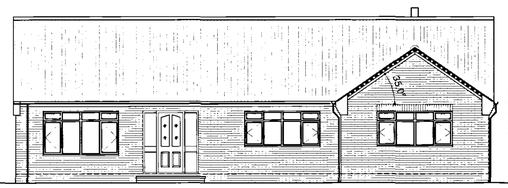
DWG. No. 3141 - 03 | ISSUE.

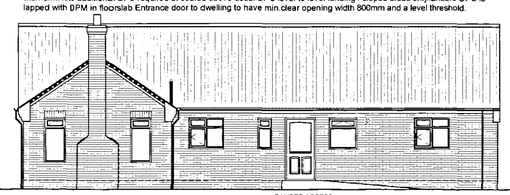
ALL DIMENSIONS IN mm DO NOT SCALE : IF IN DOUBT ASK



75mm tie overhang on Supatux under cloak.Feature corbels / dental work to project 25mm tc clients req'ts.



Provide sloped access ramp to rear entrance door with min.1m clear opening.Level surface at door position to be at least 1.2m² with sloped gradient of not steeper than 1:15 if slope is not longer than 10m or not steeper than 1:12 if slope is less than 5m.Note additional DPC required at coarse above usual DPC level to level landing / sloped areas only.Ensure DPC is lapped with DPM in floorslab Entrance door to dwelling to have min.clear opening width 800mm and a level threshold.



RAMPED ACCESS

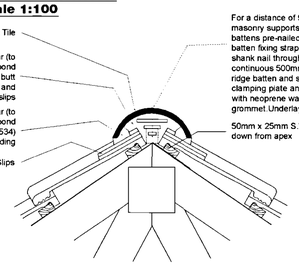


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PROPOSED FRONT ELEVATION
Scale 1:100

PROPOSED SIDE ELEVATION
Scale 1:100



For a distance of 900mm from face of all rigid masonry supports: - 2N° 38 x 25mm S.W. ridge battens pre-nailed together fixed with S/S ring batten fixing strap to each rafter with S/S ring shank nail through strap into rafter. Lay continuous 500mm wide strip of underlay over ridge batten and straps. Fix ridge tiles wth S/S clamping plate and S/S 100mm wood screw with neoprene washer and foam grommet.Underlay lapped by min. of 150mm

50mm x 25mm S.W. batten 40mm down from apex

TYPICAL RIDGE DETAIL
Not to Scale

PROPOSED REAR ELEVATION
Scale 1:100

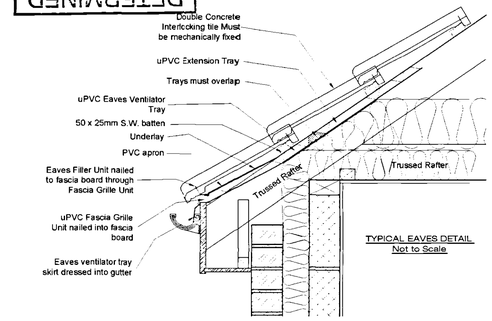
Planning & Development
27 JUN 2003
Ref 0819/03

TO BE UPDATED FOR CONSTRUCTION ISSUE

FOUNDATION PLAN
Not to Scale

PROPOSED SIDE ELEVATION
Scale 1:100

DETERMINED PLAN



TYPICAL EAVES DETAIL
Not to Scale

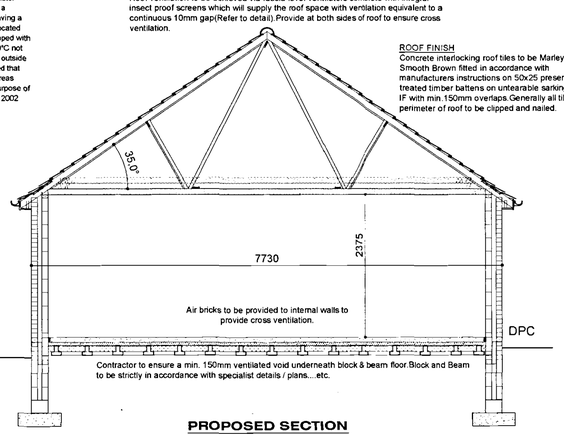
HEATING SYSTEM
Provide a Low Pressure Hot water Central system via Oil Fired Boiler and cyclinder complete with fan assisted flue and combustion air vent. Balanced flue to be located on external wall within 2m of ground level. Area of vent is to be in strict accordance with manufacturer's recommendations.Boiler to have a SEDBUK rating of 85 %.Electrical operated boiler control interlocks are to control the operating periods of the boiler which in turn is controlled by a room thermostat positioned in proposed living room.The boiler should only fire when the space heating or the Cyclinder termostat calls for heat.All radiators are to be fitted with thermostatic radiator valves. The hot water cyclinder is to be insulated with a factory applied PU foam coating at least 35mm thk having a min. density of 35kg/m³. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m*K and a thickness equal to the outside diameter of pipe upto max. of 40mm.It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition.

