GENERAL

- SOIL SAMPLES TO BE TAKEN TO VERIFY THE GROUND BEARING PRESSURES AS NECESSARY TO SATISFY DRAINAGE BOARDS AND THE LOCAL AUTHORITY. REQUIREMENT FOR LOCAL RADON GAS PROTECTION TO BE DETERMINED WITH L.AUTHY.
- TEMPORARY AND PROTECTION WORK TO BE INCLUDED.
- PARTICULAR CARE SHALL BE TAKEN TO DETERMINE ESSENTIAL LOCAL SERVICES (INCL. DATA; TELS.; T.V. & SECURITY LINKS). AVOID/PROTECT AT ALL TIMES. ANY QUERIES SHALL BE REFERRED TO THE CLIENT AND/OR RELEVANT PROVIDER FOR DETERMINATION.
- CONTRACTOR SHALL MAINTAIN SUFFICIENT 3RD. PTY. & ACCIDENT INSURANCE FOR ALL ELEMENTS OF THE PROJECT. (MIN. £M2).
- CONTRACTOR SHALL COMPLY WITH RELEVANT H & S.W.ACT REQUIREMENTS.
- WORK DESCRIBED IN THIS DRAWING SHALL CONFORM TO CURRENT GOOD PRACTICES AND INCLUDE ALL ELEMENTS TO ACHIEVE THE SAME WHETHER EXPLICIT OR IMPLIED. RELEVANT TRADE CODES AND REGULATIONS SHALL APPLY.
- ALL FRAMES; SKIRTINGS; ARCHITRAVES & LININGS TO BE INCLUDED.
- PANEL & DOOR GLASS TO BE "SAFETY" OR TOUGHENED AS PER SECT'N. "N" & BS.6206.
- ZONE-CONTROLLED HEATING SYSTEMS OR AREA T/STATS. AUTO-TIMERS.TO H.W.HEATING INCLUDING BOILER CONTROL INTERLOCK. H.W.STORAGE TO ACHIEVE W.M.A1999 SPECS. TANK INSUL'N. MIN.35mm M'FCTR.APPLIED PU-FOAM JACKET 30kg/m³.
- EFFICIENT LIGHTING AS PER PT."L" >40lum/circ.WATT. EXTERNAL LIGHTING TO AUTO-EXTINGUISH.
- ELECTRICAL; HEATING AND OTHER SPECIALIST SERVICES SHALL BE EXTENDED / MODIFIED BY AUTH'D ENGINEERS TO THE RELEVANT CODES. REQUIREMENTS AS TO FITTINGS & FINISH TO BE DETERMINED WITH CLIENT.
- ALL SURFACES FINISHED READY FOR DECORATIONS (INT'L & EXT'L.) TO BE APPROVED BY THE CLIENT.
- ALL DISTURBED STRUCTURES & SURFACES TO BE MADE GOOD.
- WHERE APPLICABLE THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE RELEVANT CONSULTING ENGINEER DETAILS FOR STEEL AND ASSOCIATED STRUCTURAL OR SUPPORTING WORKS.
- ALL DIMENSIONS TO BE CHECKED ON SITE.

MECH. EXTRACT VENT'N TO NEW BATHROOM BOOSTER C.. CAPACITY

NEW WASTES RUN TO EXTG. SVP 2 OUTLETS IN CORBET SUPPORTED RUNS IN DECORATED WBP PLY CASINGS.

BATHROOM FITTINGS & FINISHES AT CLIENT'S DIRECTION

12mm PLASTERBOARD & SKIM FOR FINISHES

CEILING 10mm P/BD / JOISTS @ 450 CRS'S SKIM & SET. ROOF EXTENDED IN PRE-FAB TRUSSES @ 450 CTRS. T&N ALL BRACING TO EXTG ROOF LINE

