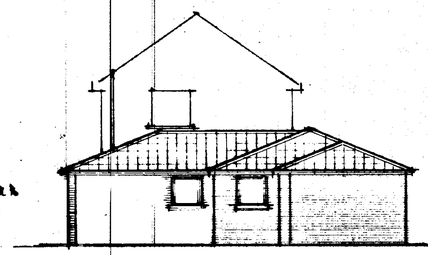
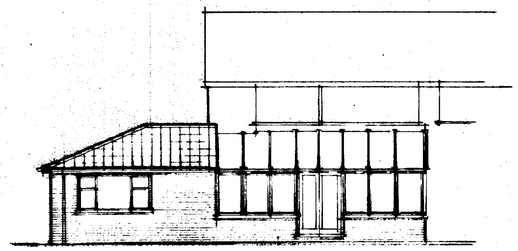


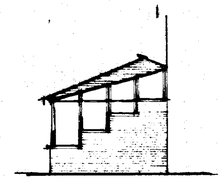
NORTH



WEST



SOUTH



EAST

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, 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.
Any investigation work relating to extg foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Ground
Finished floor level of proposal to match extg floor level exactly.
65mm sand/cement screed reinforced with chicken wire mesh
300g polythene separating membrane
80mm Jablite SD floor insulation (k = 0.037W/m°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
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.

Where the existing garage floor slab is to be retained i.e. utility room, the extg slab is to be treated with 2 coats Synthaprufdamp proof treatment dressed up walls to lap with extg dpc prior to raising the floor level with oversite concrete and 50mm screed finish.

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 wall insulation i.e. Dritherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hemelite (k = 0.44)

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 sill returns and reveals. Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/m²K

Separating wall with garage

To be 140mm Tarmac Topfire insulation block with 32mm Gypsum thermal board spot bonded to the blockwork in strict accordance with manufacturers instructions and to achieve a max. 'U' value of 0.6W/m²°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 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 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 double glazed with 12mm air gap to sealed units and weather stripped.

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

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref.	lintel ref.	ß
1	front entrance door	-	-
2	630 x 1050	CG70/100	900
3	915 x 1050	CG70/100	1200
4	915 x 1050	CG70/100	1200
5	2400 x 1200	CG70/100	2700
6	1500 x 2100	CG70/100	1800

Note : Door cills to front and rear entrances are to be level access thresholds.

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 en suite bathroom is 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.

SMOKE DETECTION

Self contained smoke alarm complying with BS5446 : Pt 1 : 1990 is to be installed where indicated SD on the drawing.

The alarm is 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.

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
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

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.

Where flexible pipes are under a roaddrive with less than 900mm cover they are to have reinforced concrete 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 he slab

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, 32mm diam. pvc waste to hand basin with 75mm deep traps. *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 BS5572 : 1978
Below ground drainage to comply with BS8301 : 1985

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

GENERAL

EN SUITE - Form a 1.8 x 1.8m square shower area within the floor screed, as indicated on plan, having a nominal fall towards the floor waste. Provide and install an approved trapped shower waste outlet (McAlpine 75mm seal trapped shower waste outlet code TSG1-WH with a 50mm x 45mm BS5255 solvent weld reducer or similar). A 45mm waste outlet pipe to be laid within the floor concrete to discharge through external wall into the gully. The outlet pipe is to discharge below grating level and above water level.
Altro Speedscreed 10 plus graded to maximum fall of 1 : 20 to the waste outlet to be laid over prepared area after all making good.
Floor finish to be Altro Marine 20 non slip sheet flooring to whole of en suite with Altro coved skirting to all wall abutments and Altro capitle C6 trim at skirting to tile abutment with final height to suit wall tiling. All to be laid and installed in accord. with manufacturers instructions and recommendations including any reference to dryness of screed prior to laying. Finished floor to be neatly and securely fixed into shower waste outlet and to be a colour chosen by occupier

