

FOUNDATIONS.
Piled/Ground beam foundations.Depth as site specific and in all cases in full compliance with Soil report recommendations.

FLOOR.
Beam and Pot floor set out and installed to specialist manufacturers details and drawings, with sub floor vents installed.
All joints to be slurred with cement and sand mixture.
Floor finish to consist of 100mm Jobite Insulation over beam and pot 1200g polythene DPM turned up at sides and linked with DPC. Finished with a 75mm sand and cement screed reinforced with chicken wire.

TIMBER
All structural timber to be in accordance with BS 4978.
Stress graded when dry to give moisture content of 20% or less and stamped Kiln Dried (DRY or KD).

D.P.M
Provide 1200g Polythene DPM over floor insulation turned up at sides and linked to DPC.

D.P.C
Install Astos/High Load or similar dpc min 150mm above finished ground level and to sides of all openings in cavity walls.Tray d.p.c over all IG Lintels with weepholes to outer leaf.
D.p.c.s to reveals to be insulated type, Damcore or similar.
Dpc to chimney above roof intersection to be of 2 courses of class B Engineering bricks.

WALL.
NOTE :- INSULATION
Wall construction for compliance with building regulations Part L 1
U value 0.35W/m sq K
102mm Facing brick
75mm cavity with 75mm Crown Drytherm Insulation
Inner leaf of 100mm Standard Celcon or Equivalent
U value Insulation blocks with Plaster finish
6no stainless steel wire ties per 1m sq and cavity insulation linked to roof insulation.
Inner leaf of 100mm aerated blocks maximum density 1100kg/m
Inner face of all blockwork rendered and skimmed. Internal faces of steel lintels to be covered with min 15mm lightweight plaster.
Cavity to extend min 150mm below dpc at perimeters.

LINTELS
Install IG or similar steel lintels to all openings.
Internal void of lintel to be filled with insulating material.
Internal face of steel lintels to be covered with insulation to minimise thermal bridging.Frames must also overlap the insulated cavity closures by 30mm.
Install DPC cavity tray with weep holes over all lintels

ROOF.
Tiles laid to manufacturers instructions and specification on sarking felt and tile battens 25x38mm, on trussed Rafter designed and fabricated to BS 5268 at 600mm c-c.
Braced together to BS 5268 1998 pt3. 100x25mm binders at joist and ridge nodes and at plane of truss webs.
Pitch as specified,contractors are reminded that where roofs have to join adjacent structures,the pitch must be checked on site.
Manufacturers details/dimensions to be checked on site before ordering.
Diagonal bracing 100x25mm running from eaves to inner binders on top of ceiling joists and inner truss plane.75x100mm wall plates.
Facia board offset as existing from brickwork,6mm masterboard soffit tray.Trusses fixed to 75x100mm sw wall plate with galvanised mis truss clips,Plate strapped to blockwork with Catnic straps 1200x5mm at 2m c-c.Rafters strapped to gables with 1200x5mm straps spanning min 3no rafters and fixed to 75x38 mm noggins between rafters.Ceiling joists strapped likewise.

INSULATION.
100mm fibre glass between roof joists,150mm fibre glass across joists. Cavity wall insulation 75mm Superglass.
Loft hatch to be insulated.
All pipework outside insulated areas to be fully lagged with 12mm Neoprene foam.
Pvc vent trays to be incorporated between rafters at eaves

EGRESS WINDOWS
Egress windows to be provided to all ground floor habitable rooms which are on inner room situation.
Windows provided for egress purposes to have min unobstructed area of 0.33sqm and have a clear min height and width of 450mm.The bottom of the window should be not more than 1100mm above the floor

STORM DRAINS.
All drains as specified for soil drains to 1m cube rubble filled soakaways min 4.5m from any buildings or road. 3.5m from boundaries.
Or areas of land,not in ground where the water table reaches the bottom at any time and is sufficiently far from any other drainage fields or other soakaway(s)so that the overall soakage capacity is exceeded.
The outfall drainage system must be designed following a percolation test.
Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc.
Drainage footpaths and means of access for disabled to be free draining to soft vegetation/gravel filled french drain or in special circumstances to Storm sewer

