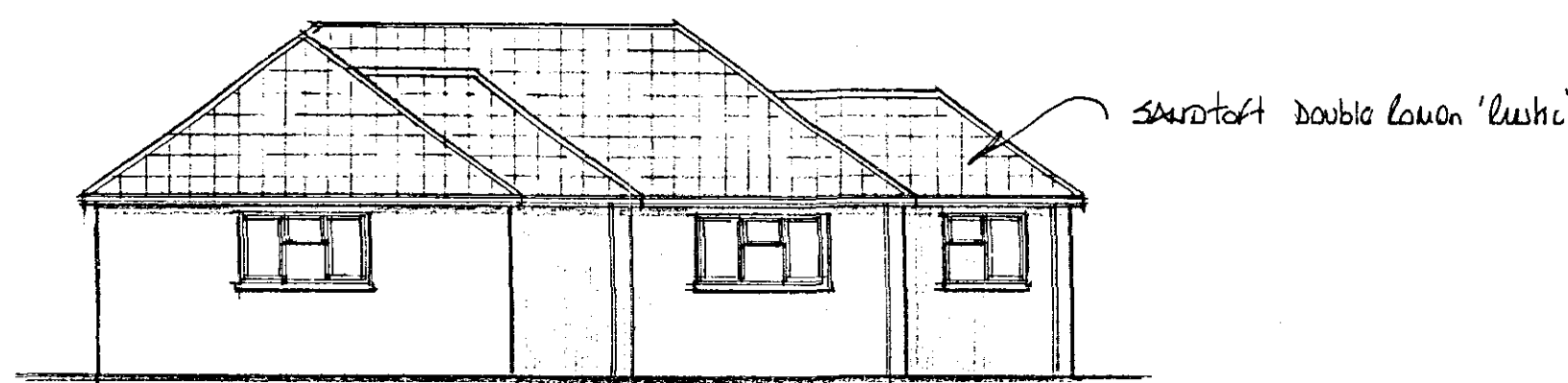
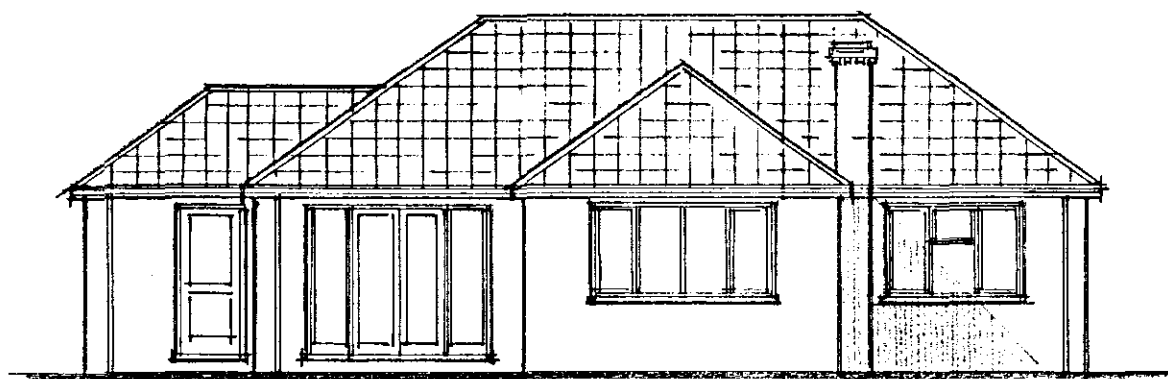


