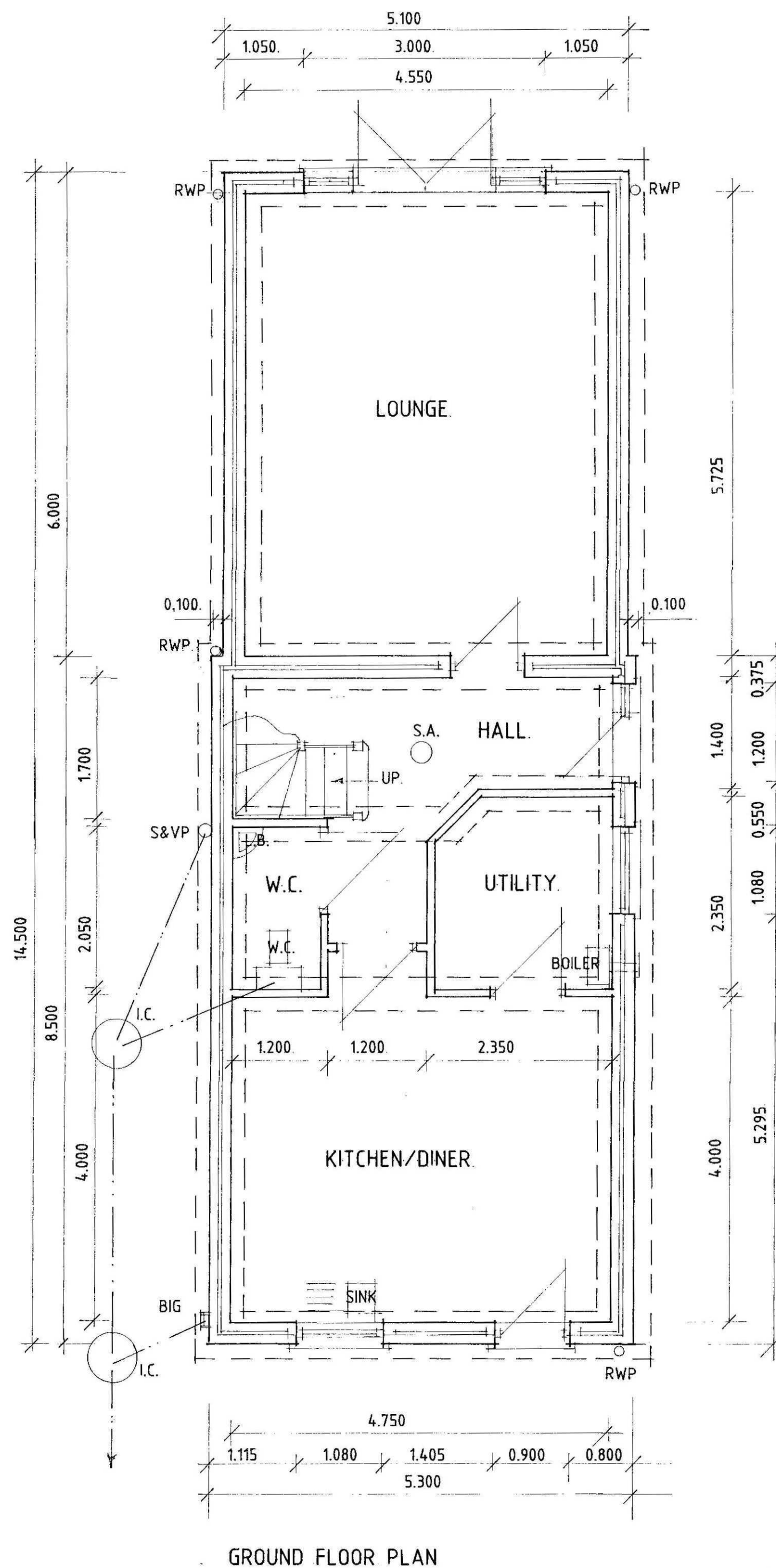


SKDC
Planning & Development
28 FEB 2011
0158-11

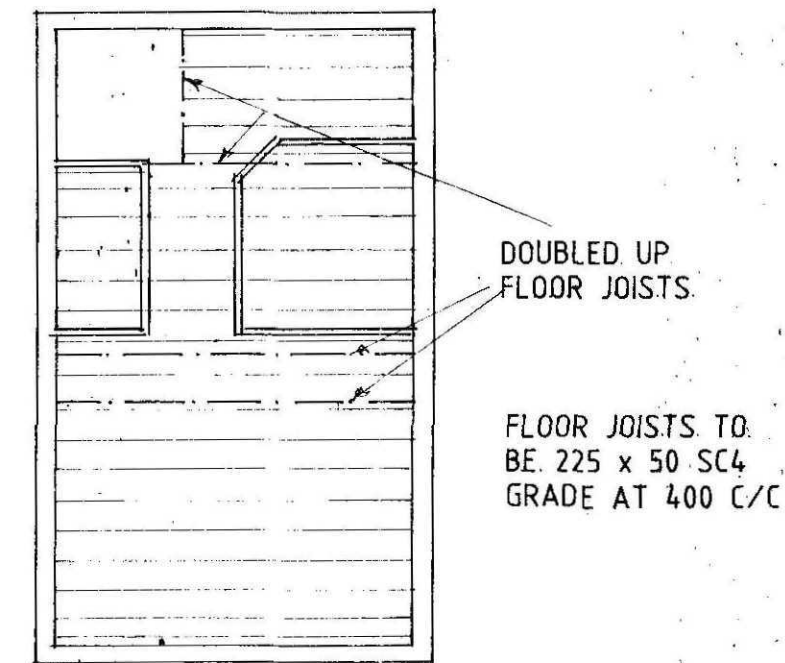


