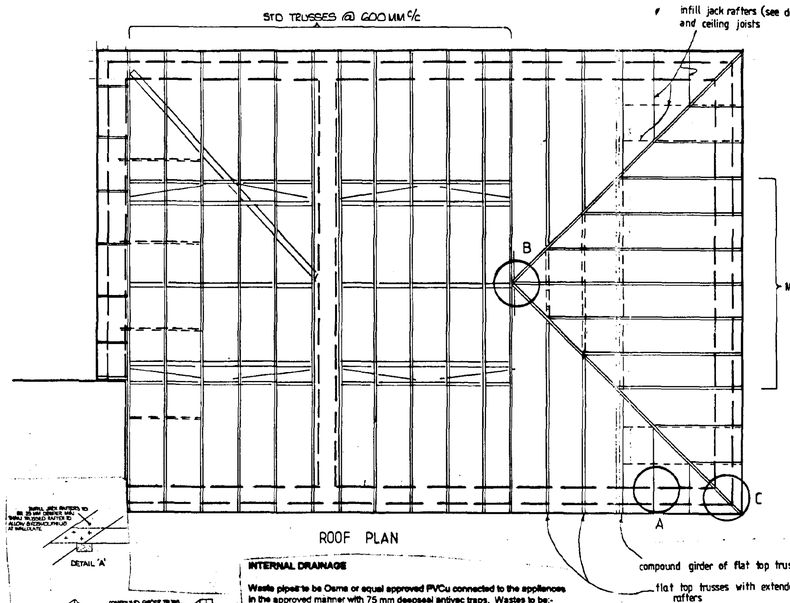
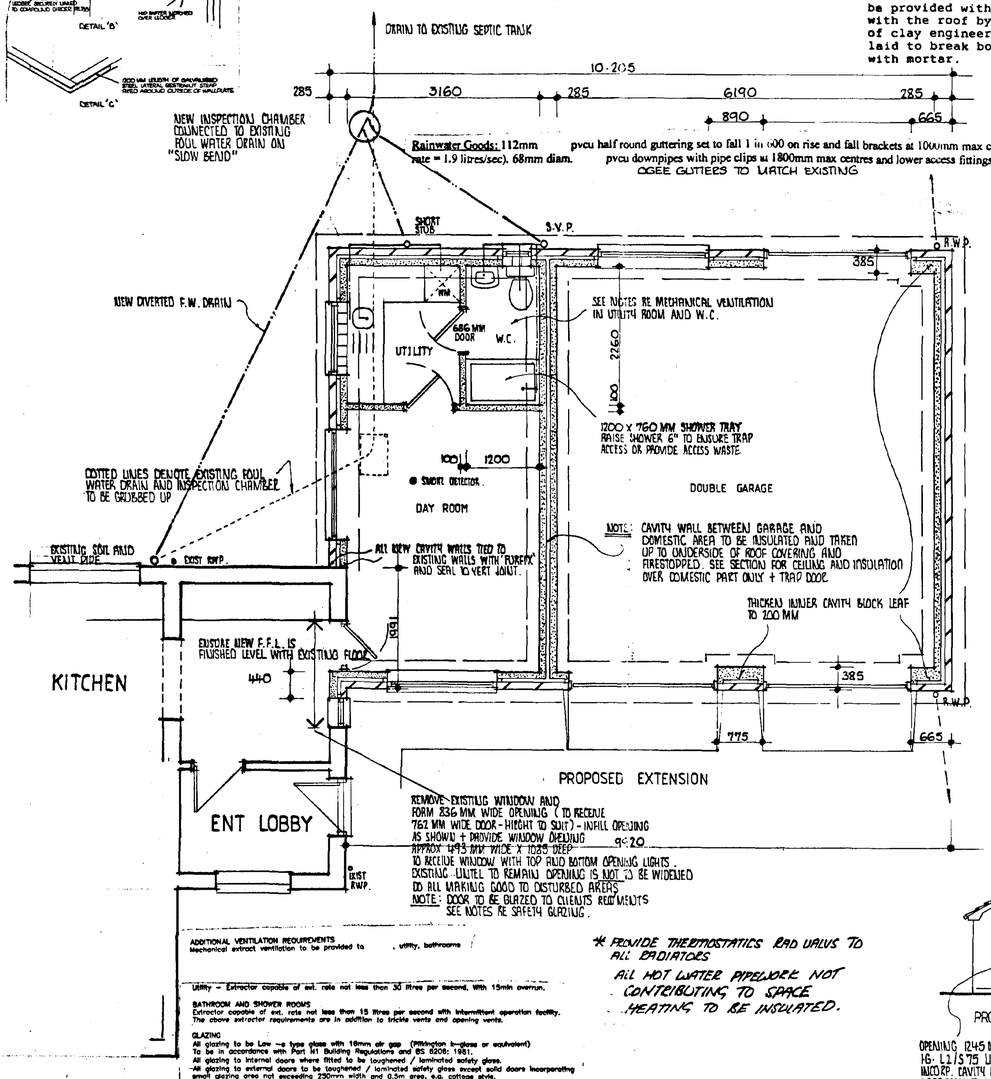


INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved PVCu connected to the appliances in the approved manner with 75 mm deepseal anitvac traps. Wastes to be:-

Wash hand basins	32 mm diameter
W. C. s	100 mm diameter
Bath, Showers and sinks	40 mm diameter
Collection pipes	90 mm diameter



ADDITIONAL VENTILATION REQUIREMENTS
Mechanical extract ventilation to be provided to , utility, bathrooms

Utility – Extractor capable of ext. rate not less than 30 litres per second, with 15min overrun.

BATHROOM AND SHOWER ROOMS
Extractor capable of ext. rate not less than 15 litres per second with intermittent operation facility. The above extractor requirements are in addition to trickle vents and opening vents.

GLAZING
All glazing to be Low –e type glass with 16mm air gap (Pilkington k–glass or equivalent)
To be in accordance with Part N1 Building Regulations and BS 6206: 1981.
All glazing to internal doors where fitted to be toughened / laminated safety glass.
All glazing to external doors to be toughened / laminated safety glass except solid doors incorporating small glazing area not exceeding 250mm width and 0.5m area, e.g. cottage style.
Patio doors to be fitted with safety glazing.
Double–glazing to all external doors and windows.
Each safety glazed panel to incorporate the British Standard Kite Mark, as means of identification.

* PROVIDE THERMOSTATICS RAD VALVS TO ALL RADIATORS
ALL HOT WATER PIPEWORK NOT CONTRIBUTING TO SPACE HEATING TO BE INSULATED.

FOUNDATIONS:
Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class.

Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice note 3 and any subsequent amendment.

SUB STRUCTURE WALLING:
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M²) In 1:3 cement mortar. Bricks below DPC to be F.L. designation and to B.S.3921 1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C level. Internal 100mm walls below D.P.C. in class A concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to ext. face of wall. + CAS SEAL.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

DAMP PROOF COURSE:

To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutments, flexible cavity trays are to be used and are to rise 225mm up the cavity. Flues to be provided with a d.p.c. at their junction with the roof by the use of 3 courses of clay engineering brickwork to B.S.3921 laid to break bond and bedded and jointed with mortar.

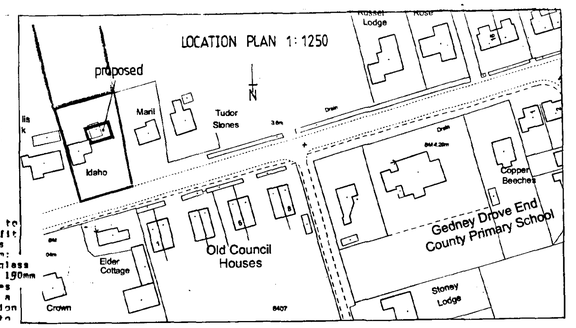
CAVITY WALL CONSTRUCTION:

285mm cavity walling to consist:
100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1978 for clacium silicate bricks.
65mm cavity: Build into cavity Rockwool cavity wall insulation Boarding in accord.
Makers instructions and agreement certificate N83/1087
100mm internal cavity skin of tarmac insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 750mm ✕ horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonary walls of 100mm tarmac hemellite.
Mortar to B.R.E. digest No178 and CP 121 part 1 1973. And as recommended by bwk manufacturer. Close cavities at eaves and provide Bituminous felt D.P.C. Provide bit. felt D.P.C also to sills and jambs at closure. ~~Provide thermal plasterboard to the int jambs of all windows and doors~~, at ~~the head under lintels and also under cills~~. Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C cavity tray and code 4 lead flashing with a min 150mm upstand @ all roof/wall abutments.
Thermobate cavity closers.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES.
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover reinforced concrete bridging shound be used instead of paving slabs.