SOIL DRAINS.
All drains to existing septic tank.
All drains in 110mm dia pvc with flexible joints and laid to 1-40 or max 1.25% falls in 150 mm pea gravel bed and surrounds.Cop trenches beneath driveway with 1:3:6 concrete.Sleeve all pipes through or under raft/walls with 150mm dia pvc pipes.
Bridge with 100x50mm pre stressed conc lintels.
All gulleys to be fitted with fixed metal or plastic grilles or covers.
Inspection chambers of O.S.M.A type universal to suit manufacturer instructions and installation details,for depth and dia.
250mm dia Max depth 600mm
450mm dia Max depth 1000mm
Main channel inlets to be used for changes of direction.
All gulleys to be fitted with fixed metal or plastic grilles or covers

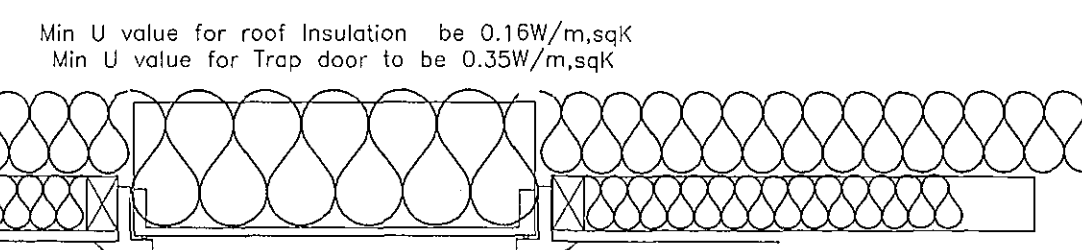
SOIL WASTES.
Machine wastes in 40mm dia PVC.
Sink wastes in 40mm dia PVC.
All with 75mm deep seal P traps.All wastes routed separately to connect to sep. Sys's in 110mm dia pvc and terminating min 1000mm above opening windows with metal cage covers.
Branch connections from waste appliances to connect to discharge pipe either above or 200mm below wc connection

HEATING AND HOT WATER.
All to be extended from existing system
New radiators to have thermostatic valves

ELECTRICS.
Lighting having a luminous efficiency greater than 40 lumens per circuit-watt(for example fluorescent tubes and compact fluorescent lamps,Not tungsten lamps with bayonet cap or Edison screw bases).
All external lighting to automatically extinguish when there is enough daylight (or when they are not needed at night)and have sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit watt(for example fluorescent tubes and compact fluorescent lamps, not GLS tungsten lamps with bayonet lamps with bayonet cap or Edison screw bases).
The electrical installation is to be carried out and certified after commissioning by suitably qualified and registered Electrical Engineer