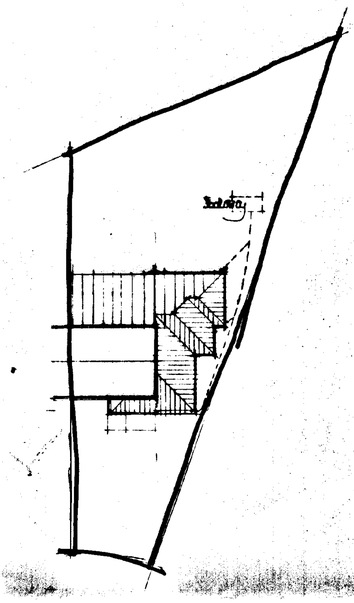
Provide and fix in position indicated on drawing, to be confirmed on site, a Triton T100E care product electronic shower control unit complete with extended control lever and riser rail for shower head. Controls to be easy to operate and sited 100/110cm from the floor with the shower slide, approx. 1.0m long starting at height of controls.
The shower control unit to be electronically wired in accord. with I.E.E. Regulations using a double pole 35 amp isolating pull switch and an R.C.C.B.
Control unit to be served by a mains supply of cold water of a min. pressure of 1.0bar (14.5psi) with an in line isolating stop tap. All pipework to be hidden, chased into walls, where practicable with any exposed being neatly clipped to wall.

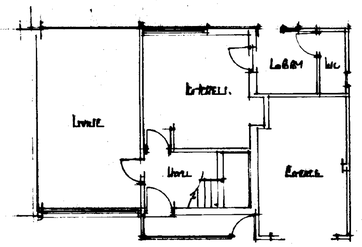
Tile walls to a height of approx. 1200mm above floor level (dependant upon size of tile) to all walls incl. reveals and cill to window and to full height to outside of curtained area of shower. Tiles to be grouted using waterproof grouting. Contractor to allow a sum of £18.00/m² for the purchase of the wall tiles

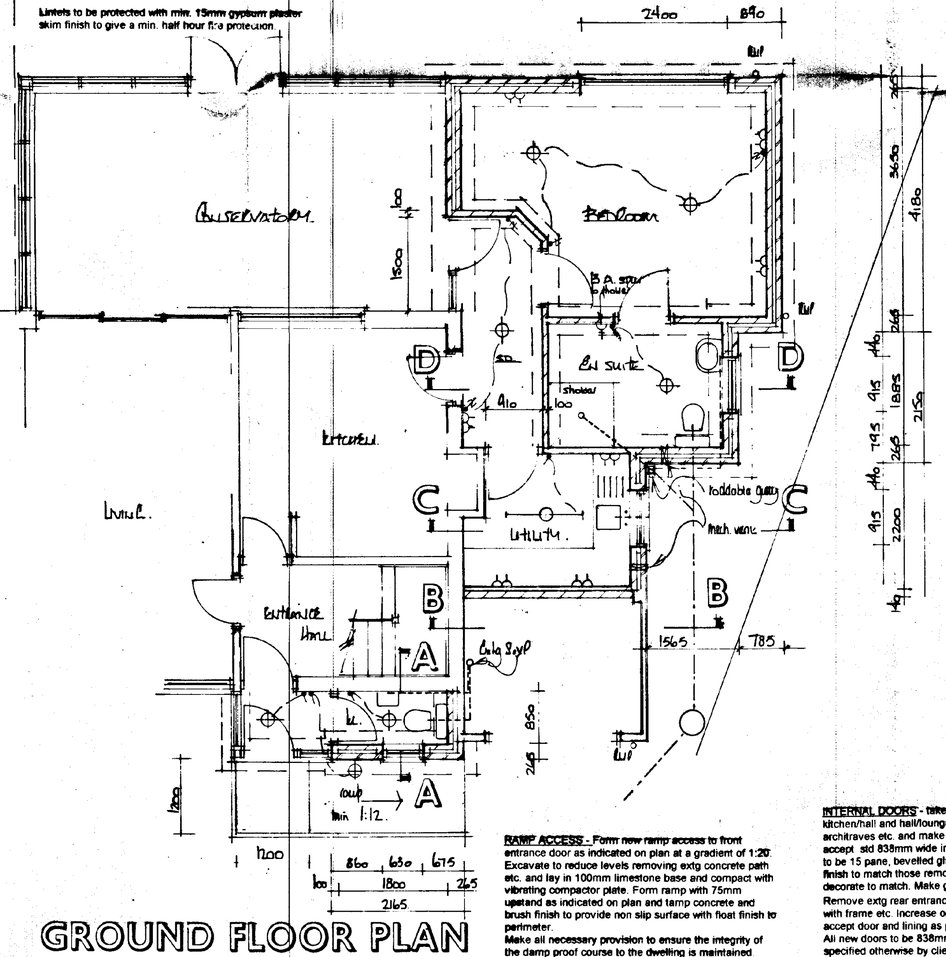
Provide and fit hospital shower rail and curtains in position shown. Curtain to be weighted to fall within the graded area. Rails to be Gelson Professional mod 4-400 shower rail, 32mm deep x 5.5mm wide with associated wall brackets, ceiling suspension, hooks and gliders with Gelson Professional shower curtains in applicants selected colour and finished 75 - 100mm above floor level.
Gelson Professional Tel : 0121 7722944
Bradford Street
Birmingham
B12 0PE