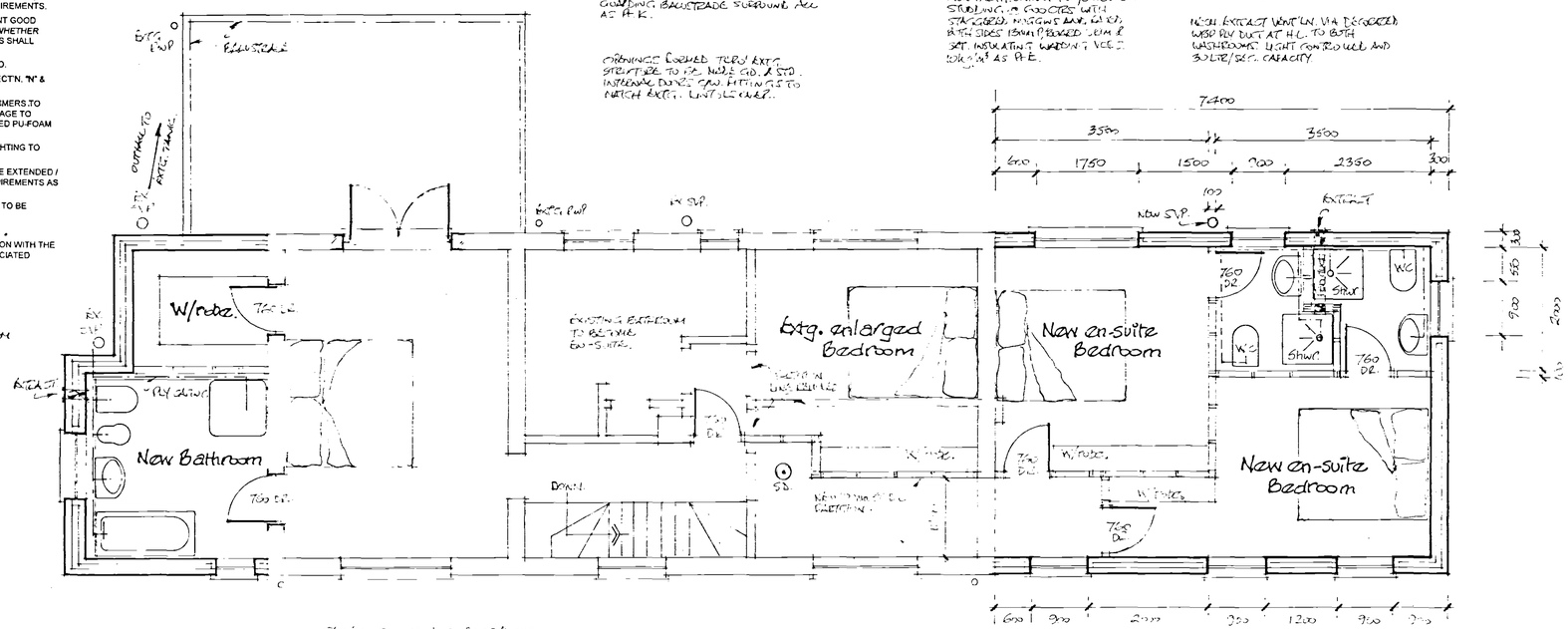
EXTG. 200 DEEP FLAT ROOF JOISTS TO BE VERIFIED TO SUPPORT ACCESS AS PER H.A. (MIN. 65x170@ 450 CTRS' OR EQUIVALENT). LAY H.W. DECKING AT CLIENT DIRECTION ON SPREADER PADS & MAINTAIN CLEARANCE. PROVIDE 2 SECURE TO STRUCTURE 1100 H. GUARDING BALUSTRADE SURROUND ALL AS H.A.

OPENINGS FORMED TO EXTG. STRUCTURE TO BE NEAT & TO A STD. INTERNAL DOORS T&N. FITTINGS TO MATCH EXTG. LINTS OVER.

NEW PARTITIONING IN 75 x 50 SW STUDDING @ 600 CTRS WITH STAGGERED NOGGINS AND 600 BATH SIDES 12mm P/BOARD SKIM & SET. INSULATION T WARMTH, VCL 100 g/m² AS P.E.

NEW EXTRACT VENT'N. VIA DUCTED WBP PLY DUCT AT H.L. TO BOTH WASHROOMS. LIGHT CONTROLLED AND 30 LTR/SEC. CAPACITY.

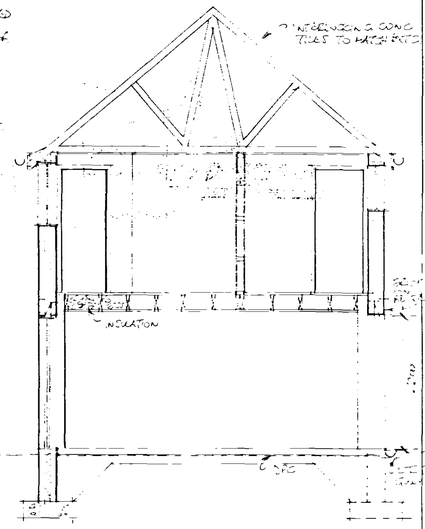
NEW WASTE/WATER LASTICS RUN IN PVC TO SUPPLIERS RAILS ALONG FLOOR WITH WALL AND UNDER FLOOR SVPT. TO NEW EXTERNAL SVP AT OUTFALL TO EXTG. TANK.



