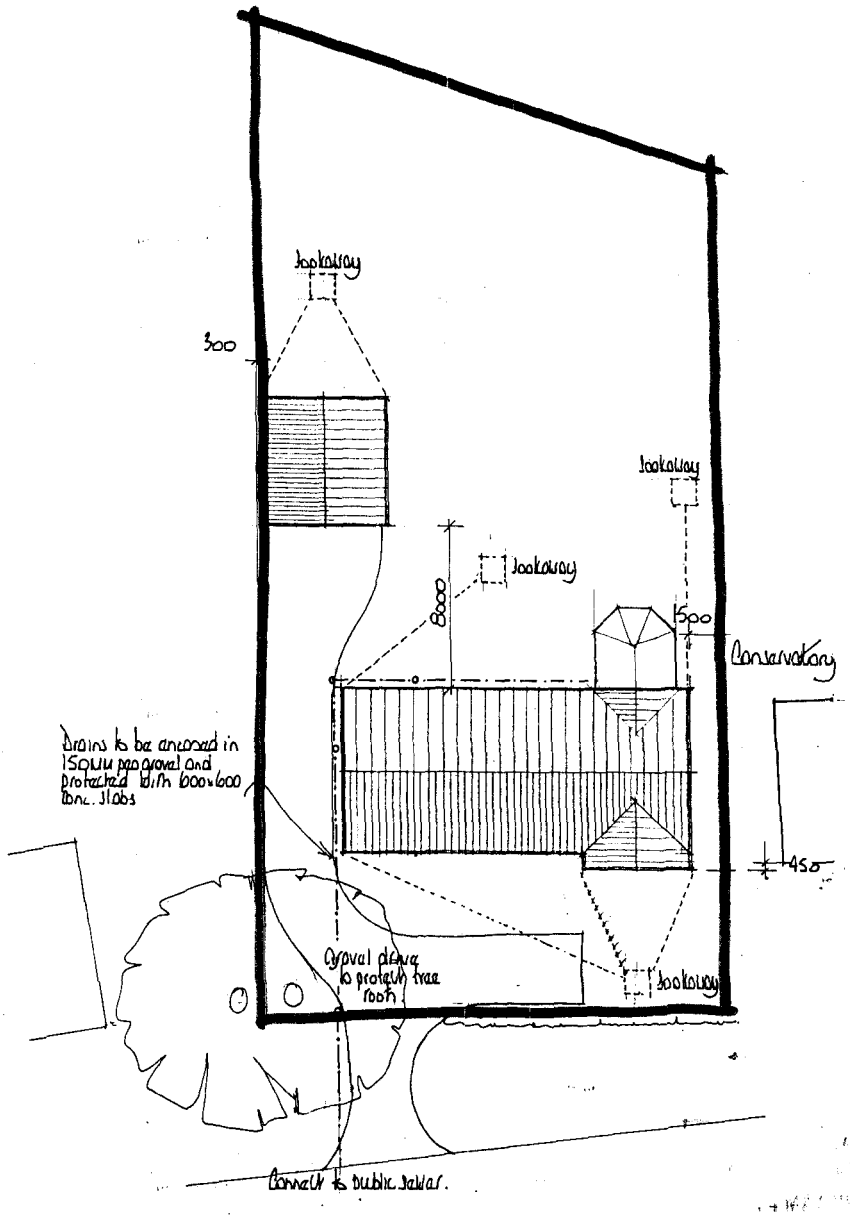
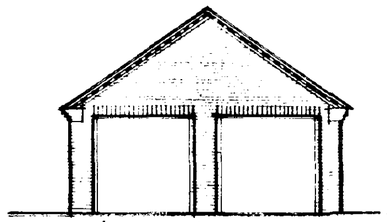


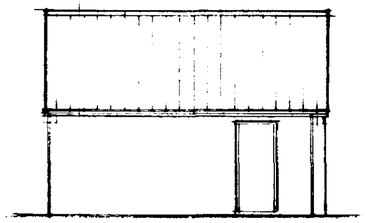
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BLOCK PLAN 1:250