Fix seat, provided by Social Services, to wall in position to be agreed with occupier.

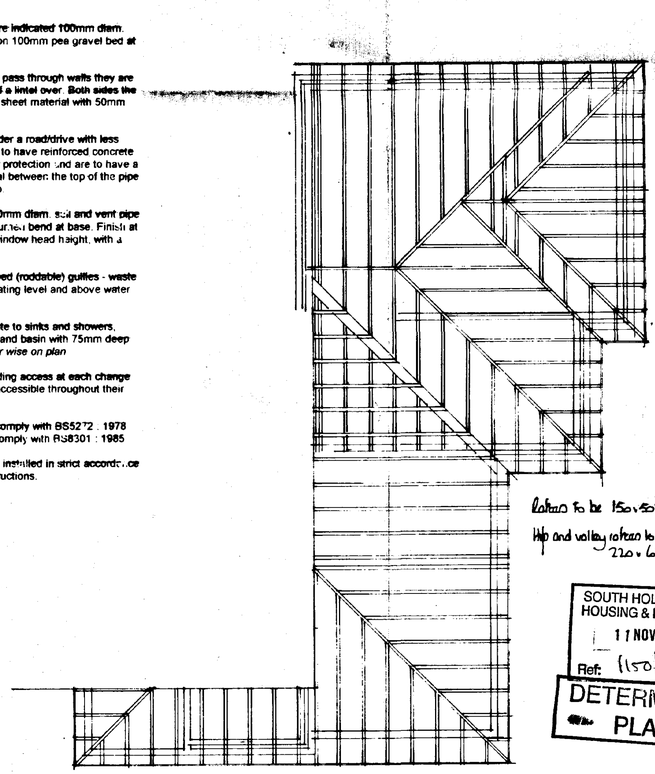
Provide and install 2No. grab rails in positions to be agreed with occupier.







GROUND FLOOR PLAN



ROOF PLAN

Rafters to be 150 x 50mm @ 400ctrs
Hip and valley rafters to be 220 x 63mm

SOUTH HOLLAND DC
HOUSING & PLANNING
17 NOV 1999
Ref: 1150/99
DETERMINED
PLAN

INTERNAL DOORS - take out extg internal doors to kitchen/hall and hall/lounge. Remove extg door linings/ architraves etc. and make alterations to openings to accept std 838mm wide internal door and lining. Doors to be 15 pane, bevelled glass softwood doors and stain finish to match those removed. Renew architraves and decorate to match. Make good all where disturbed.
Remove extg rear entrance door to kitchen complete with frame etc. Increase opening width as necessary to accept door and lining as previously specified.
All new doors to be 838mm wide 'colonist' doors unless specified otherwise by client.

RAMP ACCESS - Form new ramp access to front entrance door as indicated on plan at a gradient of 1:20. Excavate to reduce levels removing extg concrete path etc. and lay in 100mm limestone base and compact with vibrating compactor plate. Form ramp with 75mm upstand as indicated on plan and tamp concrete and brush finish to provide non slip surface with float finish to perimeter.
Make all necessary provision to ensure the integrity of the damp proof course to the dwelling is maintained.

A	
Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding
Lincs PE11 3JA
Tel Spalding (0775) 767966

Client
Mr. & Mrs Smith

Job Title
Extension & alterations at
12 Windsor Drive
Spalding.
Lincs.

Drawing Title
Floor Elevations

Scale 1:50 & 1:100

Date Nov 99 | Drawn by BL

Drg No 99/64/01 | Rev