ROOFSPACE VENTILATION AND INSULATION:

Provide eave to eave ventilation equivalent to 10,000mm²/m run. Use either ventilating soffit boards, continuous soffit ventilation strips or continuous over fascia ventilation system: Marley or dim approved. Provide 100mm fibreglass insulation quilt inbetween ceiling ties and 190mm fibreglass insulation quilt over ceiling ties (total 290mm thickness). Ensure to maintain a minimum 25mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal.



GROUND FLOOR CONSTRUCTION:

70mm sand/cement screed on 500 gauge p.v.c. dpm. on 50mm thickness Celotex double-R General Application boards GA2000, product code GA2029 (thermal resistance 1.53m²k/w) layed in strict accordance with manufacturers instructions. Insulation on 100mm concrete oversite slab ST4 to B.S. 5328:1990 on 1200 gauge (300 micron) p.v.c. d.p.m. with welted joints and lapped into wall d.p.c.'s. 150mm min (max 600mm) well blinded and consolidated clean limestone or crushed carrstone hardcore base. NOTE: Thicken out oversite under internal non loadbearing walls to a minimum dimensions 450mm wide x 225mm deep with 45° batters or alternatively provide a strip A252 mesh reinforcement centrally in oversite under walls 1 metre wide.

LINTELS:
Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing.* Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm c/c above trays.

WINDOWS AND DOORS
All windows to be double glazed and capable of providing not less than 1/20th floor area 'rapid' ventilation of habitable room served, in addition, all habitable rooms to have proprietary trickle vents installed to window frame at high level providing not less than 8000 sq. mm of 'background' ventilation.
To kitchen, utility, bathrooms and en–suites provide not less than 4000 sq. mm.
Where patio or French doors provide the only means of ventilation to a room provide 10,000mm vent to frame.
Glazing to be in accordance with Part N Building Regulations 1991.
All external doors and opening lights to windows to be draught sealed.

SERVICES
Provide adequate fire stopping to service penetration as set out in part B –sections 11.12 - 11.14
Reasonable provision should be made for dwelling occupiers to obtain the benefits of efficient internal and external lighting, as in accordance with parts 1.54 & 1.57 and table 4 of document L1.

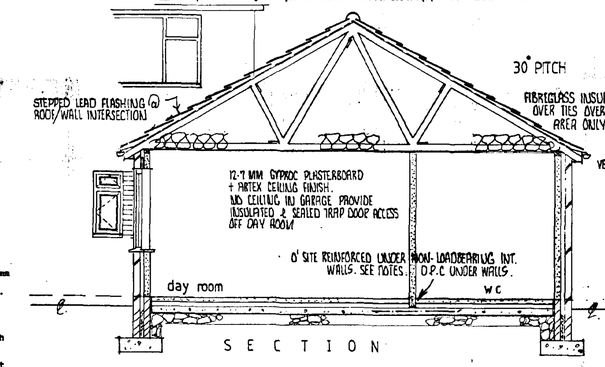
SMOKE DETECTION - PART B BUILDING REGS 1991 ✕ SD
Mains operated self contained smoke alarms to BS 5446: PART 1 to be installed in circulation areas within 7m of doors to high fire risk rooms and within 3m of bedroom doors. Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in others. At least one smoke alarm to be installed to each story containing accommodation, all to be interconnected.
Self contained alarms to be permanently wired to a separately fused circuit at distribution board.
Installation to conform to IEE wiring regulations.
Fixing of smoke alarms should be not less than 300mm from any wall or light fitting. Where wall mounted units are installed they are to be at a height between 150mm and 300mm below the ceiling. Positioning of smoke alarms must facilitate routine maintenance.
Occupants of dwellings to be provided with information on use of equipment and its maintenance.

