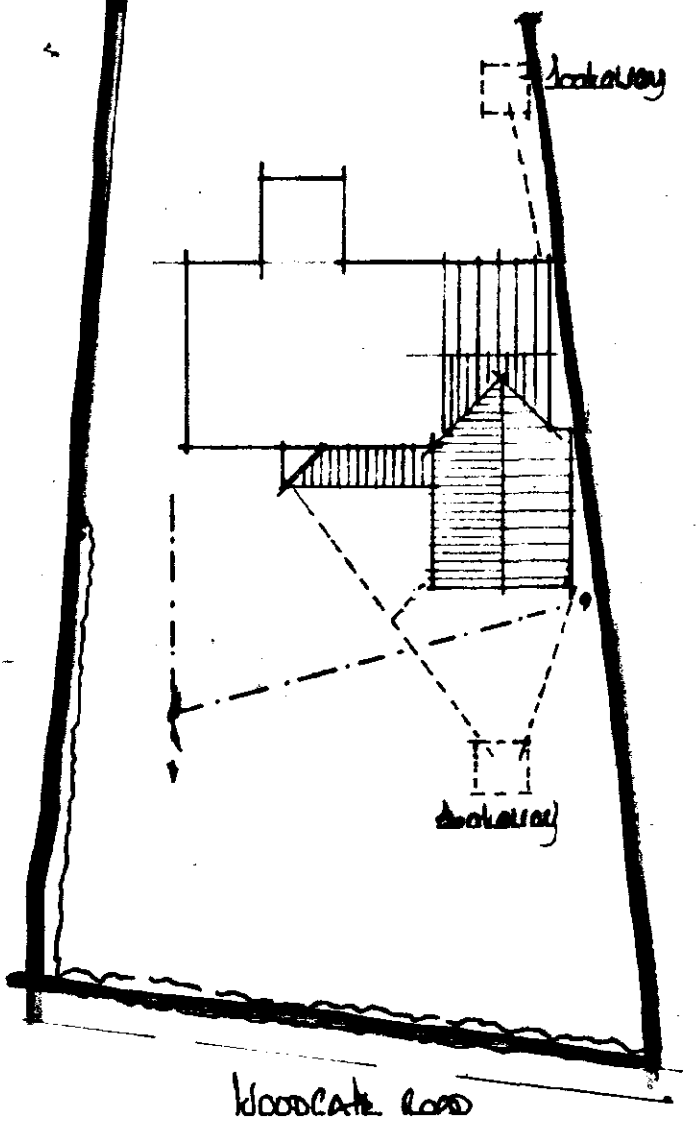


west

south

east

north



FOUNDATIONS

Foundations to be ST4 grade concrete
For 255mm 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 N-HBC 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 any foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Ground
60mm sand/cement screed reinforced with chicken wire mesh
80kg polythene separating membrane
50mm Jablite SD floor insulation (k = 0.037W/m²C)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
35mm 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
Strip off all vegetable soil beneath proposal
First
18mm Weyroc floor panels
200 x 50mm SC3 grade tanalised timber joists at 400mm cts with min. 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. 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 255mm o/a constructed as follows:-
100mm facing brick (to be FL quality below dpc level)
65 mineral wool insulation i.e. Ditrtherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hermite (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.
Internal Walls
To be 100mm blockwork constructed off a dpc off the floor slab/foundation as indicated

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.

VENTILATION

All habitable rooms are to have windows satisfying 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.
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.
All switches, sockets, tv points and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.

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 0.045W/mK and a thickness equal to the external diameter of the pipe up to a max. of 40mm.
STAIRCASE
The handrail and balustrade heights are to be 900mm measured vertically above the pitch line and finished floor level respectively and are to be capable of withstanding a horizontal force of 0.36kN/m
The balusters to the handrail are to be to clients choice and are to be equally spaced at centres preventing the passage of a 100mm diam. sphere.

