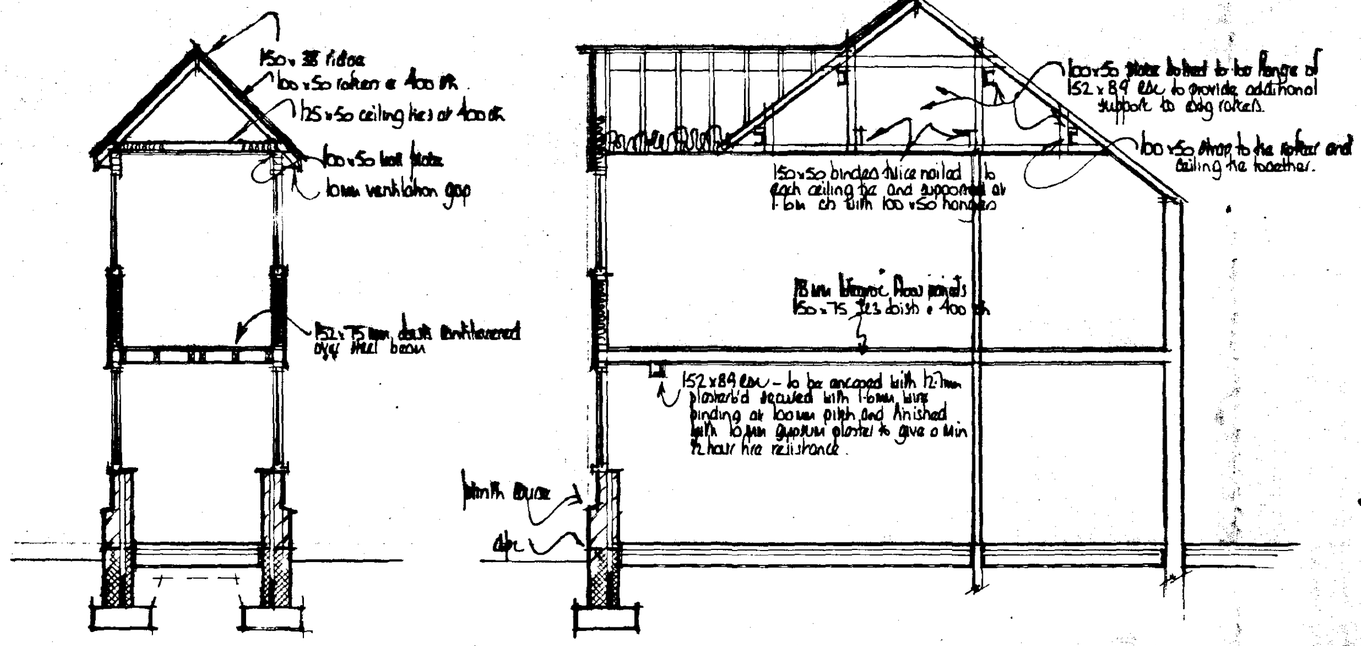
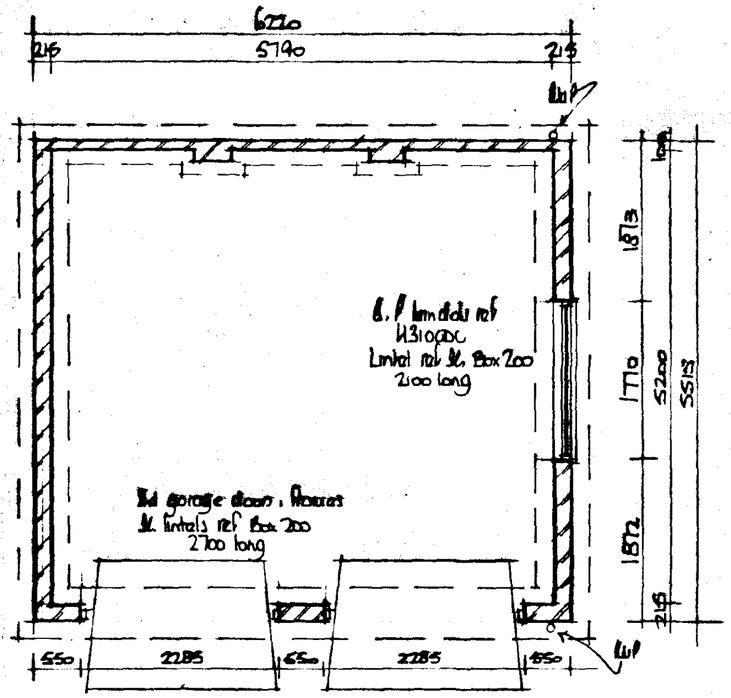
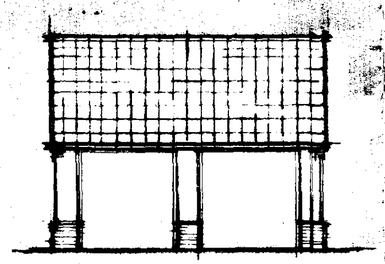



