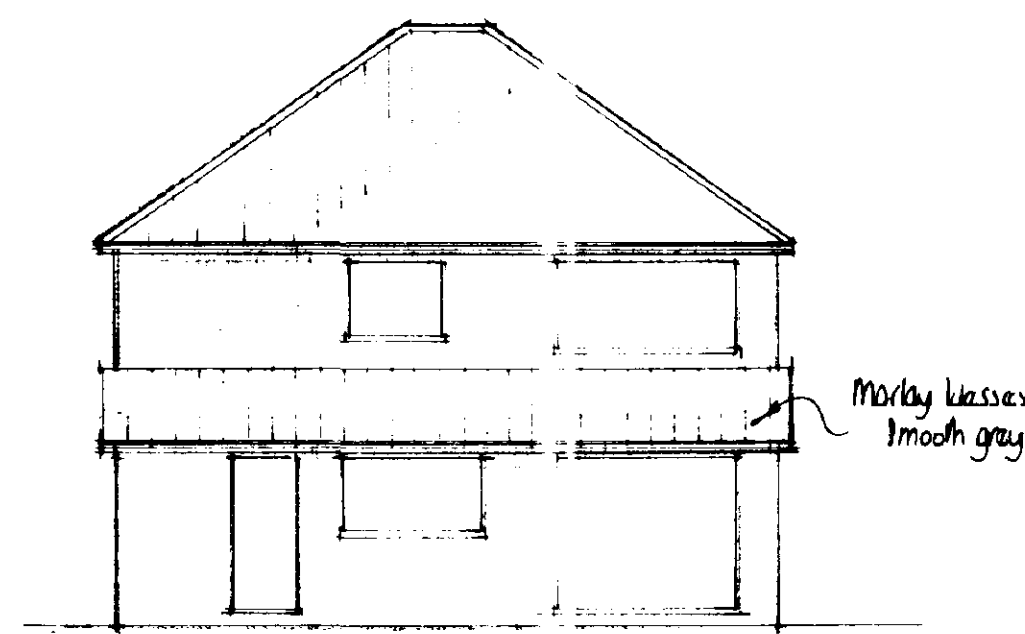




south



east



north

FOUNDATIONS

Foundations to be ST4 grade concrete

Foundations to be taken down to a firm loadbearing strata, min 1.0m if in shrinkable sub-soil, in accord with the requirements of the Local Authority Building Control Dept and in accord with the MRC 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 (porch)
65mm sand/cement screed reinf with chicken wire mesh
100mm ST4 grade overcote 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
18mm Weyroc floor panels
150 x 50mm SC3 grade tanalised timber joists at 400 cts with min 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manuf.
Instructions with all necessary noggins etc and finished with either artex or skim in accord with clients instructions.
Provide 150mm g/f insulation between joists over garage.
Garage ceiling to be 12.7mm Gypsum Fireline board

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 facing brick (FL quality below dpc)
65mm mineral wool insulation i.e. Dritherm
100mm load-bearing insulation blocks i.e. Bemelite
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
Internal finish to be 12mm render with gypsum plaster: skim finish to give a max 'U' value of 0.45W/m² degre C.
Where the walls are to be rendered the construction is to be as specified above with the outer leaf of brickwork replaced with blockwork.
External render finish to be min. 12mm thickness render with proprietary waterproof additive with all necessary expanded metal plaster stops and finished with Tyrolean render applied in strict accord with manufacturers instructions. Render to terminate a min. 150mm above finished ground level in a bell mouth drip.
Render to conform to BS 5262 : 1976

Stud partitions - to be constructed as follows :-

75 x 50mm head and sole plates
75 x 50mm studs at 400mm cts with min 1 row
75 x 50mm noggins equally spaced
100mm g/f insulation within framework
face both side with 12.7mm plasterboard: tape joint and skim finish
stud partitions to be constructed off dilled 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
To be a min. 150mm above finished ground level.
An insulating vertical dpc i.e. Dacor is to be provided to all cavity closures
A dpc cavity tray is to be incorporated within cavity walls (stepped as applicable) immediate above an abutment and also within cavity walls to separate the extg and proposed cavity wall insulation.