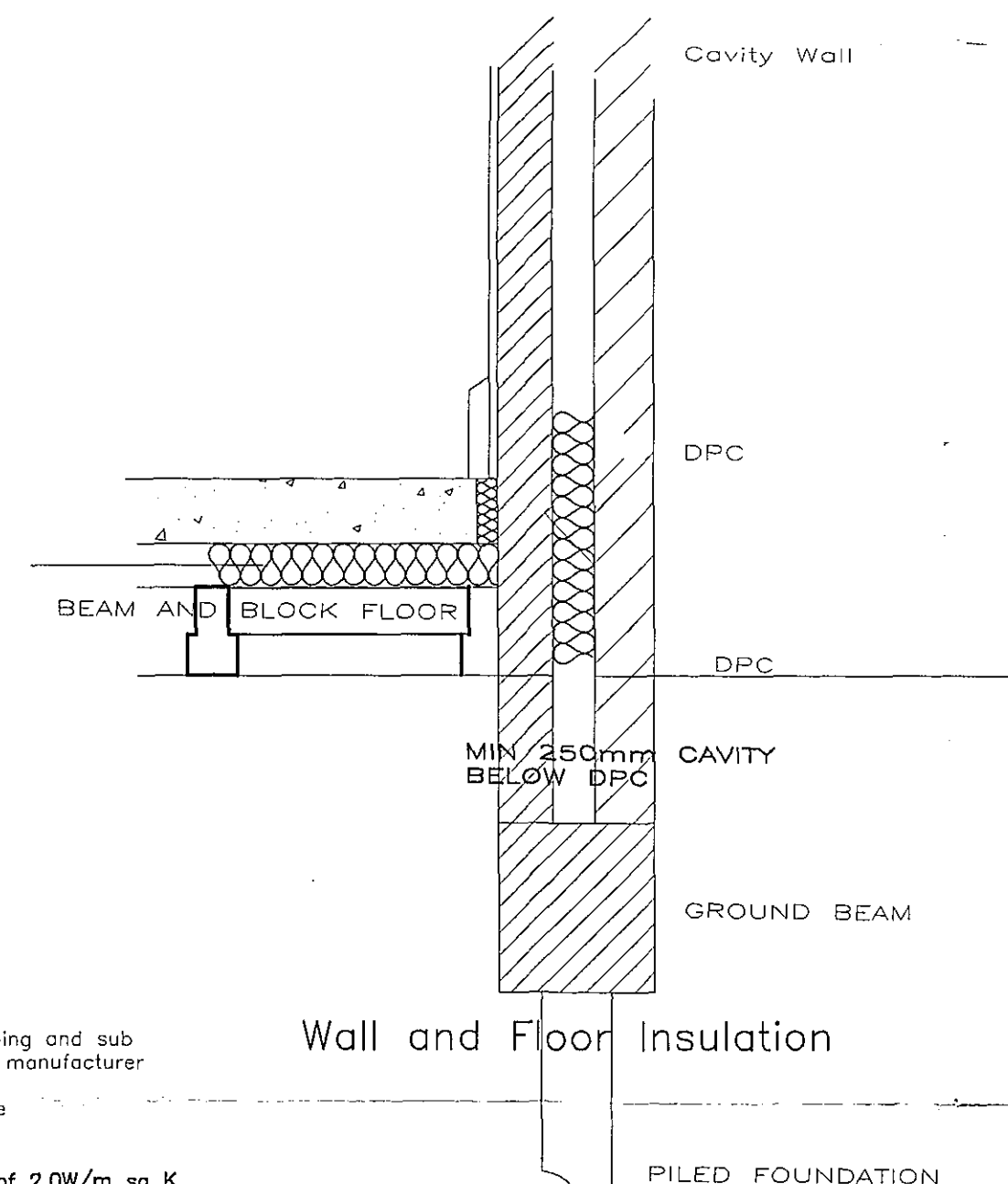
Efficient lighting source in at least 4 locations of most use
MULTIPLE RECESSED LIGHTING
Where multiple recessed lighting is to be installed Manufacturers installation details are to be strictly followed to ensure the period of fire resistance is maintained.Including the use of proprietary intumescent fittings or built in fire resistant boxes.

Electrical installation to comply with 17th Edition NICEIC wiring regulations.Note provide lighting in roof space for safe access and working to roof tanks(close to hatch).
All electrical installations to be carried by suitably qualified Registered electrician.
All electrical work required to meet the requirements of Part P (Electrical Safety)must be designed installed inspected and tested by a person competent to do so.
Prior to completion the council should be satisfied that Part P has been complied with.This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

