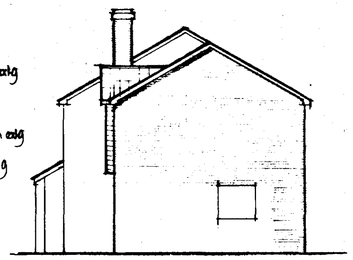
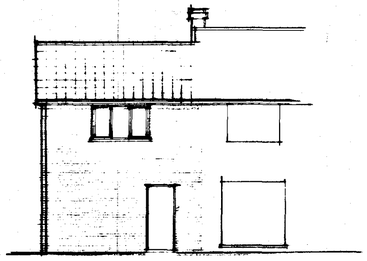


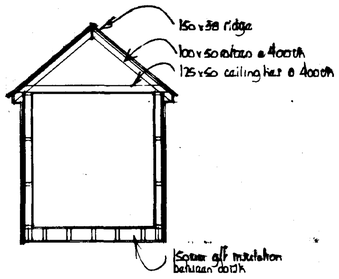
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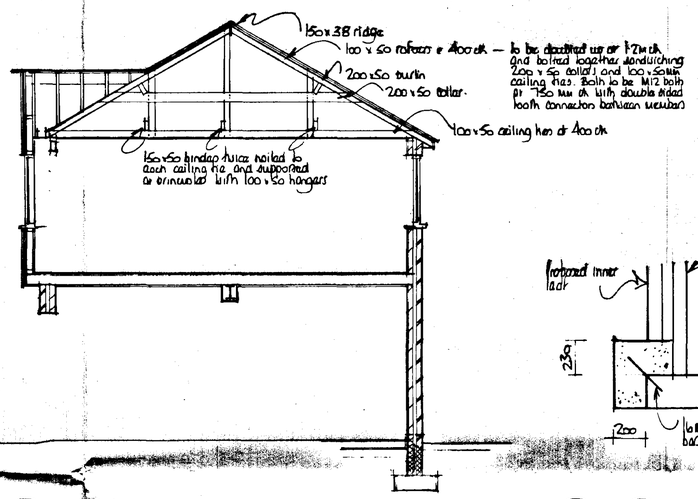
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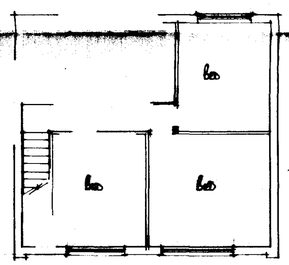
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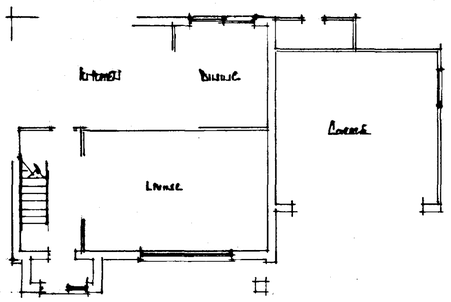