LINTELS

Lintels to all walls to be IG, or similar and equivalent, purpose made to suit wall construction, 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 over internal openings to be IG Box 100 lintels (or similar) unless specified otherwise.
Lintels to be protected with 13mm gypsum plaster skim finish to achieve a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be purpose made double glazed with sealed units and weather stripped.
Windows to habitable rooms are to incorporate a controllable trickle vent of 4000cm³/h.
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 BS206 : 1981

WINDOW & DOOR SCHEDULE

Location	Window/door ref	Lintel ref & length	
1	1200 x 1200	L1/S	1500
2	915 x 1200	L1/BD	1200
3	915 x 1050	L1/BD	1200

VENTILATION

All habitable rooms are to have windows containing ventilation openings the combined total of which is equal to not less than 1/20th of the floor area of the room.
The en suite shower room is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

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

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt1 : 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 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.

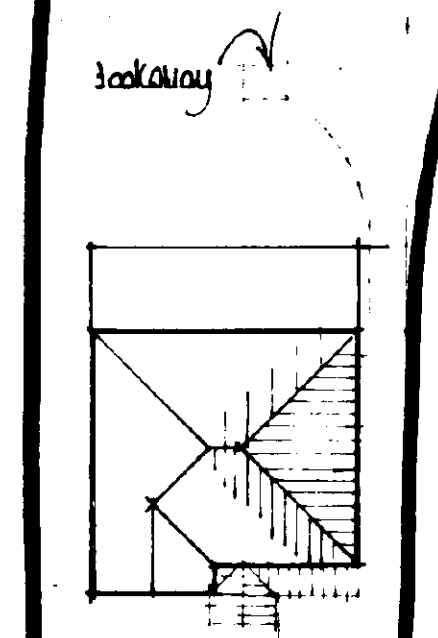
STAIRCASE

A single step is to be formed to give access to the extension from the quarter space landing at the head of the stair.
The balustrade height is to be 900mm measured vertically above the finished floor level and is to be capable of withstanding a horizontal force of 0.36kN/m.
The balusters to the balustrade are to match the ext and are to be equally spaced at centres preventing the passage of a 100mm diam sphere