FLOOR PLAN



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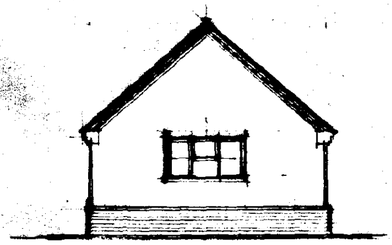

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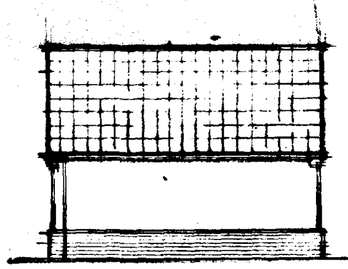

NORTH

DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
19 NOV 1997
Ref: 122/97

## 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 900mm below ground level, lay in sheet polythene and make up with vegetable soil.

**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 | 460mm |
| 1.5m or less | 1050mm | 690mm |
| over 1.5m | 1200mm | 690mm |

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 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.

Where flexible pipes are under a road/drive with less than 900mm cover reinforced concrete bridging is to be used instead of paving slabs.

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 100mm diam. stub soil stack jointed to 100mm diam. upturned bend at base. Provide removable screw on lid/air admittance valve at head.

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

Install 40mm diam. pvc waste to sinks and showers, *(NOTE : shower trays to be constructed on a suitable plinth to maintain access to trap and waste)*, 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.

Install where indicated a proprietary septic tank, having a min. capacity of 3600 litres, in full accordance with the manufacturers instructions and specifications. The tank is to be provided with land drains, the length of which is to be determined by a percolation test (min 25.0m), laid on 40mm washed gravel. The tank is to be sited a min. 12.0m from the nearest dwelling and preferably within 30.0m from a point from which the tank emptying vehicle can reach. *The percolation test is to be undertaken and the results submitted to and approved by the L.A. Building Control Dept prior to installation of the tank*

*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.

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| | Date | Revisions |

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**East Midlands Design Associates**

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Client
Mr. & Mrs R. CRAPPELL.

Job Title
Extension to Bungalow at
West Pinchbeck
West Pinchbeck
Spalding.

Drawing Title
Sections through New Windows
Sections through Ext. Building
Plans & Elevation of Garage

Scale 1:50 & 1:100

Date Nov 97 | Drawn by AL

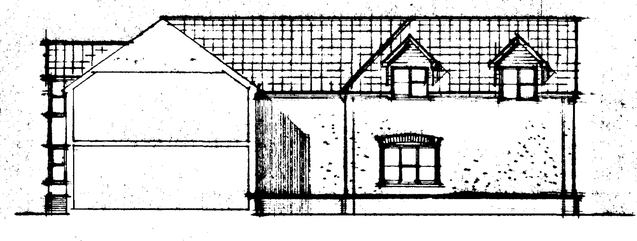
Drg. No. 97149103 | Rev




WEST



NORTH



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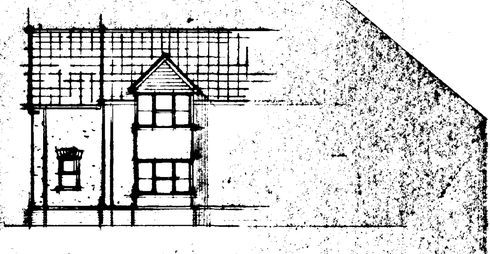

