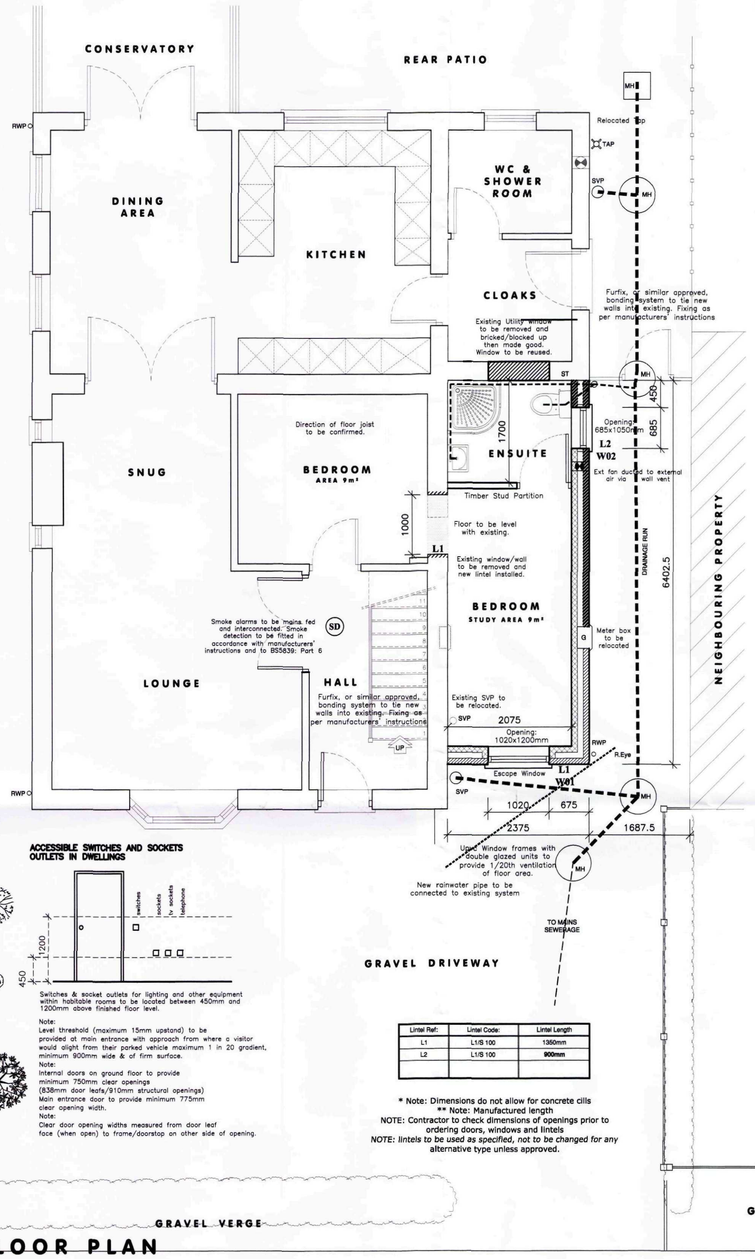


FLOOR PLAN

SCALE 1:50 TARMAC FOOTPATH

ACCESSIBLE SWITCHES AND SOCKETS OUTLETS IN DWELLINGS

Switches & socket outlets for lighting and other equipment within habitable rooms to be located between 450mm and 1200mm above finished floor level.

Note:
Level threshold (maximum 15mm upstand) to be provided at main entrance with approach from where a visitor would alight from their parked vehicle maximum 1 in 20 gradient, minimum 900mm wide & of firm surface.

Note:
Internal doors on ground floor to provide minimum 750mm clear openings (838mm door leafs/910mm structural openings) Main entrance door to provide minimum 775mm clear opening width.

Note:
Clear door opening widths measured from door leaf face (when open) to frame/doorstop on other side of opening.

Lintel Ref:	Lintel Code:	Lintel Length
L1	L1/S 100	1360mm
L2	L1/S 100	900mm

* Note: Dimensions do not allow for concrete cills
** Note: Manufactured length
NOTE: Contractor to check dimensions of openings prior to ordering doors, windows and lintels
NOTE: lintels to be used as specified, not to be changed for any alternative type unless approved.

CONSTRUCTION NOTES

Foundations
All foundations to be positioned centrally under walls.
Depth of foundations to be in accordance with the drawings and the Local Authority's requirements, minimum 900mm and 1000mm if on clay.
Details of footings are based on an assumed ground bearing capacity of 70Kn per metre square and are subject to site inspection during the excavation of the works.
600 x 225mm continuous mass strip foundations to partly walls. 450 x 225mm continuous mass strip foundations to 100mm load bearing internal walls.
Non-load bearing block walls to be built off thickened soil floor slab 400 x 225mm deep.
All foundations and floor slabs to take account of both removed and retained trees and hedges in accordance with the Guidance contained within NHBC Chapter 4.2.
Foundation drawings, details and notes shown on the drawings and specifications are for indicative purposes only which are subject to full ground investigation results. Contractors cannot rely on the nature of foundations shown until full information of subsoil, including voids, chalk and underground features are established, subsequent to excavations on site. The nature of subsoil's influences the design of foundations when building near trees which cannot be established until excavations are made on site.