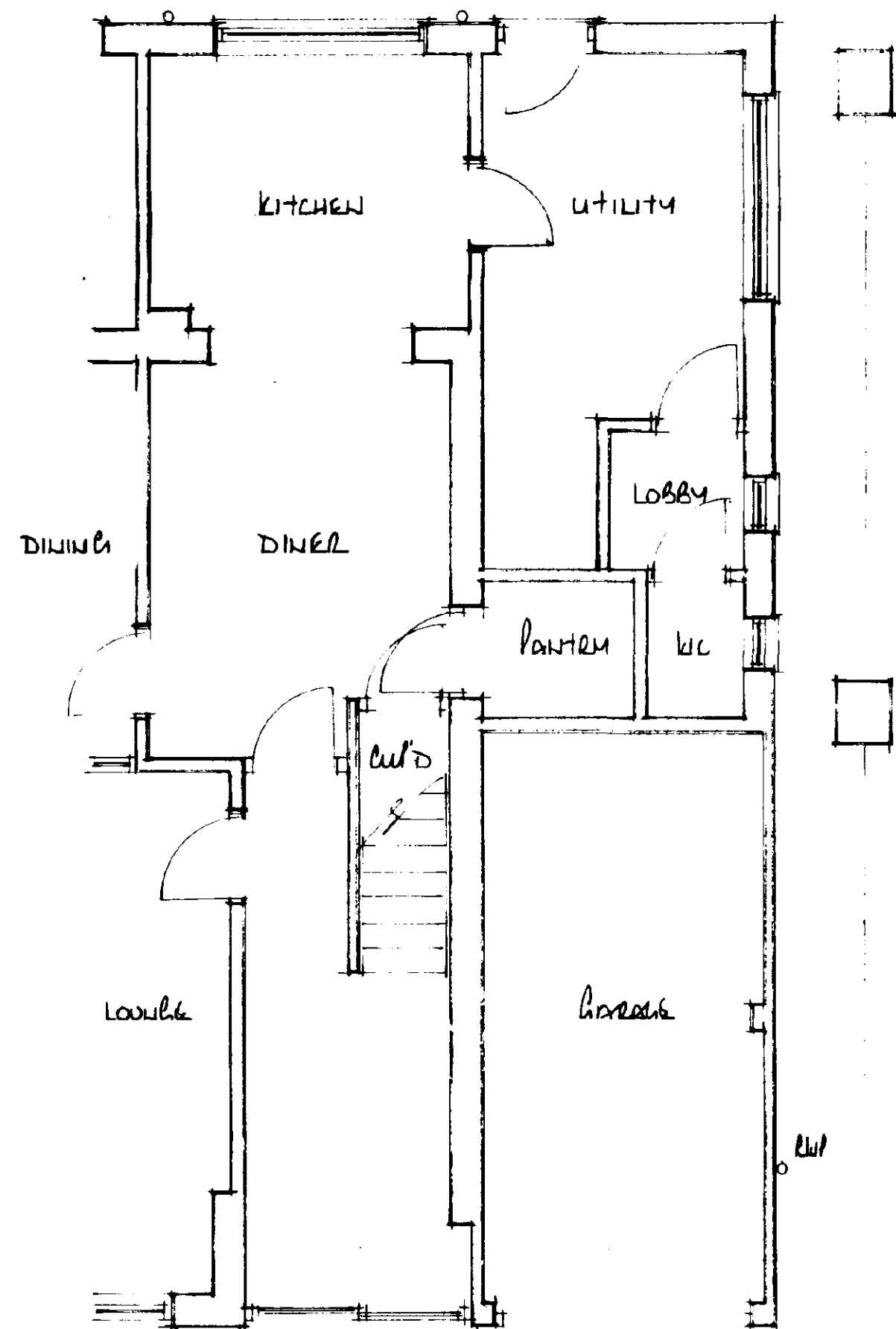
DRAINAGE

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
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70
Install where indicated a 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base. Finish at top, a min. 900mm above window head height with a durable cap.
Install 40mm dia. pvc waste to showers (NOTE shower trays to be constructed on a suitable plinth to maintain access to trap and waste pipe), 32mm dia. pvc waste to hand basins all with 75mm deep traps.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.

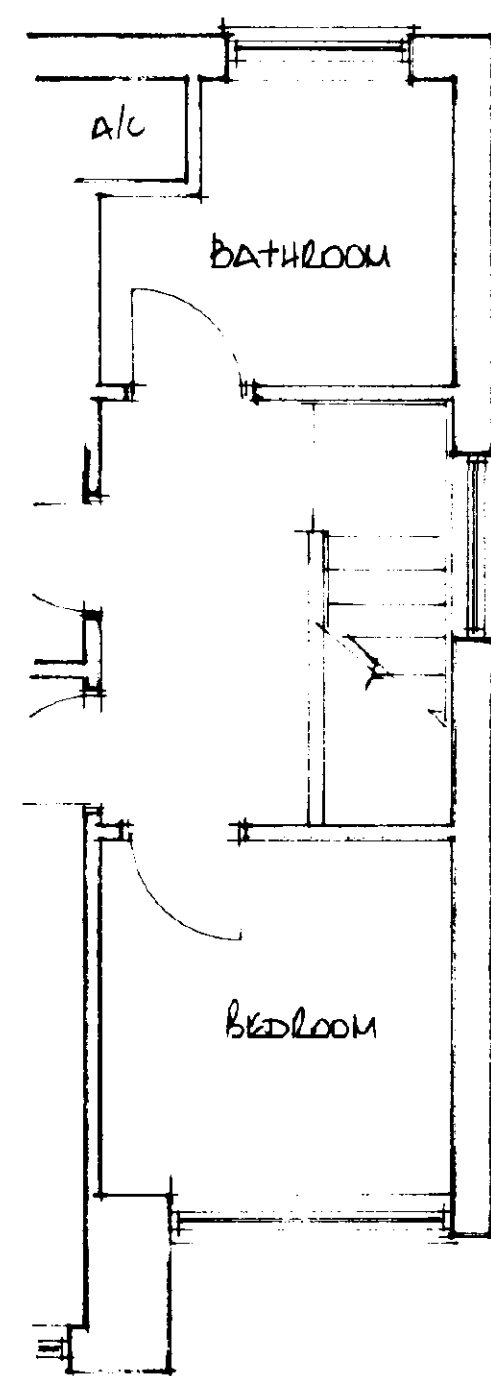
Above ground drainage to comply with BS5272 : 1978
Below
BS8301 : 1985
All drainage items are to be installed in strict accordance with manufacturers instructions.



