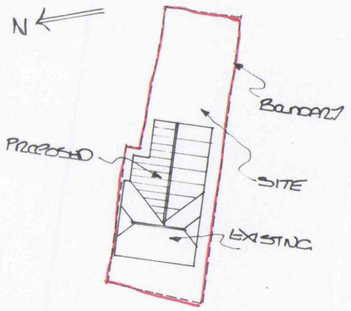
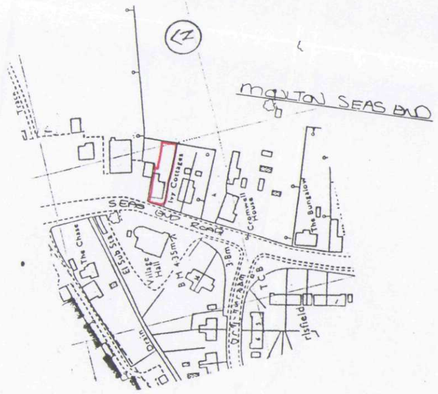


BLOCK PLAN
(SCALE 1:500)



LOCATION PLAN
(SCALE 1:2500)

Foundations to be S14 grade concrete.
For 265mm walls foundations to be 700 x 300mm.
For 100mm walls foundations to be 450 x 300mm and/or built off thickened floor slab.
Min 1000mm deep if in shrinkable sub-soil and all in accordance with the requirements of the Local Authority Building Control Department.

GROUND FLOOR CONSTRUCTION

65mm cement/sand screed.
100mm S14 concrete oversite.
500g polythene separating membrane (lapped with DPC in walls)
50mm flooring grade insulation to provide 'U' value of 0.25w/m² C.
Insulation to have 25mm upstand at wall perimeters.
1200g polythene damp proof membrane.
25mm sand blinding.
150mm min consolidated hardcore.

WALL CONSTRUCTION

Below ground

To be in class "A" concrete blocks.
Cavity to be filled to 225mm below DPC

Above ground

To be 265mm cavity walls as follows:-
100mm concrete blocks with render finish.
65mm cavity filled with mineral wool insulation or equivalent.
100mm load bearing insulation blocks i.e. Thermalite or Celcon.
All to be tied together using mild steel galvanised wall ties. To be positioned at distances not exceeding 900mm horizontally and 450mm vertically.
All wall ties to be staggered and placed at every course vertically at all openings, reveals and returns.
Internal finish to be a 12.5mm render with a 'Gypsum' plaster skim to give max 'U' value of 0.35w/m² C.
Provide insulating velical DPC at all cavity closures.

Stud work walls

To comprise of 50mm x 100mm softwood timbers.
Plasterboard finish and skim both sides.
Provide mineral wool insulation between.

LINTELS

Lintels to be I.G. or equivalent with min 150mm end bearing.
Lintels to be protected with 15mm gypsum plasterboard to achieve 1/2 hour fire resistance.

SURFACE WATER DRAINAGE

Rain water goods to be 103mm PVCu guttering and 64mm PVCu down pipes.
Excavate, provide and lay 100mm flexible jointed PVCu drains on 100mm pea gravel bed from 100mm upturned bend at base of down pipes to soakaway.
Form 1200mm x 1200mm x 1200mm soakaway, back filled with brick rubble to 300mm below ground level, sheet polythene over and topped with top soil, minimum 5000mm from building.

EXTERNAL WINDOWS AND DOORS

Windows and doors are to be purpose made white PVCu and weatherstripped.
Windows to first floor to have fire escape hinges fitted to vents.
Glazing to provide 'U' value of 2.0w/m² C.
Glazing to windows less than 800mm and doors less than 1500mm above floor level to be toughened safety glass in accordance with BS 6206:1981.
All habitable rooms to incorporate trickle vents not less than 8000mm and 4000mm to non-habitable rooms.
Roof window to be 1140mm x 1180mm and incorporate means of escape.

ROOF CONSTRUCTION

Provide concrete interlocking tiles to comply with BS473:550 Part 2 1971 on softwood 25mm x 38mm battens.
Roofing felt to be type 1F to BS747. All felt to lap minimum 150mm.
Provide and install fibre glass valleys.
Gangnail trusses and reducing trusses at 400mm centres to be designed, fixed and braced in accordance with BS5268 Part 3 1985 and secured using 30mm x 5mm galvanised mild steel anchors to 50mm x 100mm wall plate.
Wall plate secured using 30mm x 5mm galvanised mild steel lateral restraint straps.
Insulation to be minimum 200mm.
Provide 10mm continuos gap at eaves with fly proof mesh over and equivalent of a 5mm continuous gap at the ridge to provide ventilation to roof void.
Minimum 50mm clearance above insulation.
Ceilings to be 12.7mm foil backed plasterboard with 3.0mm skim or artex finish.

VENTILATION

Bathroom to incorporate mechanical extractor fan direct to external air.
Minimum extraction rate of 30 litres per second operated with light switch with minimum 30 minute over run.

FOUL DRAINAGE

Supply and install PVCu inspection chambers on 100mm pea gravel bed.
Excavate for and lay 100mm dia flexible jointed PVCu drains on pea gravel bed to minimum 1:70 gradient.
Supply and install 100mm PVCu soil and vent pipes jointed to upturned bend at base. Finish at top with PVCu cage min 900mm above window heads.
Supply and install roddable trapped gullies, waste pipes to discharge below grating level and above water level.
Supply and install 40mm waste pipes to sinks and showers.
Supply and install 32mm waste pipes to hand basins with 75mm deep sealed traps.
Supply and install 40mm waste pipes to baths with combined overflow.
All waste pipes to have rodding access at each change of direction.
Above ground drainage to comply with BS52/2:1978.
Below ground drainage to comply with BS8301:1985.

STAIR CASE SPECIFICATION

Purpose made John Carr staicase as follows:
Timber staircase with raking ballustrade and spindles:
Rise = 200mm
Going = 225mm
Pitch = 42
Based on fa rise of 2600mm.
All to conform with Building Regulations Approved Document Part K, Section 1.

LIGHTING

Provide low energy lighting to all rooms.

PROPOSED EXTENSION FOR MR + MRS JOHNSON, 19A SEAS END ROAD, MOULTON SEAS END, SPALDING. LINCS

SHDC
Planning & Development
21 AUG 2003
Ref 1036/03

DETERMINED