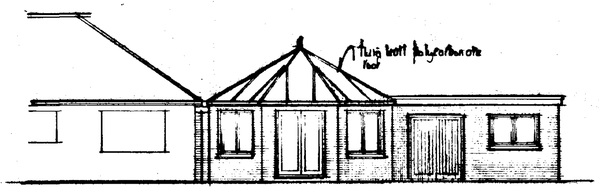
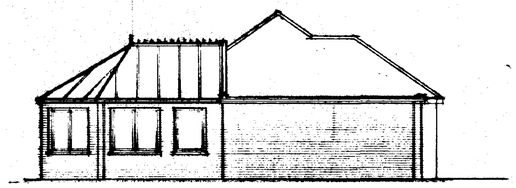


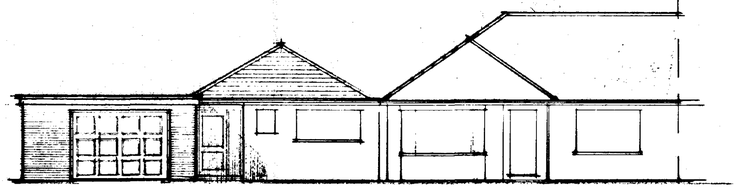
WEST



SOUTH



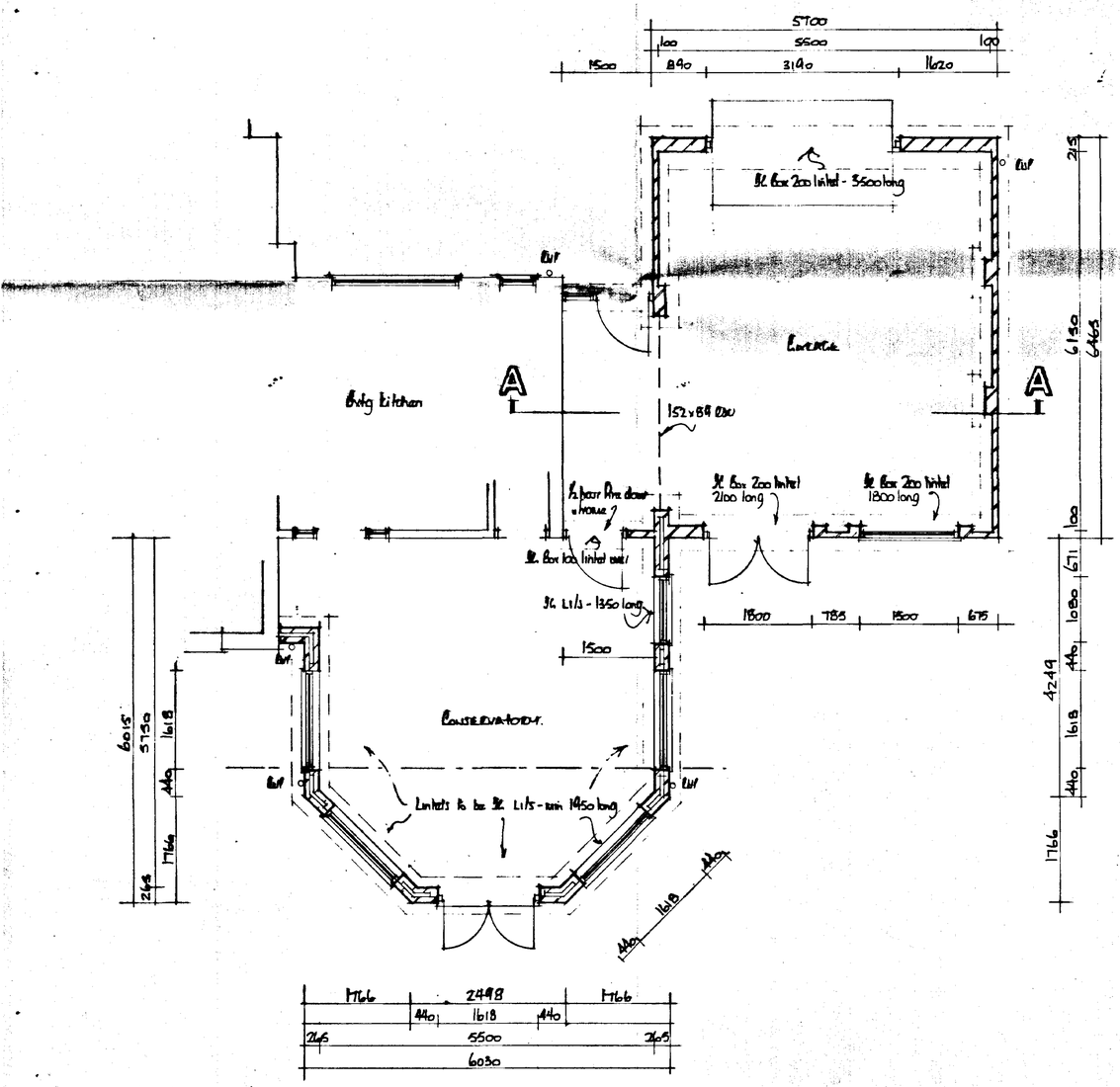
EAST



NORTH

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.



FLOOR PLAN

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 600 x 250mm
For 215mm " " " 600 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 (Conservatory)

Ground
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
50mm Jablite 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.
Strip off all vegetable soil beneath proposal.

Ground (Garage)
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.

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 'G', 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 'G' internal 100 lin/s 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 or similar and approved, 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.

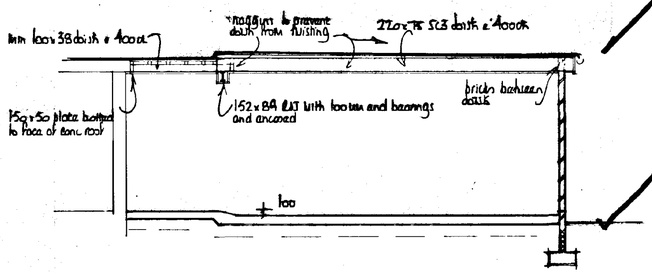
DRAINAGE

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.

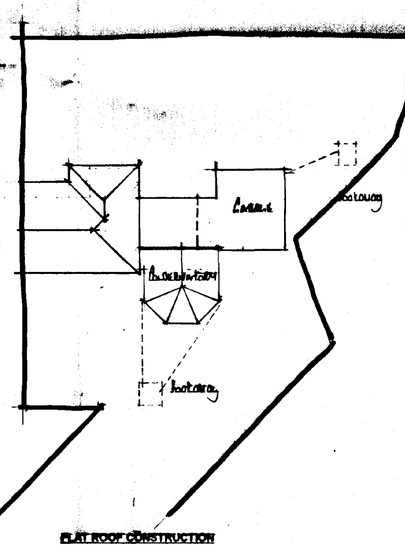
Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil

Foul
Excavate and expose the exstg foul drains which pass beneath the proposed conservatory. Inspect drains and if defective or salt glazed pipes replace with 100mm diam UPVC pipes laid on 100mm pea gravel bed and encase in 150mm pea gravel surround where the pipes pass beneath the building.

STRUCTURAL STEEL BEAM