ROOF INSULATION
Lay 300mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K 100mm *between rafters and 200mm over rafters at right* angles to first layer.Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

WALL TIES
Cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 750mm centres horizontally.450mm centres vertically and 300mm staggered around all openings.

WALLS BELOW D.P.C
4no Coarses of Class B brickwork below D.P.C on outer face and 1no.coarse of 7N/mm2 on inner skin of cavity face.Elsewhere to be either 7N/mm2 concrete blockwork or full width trench blocks.Both to be within 225mm of DPC level.Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.

ROOF VENTILATION
Roof ventilation to be achieved via fascia level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 10mm gap(Refer to detail).Provide at both sides of roof to ensure cross ventilation.



PROPOSED SECTION
Scale 1:50

ROOF FINISH
Concrete interlocking roof tiles to be Marley Mendip Smooth Brown fitted in accordance with manufacturers instructions on 50x25 preservative treated timber battens on untearable sarking felt type IF with min.150mm overlaps.Generally all tiles at perimeter of roof to be clipped and nailed.

CAVITIES
Close all cavity walls at jambs with Thermabate or similar approved Insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation.

EXTERNAL WALLS
All external walls to be 285mm overall thickness comprising of:
-100mm Ibstock Bradgate Regal facing brickwork
-85mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses.
-100mm Thermalite Shield insulating blockwork.
Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties.
External wall to achieve a min 'U' value of 0.35w/m²K.

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC "Hyload" or similar approved to all walls in accordance with BS 6515 and set 300mm above all external ground levels.DPC in walls must be linked / lapped with DPM in ground floor.Provide performed cavity wall trays above windows & doors with weep vents at a max of 2m centres with a min.of 2no.per opening.

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be a consistent colour throughout duration of contract.Finish mortar joints as agreed with Client on site.

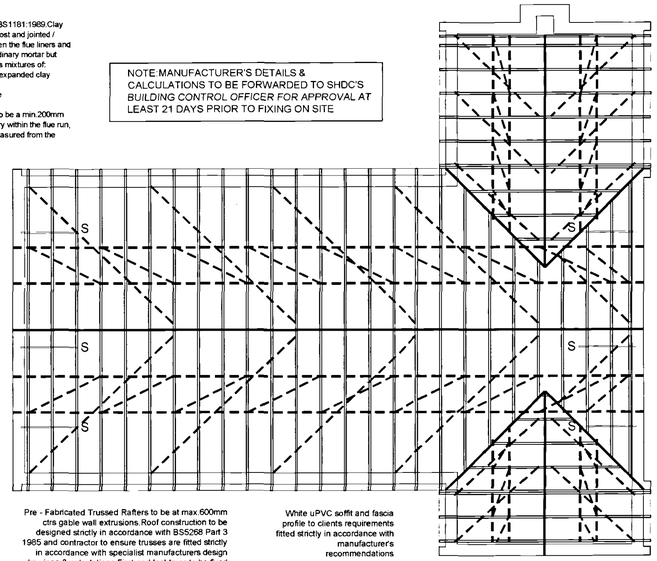
FOUNDATIONS - (To be Updated for Construction)
Existing building area to be stripped of all vegetable matter and rubbish to a min.depth of 150mm before excavation commences.Concrete mix for foundations to be GEN3 in accordance with BS5328:1981.Foundations to external wall to be advised by Structural Engineer.Excavate down to solid firm strata i.e 750mm deep (min.1000mm if soil is of a shrinkable nature).Exact depth to be advised by Engineer and to the strict approval of the L.A Building Inspector.Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector.

