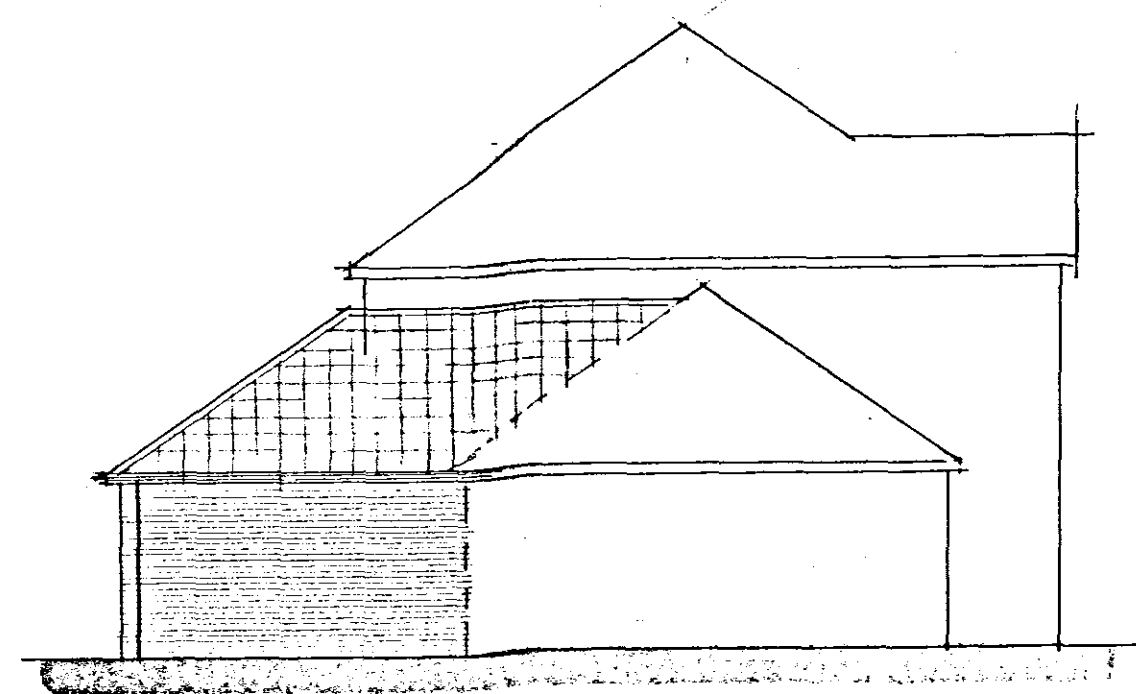
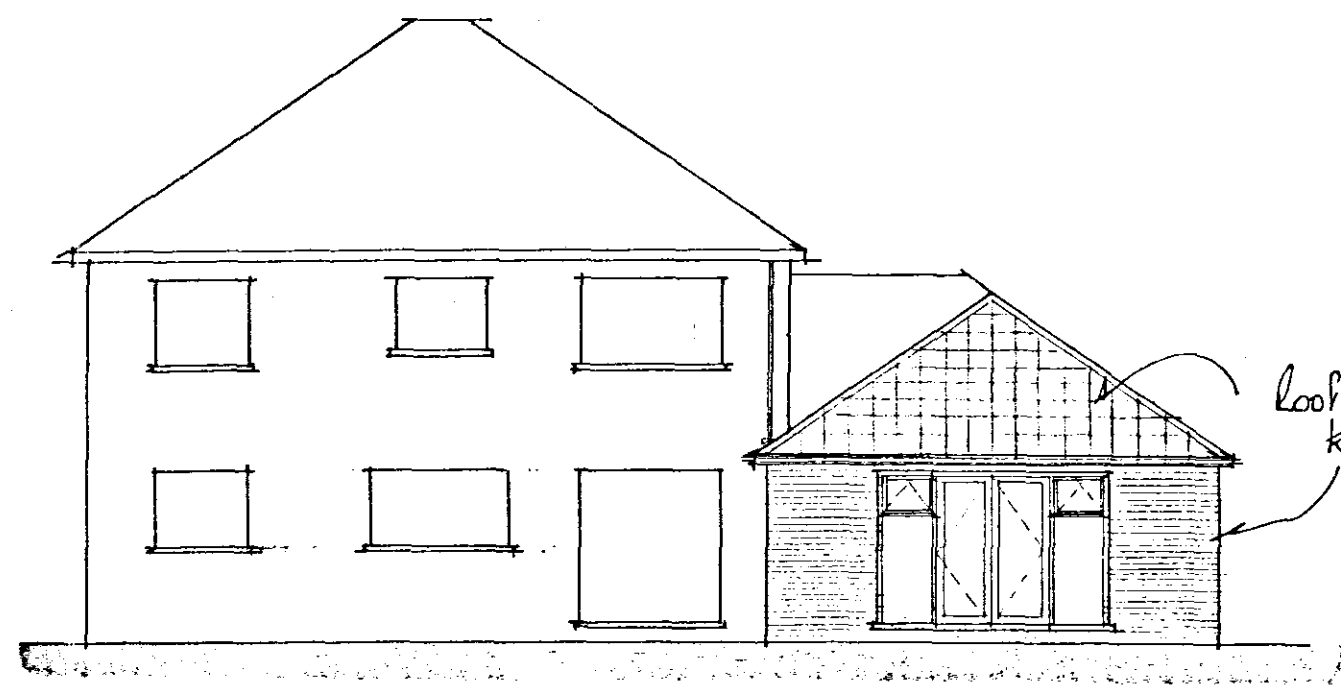
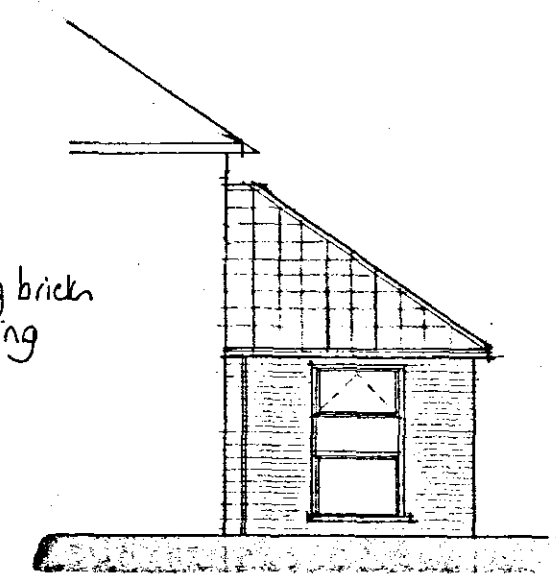