The 152 X 89 RSJ is to have 100mm end bearings on 2 courses engineering brick padstones. Encase RSJ with 12.7mm gypsum Fireline board secured with 1.6mm wire binding at 100mm pitch and finish with 12mm gypsum plaster to give a min. ½ hour fire resistance.



A - A



FLAT ROOF CONSTRUCTION

12.5mm white spar chippings bitumen bedded on
3 layer built up roofing felt, bottom layer to be astos based, dressed up abutments a min 150mm
18mm exterior grade plywood decking
Firrin pieces to give a fall of 1 : 80
220 x 75mm SC3 grade joists at 400mm cts
12.7mm Gypsum Fireline board with 50mm cover strips at joints to provide a min ½ hour fire resistance

Where joists run parallel to walls they are to be strapped at 1800mm cts with 30 x 6mm galv m.s. straps fixed to a min 3No. joists, having nogged between beforehand, and securely fixed to walls. Similar straps to be used at 1800mm cts to hold down the wall plate.

Supply and install 103mm pvc gutters and fix to rafters or fascia with all necessary brackets, stop ends, outlets etc.
Supply and install 64mm downpipes securely clipped to walls at 1800mm cts together with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.

SOUTH HOLLAND DC
HOUSING & PLANNING
31 MAR 1999
Ref: 0321/99

A		
	Date	Revisions

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Client
Mr. & Mrs L SMITH

Job Title
Proposed Conservatory & Garage
At 144 Northolm Bank
Spalding
Lincs.

Drawing Title
Plan
Sections
&
Elevations

Scale 1:50, 1:100, 1:250

Date March 99 | Drawn by AL

Drg No 99/20/01 | Rev