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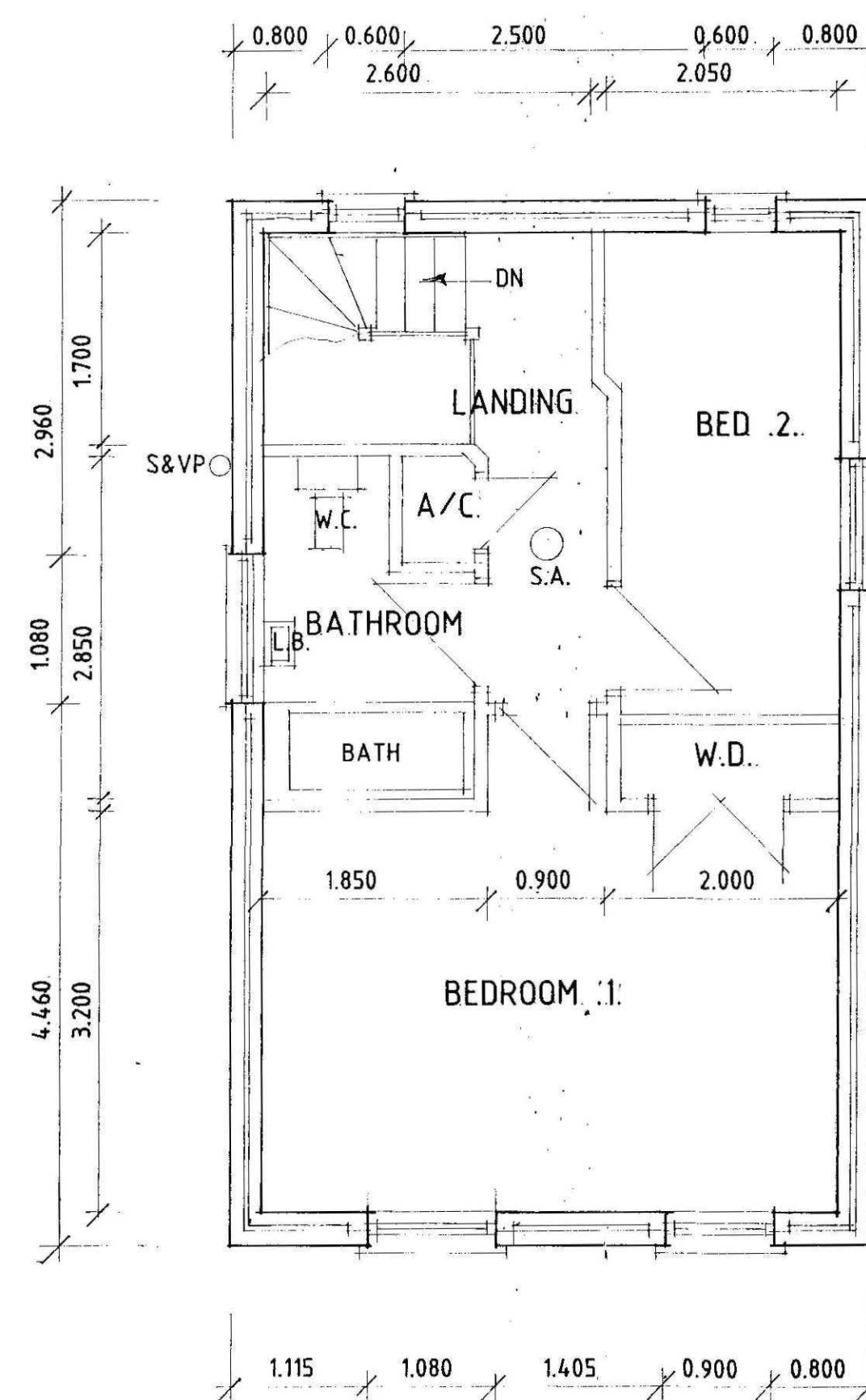
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GROUND FLOOR PLAN



