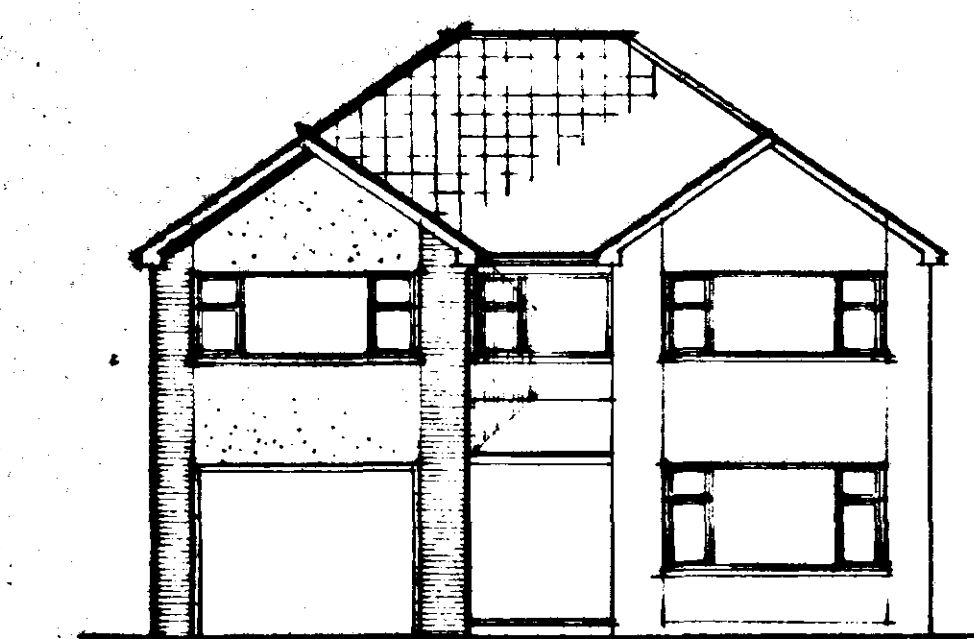
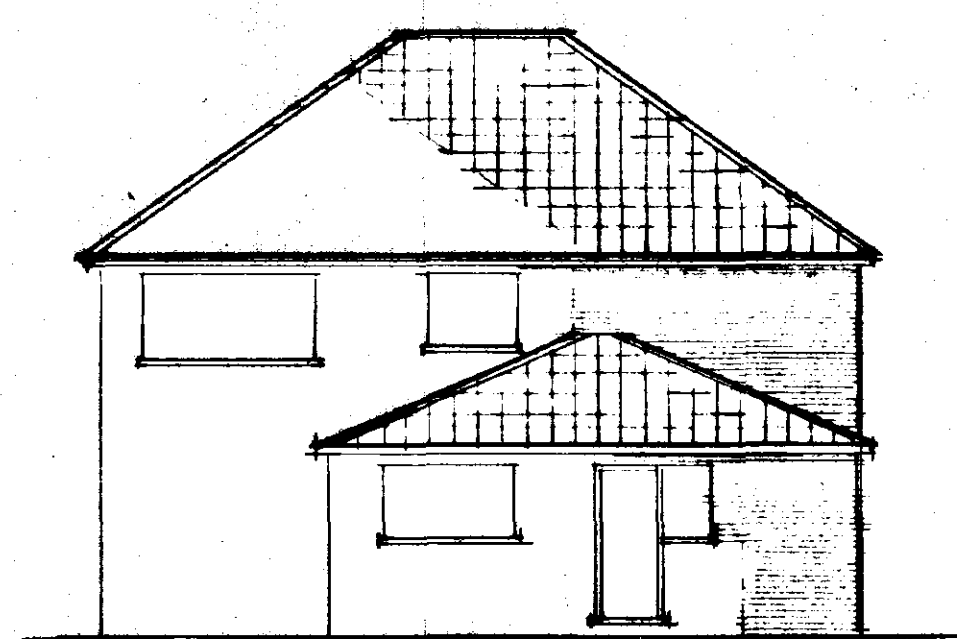




FRONT



SIDE



REAR

Roof line to match existing
Facing brick to match existing

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.