GROUND FLOOR TYPE A
Provide and install Prestressed concrete floor beams bearing on inner skin of cavity wall on dpc as per manufacturers details. Contractor to provide details and calculations of manufacturers floor design to Building Control prior to placing materials on order. Lay 100mm infill blocks of 7N/mm² average crushing strength and edge slip blocks as required. Lay on top of infill blocks a minimum 1200 gauge proof DPM with min. 150mm lapped joints sealed with an approved tape. Joint tape to be applied strictly in accordance with manufacturers instructions. DPM to be carried across cavity wall to join with DPC's.Provide cavity tray above DPM with weep holes at max 450mm ctrs.Separate cavity tray & dpm by mortar bed.Provide telescopic vents and air bricks at max. 1800mm ctrs to ventilate void underneath floor beams.Provide a thin sand blinding on top of dpm to ensure 60mm Celotex GA2060 insulation boards or similar approved are fully supported.Provide stropes of insulation turned up around floor permeter to eliminate thermal bridging at floor edges.Upstand depth should be equal to floor insulation and screed finish. The upstand thickness should not exceed the combined plaster wall and skirting thickness.Provide 500 gauge vapour control layer over insulation and finish with 65mm sand / cement screed reinforced with chicken wire. Use scaffold boards when laying screed to avoid damage from all traffic.

ROOF / LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

CHIMNEY CONSTRUCTION
To be constructed in accordance with BS1181:1989.Clay flue liners to have sockets laid uppermost and jointed / sealed with fire cement.Spaces between the flue liners and brickwork should not be filled within ordinary mortar but with a weak insulating concrete such as mixtures of:
1no. part O.P.C to 20 parts lightweight expanded clay aggregate minimally wetted
1no. part O.P.C to 6no. parts vermiculite
1no. part O.P.C to 10 parts perlite
Filled as work progresses. Flue liners to be a min.200mm internal diameter. If a bend is necessary within the flue run, then it should not be more than 30° measured from the vertical plane.

NOTE:MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO SHDC'S *BUILDING CONTROL OFFICER FOR APPROVAL* AT LEAST 21 DAYS PRIOR TO FIXING ON SITE



Solid pack void between last rafter and blockwork with mineral fibre insulation and solid timber packs.

30x5 m/s straps (S) over 2no. trusses at max 2m ctrs to gable ends and ceiling level. At least 1no.gable strap to be within 500mm of ridge Provide solid noggings under each strap.

Note:Provide 50x50 timber noggings for partition head fixing and pendant light fixings. Position of light fixings to be agreed on site with client.

Pre - Fabricated Trussed Rafters to be at max.600mm ctrs gable wall extrusions.Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and contractor to ensure trusses are fitted strictly in accordance with specialist manufacturers design drawings & calculations.First and last truss to be fixed 25-50mm from wall.

White uPVC soffit and fascia profile to clients requirements fitted strictly in accordance with manufacturers recommendations

ROOF PLAN
Not to Scale

All 25X100 diagonal and longitudinal wind bracing, and ceiling tie bracing to be free from all major defects and any weak points and fixed all in accordance with manufacturers details.Lap joints (if required) to be taken over 2no.trusses all in accordance with BS5268 Part 3 - 1985.Bracing to be fixed with 2no. 3.35 x 65mm galvanised round wire nails at each cross over and to firmly butt against walls.

Special diminishing trusses to be built off 100 x 22 valley boards

Window Code	Width x Height	Lintel
W1	1810 x 2100	L1/HD75 - 2150mm LG
W2	2485 x 1500	L1/HD75 - 2800mm LG
W3	2485 x 2100	L1/HD75 - 2800mm LG
W4	1135 x 1050	L1/S75 - 1450mm LG
W5	910 x 1050	L1/S75 - 1250mm LG
W6	1000 x 2100	L1/S75 - 1300mm LG
W7	460 x 1050	L1/S75 - 800mm LG
W8	685 x 1500	L1/S75 - 1000mm LG
W9	1810 x 1200	L1/HD75 - 2150mm LG
W10	2485 x 1200	L1/HD75 - 2800mm LG
W11	1810 x 1050	L1/HD75 - 2150mm LG