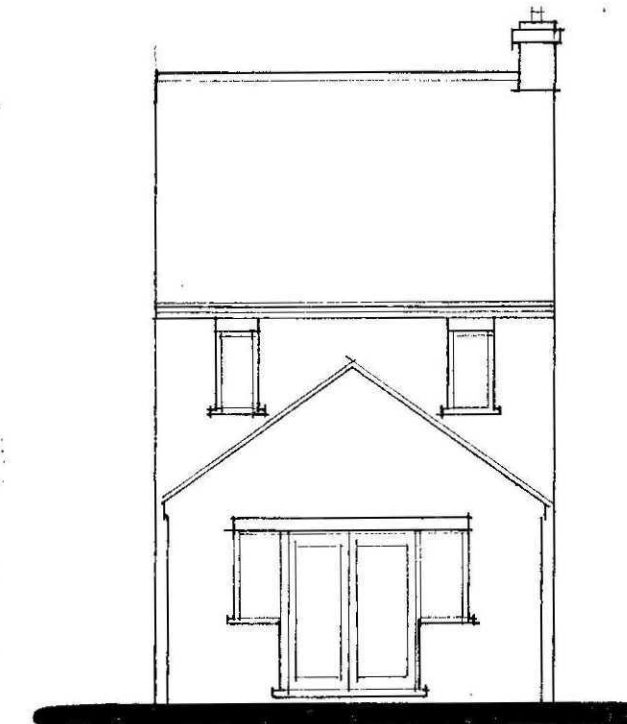
FIRST FLOOR JOIST PLAN



FIRST FLOOR PLAN



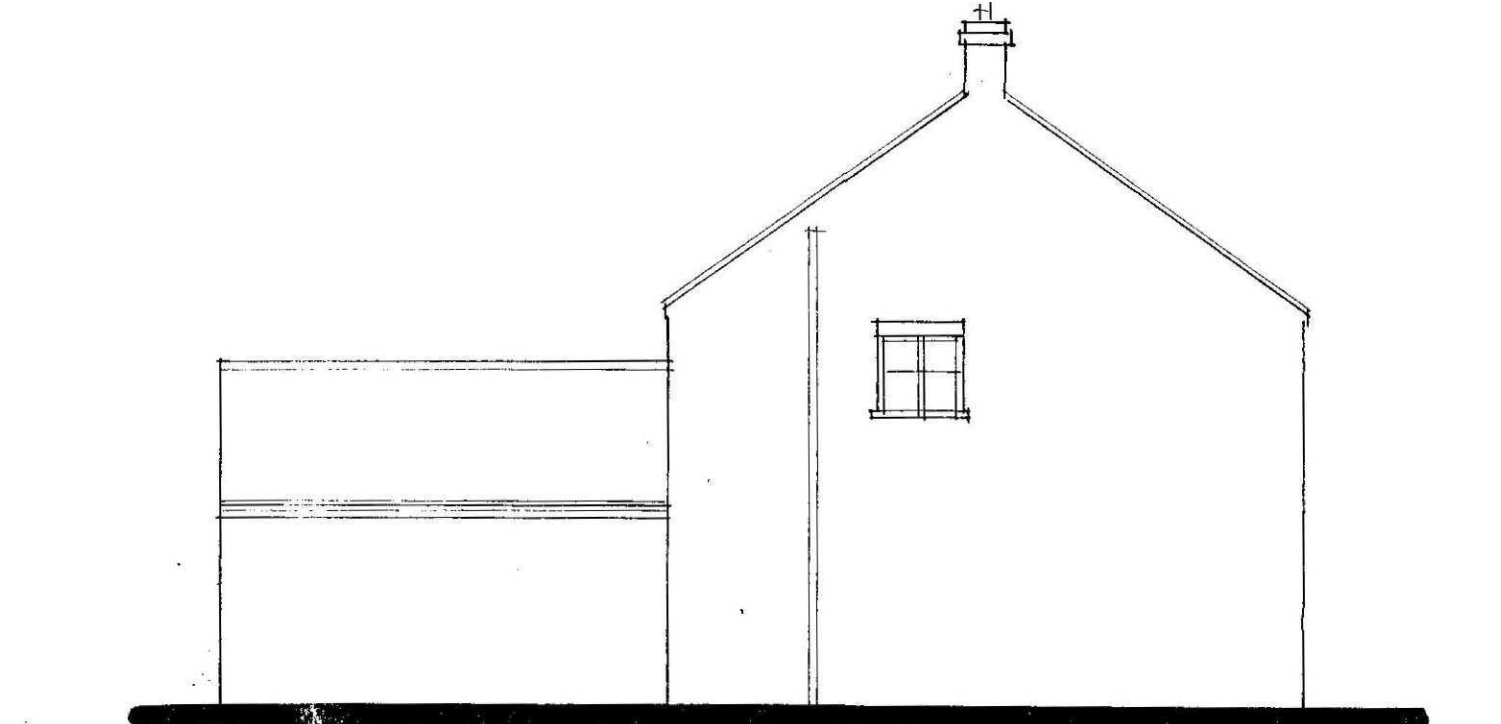
FRONT



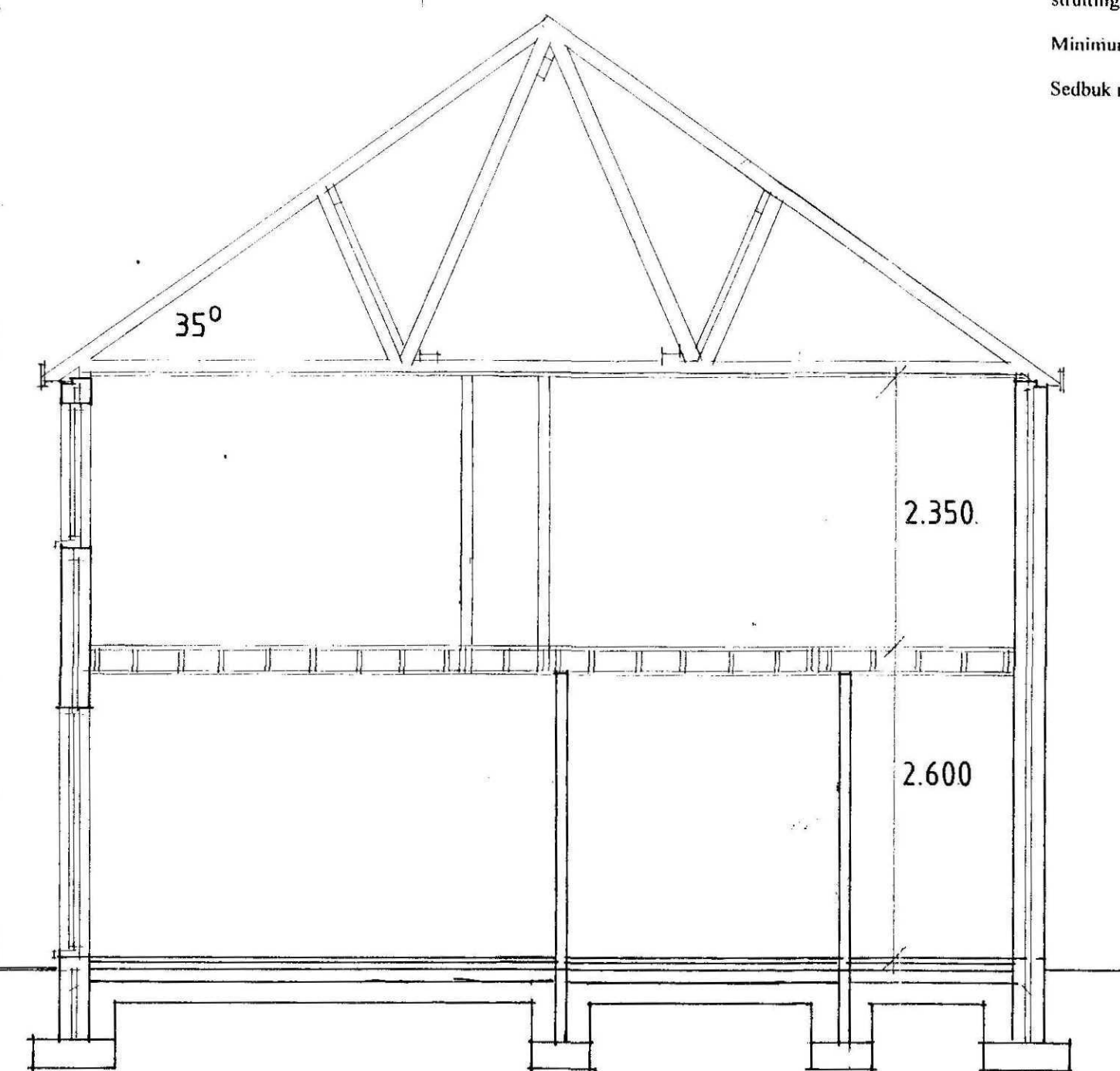
REAR



SIDE

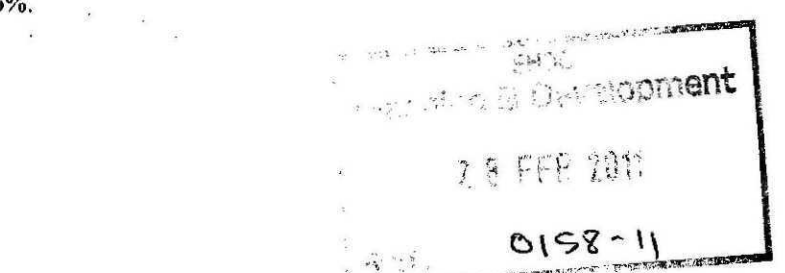


SIDE



SECTION

Dummy chimney to be corbelled over in roof space.
 Floor joists to be double-up under bath.
 Floor joists over 4.5m span to have 2 no. rows of strutting.
 Minimum going of tapered treads to stairs to be 75mm.
 Sedbuk rating of gas-fired boiler to be 86%.