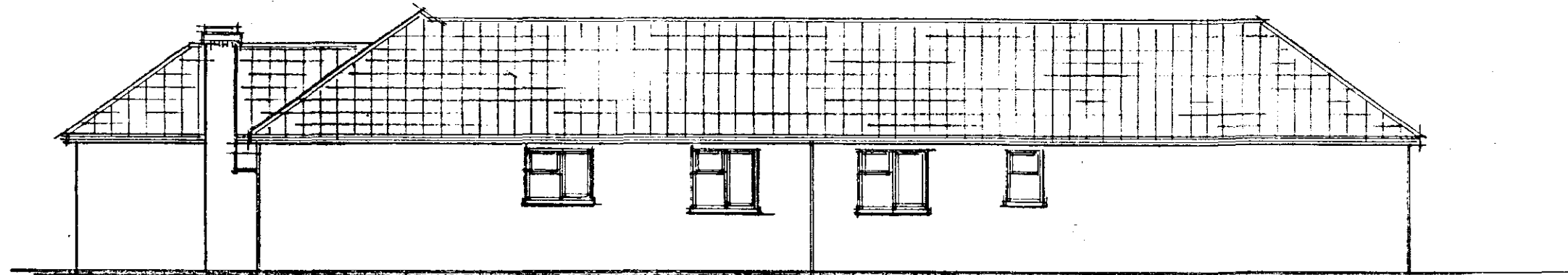
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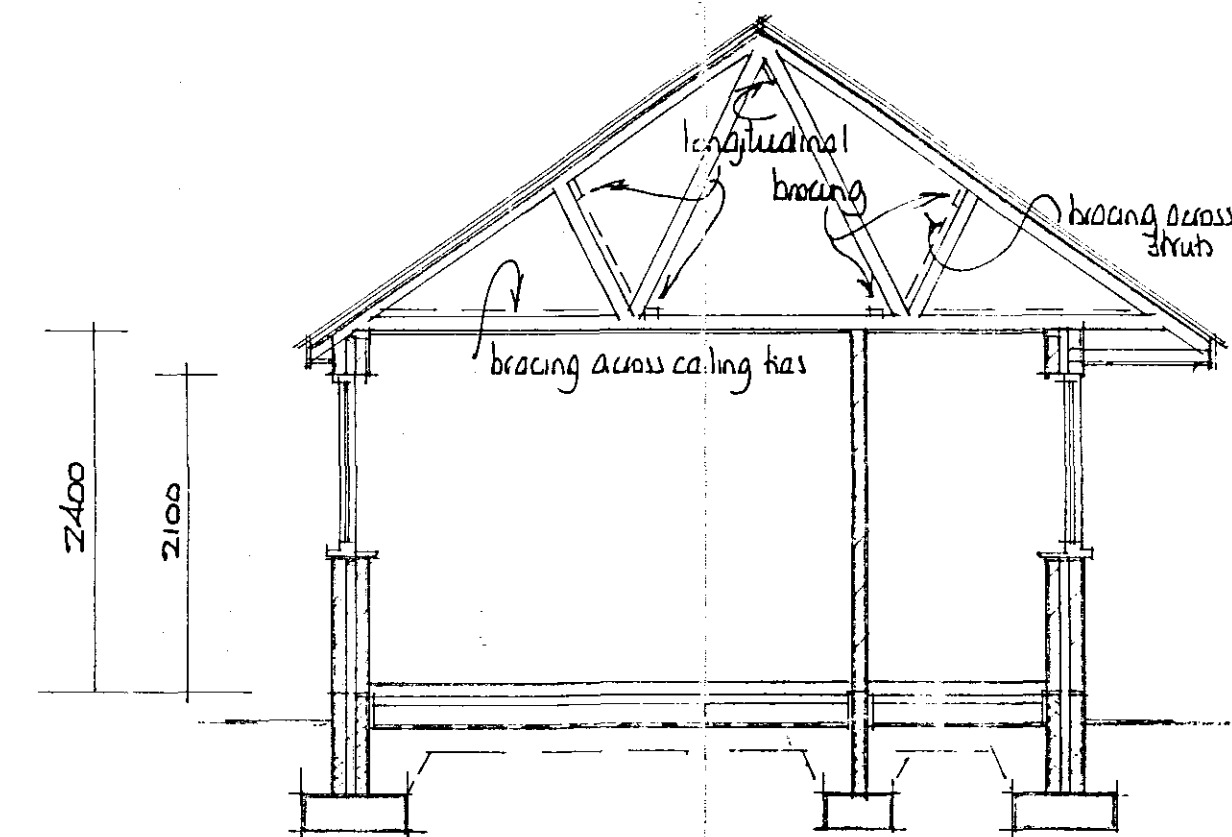
