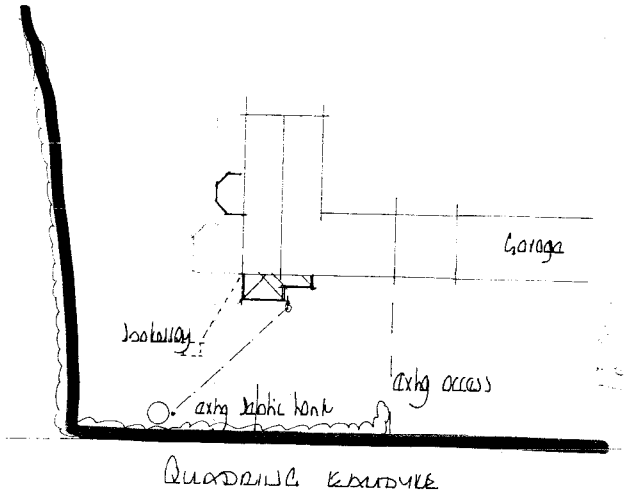
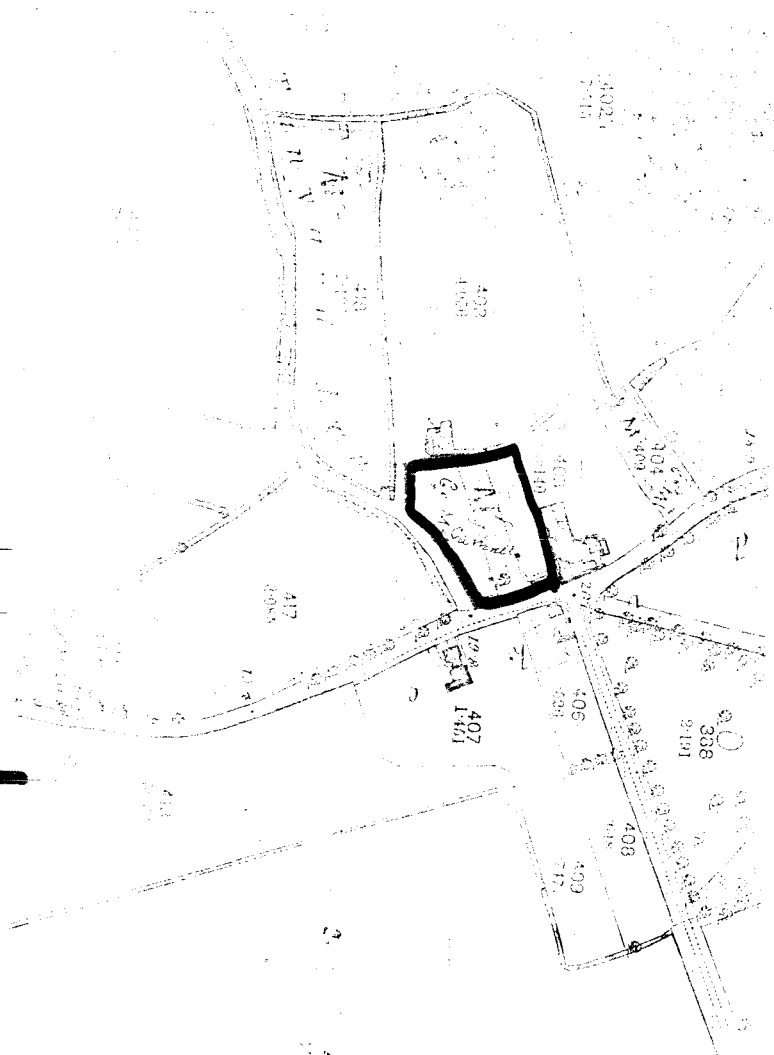
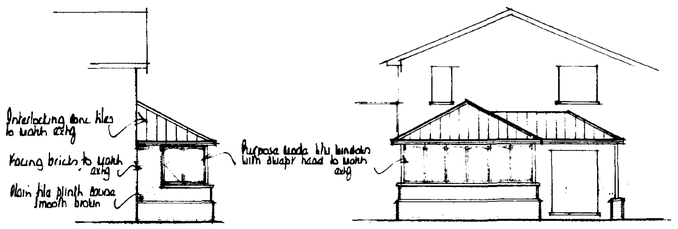
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HOUSING & PLANNING
10 APR 1995
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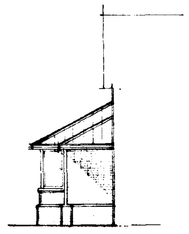
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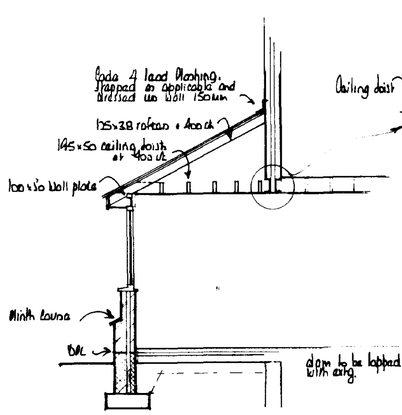


