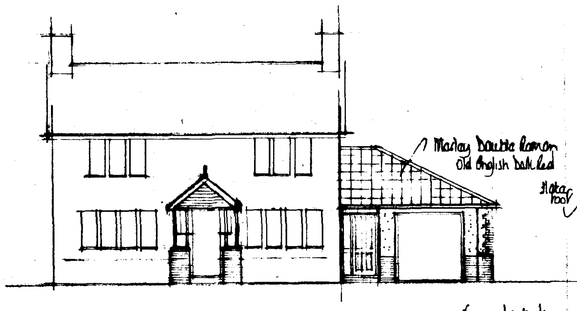
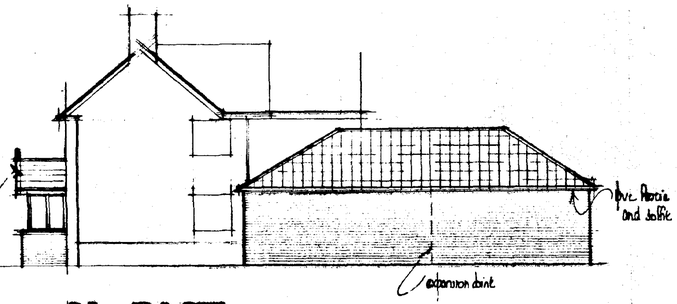
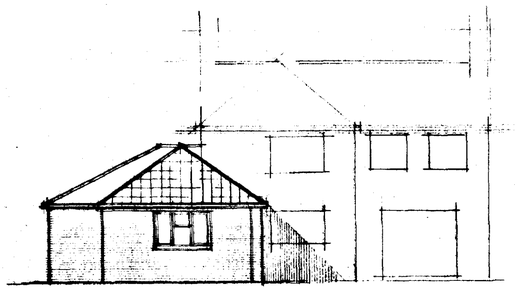


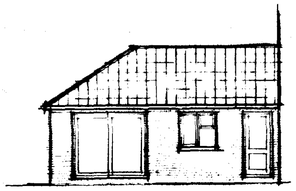
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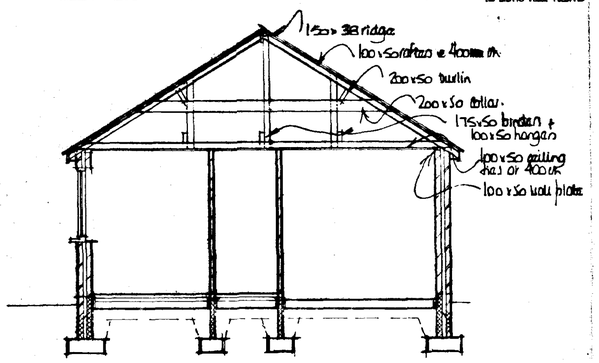
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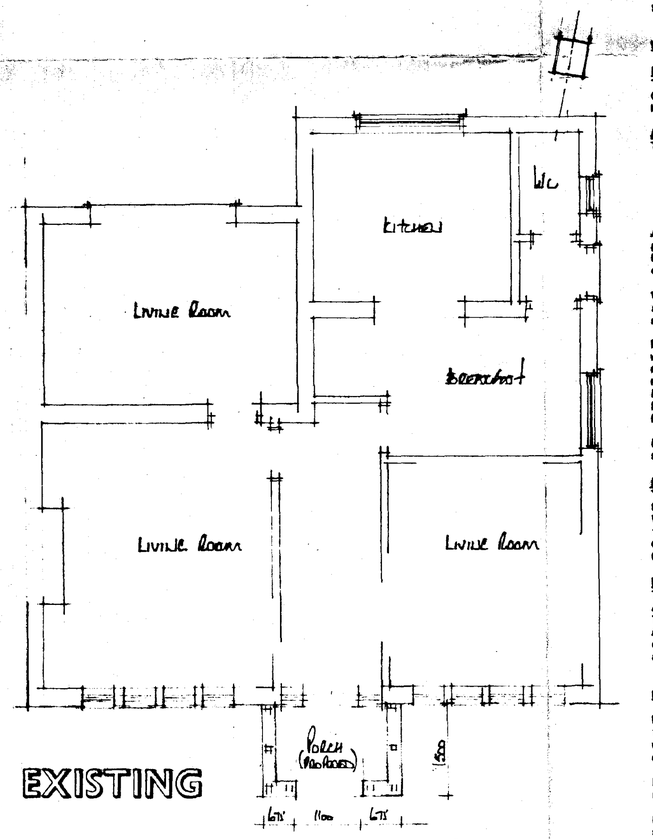
N WEST



S WEST



SECTION A - A



EXISTING

GROUND FLOOR PLAN

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 780 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.
Any investigation work relating to extg foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

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.
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)
@5 mineral wall insulation i.e. Drittherm (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.