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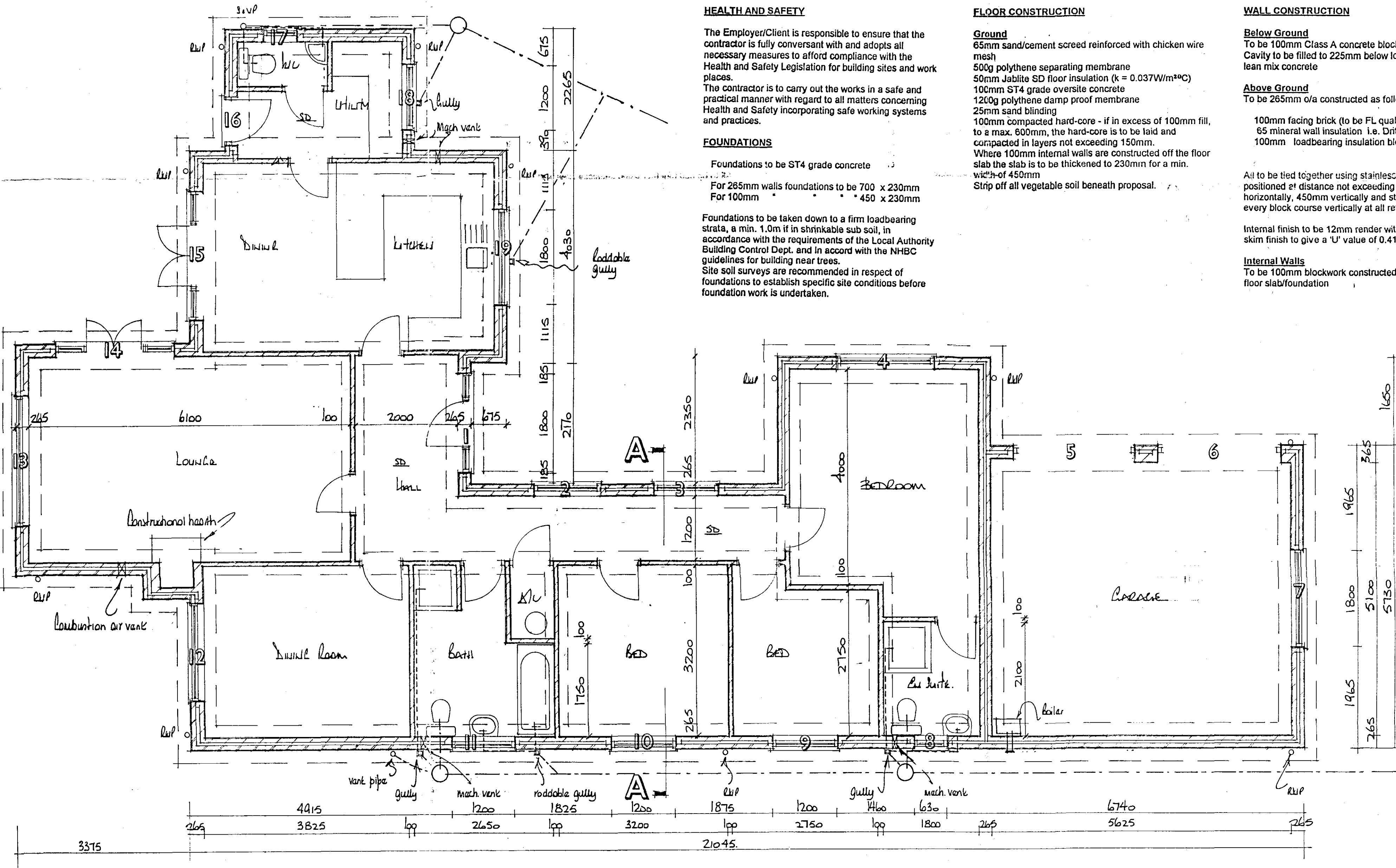
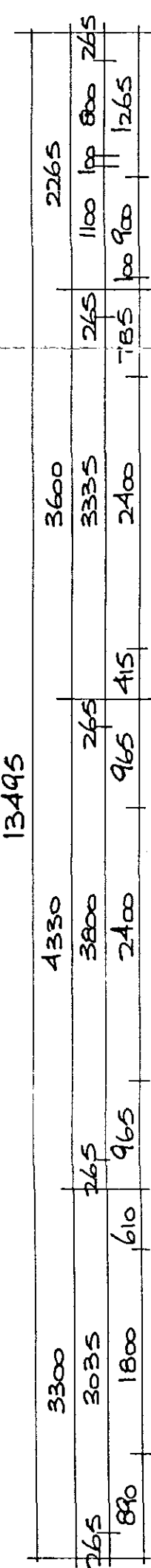
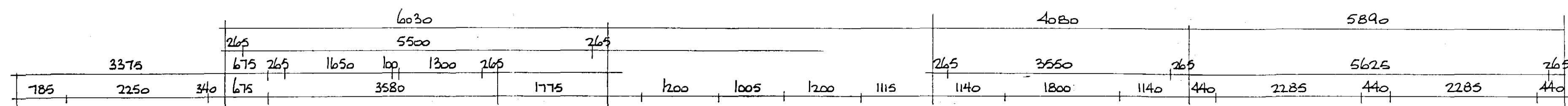
S WEST