n west

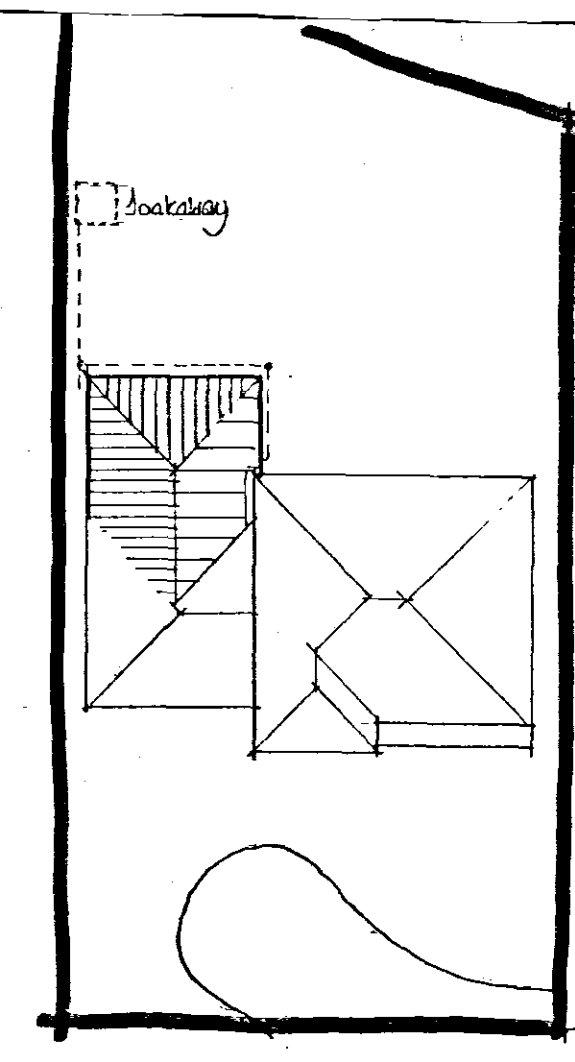


n east



s east

Roof tiles & facing brick to match existing



block plan

FOUNDATIONS

Foundations to be ST4 grade concrete

For 285mm walls strip foundations to be 700mm wide x a minimum 230mm thickness subject to ground conditions.

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

80mm Celotex fast-R FF3000 floor insulation

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 285mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)

85 Crown Dritherm cavity wall insulation

100mm loadbearing insulation blocks i.e. Tarmac

Toplite standard/ Thermalite shield, k = 0.15

All to be tied together using 1.2m steel wall ties positioned at distance not exceeding 450mm vertically and staggered course vertically at all return

Internal finish to be 12mm render

skim finish to give a 'U' value of 0.3

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 Catnic, 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 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 prime

similar and equivalent, doors to be

soft le

doors to be

doors less than 300mm and doors (include

vents to doors) less than 1500mm above floor level is

laminated or toughened glass in accord with

B38206 : 1981.

WINDOW/DOOR & LINTEL SCHEDULE

Location	Window/door ref.	Lintel ref. & length
	Width x height	
1	3000 2100	CG70/100 3300
2	1200 2100	CGH70/100 1500

VENTILATION

All habitable rooms are to have windows containing hinged or pivoted opening vents (which open greater than 30°) or sashes, the combined total of which is equal to not less than 1/20th of the floor area of the room.

If the vents open at an angle of less than 30° then the combined total is to be not less than 1/10th of the floor area.

Back ground ventilation is to be provided, either by trickle vents set within the construction of the windows or by airbricks through the walls with a controllable hi/miss vent on the inside. The area of trickle vents to habitable rooms is to be a minimum of 5000mm²

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.

ELECTRICAL INSTALLATION

The electrical installation is to be carried out by an electrician registered with the EIC, ECA or NAPIT. The electrician is to provide a certificate of inspection and test certificate upon completion of the works.

All switches, sockets and telephone jackpoints are to be located between 450 and 1200mm above finished floor level.

External light fittings i.e. porch etc. are to be controlled by the fitting of passive infra red's with bulkhead fittings having sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit-watt.

HOT WATER/CENTRAL HEATING SYSTEM

Thermostatic radiator valves are to be installed with a room thermostat provided to switch off the boiler when there is no demand for heating or hot water.

