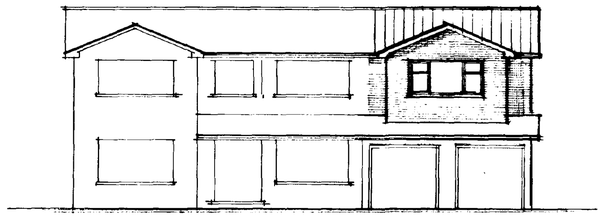
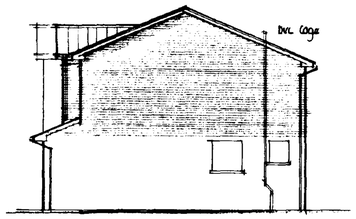
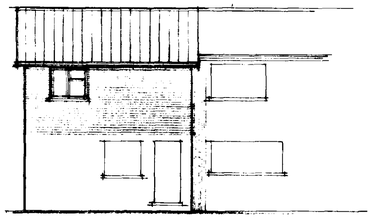
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without consent of Broadgate Builders (Spalding) Ltd.



west



south



east

brick and roof tiles to match exig

Foundations

Foundations to be ST4 grade concrete

Foundations to be taken down to a firm load bearing strata with top of strip foundation not less than 1m below adjacent ground level in accordance with the requirements of the L.A. Building Control Dept.

First floor construction

First

18mm Weyroc floor panels.
175 x 50mm SC3 grade tanal floor joists @ 400mm cts max. with min. 1 row herringbone strut midspan.
12.7mm plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, etc., and finish with artex/skim finish in accord. with client's instructions.

LINTELS

Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over-see lintel schedule.

Lintels over openings in 100mm blocks walls to be Spanlite pcc lintels, 100 x 65mm unless specified otherwise, with the equivalent of 3 courses brickwork over.

Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm tacboard to achieve a min. ½hr fire resistance.

WALL CONSTRUCTION

Below Ground

To be 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 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 max. 'U' value of 0.45W/m²c.

Internal Walls

To be 100mm load-bearing insulation blocks ie Thermalite Shield ie. lit. block.

DPC in Walls

To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Damcor, is to be provided to all cavity closures.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

WINDOWS/DOORS

To be purpose made UPVC to be double glazed with sealed units and weatherstripped. Each window to incorporate a controllable trickle vent of 4000m².
Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS6206:1981.

VENTILATION

All habitable rooms to contain opening vents equal to 1/20th floor area.

All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 l/sec.

HOT WATER SYSTEMS

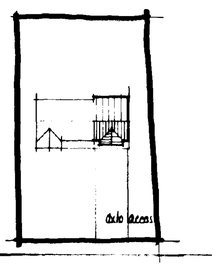
A room thermostat or thermostatic radiator valves are to be installed.

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

SMOKE DETECTION

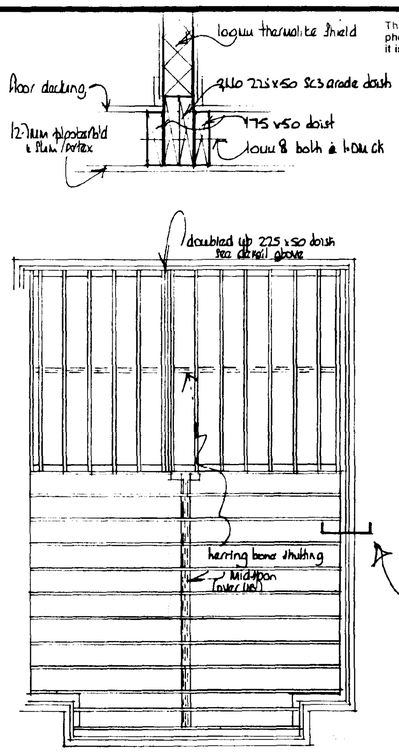
Provide and install self contained smoke alarms complying to BS5446:Pt1:1990 where indicated (SD) on drawing.

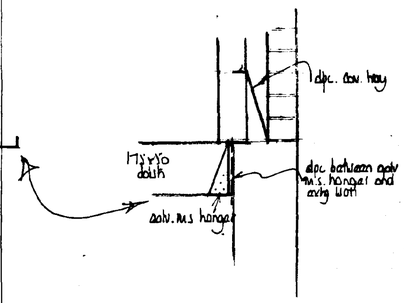
Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Wiring Regulations.