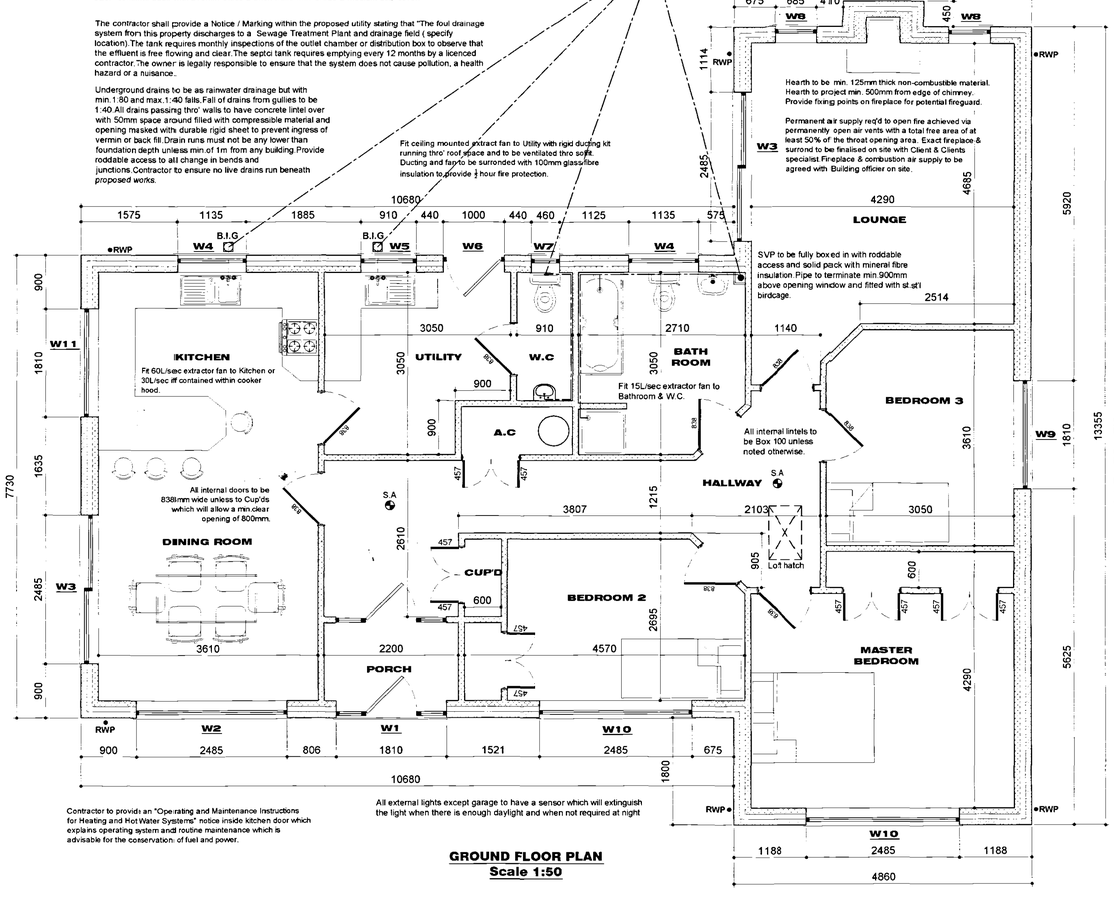
New I.C less than 650mm deep and only one branch connection to be 225mmØ and I.C between 600mm and 1000mm deep to be 450mmØ uPVC *Osma or equal approved.I.C over 1000mm deep to be 1200x750 on 150mm* C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

The contractor shall provide a Notice / Marking within the proposed utility stating that "The foul drainage system from this property discharges to a Sewage Treatment Plant and drainage field (specify location).The tank requires monthly inspections of the outlet chamber or distribution box to observe that the effluent is free flowing and clear.The septic tank requires emptying every 12 months by a licenced contractor.The owner is legally responsible to ensure that the system does not cause pollution, a health hazard or a nuisance.

Underground drains to be as rainwater drainage but with min.1:80 and max.1:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill.Drain runs must not be any less than foundation depth unless min.of 1m from any building.Provide roddable access to all change in bends and junctions.Contractor to ensure no live drains run beneath *proposed works.*

Fit ceiling mounted extract fan to Utility with rigid ducting kit running thro' roof space and to be ventilated thro' soffit. Ducting and fan to be surronded with 100mm glass fibre insulation to provide ½ hour fire protection.

