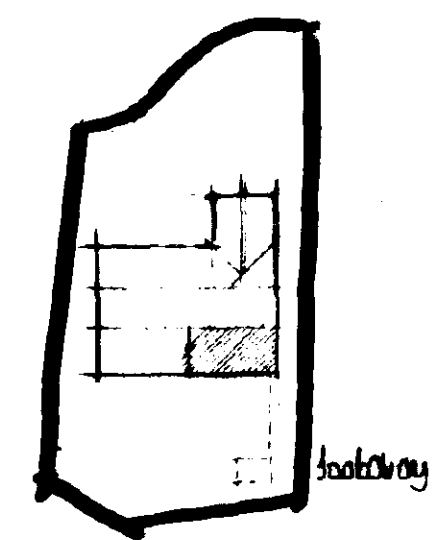
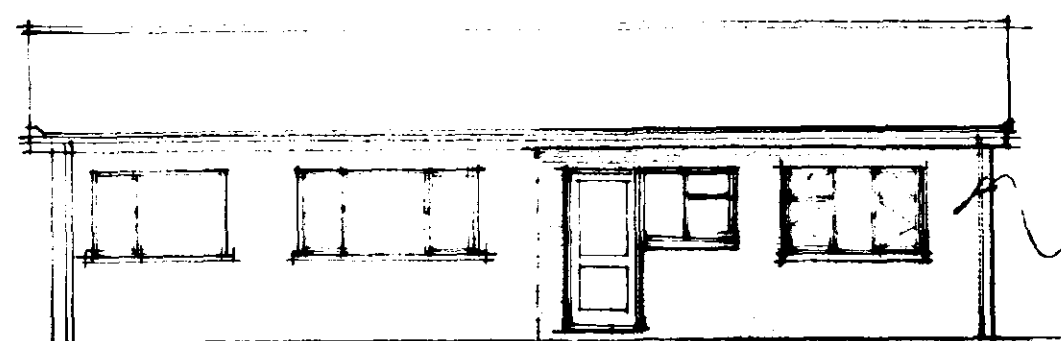
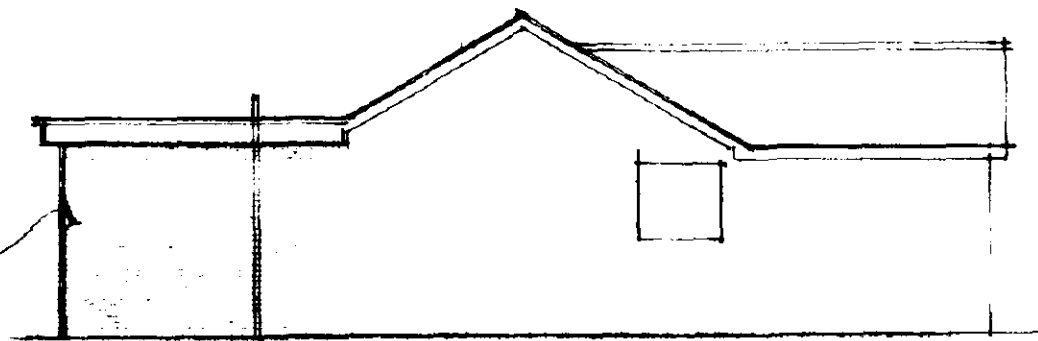




Block Plans 1:500



SOUTH



EAST

FOUNDATIONS

Foundations to be ST4 grade concrete
For 265mm walls foundations to be 700 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
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
50mm Jablite SD floor insulation (k = 0.021 W/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.
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 proposed

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. Driftherm (k = 0.036)
100mm loadbearing insulation blocks i.e. Hemeite (k = 0.037)

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 0.414W/mK

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. Thermabrite, 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 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 over internal openings to be IG internal 100 linteels 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 existing double glazed units relocated

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 600mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated 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

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.

The utility and en suite are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 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

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.

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

Surfaces

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.

Floor

Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed on line of extg drain in strict accordance with manufacturers instructions.

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.