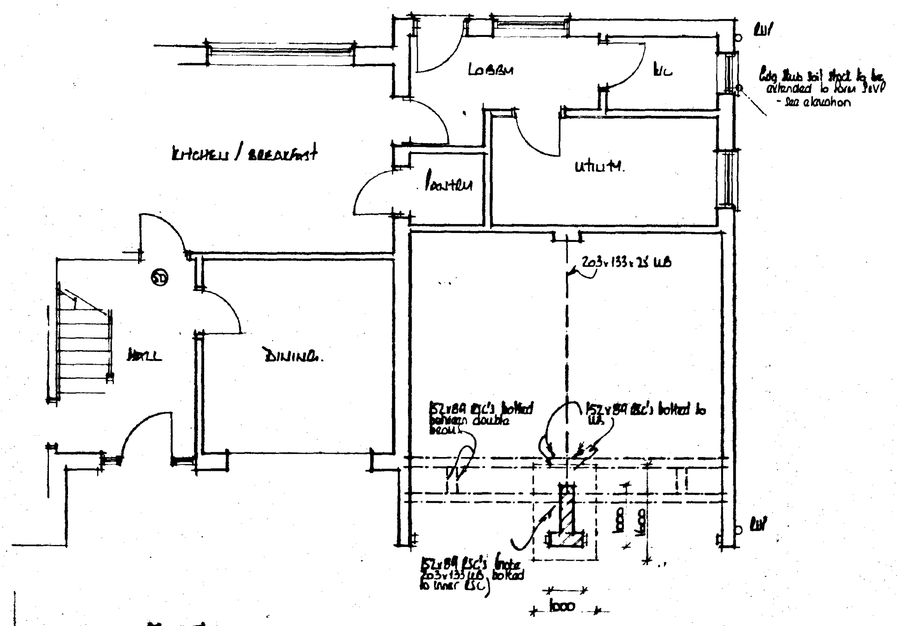
boolean lyeate

block plan

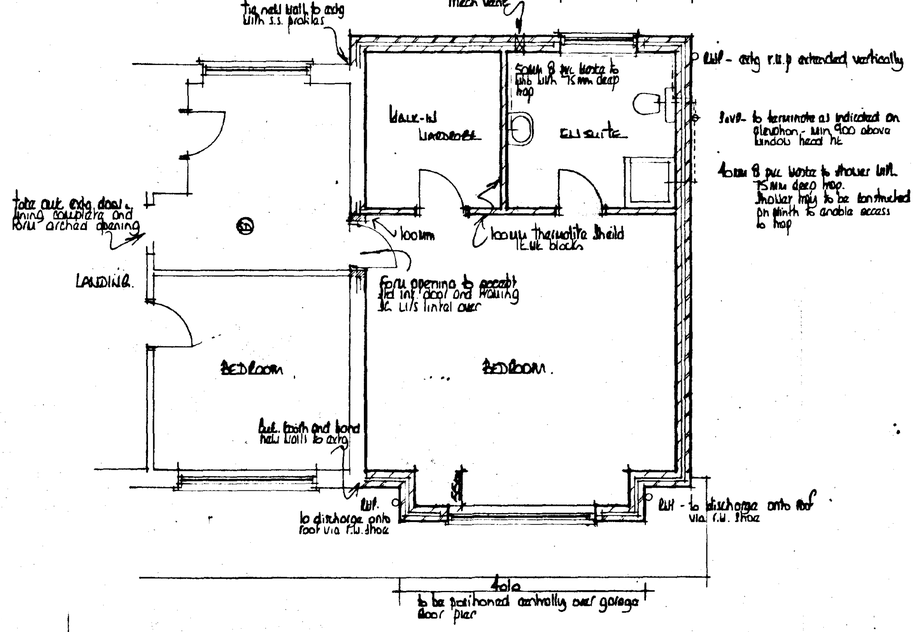




joist plan



ground floor



first floor

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE

First floor extension at
70 Woolram Grate
Spalding
for
Mr. & Mrs Hill

DETERMINED PLAN

DRAWING

Plans & Elevations

SOUTH HOLLAND D.C.
PLAN DEPT
25 AUG 1994
REF. 0888/94

REV.	DESCRIPTION	DATE	BY

SCALE 1:50 . 1:100

DRAWN

DATE

DRAWING No. 101.

Blumont D.O.S. 041726