

FIRST FLOOR FLAT UNCHANGED

Bedroom
replace existing single glazed timber windows on first floor with double glazed UPVC, provide top hung opening lights and casements to provide escape window min clear of 450x550, provide trickle vent to each head to give 4,00mm sq ventilation for rooms upto 10sq.m. and 400mm/m sq for rooms exceeding 10.0sq m. rapid ventilation to be achieved of not less than 20 of the floor area which they serve.

Kitchen
flat roof

Living Room

void

FOUNDATIONS
Generally all vegetable matter is to be stripped of the site where the area is to be covered by a building. Foundations and depths to agreed with the approved inspector.

Generally cavity walls 750 wide, internal load bearing walls 450 wide 350 deep reinforced top and bottom with layer of A393 mesh. Formation level min 1000 below finished ground level. Concrete mixes to BS8500 min grade RC30.

Precautions against root damage if applicable to be agreed on site with the inspector and in accordance with NHBC standards building near trees chapter 42.

GROUND FLOOR
Ground bearing slabs strip of vegetable and deleterious material min 150. Concrete slabs to be min 100 thick which is tamped provide base to receive sand cement screed door and 12mm upstand. In dwelling area only provide 1200 polythene damp proof membrane, to lap with damp course in walls, an 100 thick JobFloor insulation provide 25 upstand to perimeter of slab, on sand blinded and consolidated clean stone or crushed concrete hardcore in max 150 layers.

Seal all service entries with expanding foam.

DAMP PROOF COURSE
2000 gauge black polythene to BS 6515 laid to both leaves of cavity walls and blockwork internal walls if applicable. External walls DPC to be laid 150 above ground level with dpc to inner leaf linked to dpm in floor.All dpc to be bedded on mortar All vertical and horizontal closures to incorporate a dpc, at roof to wall abutments incorporate flexible stepped dpc and cavity tray to extend up the cavity by min 225.

WALLS
Load bearing bricks and blocks to have crushing strength of 5 and 28 N/mm² respectively unless otherwise noted. Foundation blocks shall be solid concrete on min crushing strength of 4 N/mm² to BS6073 part 1 1981 in mortar mix 1: cement sand.

Stainless ties to BS 1243 1978 butterfly pattern suitable for 80mm cavity spaced 900mm horizontally, 450 vertically staggered, 215 at openings.

External cavity walls will be 102mm facing bricks to BS3921 1985 in mix 1:5 cement and sand, 85mm cavity fully filled with diatherm insulation taken down to 150mm below top of ground floor supported on wall ties.

Inner skin to be Plasnorm Stronlite blocks to BS6073 part 2 1981 in 1:5 cement sand mortar complying with BS562B Part 3: 1985.

Any service penetrations are to be sealed with appropriate sealant or gap filler.

INTERNAL PARTITIONS
Load bearing partitions will be constructed from 100mm concrete blocks to BS 6073 Part 2 1981 (Minimum 2-BN/nm²). (Mortar mix 1:5 Masonry Cement/Sand). With 9.5mm wallboard on dots with 3mm skim coat to wall or traditional direct plastered.

Hylod or similar cavity tray over all openings. Thermostat or similar cavity closer to be used round all openings all internal walls are to be plastered and then skim finish applied.

grey uPVC guttering and downpipes to be attached to sw fascia board which is plugged and screwed back to masonry.

Hylod or similar DPC minimum of 150mm above ground level.

WALL CONSTRUCTION BELOW GROUND
100mm Class A frost resistant blockwork outer leaf.
100mm Cavity filled with weak mix concrete upto 150mm below floor level with fall to external leaf.
100mm Class A frost resistant blockwork inner leaf.

WALL CONSTRUCTION ABOVE GROUND
102mm facing brick to match existing.
75mm Cavity Fully filled with Alcapon Crown Brithern or similar insulation.
100mm Lignicite or similar solid blockwork.
Stainless steel wall ties to be used at 750mm centres horizontal and 450mm vertical, they are to be of sufficient length to give the minimum embedment in the wall and are to be doubled up around all openings at 225mm c/c.