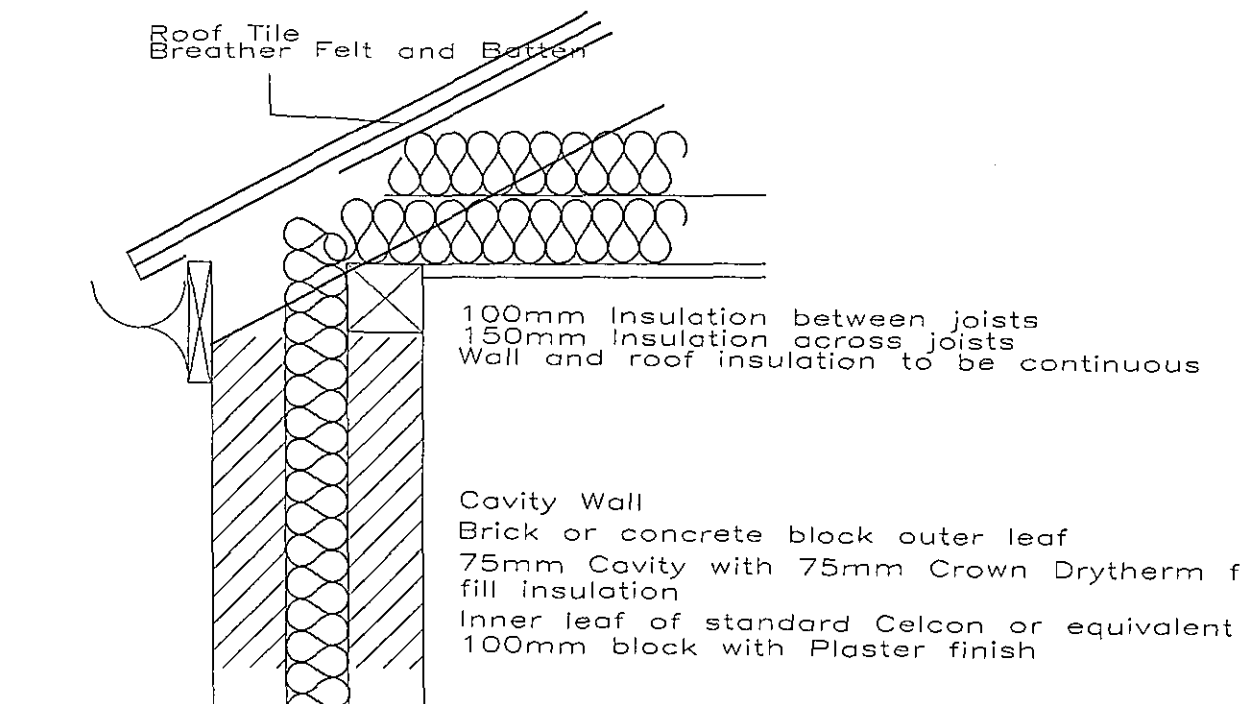


Roof insulation linked to Cavity Wall Insulation.100mm Fibre Glass between joists.
150mm Fibre Glass across joists.Loof trap door insulated to similar thickness.
fitted with draft seals and clip fastenings to prevent wind uplift.

Open Loft Roof Insulation



Wall and Floor Insulation



Eaves Insulation detail

CONDITIONAL APPROVALS.

Required for:
Non standard roof trusses.
The main contractor will be responsible for obtaining and submitting for approval. Calculations from the above manufacturer to the building inspector, before installation.
Boiler "SEDBUK" rating heating engineer to provide before installation