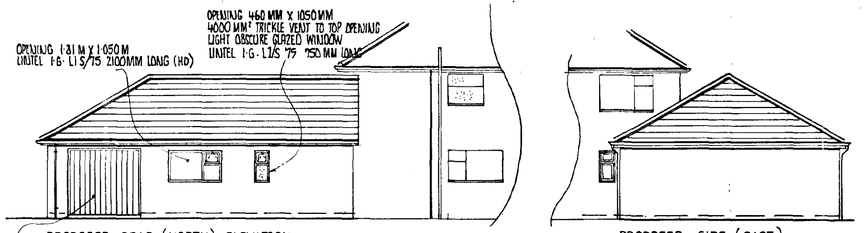
DRAINAGE - FOUL WATER

Inspection chambers to be u.p.v.c, Bartol installed in accordance with manufacturer=s instructions in positions shown on plan, (including invert levels from the proposed dwelling to the proposed outlet).
Below ground pipework to be 100mm dia. u.p.v.c, Bartol to BS 4460: 1989 flexible jointed paperwork laid in accordance with manufacturer=s specification to min. 1: 70, max. 1: 40 fall with 150mm pea gravel bed and surround.
Where pipes pass below floors provide 150mm min. pea gravel bed and surround to maintain flexibility.
Drains to be protected under driveway and where cover is less than 600mm, by provision of concrete slabs over min. 75mm pea gravel cover. Below ground drainage is to comply with BS 8301: 1985.
110mm dia. u.p.v.c. Soil and vent pipes to be installed in positions shown on plan. Provide balloon grating to terminate at 900mm min. above adjacent openings within 3.0m.
Where indicated on plan air admittance valves are to be installed in accordance with manufacturer=s instructions, to terminate above flood level of highest appliance.
Waste pipes from appliances to discharge directly into soil pipes or gullies as appropriate with access plugs at all changes of direction.
40mm Dia. polypropylene wastes from kitchen/utility sinks, baths, showers, washing machines etc. and 32mm dia. from wash basins with 50mm dia. combined wastes unless otherwise stated. All appliances to have 76mm deep seal traps. All above ground drainage to comply with BS 5572.
Where waste run exceeds 3.0m provide anti-syphon traps to appliances.
Shower tray to be set on raised plinth to allow access to trap.
Where wastes and soil pipes are encased in ply ducting provide adequate access panels.
Where drains run through walls provide concrete lintel over 900mm-min. long length dependant on angle and number of drain runs. A 50mm gap should be left all round the pipe with the opening covered by a rigid sheet material.
All gulleys to be back inlet type with roddable access.

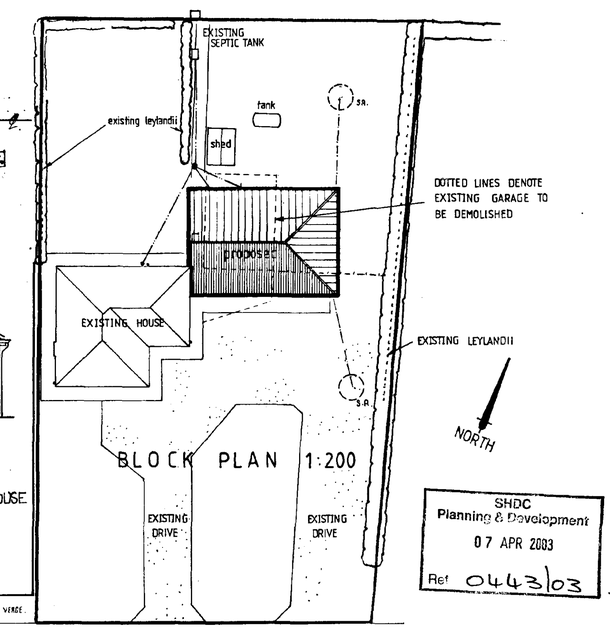
PROPOSED DAY ROOM / UTILITY AND DOUBLE GARAGE EXTENSION TO "IDAHO", MAIN ROAD, GEDNEY DROVE END FOR MR & MRS HASLER

SCALES: 1:50, 1:100, 1:200, 1:1250





THERMAL BRIDGING
All necessary steps shall be taken to eliminate any significant thermal bridges or gaps in the insulation layer(s) within the various elements of the fabric, at the joints between elements and at the edges of elements (e.g. around window/door openings).



SHDC Planning & Development 07 APR 2003 Ref 0443/03

DETERMINED PLAN

DRAINAGE - SURFACE WATER

112.5mm dia. half round u.p.v.c. colour to clients requirements Gutters to discharge into 68mm dia. downpipes. Below ground pipework to be 82mm dia. u.p.v.c. Flexible with 100mm-min. pea gravel bed and surround. Pipes to be laid 1: 70 fall to 1:2m soakaways at 5.0m min. from any building or discharge to surface water sewer where appropriate.