Ground Floor
Min. 65mm screiborent screed (in accordance with Celotex instructions) on 65mm Celotex PF4000 (PIA = 1.28), or similar approved, insulation with external perimeter insulation (Celotex TD4000) upstand of thickness to achieve minimum thermal resistance path of 0.75m2K/W on 150mm thick site concrete all on 1200G Visqueen DPM linked to horizontal DPC, on 25mm sand blinding, on 150mm minimum well compacted inert hardcore.
'U' value to be 0.22W/m2K or better. Installation of DPM and insulation to be in accordance with manufacturers' instructions.
Contractor to ensure flush floor level between existing and proposed.

Drainage
100mm diameter upvc pipes to BS 4660 with flexible joints laid to minimum 1:80 falls.
Pipes to be bedded and surrounded with pea gravel. Inspection chambers to be 330mm Class B engineering brickwork laid in cement mortar on 150mm concrete base or alternatively inspection chambers to be upvc to suit upvc drainage system. Inspection chamber covers to be non-ventilating and be secured i.e. key operated.
Rainwater drops to be PVC system minimum 1 in 50 gradients with PVC system misting eyes and inspection chambers. Guttering to be 112mm and downpipes to be 68mm. Drains beneath the building to be encased in 150mm pea gravel.
Drains passing through walls to have 150mm pea gravel surround extending 900mm on each side of wall and lintel over. Rigid sheet material to mask 50mm clearance around drain opening and wall.
22mm diameter waste pipes to wash hand basins, 40mm diameter waste pipes to sink, bath & shower.
All waste pipes connected to soil stacks to have 75mm deep seal traps. Where waste pipes exceed the maximum permitted lengths in Approved Document H then anti-syphon traps to be used. 100mm diameter upvc soil vent & waste pipe with built in grading at terminal. Drains with less than 822mm cover to be protected with 75mm concrete. Vent pipes to terminate 900mm above window/door openings when within 3.0m.
NOTE: Contractor to check invert location and invert depths of existing drainage runs

Ventilation
Background ventilation of minimum 8000mm sq. ventilation to main rooms and 2500mm sq. to Ensuites provided by controllable window ventilators.
Overall ventilation free area in accordance with Approved Document Part F, table 1.2a
Rapid ventilation to Kitchen provided by extractor fan ducted to external air extracting minimum 60 litres per second or 30 litres if positioned adjacent to hob. Extractor fan in Shower Rooms to be ducted to external air. Extractor to Utility to give 30 litres per second extraction, extractor to Bathroom and Ensuite to provide 15 litres per second.
Extractors serving Bathrooms and Ensuites without windows to be operated by light switch to give extract of 8 litres/second and be fitted with 15minute over-run facility. Air input to be provided by ensuring 10mm gap under door.

External Wall
100mm facing brickwork, 100mm cavity with 100mm Dritherm 32 cavity wall insulation built in as work proceeds in accordance with the manufacturer's recommendations, 100mm lightweight, minimum 3.5N/mm2, load bearing insulating block inner leaf (thermal conductivity value no more than 0.19W/mK, U value to be 0.28 Watts/m2K/°C or better. Internal walls of block 0.15N/mm2 compressive with 13mm render & skim finish to both faces.
External wall cavities to be closed at window reveals, jambs and cills with cavity closer by Thermabate or equal, with insulation to avoid cold bridging to achieve minimum thermal resistance path of 1.45m2K/W and incorporating dpc. Wall insulation to overlap lintel & floor insulation by minimum 150mm.
Stainless steel wall ties 225mm long at 450mm centre's vertically and 750mm centre's horizontally staggered, and at 225mm centre's around openings.
Textured polythene dpc to wall width of masonry, 150mm minimum above ground level. Provide 10 lineal type 150mm. internal type lintels to all internal openings in 100mm blockwork.
Openings to cavity walls to receive 10 lineal type L1/ S100, standard insulated type with dpc cavity tray dpc over overstanding 150mm each end. Note heavy duty loading type lintels to be used over openings below roof level to accommodate any point loads from girder trusses within roof layout. Minimum end bearing for lintels spanning up to 1200mm, to be 100mm and spanning over 1200mm to be 150mm end bearings.
Provide weak mix cavity fill leaving a minimum of 225mm cavity below dpc level.
Sub structure walls to be built in blockwork/brickwork suitable for underground in 1:4 cement:sand mortar.

