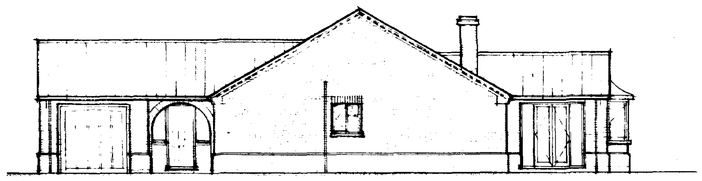
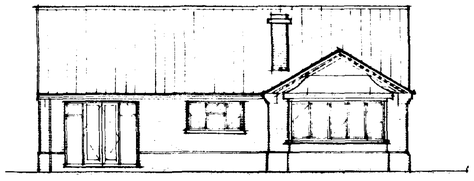


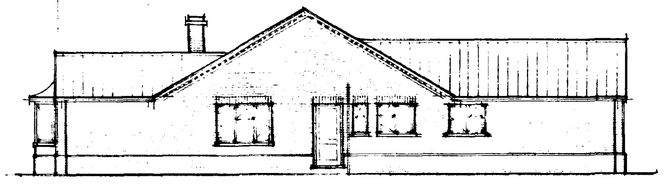
east



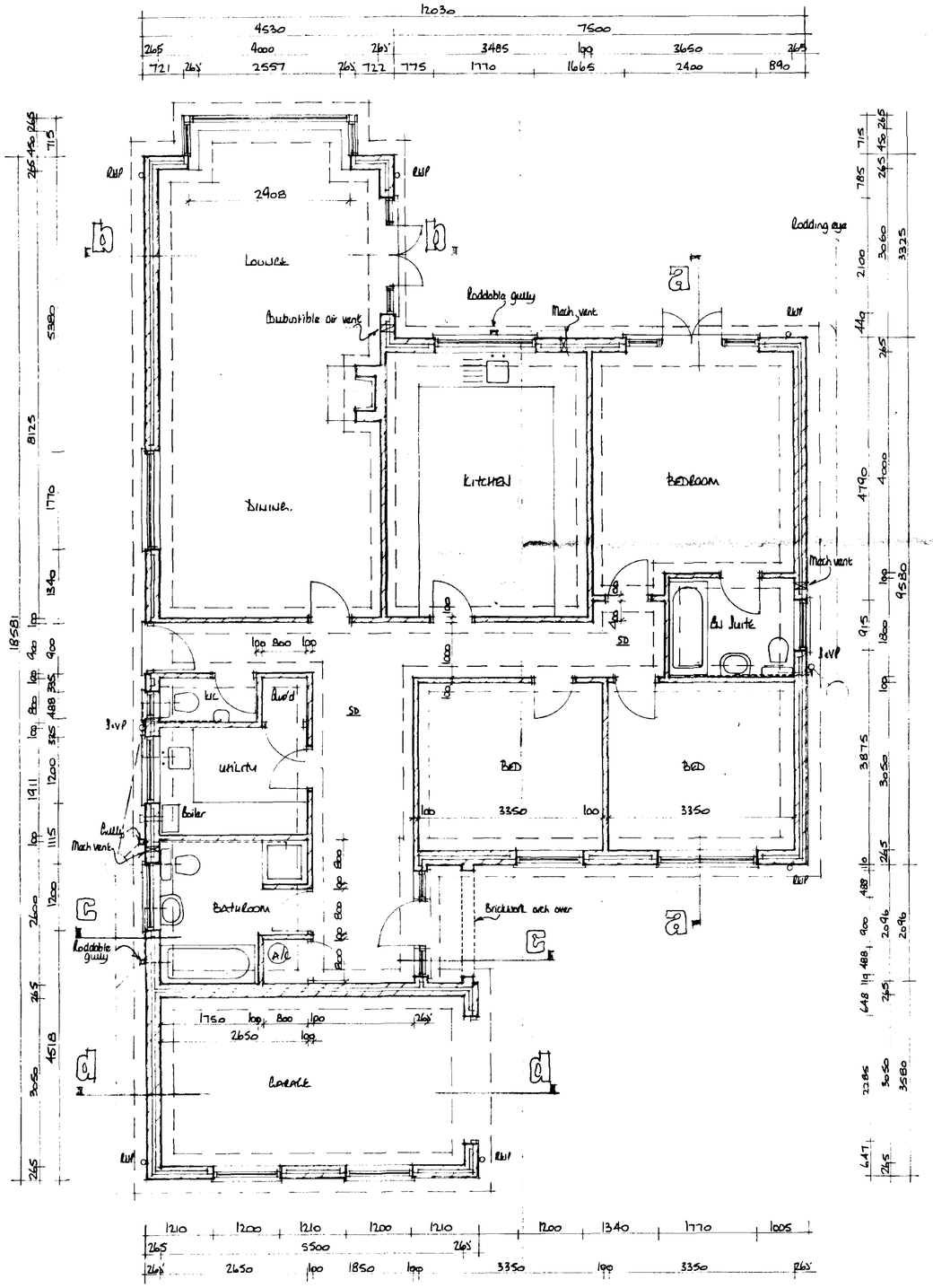
north



west



south



floor plan

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 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

65mm sand/cement screed reinf with chicken wire mesh
500g polythene separating membrane
50mm flooring grade polystyrene insulation
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane lapped with dpc in walls
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
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.