DRAINAGE

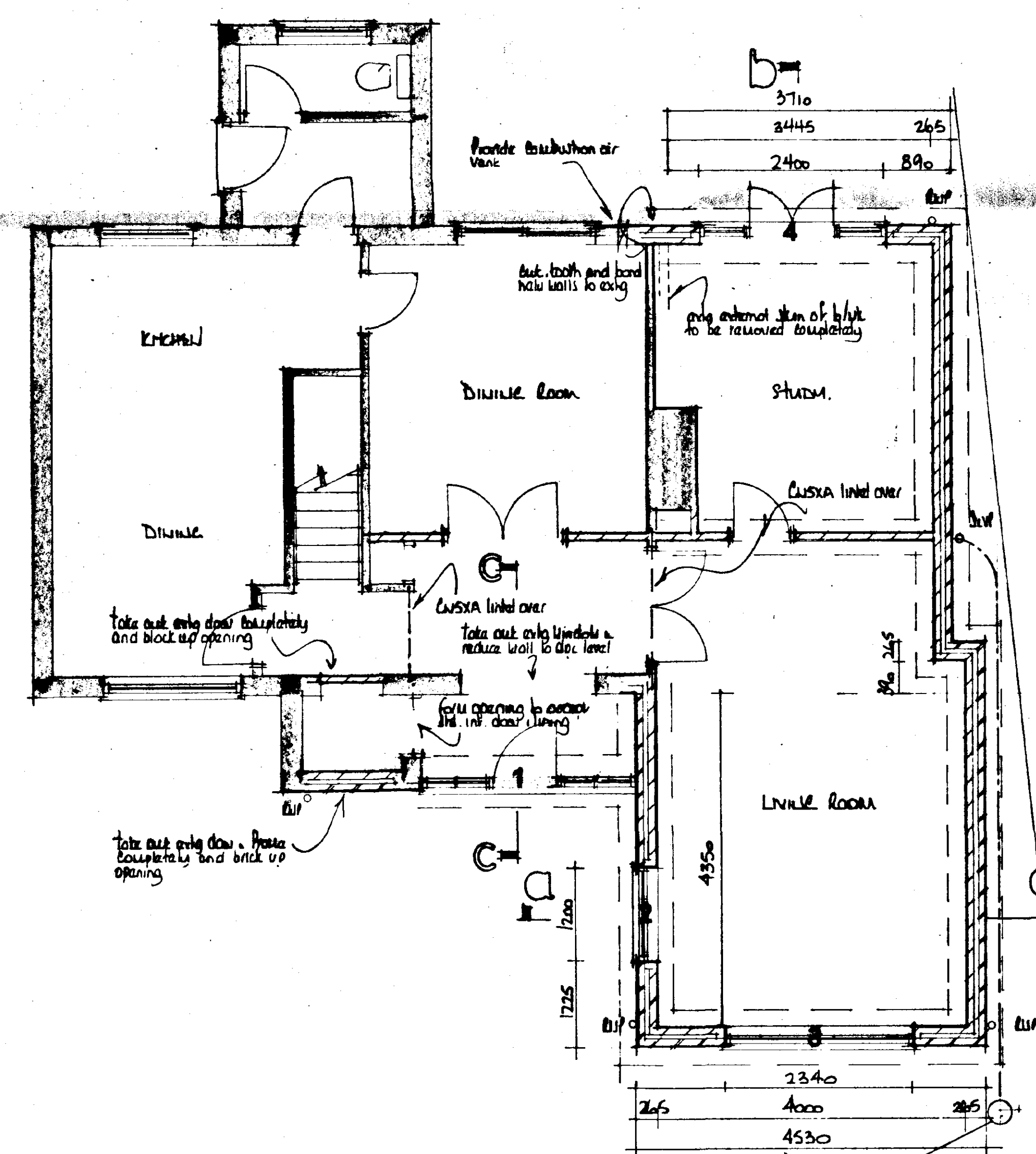
Surface
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.
Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.
Flow
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

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 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 the 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 40mm diam. pvc waste to shower. (NOTE: shower trays to be constructed on a suitable pvc to maintain access to trap and waste). 32mm diam. pvc waste to hand basin with 75mm deep trap. 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 BS5272: 1978
Below ground drainage to comply with BS8301: 1985
All drainage items are to be installed in strict accordance with the manufacturers instructions.

STRUCTURAL STEEL BEAMS

Structural steel beam to have min 150mm end bearing on 2 course Eng. brick padstone



ground floor plan

STUD PARTITION

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 (botted 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.

