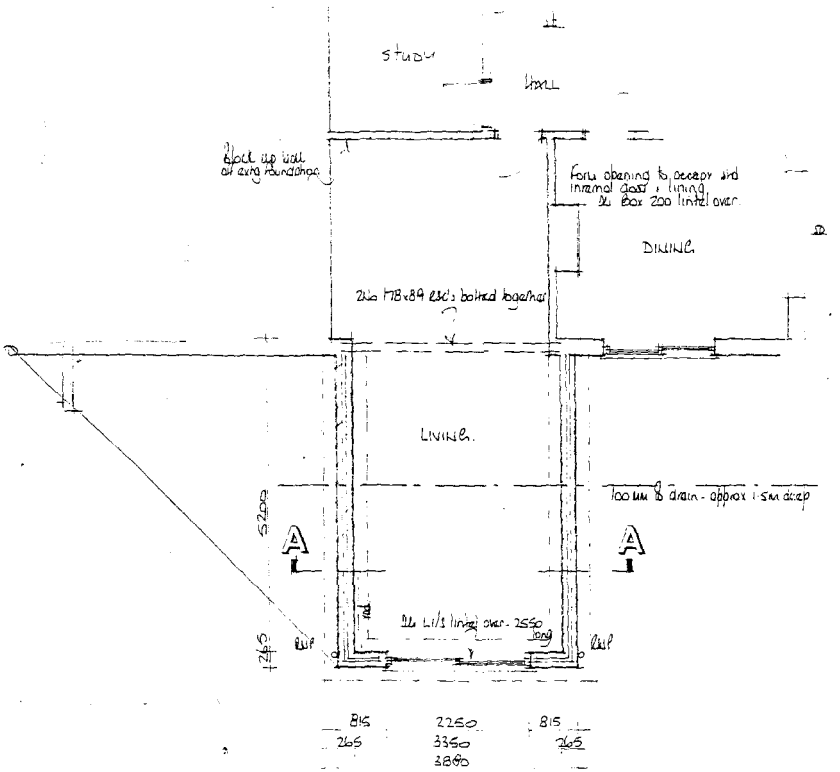


GROUND FLOOR PLAN



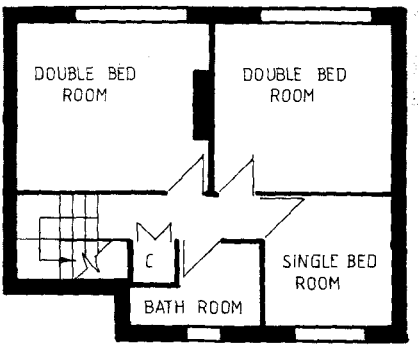
Haiste Group

TYPE

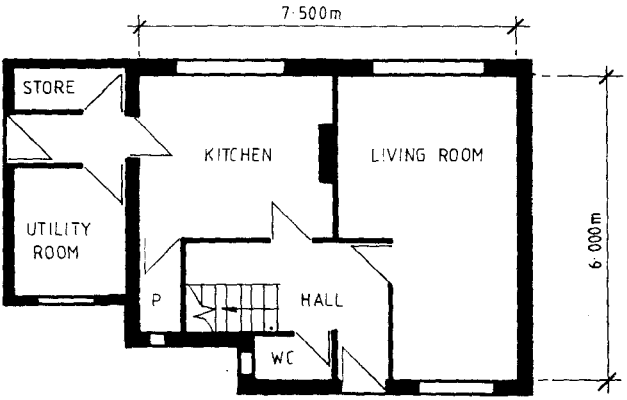
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CONSTRUCTION

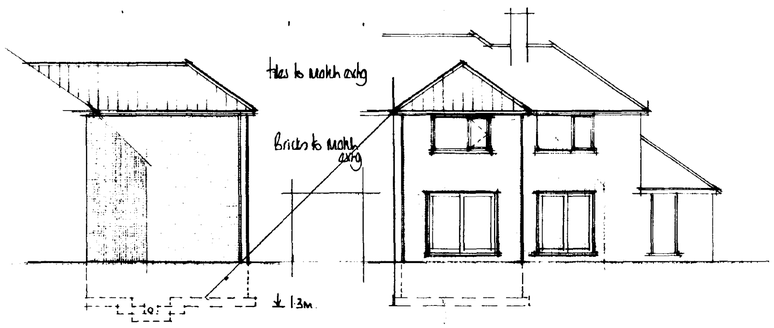
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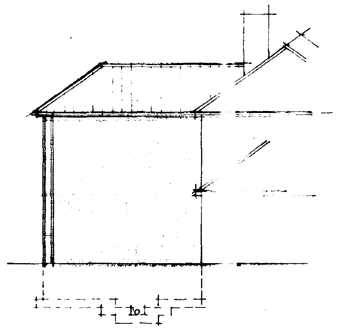
FIRST FLOOR PLAN