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

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 existing foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh.
800g polythene separating membrane.
50mm Jabrite SD floor insulation ($k = 0.037\text{W/m}^2\text{K}$).
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.

First
18mm Wyvroc floor panels.
200 x 50mm SC3 grade tanalised timber joists at 400mm c/s 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.

The floor immediately over the garage is to be insulated with 150mm glassfibre insulation laid between the joists.
Ceiling to garage to be 12.7mm Gypsum Fireline Board with 50mm cover strips to joints to give a half hour fire resistance.

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 ($k = 0.033$)
- 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.

Where walls are to be rendered the construction is to be as specified as above with the outer leaf of brickwork replaced with blockwork.

External render finish to be min. 12mm thickness render with proprietary waterproof additive with all necessary expanded metal plaster stops and finished with Tyrolean render applied in strict accordance with manufacturer's instructions. Render to terminate 150mm above ground level in a neat mouth drip.
Render to conform to BS5262 : 1975

Skim 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

Roof Partitions
To be constructed as follows:-

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

Roof partitions to be constructed off double up floor joists (bolted together at 1.0m c/s) 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.
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. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be purpose made UPVC double glazed with 20mm 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 600mm and doors (include sideights 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 garage door & frame	L1/HD 70	3300
2	extd window re-used	L1/S 70	900
3	1200 x 1050	L1/HD 70	1800
4	630 x 1050	L1/HD 70	1200
5	2980 x depth of extd	L1/S 70	3300
6	1200 x 1050	L1/S 70	1500

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.

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.

ROOFING

Roofline
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. 6.0m 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.

First
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
0m 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.

Where flexible pipes are not under a road and have less than 600mm cover they are to have concrete paving slabs 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 slab.

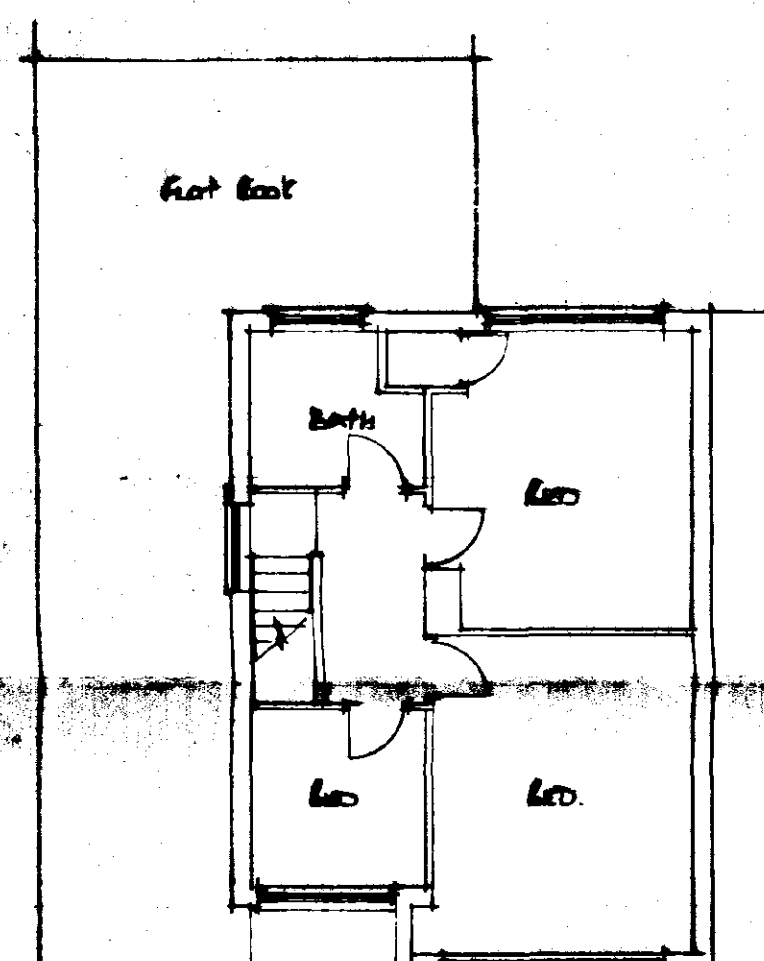
Install where indicated a 100mm diam. soil and vent pipe joined to 100mm diam. upturned bend at base. Finish at top, a min. 800mm above window head height, with a durable cage.