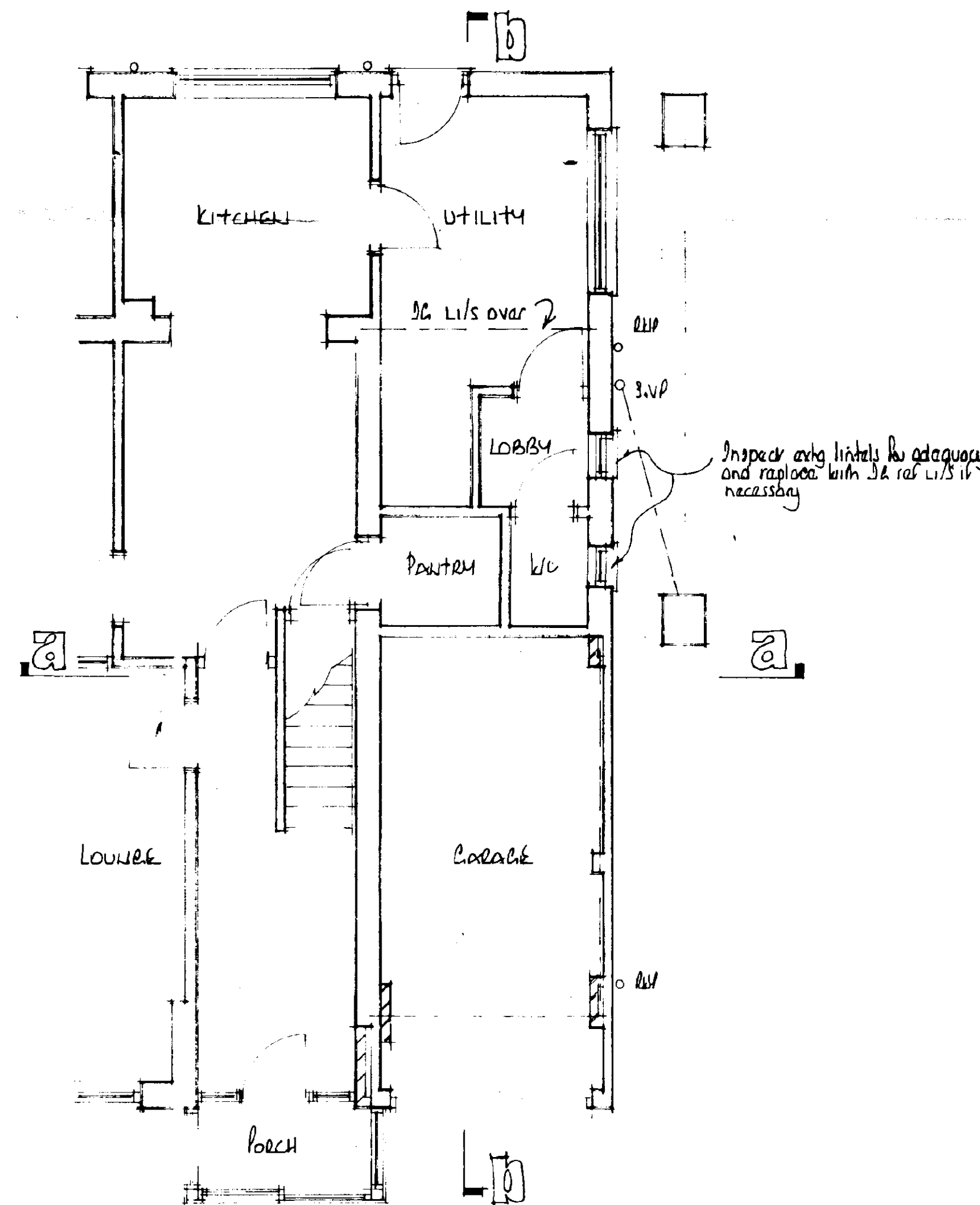
block plan



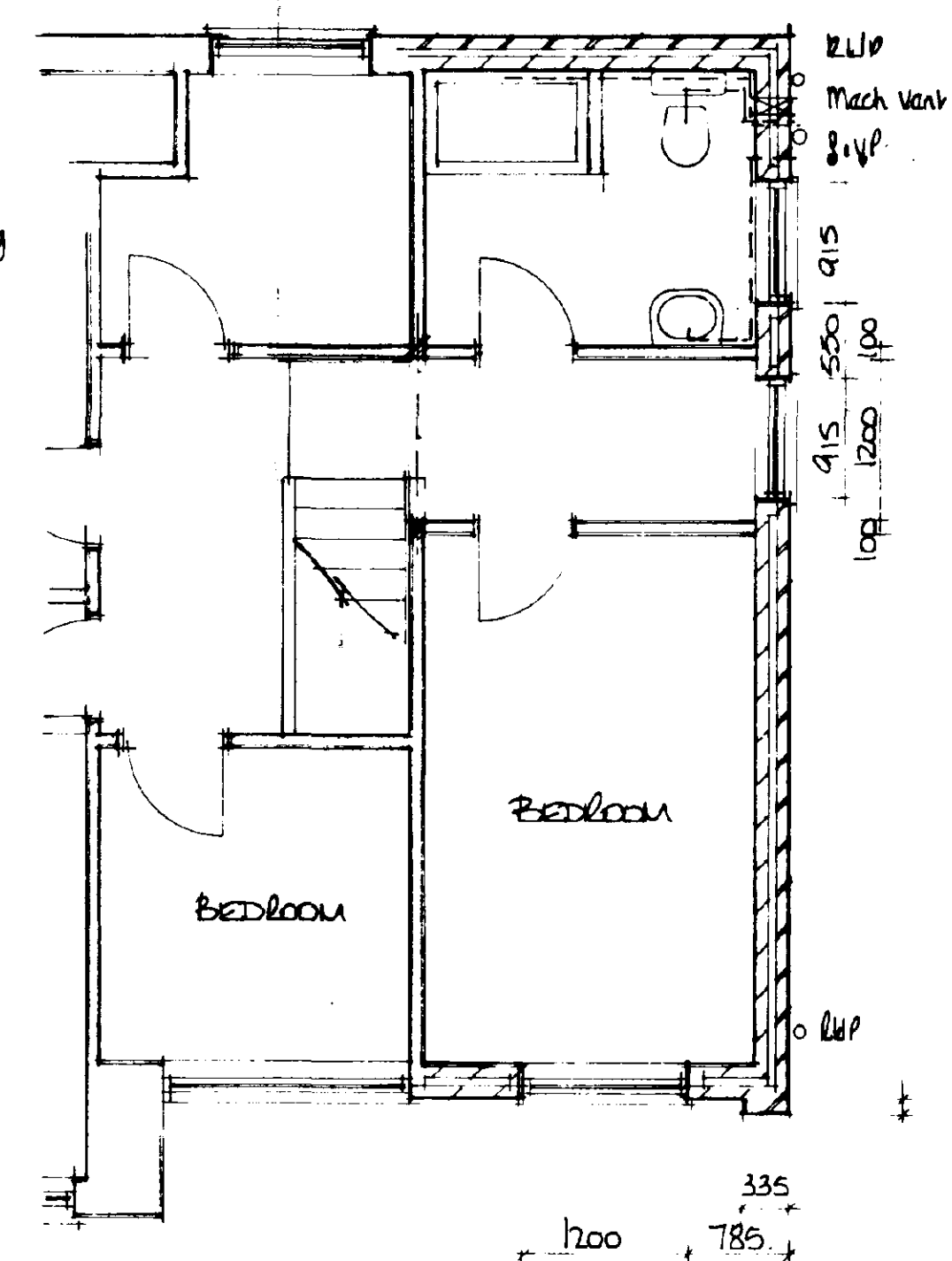
ground floor existing



first floor



ground floor proposed



first floor

SOUTH HOLLAND DC
HOUSING & PLANNING
23 JUN 1995
Ref: 0665/95

DETERMINED
PLAN

A		Date	Revisions
No. copyright		E. M. Williams D. Williams A. Williams	
"Willow Lodge", Horseshoe Road Spalding, Lincs PE11 3JA Tel: Spalding (0775) 767968		Client MR & MRS PICKWORTH	
Job Title FIRST FLOOR BEDROOM & SHOWER ROOM EXTENSION AT 100 HIGH ROAD MOULTON SPALDING Lincs.		Drawing Title Plans, Elevations	
Scale 1:50, 1:100		Date June 95	
Drawn by AL		Log No. 95/33/01	