FRONT

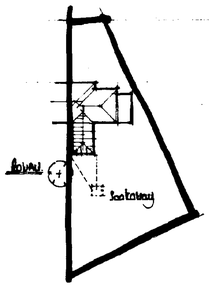


N.WEST

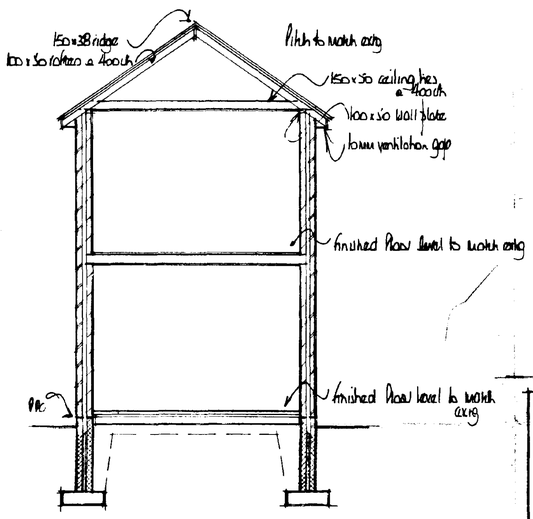


S.WEST

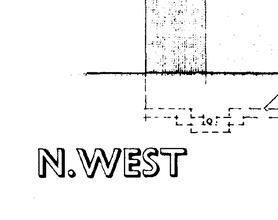
S.EAST



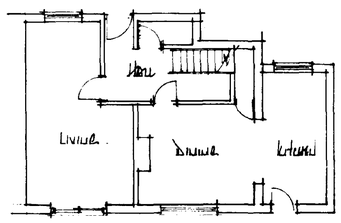
BLOCK PLAN



SECTION A - A



FIRST FLOOR



GROUND FLOOR

PLANS AS EXISTING

GROUND FLOOR PLAN

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm

Foundations to be taken down to a firm bearing strata, a min. 1.3m 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 exstg 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 = 0.027W/sq.m degree 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
Strip off all vegetable soil beneath proposal

First
18mm Weyroc floor panels
170 x 50mm SC3 grade tanalised timber joists 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.

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)
- 65 mineral wool insulation i.e. Dritherm (k = 0.036)
- 100mm loadbearing insulation blocks i.e Hemelite (k = 0.037)

All to be tied together using stainless steel wall ties positions 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 0.414W/mK

Stud Partitions
to be constructed as follows :-

- 75 x 50mm head and sole plate
- 75 x 50mm studs at 400mm cts with min. 2 rows
- 75 x 50mm noggins equally spaced
- 75mm glassfibre insulation within framework
- face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

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.

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 to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and patio doors to be purpose made UPVC to match exstg and double glazed with 12mm air gap to sealed units and weather stripped

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000 sq mm., 4000 sq mm. 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

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.

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.

ELECTRICAL INSTALLATION

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

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.

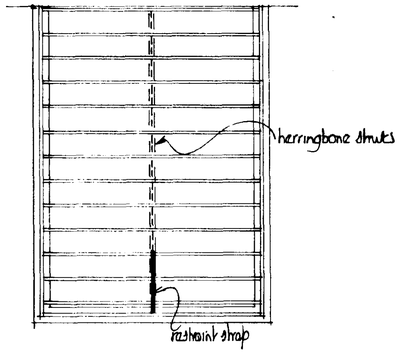
DRAINAGE

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.

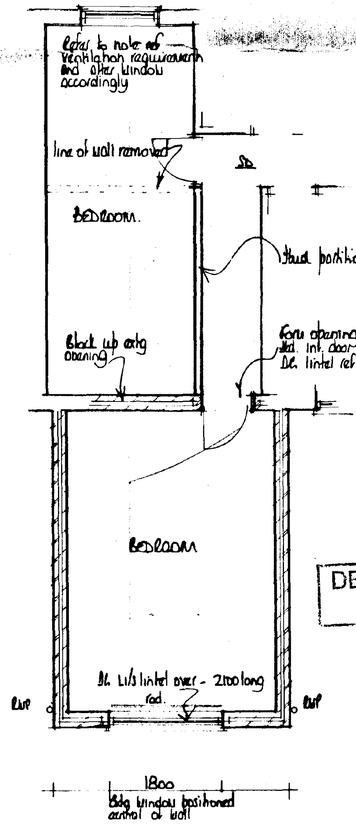
Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foul

Excavate to expose the exstg drain. Inspect drain for defects/damage and replace if necessary. Surround drain in 150mm pea gravel prior to backfilling and compacting.



JOIST PLAN



FIRST FLOOR PLAN

DETERMINED PLAN

A		
	Date	Revisions

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Client
MR N & MRS C. CROFT

Job Title
EXTENSION to DWELLING AT 80 CHERRY TREE CLOSE SPALDING.

Drawing Title
PLAN
SECTION
&
ELEVATIONS

HOUSEHOLDER PLANNING
17 NOV 1995
Ref: 1112/95.

Scale 1:50 . 1:100 . 1:500

Date Nov 95 | Drawn by AL

Drg No 95/68/01 | Rev