Cavity Walls
To be 265mm overall constructed as follows :-
100mm facing brick
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 horisontally, 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.

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 dpc i.e. Dancor is to be provided to all cavity closures
A dpc cavity tray is to be installed in the cavity wall, stepped as applicable, immediately above an abutment.

LINTELS

Lintels to all walls to be IG, or similar and equivalent, to have a min end bearing of 150mm 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 (or similar) unless specified otherwise.

Lintels to be protected with 13mm gypsum plaster skim finish to achieve a min. half hour fire protection.

WINDOWS & DOORS

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

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

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 to contain opening vents equal to 1/20th floor area

Kitchen to be mechanically ventilated, direct to the external air, having an extraction capacity of 60 litres per second (30 litres/sec if in cooker hood)

Bathroom and en suite shower room to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 litres/sec.

WINDOW/DOOR & LINTEL SCHEDULE

Location	Window/door size width	x	height	Lintel ref &	length
1	as plan		1350	L1/HD	3300
2	2100		2100	L1/S	2400
3	1770		1050	L1/HD	2100
4	2400		2100	L1/HD	2700
5	915		1050	L1/S	1200
6	1770		1200	L1/HD	2100
7	1200		1200	L1/S	1500
8	488 900 488		1350 2100 1350	L1/S	2400
9	garage door and frame			L1/S	2700
10	1200		1050	L1/S	1500
11	1200		1050	L1/S	1500
12	1200		1050	L1/HD	1500
13	1200		1050	L1/S	1500
14	488		1050	L1/S	750
15	900		2100	L1/S	1200
16	1770		1350	L1/S	2100

HOT WATER SYSTEM

A wall mounted gas fired central heating boiler is to be installed where indicated on plan complete with balanced flue and integral combustion air vent

The hot water system is to be vented.

A 3Kw immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic rad. valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated.

SMOKE DETECTION

Provide and install self contained smoke alarms complying to BS5446 :pt 1 :1990 where indicated SD on drawing.

Self contained smoke 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 conform to the IEE Wiring Regulations

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the IEE Regulations. Any electrical fitting indicated on the drawing in a position contravening these regulations is to be relocated to achieve full compliance.

CHIMNEY/HEARTH CONSTRUCTION

The chimney is to be lined with 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 and the flue liner.

Chimney to terminate as indicated on elevations and to be flashed to the roof with Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm.

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

Fireguard fixing points to be provided.

Permanent air entry openings to BS8303 :1986 of at least 50% of the throat opening area to be provided to all rooms with open fires.

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 accord with manuf. instructions

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

Supply and install where indicated 100mm diam soil and vent pipe jointed to 100mm diam upturned bend at base and finish at top, 900 mm above window head height, with pvc cage.

Supply and install where indicated trapped (roddable) gullies, waste pipes to discharge below grating level and above water level.

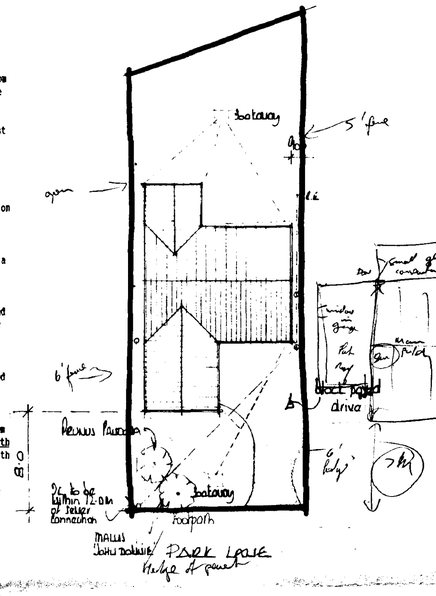
Supply and install 40mm diam pvc wastes to sinks and shower, 32mm diam pvc waste to wash hand basins with 75mm deep traps - Note shower tray to be constructed on plinth to enable access to trap. 40mm diam pvc waste to bath with combined trapped waste and overflow .

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 ground drainage to comply with BS8301:1985

All drainage items to be installed in strict accord with manuf. instructions.



SOUTH HOLLAND D.C.
PLAN DEPT
28 SEP 1994
REF H937/94

A		
	Date	Revisions

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Client
Mr & Mrs H Bowman

Job Title
3 Bed Bungalow & Garage
At Park Lane
Spalding.

Drawing Title
Plan
Elevations

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

Date Sept 94 | Drawn by AL

Drg No 94/88/01. | Rev