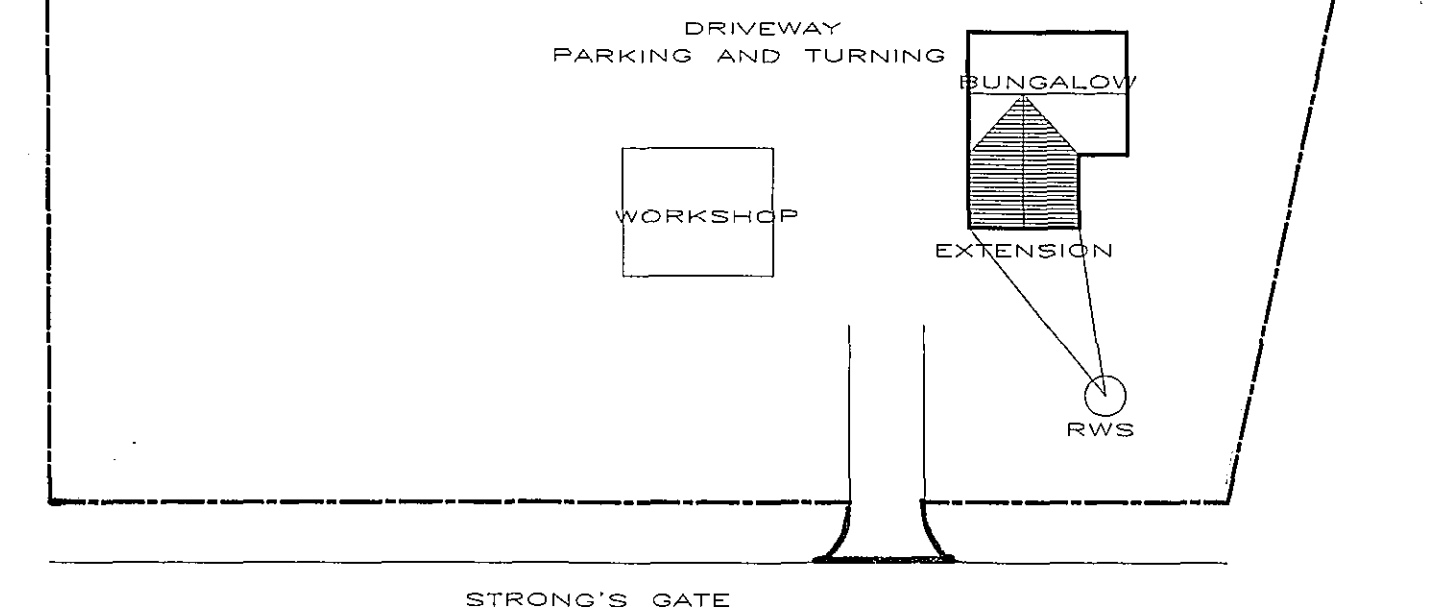
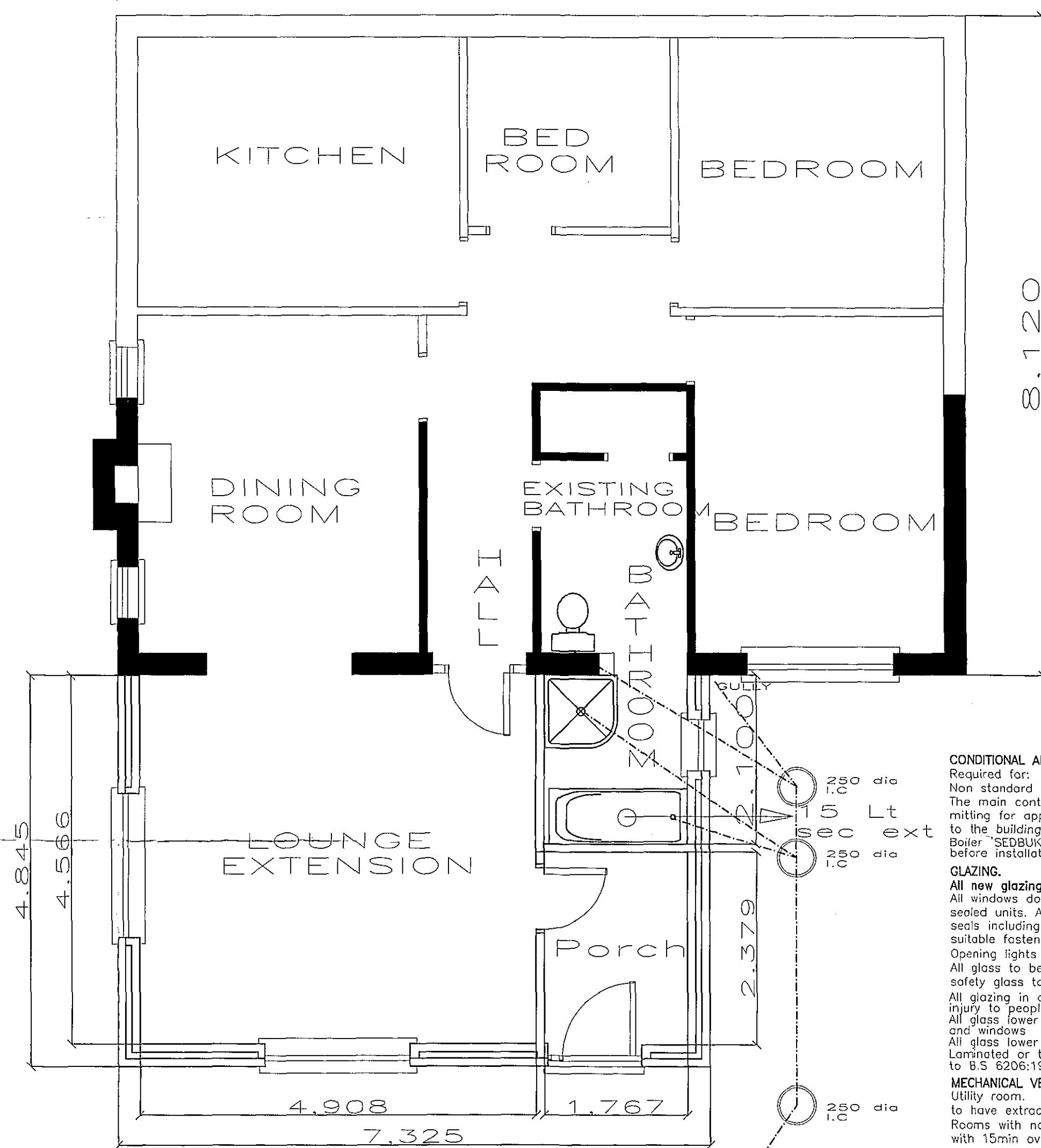
GLAZING.