A - A

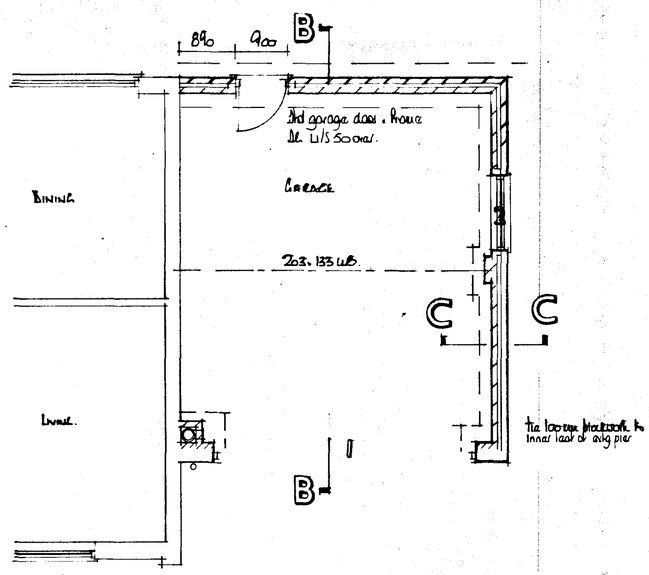


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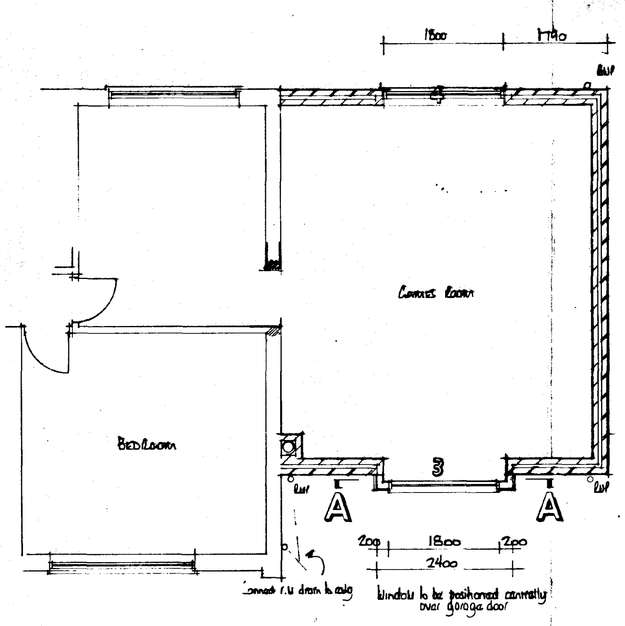




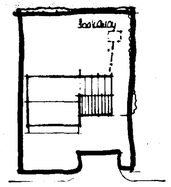
C - C



GROUND FLOOR PLAN



FIRST FLOOR PLAN



DETERMINED PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
07 JUN 1999
Ref: 0562/99

HEALTH AND SAFETY

The Employer/Client is responsible to ensure that the contractor is fully conversant with and adopts all necessary measures to afford compliance with the Health and Safety Legislation for building sites and work places.
The contractor is to carry out the works in a safe and practical manner with regard to all matters concerning Health and Safety incorporating safe working systems and practices.

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 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.

FLOOR CONSTRUCTION

Ground
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.
Strip off all vegetable soil beneath proposal.

First
18mm Weyroc floor panels
200 x 50mm SC3 grade tanalised timber joists at 400mm ctrs with min. 1 row herringbone strutting midspan between walls and steel beam (see joist plan)
150mm glassfibre insulation laid between joists
12.7mm Gypsum Fireline board with min. 50mm cover strips over joints 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 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality 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.

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
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

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 purpose made UPVC double glazed with 20mm 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 (including 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	extg garage door	L1/XHD	4850
2	extg window	L1/S 50	1500
3	1800 x 1200	Box 100	2400
4	1800 x 1200	L1/S50	2100

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.

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.

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.

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.

CHIMNEY CONSTRUCTION

The chimney is to be constructed incorporating clay flue liners to BS1181 : 1989. Liners to be a min. 200mm internal diameter and laid socket uppermost. Weak mix concrete is to be used to fill the voids between the masonry brickwork of the chimney and the flue liner.

Where a bend is necessary in a flue it should not make an angle of more that 30° with the vertical.

Chimney to terminate as indicated on elevation and flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm. The maximum chimney height should not be greater than 4½ times its least dimension measured at the highest point of intersection with the roof.

Provide an air tight inspection door immediately below the flue connection to the chimney and install a debris/condensation collection vessel

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.

A		
	Date	Revisions

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Client
MR T. D O'BRIEN

Job Title
First Floor Garages Room Al
2B Wilberley Way
Pinchbeck
Spalding.

Drawing Title
Plans
Section
&
Elevations

Scale 1:50 - 1:100

Date June 99 | Drawn by

Drg No 99/26/01 | Rev