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

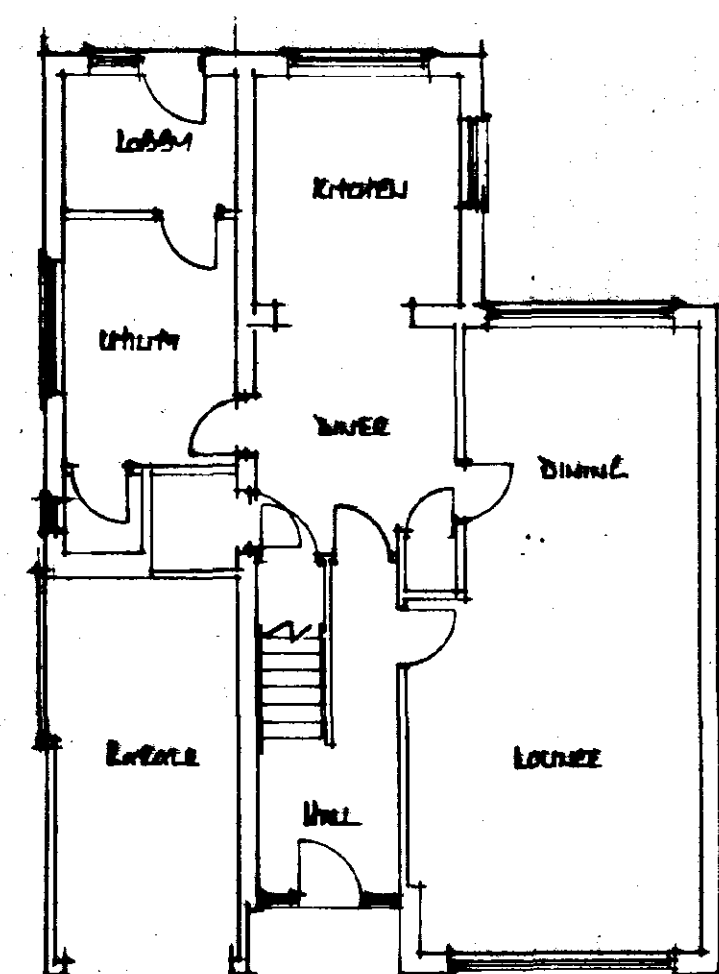
Install 40mm diam. pvc waste to sinks and showers. (NOTE: shower trays to be constructed on a suitable pith to maintain access to trap and waste). 32mm diam pvc waste to hand basins all with 75mm deep traps.
40mm diam. pvc waste to bath with combined trapped waste and overflow. Unless specified other 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 : 1975
Below ground drainage to comply with BS5301 : 1985