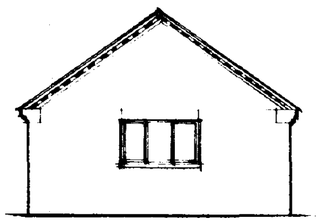


Garage door to client choice

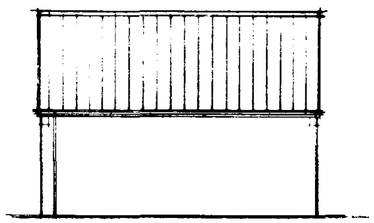
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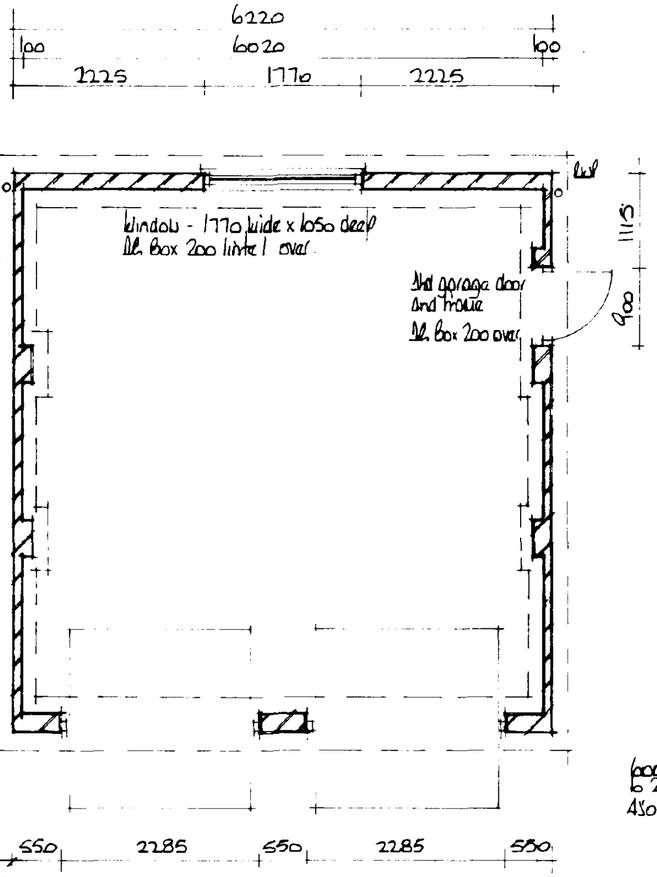
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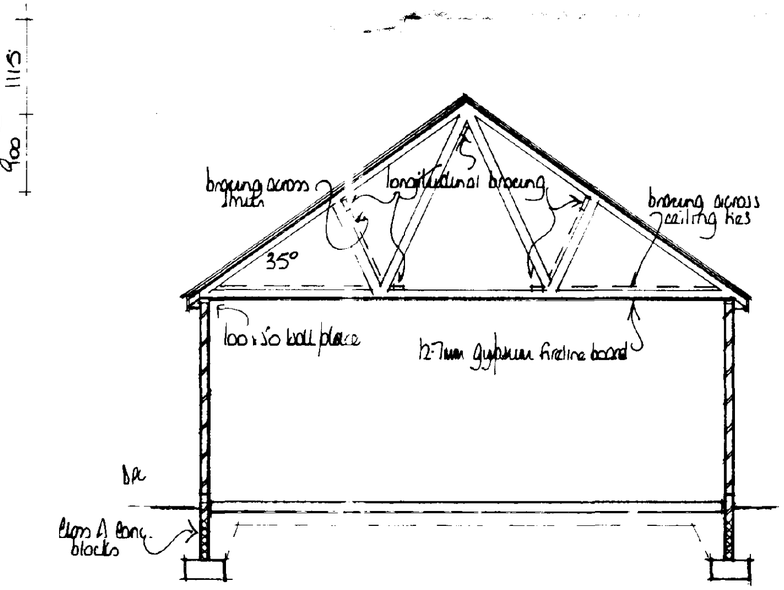
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N EAST



PLAN



600 mm wide foundations
to 215mm walls.
450 mm wide to 100mm walls.