A.

A.

SECTION A-A.



EXTERNAL DOOR IN PRE-FAB T.F. - TO BE BS 5268 2 AND 5731. 3/4 2L x 1½D AND WITH INTERLOCK MATCHING TILE GAUGING. DOUBLE SW PLATE & TIMBER PACKING GRC SILLS. 25mm BATTEN OVER TYVEK. 50 PRESSED METAL TO THIS. REINFORCE BOARD TO ACHIEVE 30 MIN FIRE RATING. PVC DOOR SUITABLE TO MATCH

CEILING IN 10mm P/BOARD FIXED DIRECT TO UNDERSIDE OF PURLINS. INSULATION 'MINERAL WOOL' BETWEEN & OVER PURLINS

GABLE CLOSED AT EAVES LEVEL ON EXTG. RAFTERS AT WALL IN LEADS.

LINTELS GENERALLY GALVANISED TO TYP. EXTERNAL WALLS

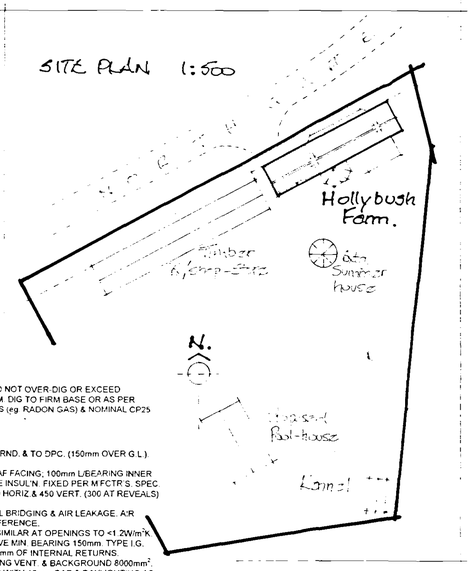
OPENINGS WITH 'TELECHARGES' WATERSTOPPING TO MIN. 12mm SILL. ALL LINTELS MIN 150 BEARING.

INTERNAL PLANTS TO BE 12½mm PLASTERBOARD & SKIM ON 50 x 100mm SOFTWOOD STUDS @ 600 CTRS. DOUBLE UNDER PARTITIONS. SOUND INSULATION 100mm GLASS WOOL QUILT BETWEEN STUDS TO ACHIEVE 40 dB Rw + Ctr

1:2:4 CONC. (150mm RADIUS) SLAB ON 65 MIN. BLINDING 2 LAYERS DPM OVER TAPED & SEALED MIN. 150 THK. INSULATION. 100mm REINFORCED CONC. SLAB AS DETAIL. ALLOW TO LAY IN TWO BAYS C/W CONTROL JOINT. SMOOTH FINISH.