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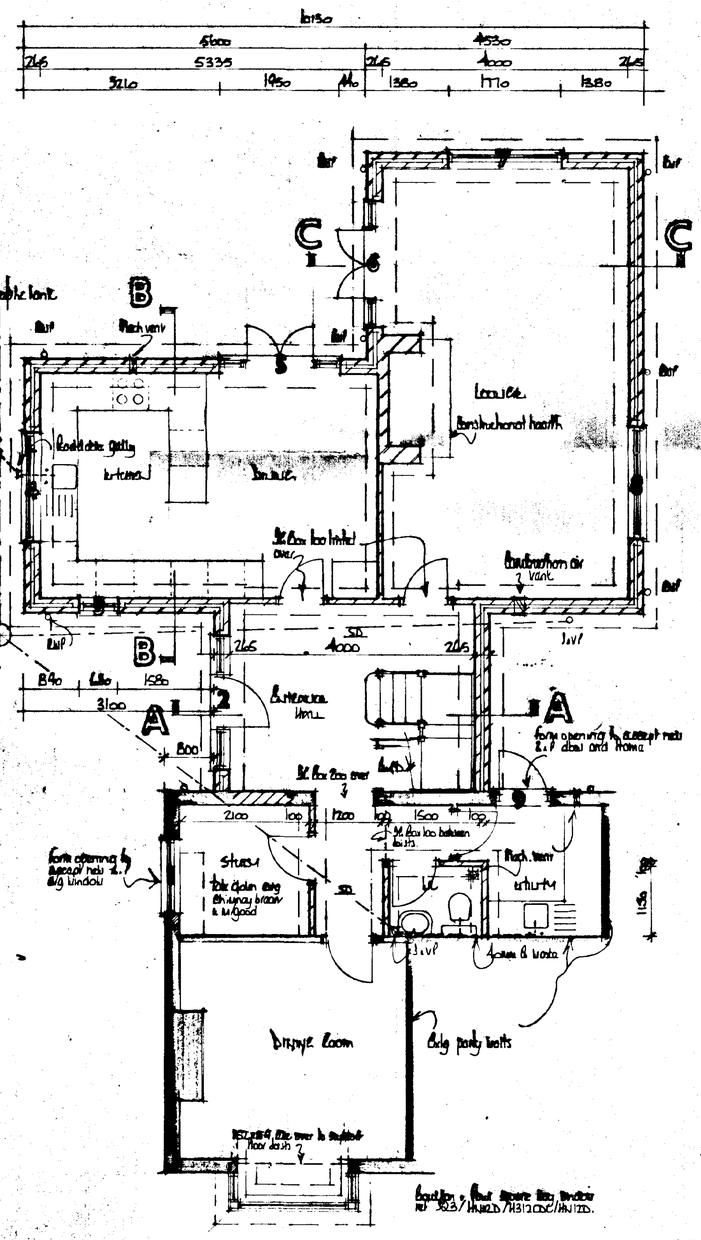
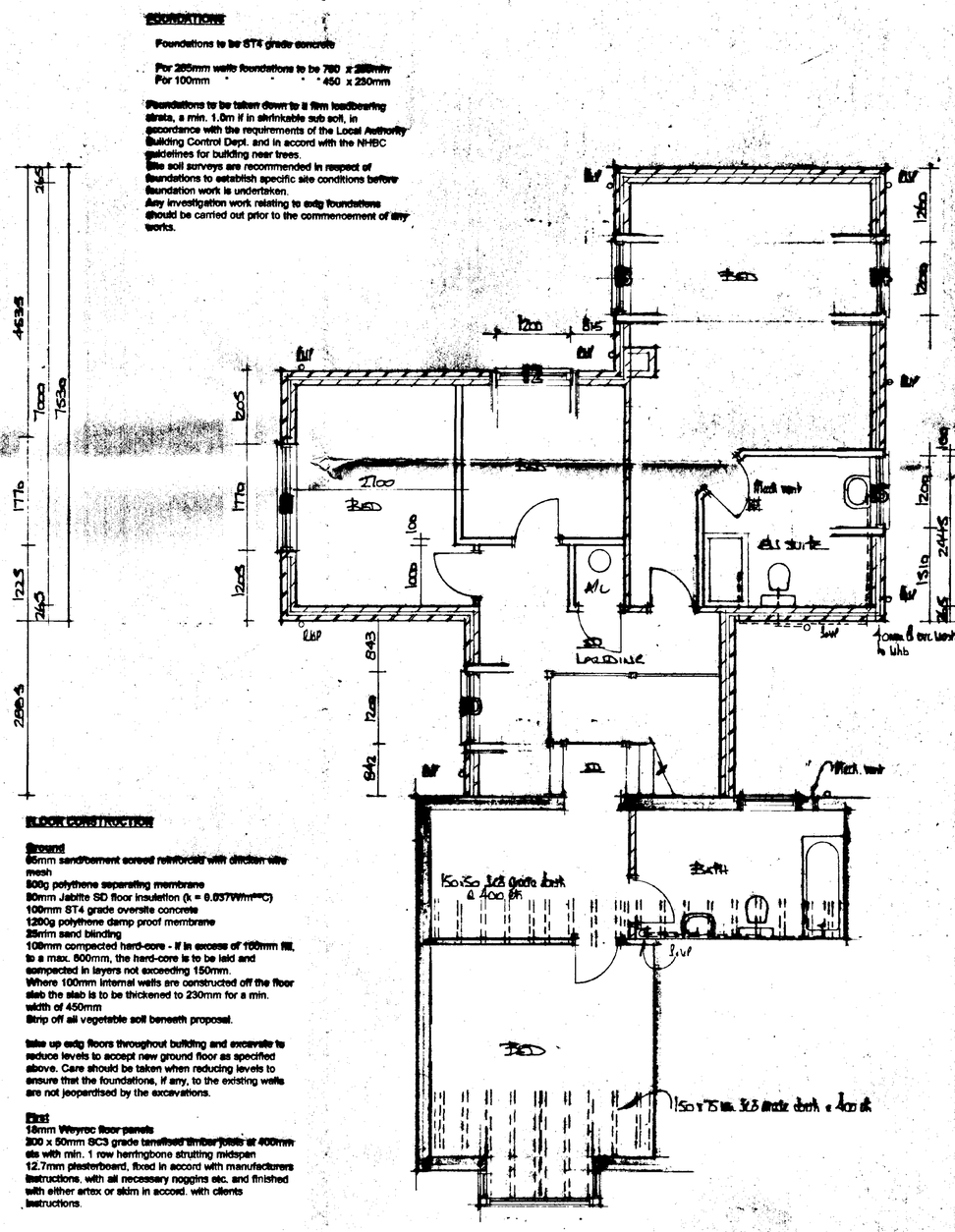