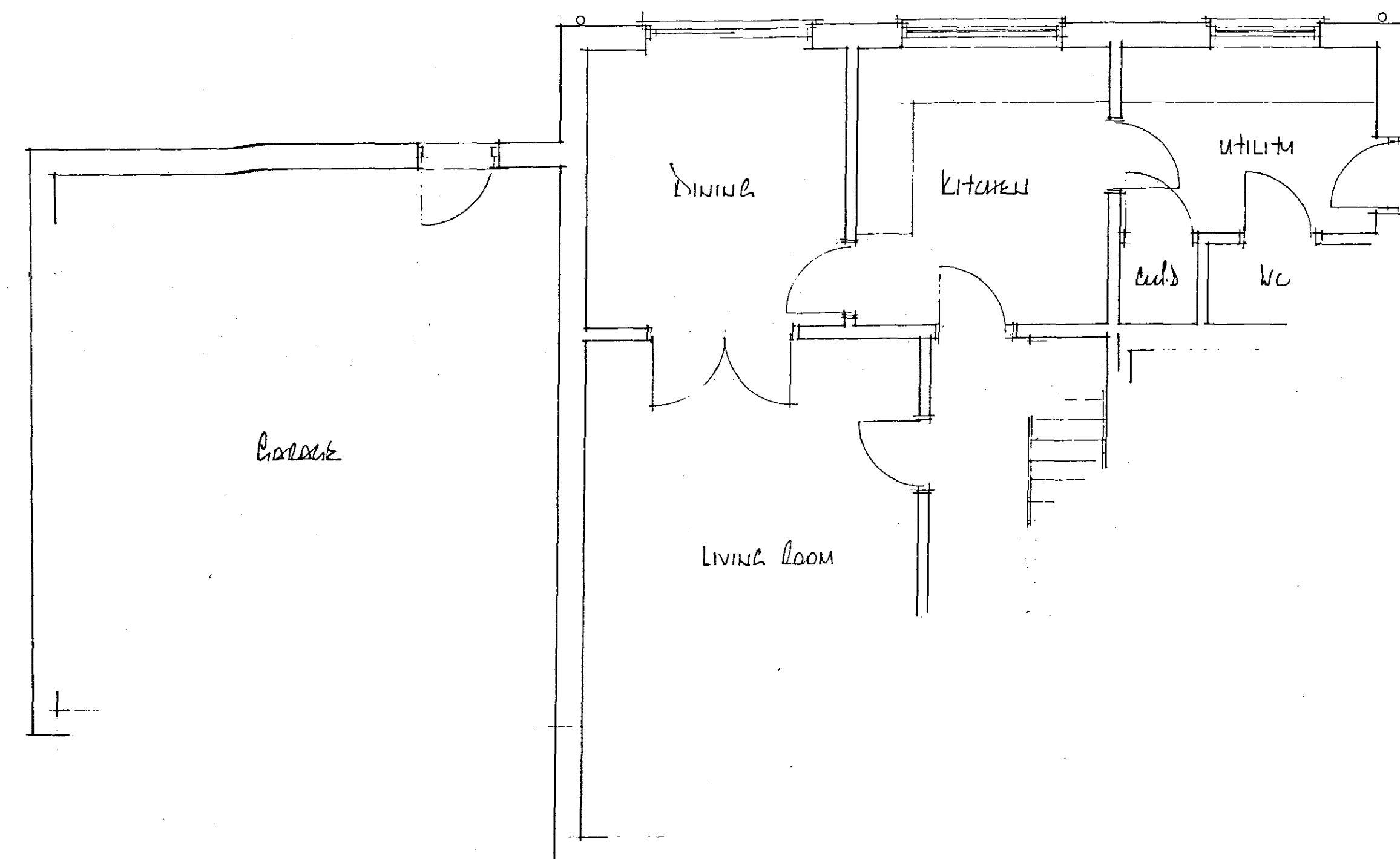
All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