MORTAR MIXED FINE MIX TO 3 - 1 - 6 BRICKWORK MIN 1M DEEP TO MAIN BAR. BOOKSON CP25

STEP SLAB LEADING TO DOOR. 2 STEPS AT 150 RISE 300 GOING



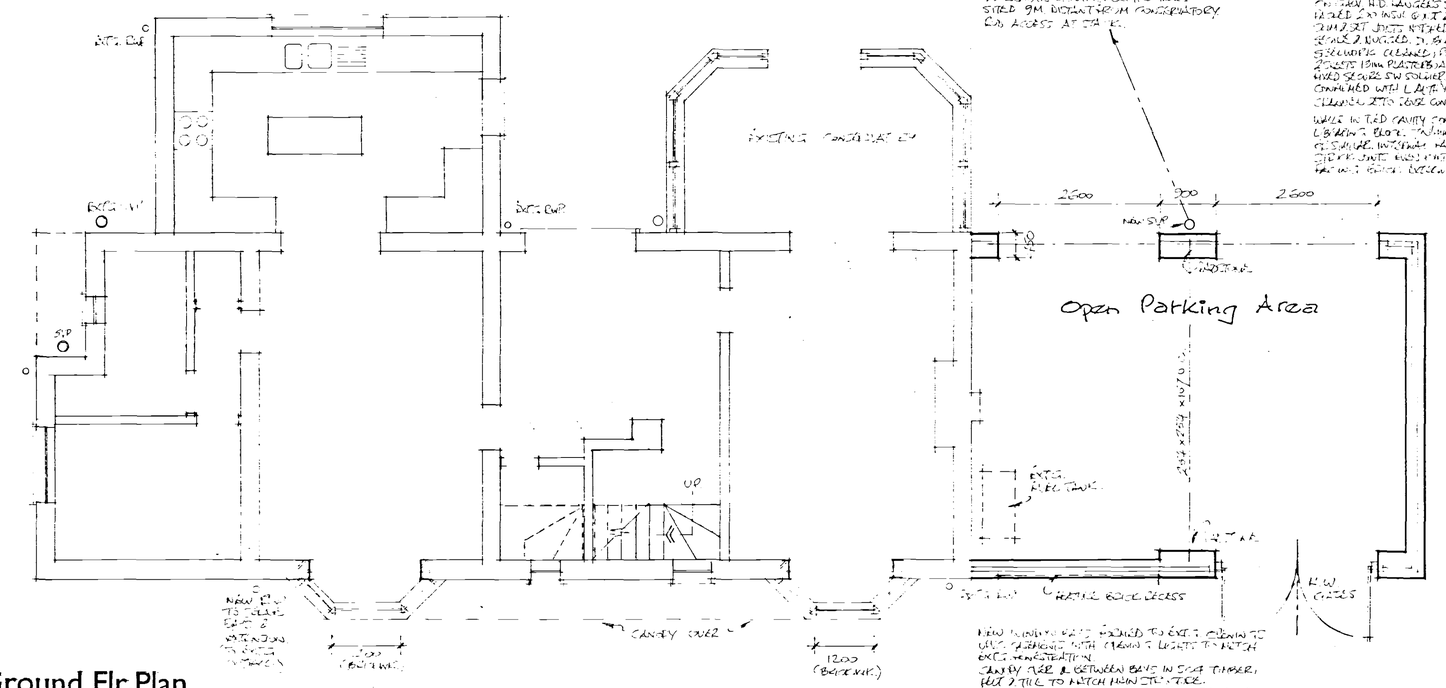
First Flr.Plan

EXISTING ROOF TO BE REMOVED TO ALLOW FOR NEW EXTENSION

NEW & EXTG. TIMBER TO BE INTERNALLY FINISHED AS NEW. T&N WITH SMOKE DETECTORS

OBSCURE GLAZING TO BATHROOM WINDOW (SEE ELEVATION AS PER DRG. B2/12/06)

FIRE RESISTANT CONSTRUCTION & SMOKE ALARMS TO BE INSTALLED UNDER BS 5588



Ground Flr.Plan

EXISTING SVPS RETAINED AND NEW WASTES RUN TO EXTG. OUTFALLS.

EXISTING FOUNDATIONS CLEARED TO VISUAL SOUND BY HAND. STEPPED RETAINING (COMMENCING MIN 1M DEEP FROM BASE W.I. 700 x 250) - CONFIRM WITH BUILDING INSPECTOR PRIOR TO CONSTRUCTION.

EXTG. DWP SEALED & JOISTS REMOVED. NEW FLOOR JOISTS TO B.A. - SIZE 63x175 AT 400 CTRS ON INTERNAL WALLS. BACK WALL WITH INSULN. PUT 2 LAYERS & SKIM IN DECORATED PLASTERBOARD

NEW WASTES ROUTED TO EXTG. DRAINS TO AVOID CLASHING WITH CEILING LIGHTS TO MATCH EXTG. INSTALLATION.

SLIDING DOOR & BETWEEN BAYS IN SOFT TIMBER, 800 x 2 TILL TO MATCH MAIN STRUCTURE. FACING BRICK INDUSTRIAL FROGGED WITH APPROVED TIMBER BONDED WITH HIGH STRENGTH LIME MORTAR & GOOD LEADING & FINISH WITH MATCHING EXISTING

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG. B2/12/06.

FOUNDATIONS

- NO FOUNDS BEYOND BOUNDARY LINE. DO NOT OVER-DIG OR EXCEED EXTG FOUND'N DEPTH. VOIDS PACKED. 1 M. DIG TO FIRM BASE OR AS PER L.AUTH. DIRECTION IF SPECIAL CONDITIONS (eg. RADON GAS) & NOMINAL CP25 800x300 CONC.