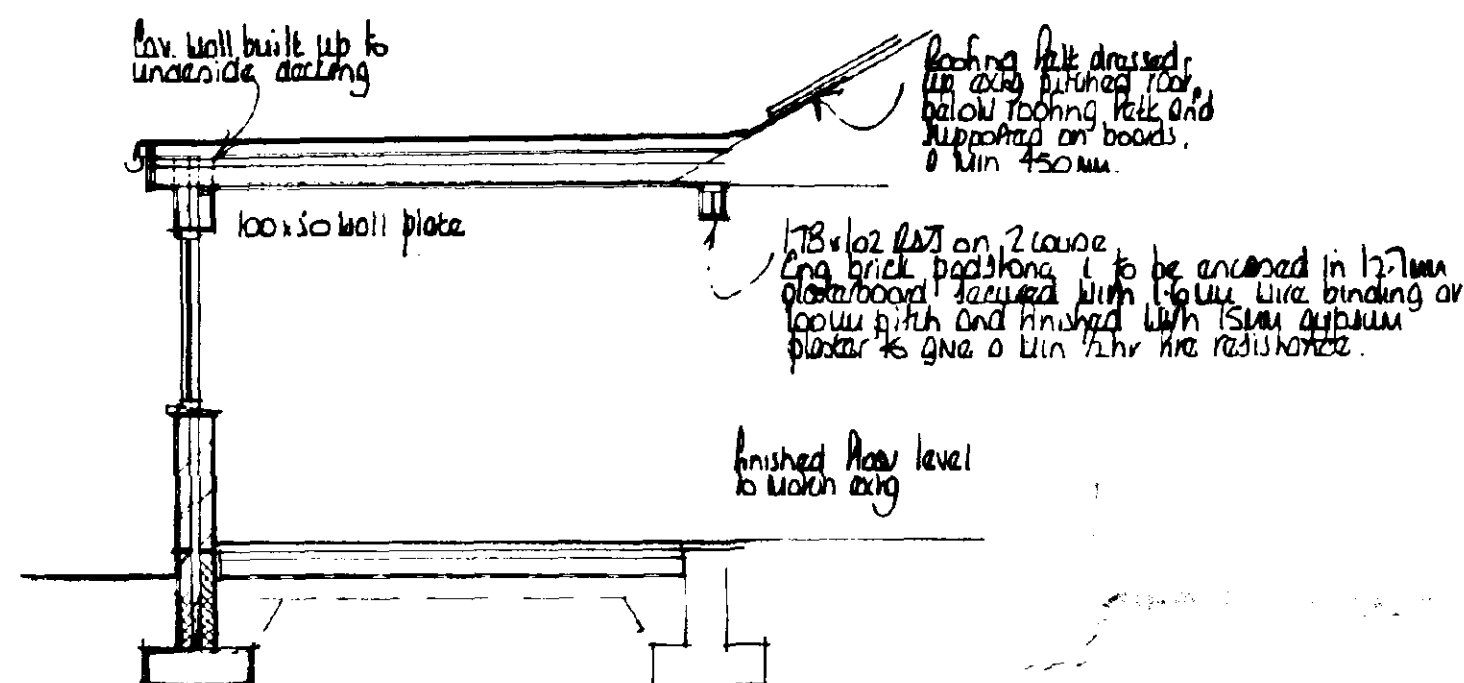
Install where indicated 100mm diam. stub soil stack jointed to 100mm diam, upturned bend at base. Provide removable scum on lid/air admittance valve at head.

Install where indicated trapped and sealed gully - waste pipes to discharge below grating level and above water level.