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermastate, 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

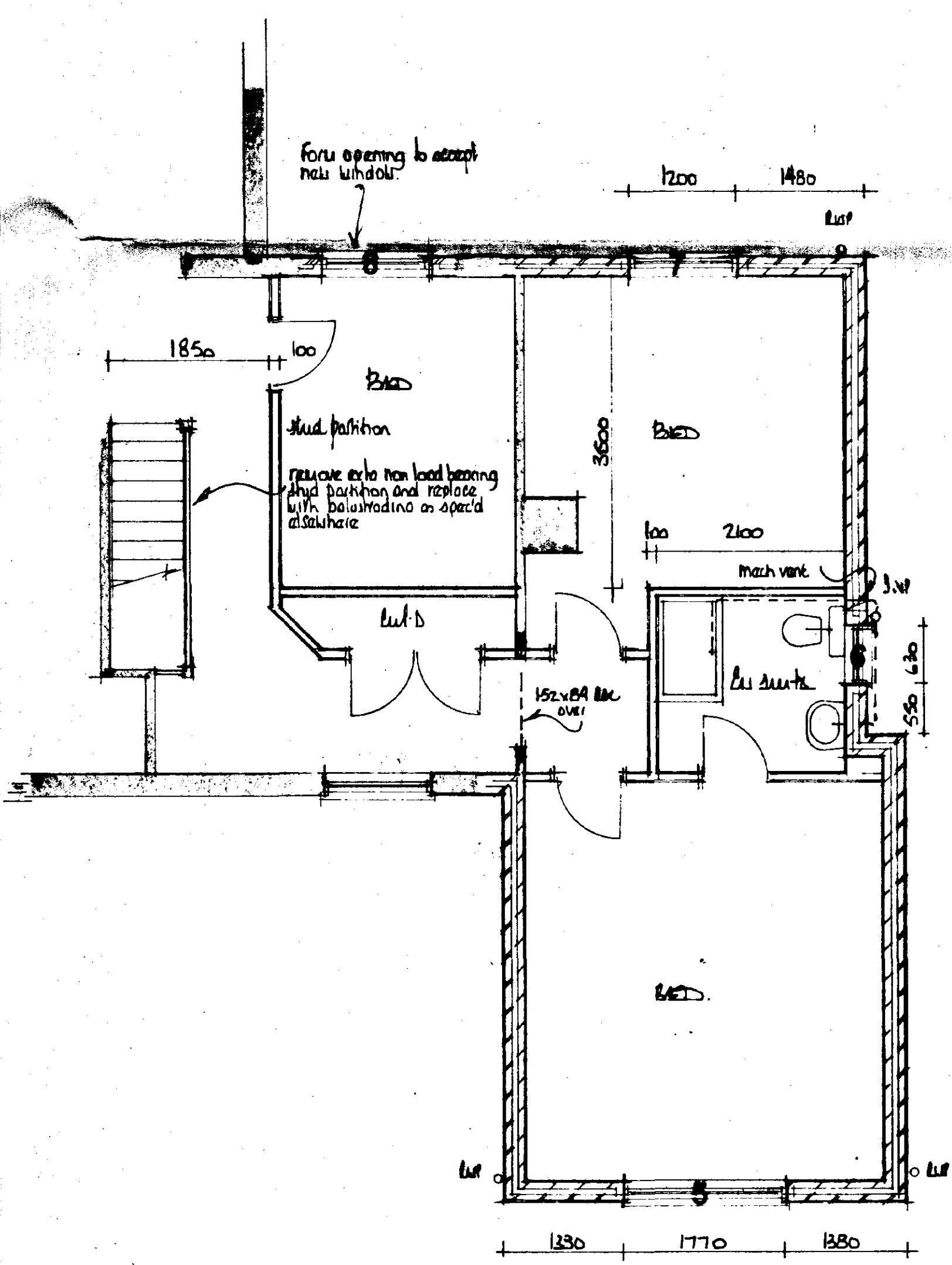
Lintels to be Galvalume, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.
Lintels over internal openings to be Galvalume C/N102 lintels unless specified otherwise.
Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be Boulton and Paul, or similar and approved, 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.
Windows to first floor habitable rooms are to contain openings which are a min. 450mm x 450mm, have an area of 0.33m², and have a sill level no more than 1100mm above finished floor level. Key operated locking devices are not permitted to first floor windows.
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	purposed made	CG50/100 3000
2	H213CC	1500
3	H413CMC	2700
4	FCP240FPFP	CGH50/100 2700
	FCDDR1D	
5	H312CC	CG50/100 2100
6	H110C	900
7	H212CD	1500
8	H212CD oppact	1500



first floor plan

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
21 AUG 2001
Ref: 1006/01

A		Date	Revisions
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"Willow Lodge", Horseshoe Road, Spalding, Lincs. PE11 3JA Tel: Spalding (0775) 767988			
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