GROUND FLOOR PLAN




FIRST FLOOR PLAN

**FOUNDATIONS**

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 780 x 265mm deep
For 100mm " " 450 x 230mm deep

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 exstg foundations should be carried out prior to the commencement of any works.

**FLOOR CONSTRUCTION**

**Ground**
65mm sand/cement screed reinforced with direction wire mesh
300g polythene separating membrane
80mm Jabrite 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.

take up exstg floors throughout building and excavate to reduce levels to accept new ground floor as specified above. Care should be taken when reducing levels to ensure that the foundations, if any, to the existing walls are not jeopardised by the excavations.

**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 265mm o/a constructed as follows:-

100mm facing brick dp be PL quality below DPC/Cavity with 100mm backing block to plinth course
65 mineral wool insulation i.e. Drittherm (k = 0.038)
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.

Where walls are to be rendered the construction is to be as specified as above with the outer leaf of brickwork replaced with blockwork.

External render finish to be with, 15mm 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

**Internal Walls**
To be 100mm blockwork constructed off a dpc off a foundation

**Stud Partitions**
to be constructed as follows:-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 noggs
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.

**Cav finishes to exstg walls**
Exstg wall
50mm cavity
Building paper vapour barrier
75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 noggs
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 the 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 exstg 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.

DETERMINED PLAN

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HOUSING & PLANNING
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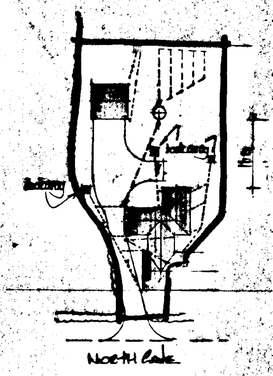


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| | Date | Revisions |

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Client
Mr. & Mrs. CAMPBELL

Job Title
Extension to Bungalow at Westbrook, West Pinchbeck, Spalding.

Drawing Title
Plans - Elevations

Scale 1:50 . 1:100

Date Oct 97 | Drawn by AT

Drg. No. 97149101 | Rev