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

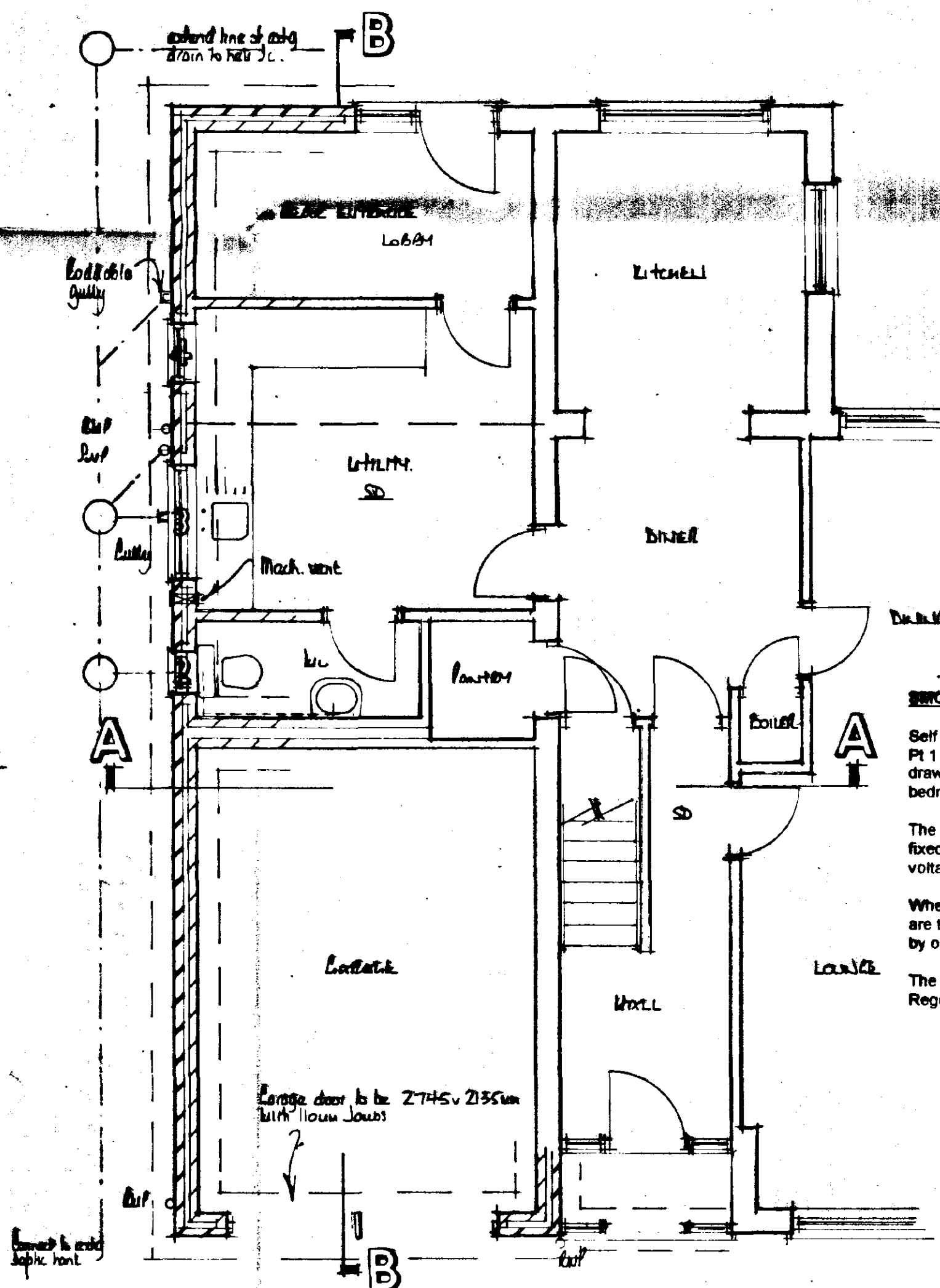


FIRST FLOOR PLAN



GROUND FLOOR PLAN

EXISTING