WALLS

- ALL APPROVED BOND. CLASS "A" BELOW GRND. & TO DPC. (150mm OVER G.L.) CAVITY FILLED TO GL.
- NOM.315mm CAVITY WALLS 102mm EXT LEAF FACING, 100mm L/BEARING INNER BLOCK WITH PARTIAL FILL RIGID URETHANE INSUL'N. FIXED PER M'FCTR'S. SPEC. ALL TO 0.35 W/m²K. BS1243 TIES AT MAX.900 HORIZ & 450 VERT. (300 AT REVEALS) SET STAGGERED.
- CONSTR. DETAILING TO MINIMISE THERMAL BRIDGING & AIR LEAKAGE. AIR PERMEABILITY <10cu.m.p.HR/m²@ 50pa. DIFFERENCE.
- DPC LINKED TO DPM + "THERMABATE" OR SIMILAR AT OPENINGS TO <1.2W/m²K. CAVITY CLOSED AT EAVES. LINTOLS TO HAVE MIN. BEARING 150mm. TYPE I.G. LS/1 OR SIMILAR. NO OPENINGS WITHIN 550mm OF INTERNAL RETURNS.
- WINDOWS TO HAVE 1/20th FLR.AREA OPENING VENT. & BACKGROUND 8000mm². ALL TO BE "LOW-E" GLASS DOUBLE-GLAZED WITH 16mm GAP & DAYLIGHTING AS BS8206.
- INTERNAL PARTITIONS MIN.75x50mm STUDS MAX.600 CTRS. SECURED HEAD & SOLE PLATES & STAGGERED NOGGINS. 15mm P/BOARD. SCRIMSET TO 1/2HR. FR. WITH 25mm SOUND QUILT 10kg/m³ AS P.E.
- INTERNAL PLASTER FINISH MIN 2CT WORK TO MIN 12.5mm THK. READY FOR DECS.

FLOOR

- GRND.FLR. M.N. 150mm CP25 O/SITE ON 1200G LAPPED DPM SEALED OVER PACKED H-CORE & LINKED TO DPC. CEM/SAND SCREEN 65mm ON 65 URETHANE BOARD WITH EDGE INSUL'N. ALL TO 0.25 W/m²K.

ROOFS

- TIMBERS ALL PRESSURE-TREATED SC3/4. WHERE PRE-FAB TRUSSES - BRACE & STRAP AS PER M'FCTR'S. SPEC. & PER BS 5268 / AMD 5931. VERGE WALL ABUTMENTS STRAPPED & NOGGED. STRAPS GALV.M.S. 30x5mm AND ALL TO SECURE W.P.L. PLATES.
- COVERINGS LAID TO TREATED 38x25mm BATTENS ON BS.747 REINFORCED FELT RUN TO GUTTERS. MATCH RWGs TO EXTG. & LINK TO OUTFALLS.
- VOIDS CROSS-VENTED AND INSULATED AS NOTED & REQ'D. AND VAPOUR BARRIER TO U/S OF JOISTS.
- VERGES 150mm ASB/CEM. SUPPORT STRIP & COVERING 50mm PROJECTION OVER GABLES
- FLASHINGS CODE 4 LEAD LAPPED 150mm MIN. & MORTARED IN VALLEYS & CHEEKS CODE 6.

DRAINAGE / SERVICES

- NEW W.[illegible] uPVC (OSMA OR SIMILAR) TO MIN 1:60 FALLS. BED IN 150 PEA GRAVEL (NON-STRUCTURE). REINFORCE IF SHALLOW & COVER AS PER PI H
- LINTOL OVER [illegible] PASSAGES & VERMIN PROTECT 3mm GAP.
- NEW CONNECTION ENGLISH CON. CONC BEDDED COVER & LINK TO EXTG. RUNS.
- TYPICAL WASTE PIPEWORK AND SOIL [illegible] WB 32.75mm. SNKW MACH. 40/75mm ALL RUN AT 1:40 MINIMUM SYSTEM VENTILATE MIN 900mm ABOVE WINDOW HT (3m DIST.)
- ALL NEW [illegible] SERVICES SUPPLIES AS REQUIRED

Revisions

Title

SHDC Planning & Development - 5 FEB 2007 Ref: 1631/07

DETERMINED PLAN

HOLLY BUSH FARM NORTHGATE CROWTON

NEW TO DWELLING LAYOUT

clayton

sandacre lodge
north drove
quadring fen
lincolnshire
pe11 4qs

Drawn J.C.
Scale 1:50
Date Dec'06
No. B1/12/06
Amdmt.