Windows
Windows to be UPVC frame with double glazed units to provide 'U' value of 1.6Wm2K or better.
Windows to give 1/10th daylight and 1/20th ventilation of floor area.
Escape to be provided to habitable rooms on ground and first floor by sash to open to give minimum 0.33m2 opening, minimum 450mm high and wide, bottom of opening to be maximum 1100mm from floor level.
Provide mastic pointing on plastic foam backing to window/door frames and brickwork externally.
Windows and doors to be set back in reveal so that cavity closers are overlapped by minimum 30mm.
Any glazing below 800mm above floors to all windows and all glazing to doors and sidelights to be toughened safety glass and to comply with BS 6206, and Building Regulations Part N.
Over-cladding window opening restrictions to be provided to opening sashes within 800m of floor level to leave max.100mm gap. To limit infiltration, all doors, windows, loft hatches and other openings to be sealed with draught seals or similar.

Main Roof - pitch as drawing
Roof tiles on 38 x 25mm tanalised softwood battens on untreatable sarking felt on trussed rafters at maximum 600mm centre's with binders and wind bracing to comply with BS 5268, Part 3, 1985. Details of trussed rafters and calculations to be submitted for approval before manufacture. Truss clips to be used to fix trusses to wallplate as directed by truss manufacturer.
25 x 100mm longitudinal, diagonal and chevron wind bracing as directed by truss manufacturer.
50 x 100mm preservative treated softwood wallplates, fastened to inner leafs with 30 x 2.5 x 1000mm long galvanized mild steel straps at maximum 2000mm centre's with 6No. fixings into blockwork. 30 x 5 x 1500mm long galvanized mild steel lateral restraint straps with 100mm turn down fixed to blockwork and fastened to rafters and ceiling joists of 3No. trusses at gable walls at maximum 2000mm centre are supported with 50 x 100mm noggins beneath straps between rafters and joists. 12.5mm plasterboard and skim ceilings. Provide all necessary noggins and scrim cloth at board edges and ceiling perimeters.
10mm continuous ventilation strips under eaves tiles fixed to top of brickwork.
100mm mineral fibre insulating quilt laid between horizontal ceiling joists with 150mm mineral fibre insulating quilt cross-laid over joists to give U value of 0.16W/m sq.K or better.
Insulation kept back at eaves by using rafter trays to allow cross ventilation of roof space.
Mono-pitched roofs to receive 5mm continuous vented roofwell abutment and 10mm continuous vented eaves.

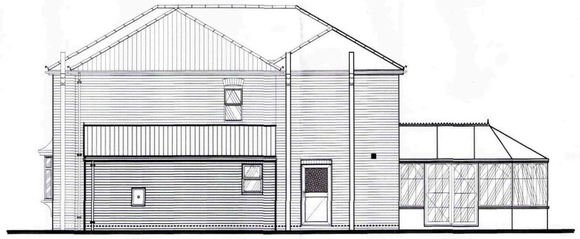
Fire Detection and fire alarm systems
Dwelling house to be provided with a fire detection and fire alarm system in accordance with the relevant recommendations of BS5389-6:2004 to at least a Grade A Category LD3 standard.

Smoke Alarms
There should be at least one smoke alarm on every storey of the dwelling house and be interconnected and to be positioned as indicated on plan, in accordance with manufacturers instructions and to BS5446: Part 1.
The power supply for a smoke alarm system to be derived from the dwelling house's mains electricity supply. The electrical installation should comply with Approved Document P (Electrical safety).
Smoke alarms / detectors should be sited so that there is a smoke alarm in the circulation space within 7500mm of the door to every habitable room; to be a minimum 300mm away from light fittings and walls; the sensor in ceiling-mounted devices is between 25mm and 600mm below the ceiling (25-150mm in the case of heat detectors or heat alarms).
Alarms / detectors should be possible to reach to carry out maintenance (testing / cleaning), should not be fixed next to or above heater or air-conditioning units or in bathrooms or places where steam, condensation or fumes could give false alarms. Alarms / detectors should also not be places in places that are known to get very hot, such as boilers rooms etc.

Existing Heating System
Existing system to be checked by qualified engineer to determine suitability.
If suitable existing system to be extended to with radiators fitted with thermostatic valves.
If however boiler is to be replaced then the Gas fired condensing heating system with condensing boiler of minimum SEDBUK rating of 86% with zone control i.e. living areas and sleeping areas controlled independently.
Programmer to enable operation of heating to be separately timed in each zone.
Radiators to all rooms controlled by room thermostats and/or thermostatic radiator valves with Bypass within system. Boiler interlock to switch boiler off when no heat is required.
Hot water to be provided by boiler stored in minimum 35mm foam insulated (minimum density 30kg/m3) hot water cylinder with immersion for seasonal use.
Pipes between boiler and cylinder to be insulated in accordance with BS5422:2001.