GROUND FLOOR PLAN
PROPOSED

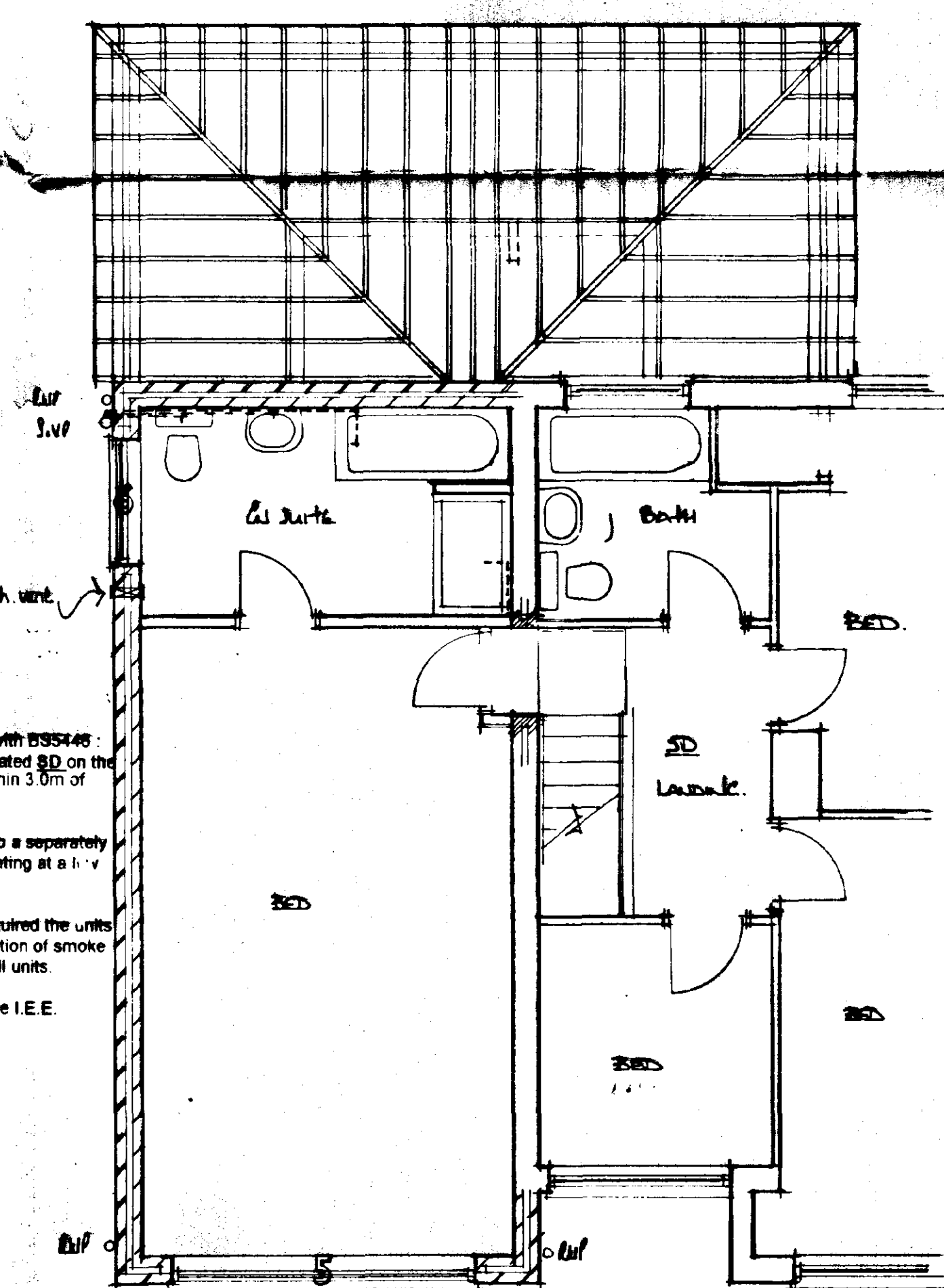
SMOKE DETECTION

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.