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 min. 12mm 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 the floor slab
Wall separating living accommodation with garage to be 100mm Thermalite Turbo insulation block with 30mm Gyproc Thermal Board on dabs to give a 'U' value of 0.59W/m²°C

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 Box 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 Boulton and Paul, or similar and approved, double glazed with 12mm 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 (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

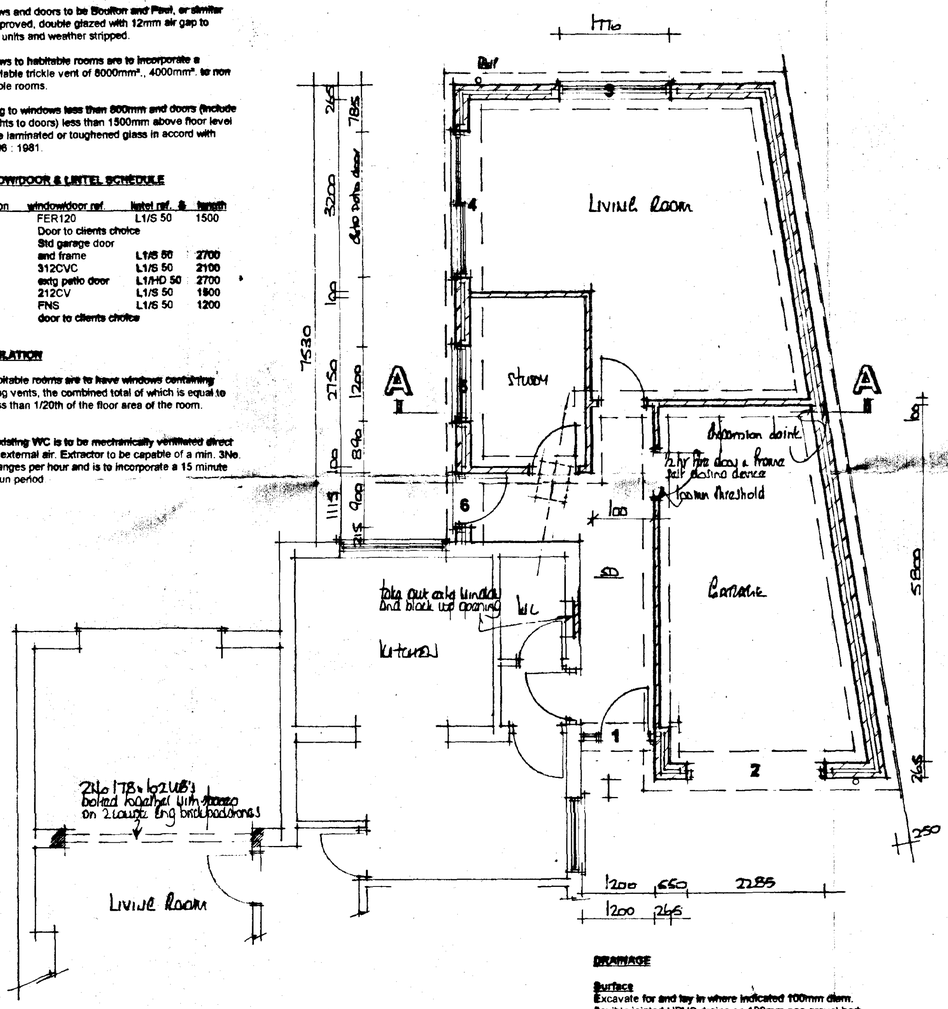
WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref.	lintel ref. &	length
1	FER120	L1/S 50	1500
	Door to clients choice		
2	Std garage door and frame	L1/S 50	2700
3	312CVC	L1/S 50	2100
4	extg patio door	L1/HD 50	2700
5	212CV	L1/S 50	1800
6	FNS	L1/S 50	1200
	door to clients choice		

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 existing WC is to be mechanically ventilated direct to the external air. Extractor to be capable of a min. 3No. air changes per hour and is to incorporate a 15 minute over-run period.



PROPOSED

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.

HOT WATER SYSTEM

A room thermostat or radiator valves are to be installed.

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.

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.

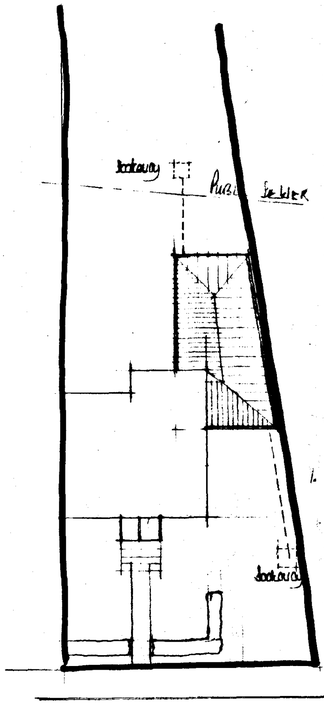
Foul
Replace existing inspection chamber with new chamber with air tight ,double sealed cover and lid installed in strict accordance with manuf. instructions.

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 ngid sheet material with 50mm clearance of the pipe.

Where 100mm diam. drains pass beneath the building they are to be exposed and examined for damage, replacing as necessary, and encased in min. 150mm pea gravel surround.

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.



BLOCK PLAN

DETERMINED PLAN

A		
	Date	Revisions

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Client
Mrs L. Upsall

Job Title
Garage & Living Room Extensions At 81 Uffington Gate Spalding.

Drawing Title
Plans Sections & Elevations

Scale 1:50 . 1:100 . 1:200

Date April 97 | Drawn by AL

Drg No 96/80/01 | Rev

SOUTH HOLLAND DISTRICT COUNCIL PLANNING
09 APR 1997
Ref: 0358/97