LINTELS
Provide proprietary insulated cavity wall lintels with min 150mm end bearing, provide stepped dpcs over all lintels in cavity wall extending min 150mm each end, provide weepholes at every fourth vertical joint over openings as or required to suit opening width.

cavity wall lintels to be ig standard insulated lintel type II/sd80 for standard loading conditions and II/hd80 for heavy duty conditions.

SWITCHES AND SOCKETS
All switches and sockets are to be located within habitable rooms at appropriate heights between 450mm - 1200mm from finished floor level.

CENTRAL HEATING
Existing gas fired heating system to be altered to include new areas.

LIGHTING
Minimum of 4no. rooms to have low energy efficiency lighting fittings in accordance with approved document l2 of the building regulations.

ELECTRICAL INSTALLATIONS
All installations are to be carried out and conform to the current nic iee regulations.

DOOR OPENINGS
standard timber draught stripped cavity closed using either full fill cavity insulation or proprietary cavity closer, cavity closures are to be insulated with min thermal resistance path of 0.45m²K/W to avoid the effects of cold bridging.

All frames to be sealed to brickwork to prevent air infiltration. Sealant is to be provided to the front and back of frames.

VENTILATION
Mechanical extraction to dis wc and tea room to give 3 air changes per hour and to operate with light switch and to over run for 15min after light is switched off.

LINTELS
To be galvanized steel lintels in external cavity and internal load bearing walls with minimum end bearings as per manufacturers requirements.

Lintels used are to have no baseplate. Alternatively where lintels with baseplates are used, then the baseplates for these are to be perforated.

Cavity trays with weep holes and stop ends to be provided over openings in cavity walls and at junctions and abutments, with stepped flashing having a minimum upstand of 150mm. DPC and cavity trays to be provided to meet boxes. Flashing to be Code 4 lead.

ACCESS POINTS:-
a) Rodding eyes to be in accordance with BBA Certificate No. 83/1135
b) Shallow inspection chambers (clay) up to 600mm invert to be in accordance with BBA Certificate No. 83/1135 (225mm dia.)
c) Inspection chambers (GRP) 600mm to 100mm invert to be in accordance with BBA Certificate No. 83/1135 (475mm dia.).

SURFACE WATER
taken to downpipes as plan connect to adoptable combined sewer.

FLAT ROOF
Provide 150 x 50 roof joists at max 450 centres with 15mm plasterboard to underside on tapered piling to upper surface and 18mm roof board and insulation to achieve u value of 0.25 installed strictly in accordance with manufactures written instructions covered with 3 layers built felt taken up wall with fillet and flashed with lead.

All lateral support to be in accordance with "Approved Document A1/2 Section 1 Part C".

PROPOSED PLAN

SHOWROOM
new opening
fire exit sign
cut floor to form step and handrail
emergency light
block up existing window
floor level through
fire exit sign
Ch
Dis. W.C.
extractor
remove wall provide lintel over
Tea
extractor
fire exit sign
existing ic
crocodile wall starters
concrete landing
rwp
trench fill foundation on boundary
extend existing drain to new location and reconnect wc and basin provide part m kit
re-roof using reclaimed slate front and reconstituted slate to rear elevation
replace existing window with blue aluminium to match existing
existing aluminium door and side screen blue anodised
replace existing window with blue aluminium to match existing
new gas fired boiler and wet rad system with thermostatic rad valves stats and boiler interlock
solid waste storage
ACCESS

SECTION

Display
Office
Dis. W.C.
Ch
Tea
upstand and flashing
extractor below existing ceiling level

PROPOSED ELEVATION

* Detail all work g.D. Biggadike 13/4/01.

B 18 dec 2005 block up window, remove existing screens, omit tea door replace display window, replace first floor window, renew pitched roof covering A 18 may 2006 alterations as clouds

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Project
ALTERATIONS TO EXISTING RETAIL PREMISES WESTLODE STREET, SPALDING.

Drawing
PLANS AS PROPOSED

Scale 1:50 Date OCT 04
Drawing No 07-db-07/04 b

DETERMINED PLAN

B 18 dec 2006 block up window, remove existing screens, omit tea door
replace display window, replace first floor window, renew pitched roof covering
A 18 may 2006 alterations as clouds

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