All new glazing must achieve an average Uvalue of 2.0W/m sq K
All windows double glazed with 28mm with 'K' Glass sealed units. All opening windows and doors to have full draft seals including the loft hatch, (loft hatch to be fitted with suitable fastening to compress seal)
Opening lights to give 1/20th floor area in ventilation
All glass to be Hardened or toughened to B.S 6262 with safety glass to B.S 6206 CLASS B.
All glazing in critical locations to be of a type unlikely to cause injury to people upon impact, the following types as indicated:
All glass lower than 1500mm above floor, to doors adjacent side lights and windows
All glass lower than 800mm above floor level elsewhere
Laminated or toughened glass to be specified and manufactured to B.S 6206:1981

MECHANICAL VENTILATION.

Utility room.
to have extraction at a rate of 30litres sec.
Rooms with no windows to have fans controlled via light switch with 15min overrun facility
All habitable rooms to have background ventilation of 8,000mm sq and kitchen/utility/toilets/bathrooms 4,000mm sq.respectively (Provided by trickle vents in window heads).
All habitable rooms to have operable windows equivalent to 1/20th (5%) of the floor area
SMOKE DETECTION.
Hard wired smoke detection sensors to be located in positions labelled DS. Units to be hardwired in position within 3m of bedroom doors and 7m of habitable room doors.All to BS 5446 Pt 1.1950 with battery back up and inter connected to separate fuse board. ALL UNITS CEILING MOUNTED.

David Broker & Co Design Services
Concept Development
2000 Design
Ltd



FLOOR PLAN

DRAINS TO EXISTING SEPTIC TANK

DO NOT SCALE

ALL DIMENSIONS TO BE VERIFIED ON SITE

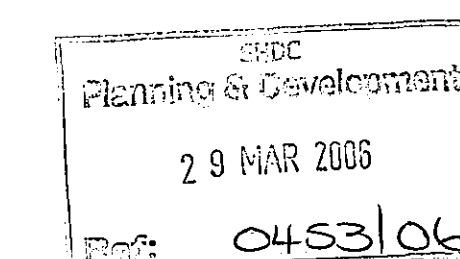
THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF DAVID BROKER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION.

T SANDS
DRAWING/FILE No 1072

PROJECT
PROPOSED EXTENSION TO BUNGALOW
ASHVALE,STRONGS GATE
HOLBEACH

SCALE 1:50 1:00
DATE MARCH 06
DRAWN DB

Issued
Revisions



DETERMINED PLAN

ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
WISBECH CAMBS.PE13 4RW
Telephone 01945410421
Facsimile 01945410400