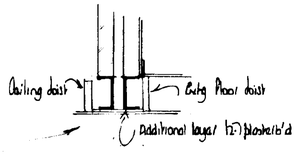
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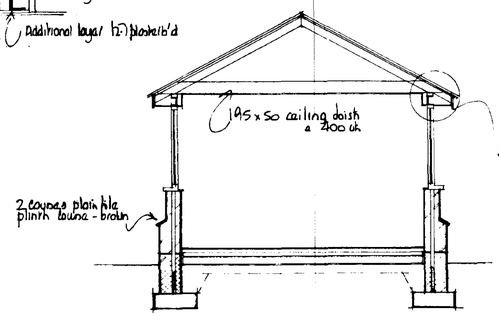
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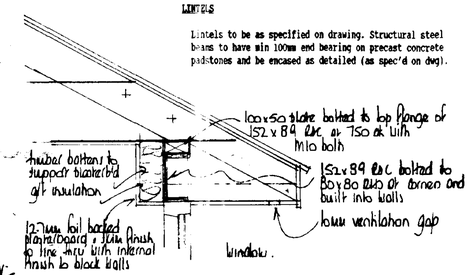
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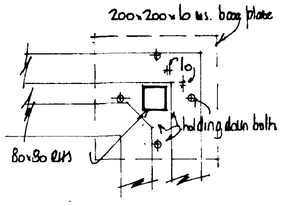


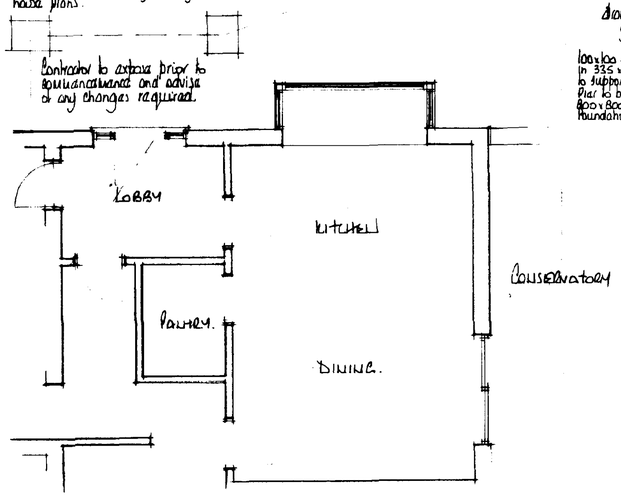




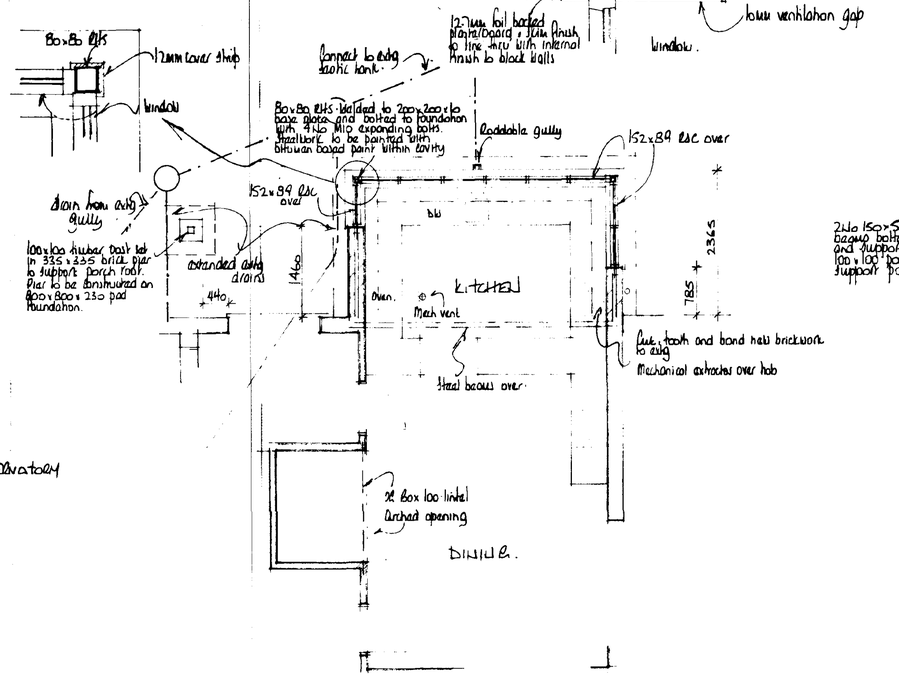
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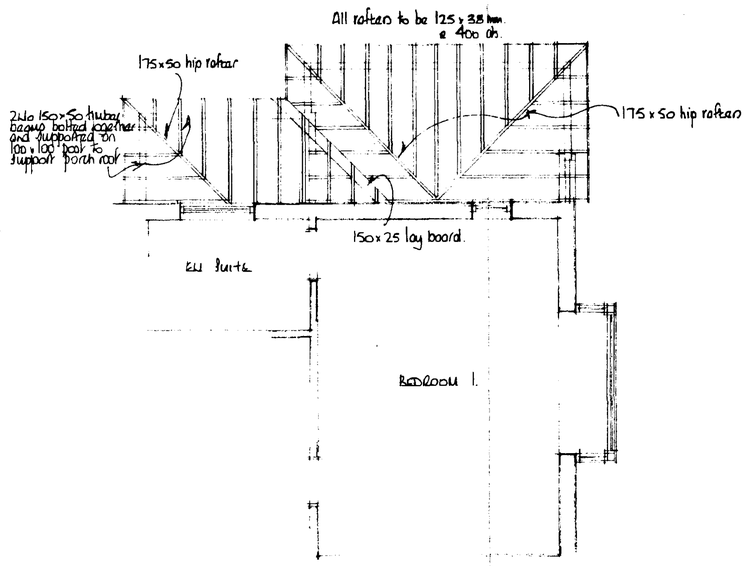