S EAST



SECTION A - A



GROUND FLOOR PLAN

HEALTH AND SAFETY

The Employer/Client is responsible to ensure that the contractor is fully conversant with and adopts all necessary measures to afford compliance with the Health and Safety Legislation for building sites and work places. The contractor is to carry out the works in a safe and practical manner with regard to all matters concerning Health and Safety incorporating safe working systems and practices.

FOUNDATIONS

Foundations to be ST4 grade concrete
For 265mm walls foundations to be 700 x 230mm
For 100mm
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.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene separating membrane
50mm Jableite SD floor insulation (k = 0.037W/m²°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.

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 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/foundation

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Therma mate, 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 lintels unless specified otherwise.
Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. 1h fire protection.

WINDOWS & DOORS

Windows and doors to be purpose made UPVC double glazed with 20mm air gap to sealed units and weather stripper
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.	Length
1	width x height 1800 x 2100	L1/S 70	2100
2	front entrance door with sidelights	L1/S 70	1500
3	1200 x 1200	L1/S 70	1500
4	1800 x 1200	L1/S 70	2100
5	std garage door & frame	L1/S 70	2700
6	As 5	L1/HD 70	2700
7	1800 x 1050	L1/S 70	2100
8	630 x 1050	L1/S 70	900
9	1200 x 1200	L1/S 70	1500
10	1200 x 1200	L1/S 70	1500
11	1200 x 1050	L1/HD 70	1500
12	1800 x 1350	L1/S 70	2100
13	2400 x 1350	L1/S 70	2700
14	2250 x 2100	L1/HD 70	2550
15	French doors and frames	L1/HD 70	2700
16	French doors and frames	L1/S 70	1200
17	900 x 2100	L1/S 70	1200
18	Rear entrance door and frame	L1/S 70	900
19	630 x 1050	L1/S 70	1500
20	1200 x 1050	L1/S 70	1500
21	1800 x 1050	L1/HD 70	2100

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.

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.

HOT WATER SYSTEM

A room sealed oil fired central heating boiler 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.
An electrical timing device is to be provided to control the operating periods of the boiler which in turn is to be controlled by room thermostat and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

A room thermostat or radiator valves are to be installed.

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 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 0.045W/mK and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

CHIMNEY CONSTRUCTION

The chimney is to be constructed incorporating clay flue liners to BS1181 : 1989. Liners to be a min. 200mm internal diameter and laid socket uppermost. Weak mix concrete is to be used to fill the joints between the masonry brickwork of the chimney and the flue liner.

Where a bend is necessary in a flue it should not make an angle of more than 30° with the vertical.

Chimney to terminate as indicated on elevation and flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm. The maximum chimney height should not be greater than 4½ times its least dimensions measured at the highest point of intersection with the roof.

Hearth to open fire to be min. 25mm o/a thickness, project 500mm from the face of the fire and extend 150mm past the jambs of the fire.

Fireguard to be provided.

A permanent air entry opening to BS8303 : 1986, of at least 50% of the throat area is to be provided where indicated.

A	11/06/18	Drawn by	to garage plan - new work
Date		Revisions	
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East Midlands Design Associates			
"Willow Lodge", Horseshoe Road, Spalding, Lincs PE11 3JA Tel: Spalding (0775) 767968			
Client Mr & Mrs S. Watford			
Job Title Peckham Building, At Plot 2, behind DRAWOKE Sutton, St James Spalding, Lincs			
Drawing Title PLAN SECTION & ELEVATIONS			
Scale 1: 100, 1:50			
Date	MM/YY	Drawn by	DL
Ref: 0750104			
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