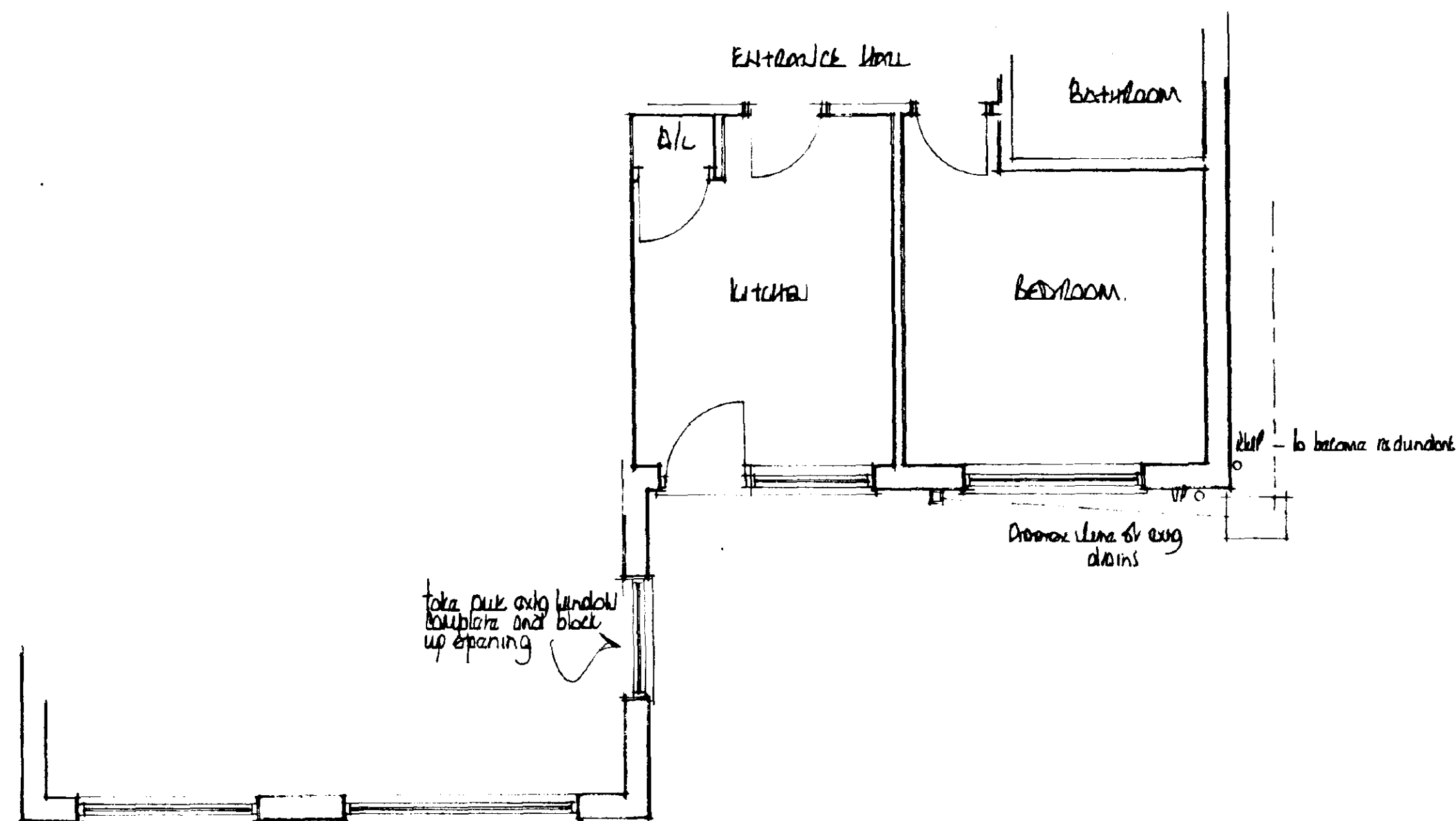
Install 40mm diam. pvc waste to sink and wash hand basin all with 75mm deep traps. Unless specified other wise on plan.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

Above ground drainage to comply with BS5272 : 1978
Below ground drainage to comply with BS5301 : 1985