DRAINAGE

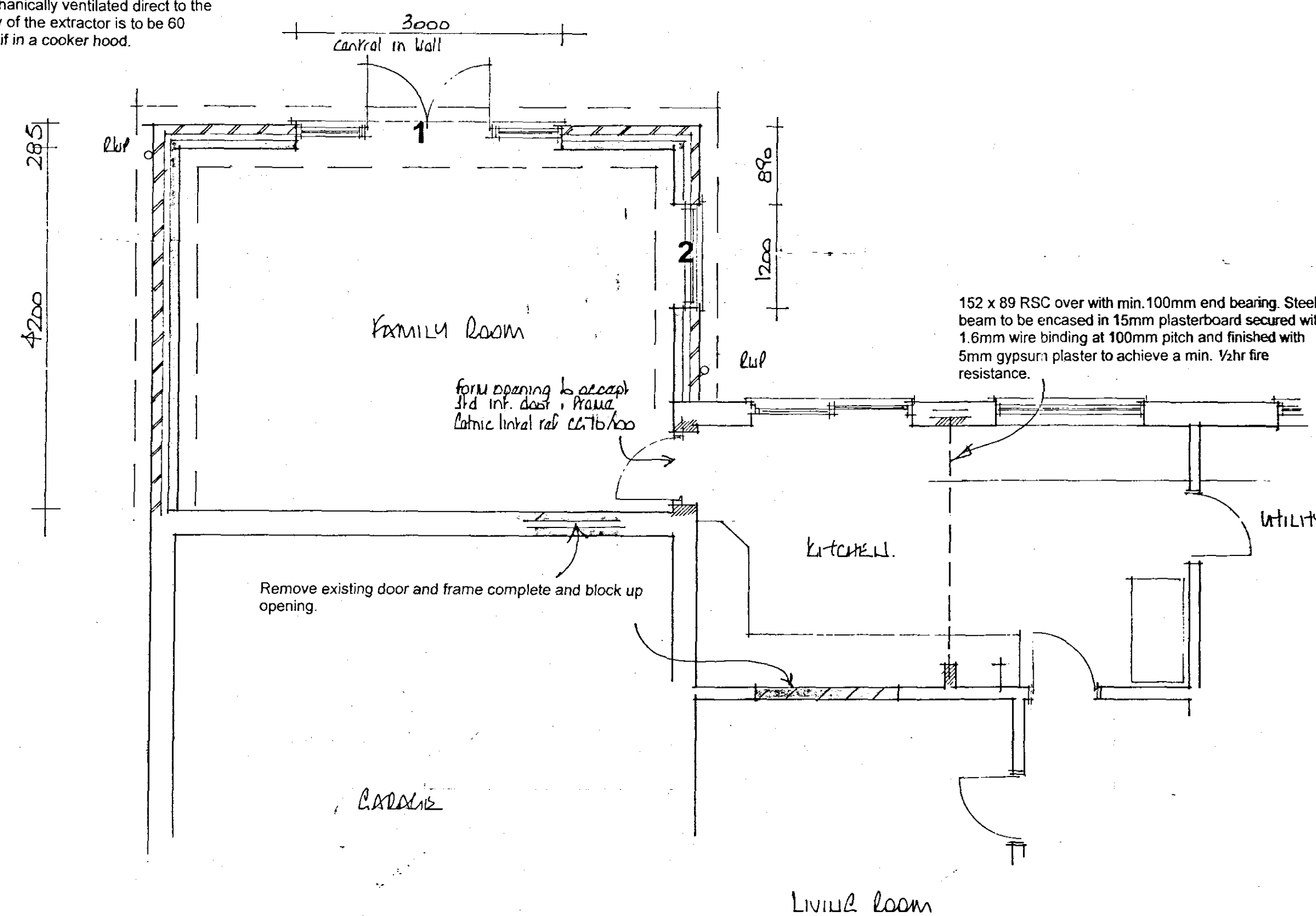
Surface

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.



existing
ground floor plans



proposed

EAST MIDLANDS DESIGN ASSOC.

Architectural Consultants

Willow Lodge
Horseshoe Road
Spalding
Lincs
PE11 3JA

Tel/fax : 01775 767968
E-mail : willowlodge@zoom.co.uk
Mobile phone : 07710 815044

Client

Mr & Mrs S Booth

Project

Extension to form Family Room at 116 CHIMNEY WAY SPALDING Lincs

Drawing

Plans & Elevations

Scale

1:50, 1:100 & 1:250

Date

April 01

Drawn

AN

Dwg No:

Rev.

0666/c7

07/06/01