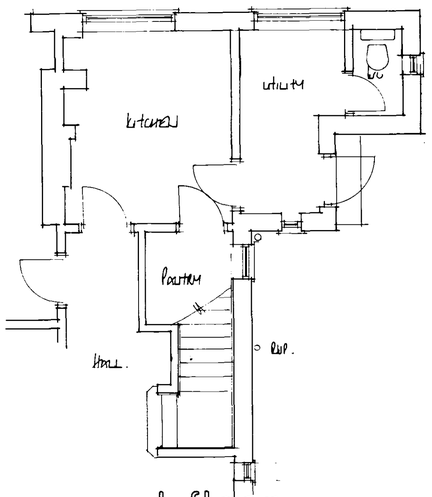


first



ground floor existing

FOUNDATIONS

The existing foundations are to be exposed prior to commencement to ensure their suitability to accept the additional loadings.

FLOOR CONSTRUCTION

First
18mm Weyroc floor panels
175 x 50mm SC3 grade tanalised timber joists, unless specified otherwise on joist plan, at 400mm cts with min. 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and finished with either artex or skim in accord. with clients instructions.

Note : Where the floor joists are built into the internal leaf of the external cavity walls the blocks are to be cut between the joists to ensure as tight a fit as possible and pointed to enable a silicone seal to be made between the blocks and joists.

WALL CONSTRUCTION

Above Ground
To be 275mm o/a constructed as follows :-

100mm facing brick to be FL quality below dpc level)
75 mineral wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Tarmac Toplite standard, k = 0.15

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 0.303W/mK

Internal Walls
To be 100mm blockwork constructed off a dpc off ta foundation

DPC in Walls
An insulating vertical cavity closer and dpc, i.e.- Thermabate, is to be provided to all cavity closures.

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 over internal openings to be Catnic CN102 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 purpose made UPVC, or similar and approved, double glazed using glass having a soft low E coating with an emissivity value of 0.05 with 12mm air gap to sealed units and weather stripped.
'U' value of double glazing to be 2.0W/m²K
Double glazing manufacturers certificate to be provided to prove compliance of the glazing to that specified.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm² to non habitable rooms.

Windows to first floor habitable rooms are to contain openings that have min. dimensions of 450mm and a min. area of 0.33m², and have a cill level no more than 1100mm above finished floor level. *Key operated locking devices are not permitted to first floor windows.*

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref. Width x height	lintel ref. & length
1	630 1050	extg retained
2	extg reused	CG70/100 1800

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 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.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

The utility is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 30 litres/sec.

All internal rooms are to be mechanically ventilated direct to the external air. Extractors are to be capable of a min. 3No. air changes per hour and are to incorporate a 15 minute over-run period when installed in WC's, bath/ shower rooms.

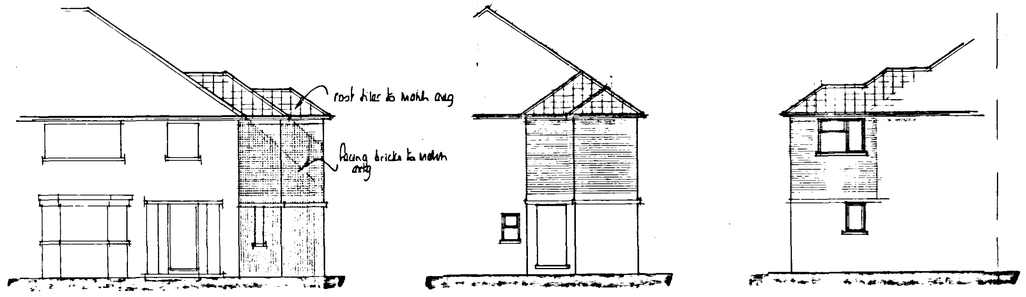
SMOKE DETECTION

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.

Where more than one smoke alarm is required the units **are to be** interconnected so that the detection of smoke **by one** unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. **Regulations.**



n east

n west

s west

ELECTRICAL INSTALLATION

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

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

HOT WATER/CENTRAL HEATING SYSTEM

A room sealed gas central heating boiler (having a min. SEDBUK rating of 78%) is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations. The flue is to be guarded externally with a stainless steel guard.

Separate timing controls (space heating and hot water) are to be provided to control the operating periods of the boiler, with the exception of combi' boilers, and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

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.

The hot water system is to be vented.

A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory applied coating of PU foam insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch.

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
Connect new gutters to extg drain via extg rwp's.

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes : -

Depth	Internal diam	Cover diam
.6m or less	190mm	190mm
1.0m or less	450 mm	450mm
1.5m or less	1050mm	600mm
over 1.5m	1200mm	600mm

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

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 rigid sheet material with 50mm clearance of the pipe and the void filled with compressible material to prevent entry of gas.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs with a compressible filler laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of the compressible filler.

Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install where indicated trapped (roddable) gullies - waste pipes to discharge below grating level and above water level.

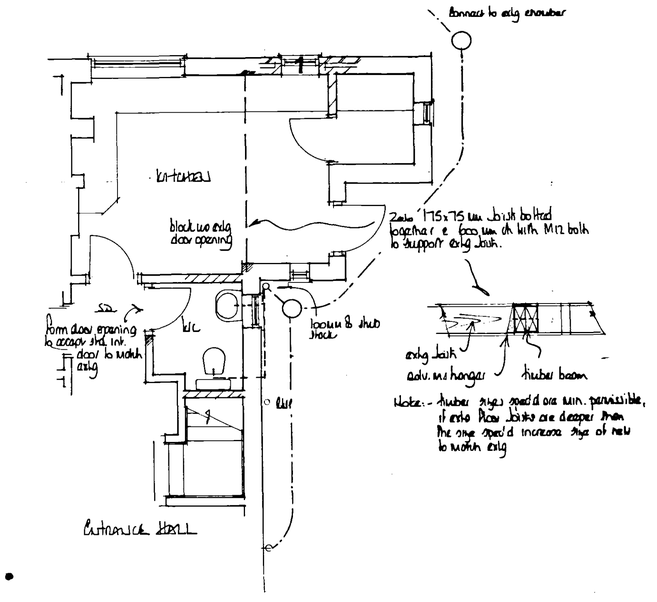
Install 40mm diam. pvc waste to sinks and showers, *(NOTE : shower trays to be constructed on a suitable plinth to maintain access to trap and waste)*, 32mm diam. pvc waste to hand basins all with 75mm deep traps. 40mm diam. pvc waste to bath with combined trapped waste and overflow. *Unless specified other wise on plan.* All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS8301 : 1985

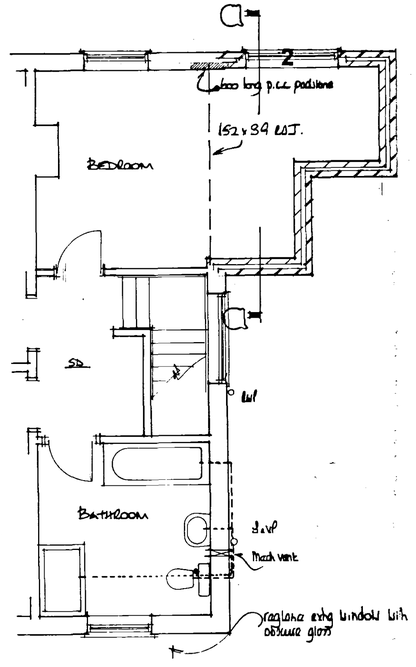
All drainage items are to be installed in strict accordance with the manufacturers instructions.

STRUCTURAL STEEL BEAMS

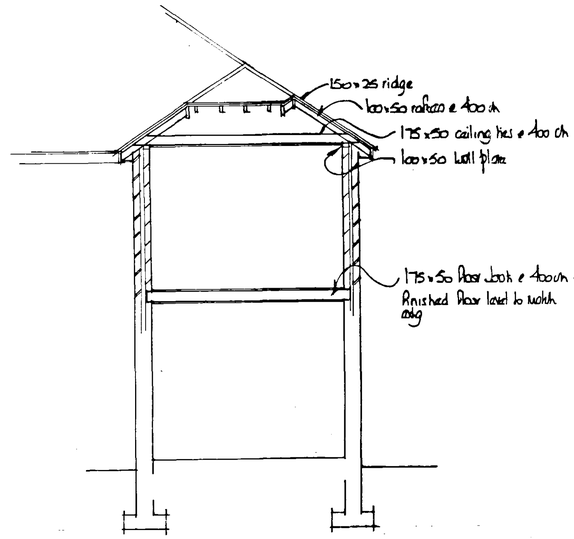
Structural steel beam to have min 150mm end bearing on 2 course Eng. brick padstone. Beam to be encased with 12.7mm plasterboard secured with 1.6mm wire binding at 100mm pitch and finish with 5mm gypsum plaster to give a min. ½ hour fire resistance.



ground floor proposed



first floor



a - a

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Project
Extension & Alterations At
9 Ley Hall Drive
Spalding.
Lincs.

Drawing
Plans, Section & Elevations

Scale 1:50 & 1:100
Date June '03 Drawn AL
Dwg No: 03/25/01 Rev.

Planning Department
20 AUG 2003
1041/03

DETERMINED PLAN