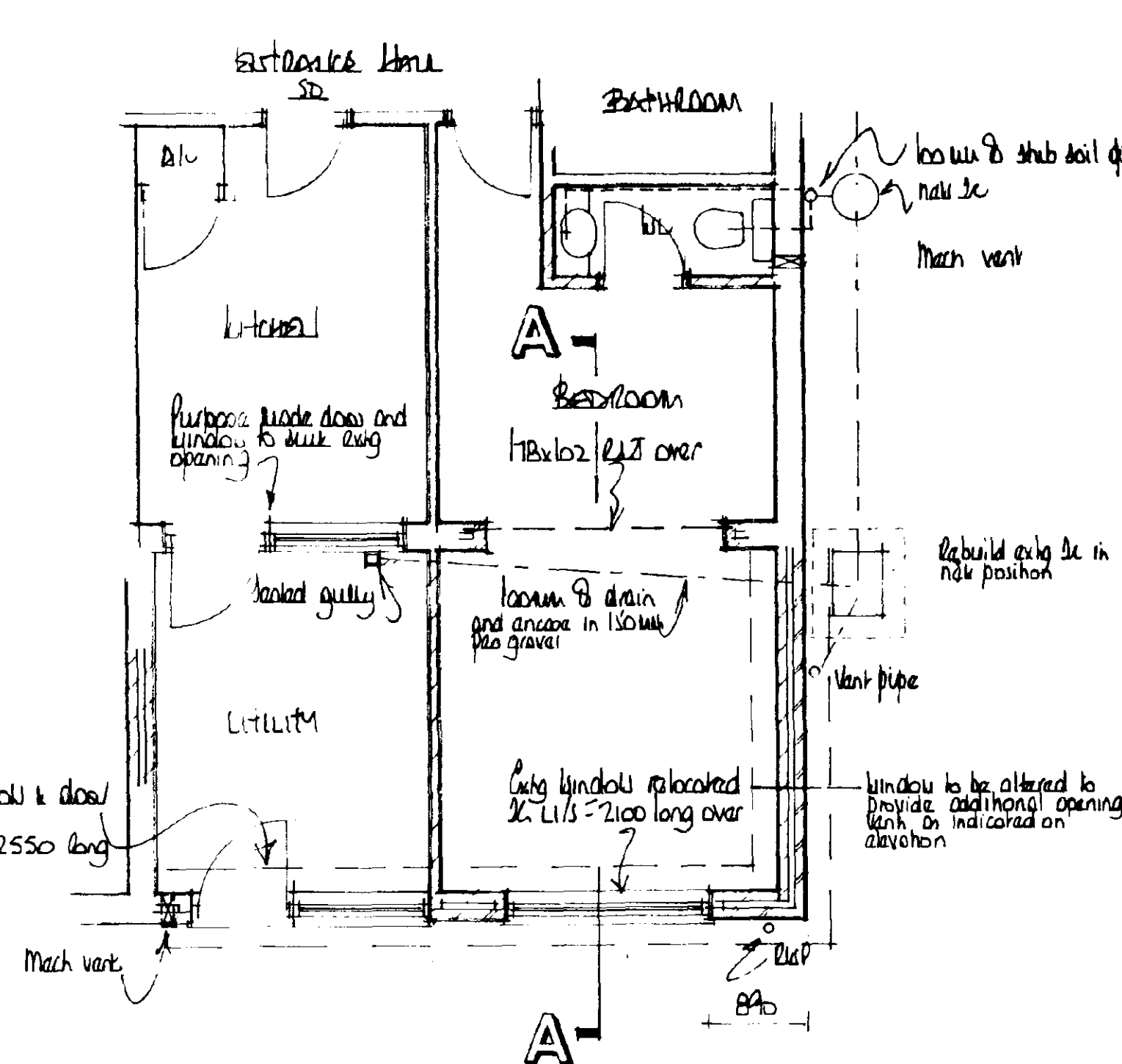
All drainage items are to be installed in strict accordance with the manufacturers instructions.



SECTION A - A



EXISTING
GROUND FLOOR PLAN



PROPOSED

BROADGATE BUILDERS LTD	
The Race Ground Spalding Lincolnshire PE11 3AP	
Telephone: 01775 725616 Facsimile: 01775 725097	
Client MR & MRS BRIDGES	
Job Title Extension to DWELLING AT 3 PARK CLOSE SPALDING	
Drawing Title Plans Section Elevations	
Scale 1:50, 1:100	
Date Nov 95	Drawn by AL
Dwg. No.	Rev

SOUTH LINCOLNSHIRE DC
HOUSING DEPARTMENT
01 DEC 1995
Ref: 1152/95