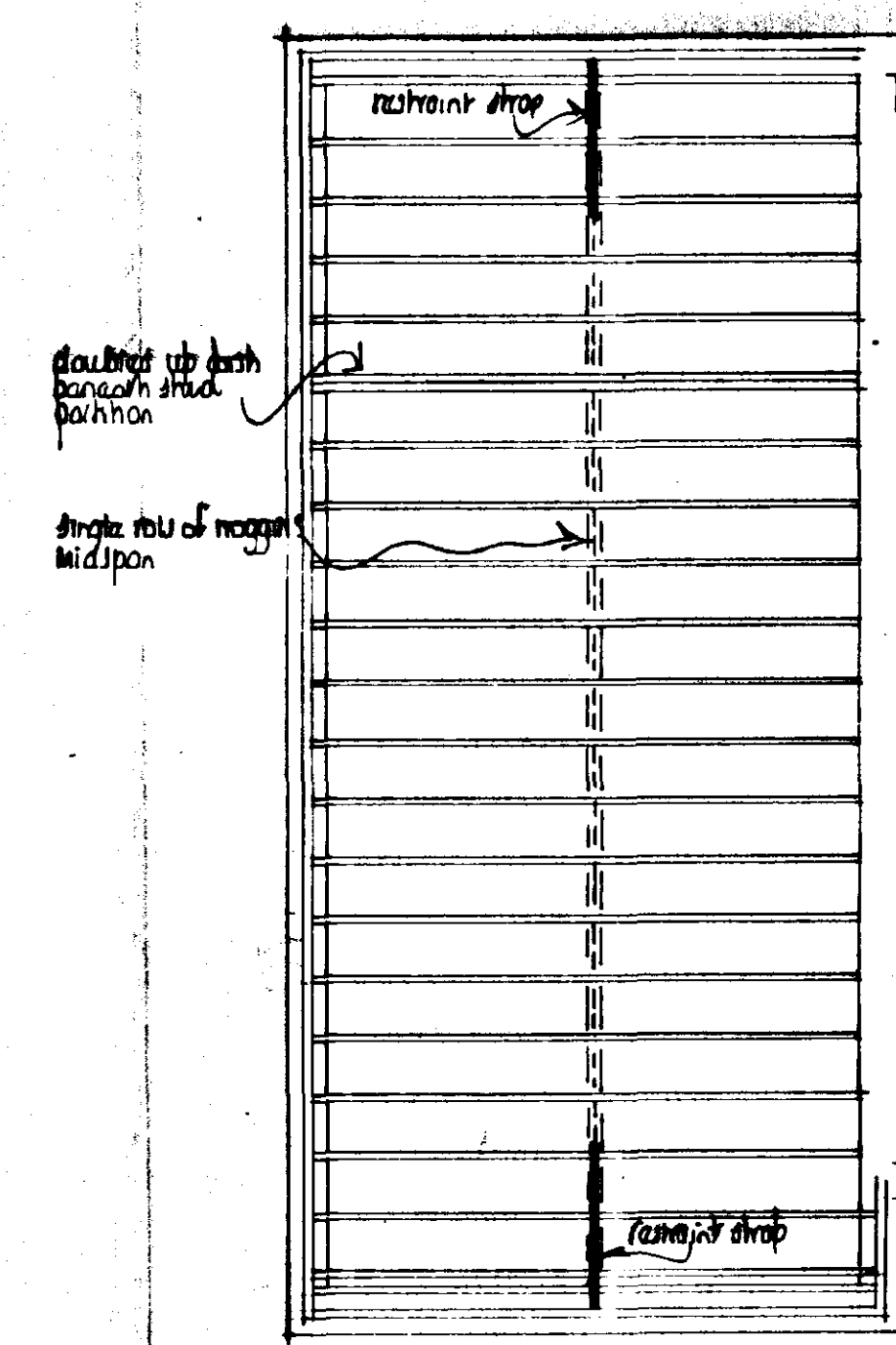
The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

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.



FIRST FLOOR PLAN



JOIST PLAN

A		Date	Revisions
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East Midlands Design Associates "Willow Lodge", Horseshoe Road, Spalding, Lincs PE11 3JA Tel: Spalding (0775) 767988			
Client			
Mr & Mrs V.M. SMITH			
Job Title			
Extension to dwelling at 'MEDESIDE' WETGATE WESTON HILLS SPALDING			
Drawing title			
Plans - structural DETERMINED PLAN			
Scale			
1:50 & 1:100			
Date	10 JUN 1999	Drawn by	AT
Ref:	0556/99		
Dwg. No.	99/14/01	Rev	

SOUTH HOLLAND DC
HOUSING & PLANNING
10 JUN 1999
Ref: 0556/99