Lighting
Provision to be made for energy efficient lighting at one per 25m2 of dwelling floor area or one per every four fixed light fittings. Luminaries to have efficient lighting points and to be provided within dwelling where lighting can be expected to have most use to comprise fixed lighting (comprising either basic lighting outlets or complete luminaries) that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt (i.e. fluorescent tubes and compact fluorescent lamps). Not GLS tungsten lamps with bayonet cap or Edison screw bases.
External-lighting, excluding garages and carports, to have lamp capacity that does not exceed 150W per light fitting and effective controls i.e. extinguish when there is enough daylight and when not required at night or alternatively light fittings to be limited to take lamps with an efficacy greater than 40 lumens per circuit watt.

Electrical
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 will require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.
Switches and sockets for lighting and other equipment within habitable rooms to be located between 450mm and 1200mm above finished floor level.



SIDE ELEVATION SCALE 1:100

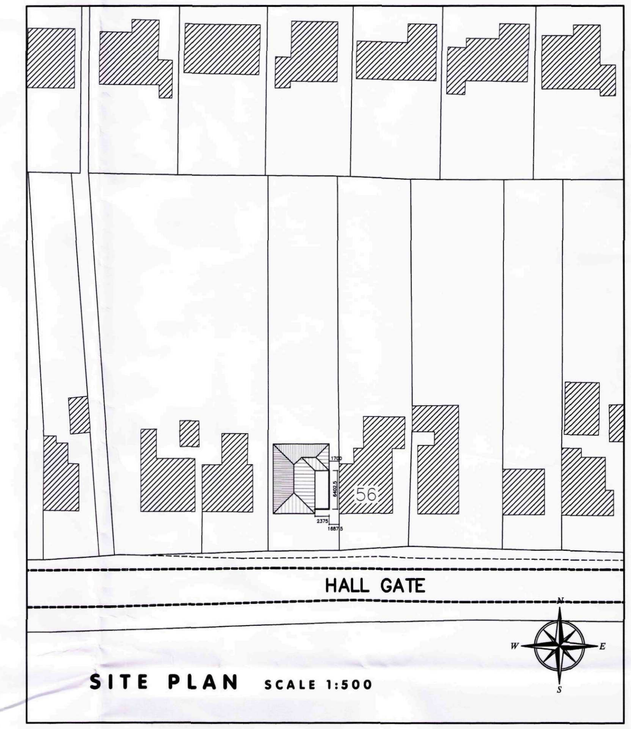


FRONT ELEVATION SCALE 1:50

FIRST PLAN SCALE 1:50

LEGEND / NOTES COLUMN :
Rev A: Building Regulations MD (30.01.12)
Rev B: Planning Alterations & Boundary Detail (27.02.12)
Rev C: Planning Alterations to Roof (08.03.12)

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SITE PLAN SCALE 1:500

Building Regulations.
All building works and allied trades to comply with Building Control / Fire Officers.
Ignorance or current legislation requirements is reason for failing to comply. Any modifications to design or change of materials can result in failing to comply.

Services through timber elements.
Notching to be not >0.125 (1/8) times the depth of the joist, and positioned 0.07 to 0.25 times the span of the joist away from the supporting wall.
Holes to be positioned in the centre of the depth of joist and not >0.23 times the joist depth. Distance between holes 3 times the diameter.

Continuity of insulation and air tightness.
The external envelope of the building should be constructed with a reasonable avoidance of thermal bridging to the insulation layer. All joints, apertures and gaps within the building elements (apertures around the doors and windows, floors, roofs and walls) should be suitably weather and airtight and reduced unwanted thermal leakage and ingress of water at these junctions.

Details contained within document.
Construction details shown within this document should be adhered to, showing reasonable conformity with the current building regulations legislation. Or the adoption of design details set out in the TSO Robust Construction Details.

The builder (or other suitable qualified person that has had continuous monitoring of the proposed construction) should confirm that the design details specified here in have been adhered to. Confirmation by a report submitted to the local authorities showing that reasonable provision for thermal continuity and air tightness within the building has been adopted and signed by the appropriate person.

Workmanship and materials.
Workmanship to comply with British standard code of practice of workmanship BS 8000 (workmanship on building sites).
All materials used must strictly comply with manufactures recommendations and with British standards practice codes for the storage and installation of such proprietary materials.

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Royal Institute of British Architects | Chartered Institute of Architectural Technologists | Corporate Building Engineer

Client
Mr & Mrs Gohegan

Project
Proposed Extension to:
58 Hallgate Road,
Holbeach,
Spalding,
Lincolnshire.
PE12 7HX

Title
Proposed Floor Plan, Elevations & Site Plan

Scale
(as shown)

Date
Jan '12

Drawn By
MD

Checked By
ND

Drawing No.
B/2637 - 02

Revision
C

A1