SECTION

A		
	Date	Revisions

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East Midlands Design Associates

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Tel: Spalding (0775) 767968

Client
MR. MRS STANLEY

Job Title
PROPOSED BUNGALOW & GARAGE
AT
TOWN DROVE
QUADRING

Drawing Title
PLAN. SECTION & ELEVATIONS
OF GARAGE

Scale 1:50. 1:100

0448/96.

Date MAY 96

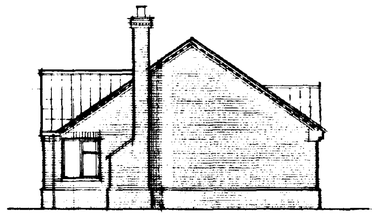
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Drg. No. 96/25/03

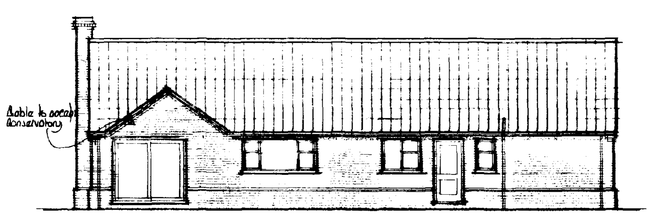
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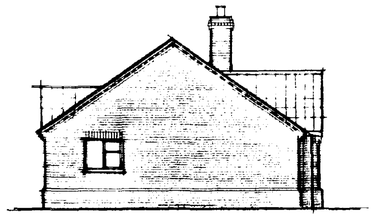
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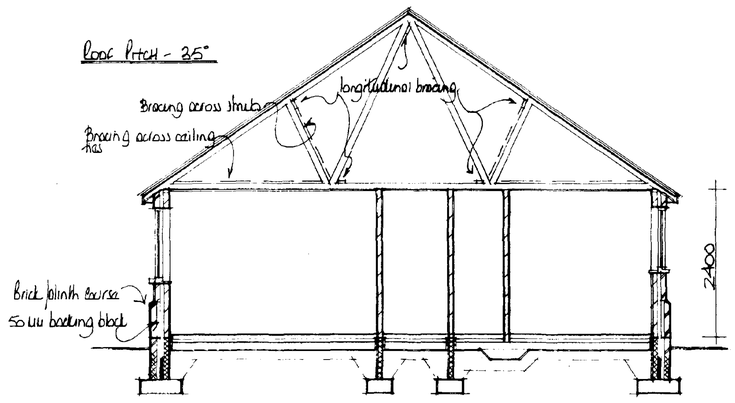
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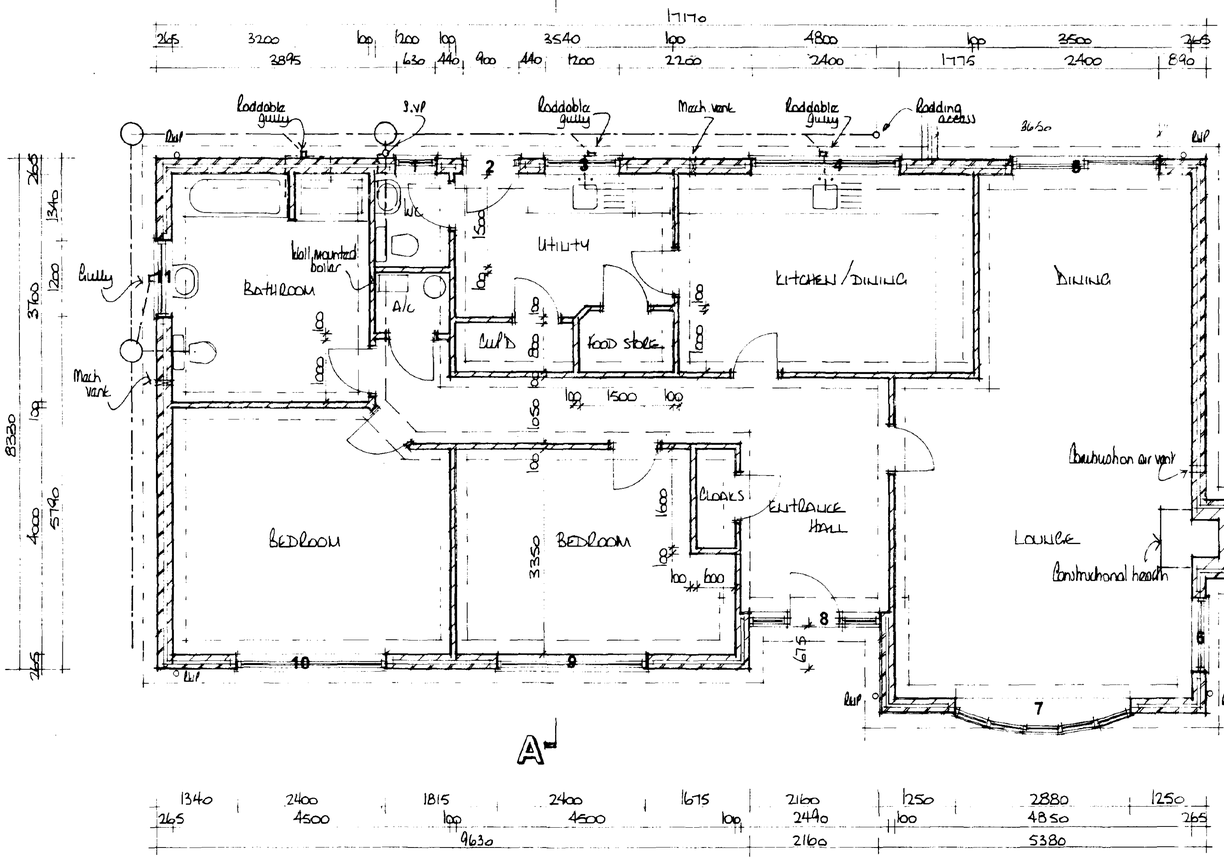
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SECTION A - A



FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm 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 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.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
50mm Jablite SD floor insulation (k = 0.037W/m²ºC)
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.

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

Internal Walls
To be 100mm blockwork constructed off a dpc off the floor slab

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 over internal openings to be IG Internal 100 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 purpose made UPVC, double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000 sq mm., 4000 sq mm. to non habitable rooms.

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.

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.

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.

The utility and bathroom are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

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.

The wiring installation is to comply with the I.E.E. 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 must be relocated in order to achieve full compliance.

HOT WATER SYSTEM

A room sealed gas fired central heating condensing boiler (*i.e Keston boiler*) is to be installed where indicated complete with 40mm diam MUPVC waste pipe flue and combustion air vent (40mm diam MUPVC waste pipe), the area of which is to comply with the manufacturers recommendations.
An electrical timing device is to be provided to control the operating periods of the boiler which in turn is to be controlled by room thermostat and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

A room thermostat or radiator valves are to be installed.

The hot water system is to be vented.

A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch.

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. 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.

Hearth to open fire to be min. 125mm o/a thickness, project 500mm from the face of the fire and extend 150mm past the jambs of the fire.

Fireguard fixing points to be provided.

A permanent air entry opening, to BS8303 : 1986, of at least 50% of the throat area is to be provided where indicated.

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. 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
1.5m or less	1050mm	600mm
over 1.5m	1200mm	600mm

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.

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 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.

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.

WINDOW, DOOR & LINTEL SCHEDULE

Location	Window / door size width	depth	Lintel ref & length	
1	630	x 1050	L1/S	900
2	900	X 2100	L1/S	1200
3	1200	X 1050	L1/S	1500
4	2400	X 1050	L1/HD	2700
5	2400	X 2100	L1/HD	2700
6	1200	X 1350	L5	1500
7	2880	X 1350	L1/HD	3300
8	2160	X 1350	L1/HD	2550
9	2400	X 1200	L1/HD	2700
10	2400	X 1200	L1/HD	2700
11	1200	X 1050	L1/S	1500

A		
	Date	Revisions

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Client
MR. MRS A HARLEY

Job Title
[illegible] HOUSE
[illegible] DRAWING
14 MAY 1996
Ref: 0648/96

Drawing Title
Plan
Section
&
Elevations

Scale 1:50, 1:100

Date May 96 | Drawn by AT

Drg. No. 96/25/01 | Rev