Pipes to discharge to new Septic Tank refer to site plan for specification.



Contractor to provide an "Operating and Maintenance Instructions for Heating and Hot Water Systems" notice inside kitchen door which explains operating system and routine maintenance which is advisable for the conservation of fuel and power.

All external lights except garage to have a sensor which will extinguish the light when there is enough daylight and when not required at night

GROUND FLOOR PLAN
Scale 1:50

WALLS BELOW D.P.C
1no.Coarse of Class B brickwork & 2no. coarses of Red Engineering brickwork below D.P.C on outer face and 1no.coarse of 7N/mm2 on inner skin of cavity face Elsewhere to be either 7N/mm2 concrete blockwork or full width trench blocks.Both to be within 225mm of DPC level.Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.

LINTELS
All lintels to cavity wall to be factory insulated I.G.L1 range unless noted otherwise or equalled approved.All lintels must have a min.150mm endbearing and installed in accordance with manufacturer's instructions. Note: lintels are not to have a continuous baseplate.

WINDOWS & DOORS
All windows to be White uPVC to clients requirements based on styles shown on elevations.Fit with 4000mm² trickle ventilators to Kitchen, Utility,Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations.Patio doors to be fitted with 10000mm² ventilators.Opening vents to give $\frac{1}{20}$th of floor area rapid ventilation to all rooms.All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Section N of the Building Regulations and BS6206 class B.All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a soft Low 'E' coating on glass inner pane to achieve a min 'U' value of 2.0 w/m²K.Note all windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed.Provide frosted glass to all Bathroom,W.C's and En-suite windows.Erasure windows & doors are fitted within masonry reveal to overlap cavity closer by min.10mm to avoid cold bridging.All windows at plinth locations to have extended cills to suit.

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall.Timber to be SC3 grade.Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

SOAKAWAYS
All rainwater to discharge into soakaways and to be min.of 5m from any building & a min.of 1m³ filled with rubble to within 450mm of external ground level.Overlay rubble with polythene sheet and backfill with clean topsoil.Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

RAINWATER DRAINAGE
White uPVC guttering and downpipes to clients approval.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Downpipes to be connected into underground drains via reducing adapter.Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surronds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.

CEILINGS
All ceilings to be 15mm plasterboard to BS1230.
Ceilings to be have Coving and an Artex finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

SMOKE ALARMS
To be self contained interconnected and wired to a separately fused circuit with a battery back up.Smoke alarms to be fitted to u/side of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C=100mm ø Multikwik or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.

NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

ACCESSIBLE SWITCHES & SOCKETS
In order to use the dwelling more easily by all persons then wall mounted switches, sockets, TV sockets, telephone jack points and door bells..... etc should be positioned between 450mm and 1200mm from finished floor level.Door bells & light switches to be fitted 1200mm from FFL and the remainder 450mm from FFL.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM
Contractor to submit a cerificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and SHDC building inspectors. A suitable certificate should be one published as part of the Benchmark *Code of Practice for Installation, Commissioning and Servicing of* Central Heating Systems, a blank copy may be included within the boiler manufacturers installations instructions or from C.H Information Council on Tel no: 01926 423 284.

NOTICE PLATES FOR HEARTHS & FLUES (Requirement J4)
Information essential to the correct application and use of these facilities should be permanently posted within the dwelling. A notice plate should be provided containg the following information:
-The location of the hearth, fireplace or the location of the beginning of the flue
-The category of the flue and generic types of appliances that can be safely accommodated
-The type and size of the flue and the manufacturers name and address details.
-the installation date.
The notice plate should be robust and fitted next to the electricity consumer unit.

ISSUE	DESCRIPTION	APPR'd	DATE

PODDINGTONS
Architectural Design Consultants
Est. 1969
Unit 7, The Flaxmill, Flaxmill Lane, Pinchbeck, Spalding, Lincs. PE11 3XQ Tel. (01775) 720866 Fax. (01775) 720877

Client: Mr & Mrs Foster

Project: Replacement Dwelling East Reach Farm, Hop Hole Deeping St Nicholas

Drawing: Elevations,Floorplan & Section

Drawn.	Scale.	Date.	Checked.	Approved.
RD	As noted	25.06.03		

DWG. No. 3141 - 03 ISSUE.