existing ground floor plan



proposed



first floor and roof plan

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, min 1.0m if in shrinkable sub-soil, in accord with the requirements of the Local Authority Building Control Dept. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinf with chicken wire mesh
500g polythene separating membrane
50mm flooring grade polystyrene insulation
100mm ST4 grade oversite concrete
120g 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

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)
65mm mineral wool insulation i.e. Dritherm
100mm load-bearing insulation blocks i.e. Hemelite

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/m degree C.

DPC in Walls
To be a min. 150mm above finished ground level.
An insulating vertical dpc i.e. Dawcor is to be provided to all cavity closures

LINTELS

Lintels to be as specified on drawing. Structural steel beams to have min 100mm end bearing on precast concrete padstones and be encased as detailed (as spec'd on dwg).

WINDOWS

Windows to be purpose made hardwood, double glazed with sealed units and weather stripped.

Windows are to incorporate a controllable trickle vent of 4000sq mm.

Window cill height to be 150mm above kitchen worktop level

Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 :1981

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 kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

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

HEATING

Extg radiator to be inspected and increased in capacity if required. A fan assisted radiator is to be fitted in the kitchen under the units through the plinth

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.

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
Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions.

Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100m pea gravel bed at a gradient of 1:70

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

Install 40mm dia. pvc waste to sink 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.

ROOF CONSTRUCTION

Tiles
The roof is to be covered with interlocking conc. tiles fixed in accord with manufacturer's instructions.

Battens
Approved quality tanal s/w battens, 38 x 25mm, are to be laid at a guage suitable for the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least three rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt, type IF to BS747, is to be laid over the rafters lapped 150mm at joins and secured with clout nails. The underlay should extend over fascia board and into the eaves gutter. In order to prevent water traps behind the fascia a strip of 12mm marine plywood is to be provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the back edge of the fascia.

Eaves
Eaves are to be formed with standard sized tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge protecting approx 50mm over bargeboards.

Hips
The hips are to be covered with sequential ridge tiles of similar colour and texture to that of the main roof tiles, edge bedded onto the tiles with solid bedding at butt joints.

A galv hip iron is to be fixed at the foot of each hip as support. Dentil slips should be inserted into the bedding mortar in the pans of tiles adjacent to the hip.

Valleys
Valleys are to be formed with a Code 4 lead lining supported by boards with the adjacent tiling neatly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

Abutments
The tiling is to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min 150mm

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Insulation
To be min. 150mm glassfibre.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, and finish with artex/skim finish in accord. with clients instructions.

Ventilation
Provide a 10mm continuous gap covered with insect proof gauze to the soffit to provide cross ventilation to the roof space.

Rainwater Goods
Supply and fix 103mm PVC gutters to fascia with all necessary brackets, stop ends, outlets, etc..

Supply and fix 64mm PVC downpipes securely clipped to walls @ 1800mm cts with all necessary offsets, swannecks, adaptors, etc. and taken into 100mm dia. upturned bend at base.

STRAPPING

Where rafters and ceiling joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min. 150mm. Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 30 x 6mm galv m.s.

	Date	Revisions
A		

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Tel: Spalding (0775) 767968

Client
MR. & MRS J. BRATLEY

Job Title
Extension to kitchen at Bluebirds Edenhyll Spalding

DETERMINED PLAN

Drawing Title:
Plans Sections & Elevations

SOUTH HOLLAND DC HOUSING & PLANNING 10 APR 1995 Ref. 0373/95

Scale 1:50, 1:100.

Date Mar 95 | Drawn by AC

Drg. No 95/08/01 | Rev