C - IMF. ADDED - 17.2.06.
 B - B.R. ALTS - 7.2.06
 A - ALTS - 11.1.06.

Status
 DESIGN
 CONSULTANTS IN ARCHITECTURE & PLANNING

FENBANK BUILDERS
TYPHOON
 PLAN AS EXISTING.
 1:50 1:100 JAN-06
 B. GILHAM.

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, when should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

Roof Insulation to Sloping Ceiling

To ceiling slope provide 50mm Celotex GA4000 between rafters and 70mm Celotex CA4000 below rafters with joints taped to create VCL + air leakage barrier batten air space - low emissivity - 12.5mm Knauf wallboard, or similar approved. All to give 0.18W/m²K.

External Wall Construction (300mm cavity)

100mm facing brickwork (see site plan for details) 100mm cavity with 45mm Celotex CW4000 100mm inner skin of Celcon standard blocks. Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243:1978. Internal block walls to receive 10mm sand/cement render and skim. Robust details in accordance with T50, 2001

All glazing to meet the requirements of 'Approved Document N - Safety Glazing' in relation to impact, opening and cleaning.

Remove existing roof over lounge; raise up walls as necessary to suit new room-in-roof trusses, as shown.

Remove existing first-floor rear windows and brick up openings to match existing.

Form opening in rear wall into new extension, as shown; support over with IG L1/S lintel.

Connect gutters to existing rainwater pipes.

Provide suitable metal guard rail to new French doors to a minimum height of 1.1m with spacing no more than 99mm.

First floor to be laid level with existing of 19mm flooring grade moisture resistant decking on roof trusses.

External materials to match existing.

Roof/Wall Abutments

Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

New/Old Walling

Where new walling meets old provide proprietary flexible wall starters.

Roof Ventilation to Sloping Ceiling

At eaves provide proprietary ventilation equivalent to a 25mm continuous gap along eaves. At ridge provide proprietary ventilation equivalent to a 5mm continuous gap.

Valleys

Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

Heating System

Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

Smoke Detection

Provide mains operated self-contained smoke alarms to BS5839 Part 6, 2006 in accordance with Approved Document B1.

Rainwater Goods

PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

Roof Insulation

To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.16 U-value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

Roof Construction

Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggin to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41.T.P.A. with timber support members to span 4 no. trusses.

Ceilings

To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard of 10kg/m² or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

Glazing

All windows and doors to be double-glazed with Pilkington 'K' glass or similar approved, to achieve either WER Band C or a 'U' value of 1.6W/m²K.

Lintels

All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor

Opening at eaves level to be L1/E lintels by I.G. or similar approved.

Sound Insulation to single Dwelling

The intermediate floor should be provided with 100mm thickness mineral wool between the joists. In addition internal stud walls should be suitably sound resisting to walls around bedrooms, WC and en-suites (unless the wall contains a door).

Electrical Work

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 of the works the council must be satisfied that either:-

- an electrical installation certificate issued under a competent person's scheme has been issued or
- an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

Wall Construction (300mm Cavity)

300mm cavity walls to consist of:- 100mm facing brickwork (see site plan for details) 100mm cavity - to be filled with Crown Dritherm 32 100mm internal skin of Tarmac Durox Supabloc or similar approved.

Cavity wall ties to be stainless steel type spaced 900mm horizontally and 450mm vertically to BS1243:1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish. Robust details in accordance with T50, 2001.

External Cavity Wall Lintels for 300mm Cavity Walls

IG type L1/S100 unless stated otherwise. To be confirmed on site with Building Control Surveyor.

Background Ventilation

Background ventilation is to be provided by trickle ventilators to the tops of windows. Use trickle vents offering 8000mm² per window head. Ventilation for whole extension to be 25,000mm²

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

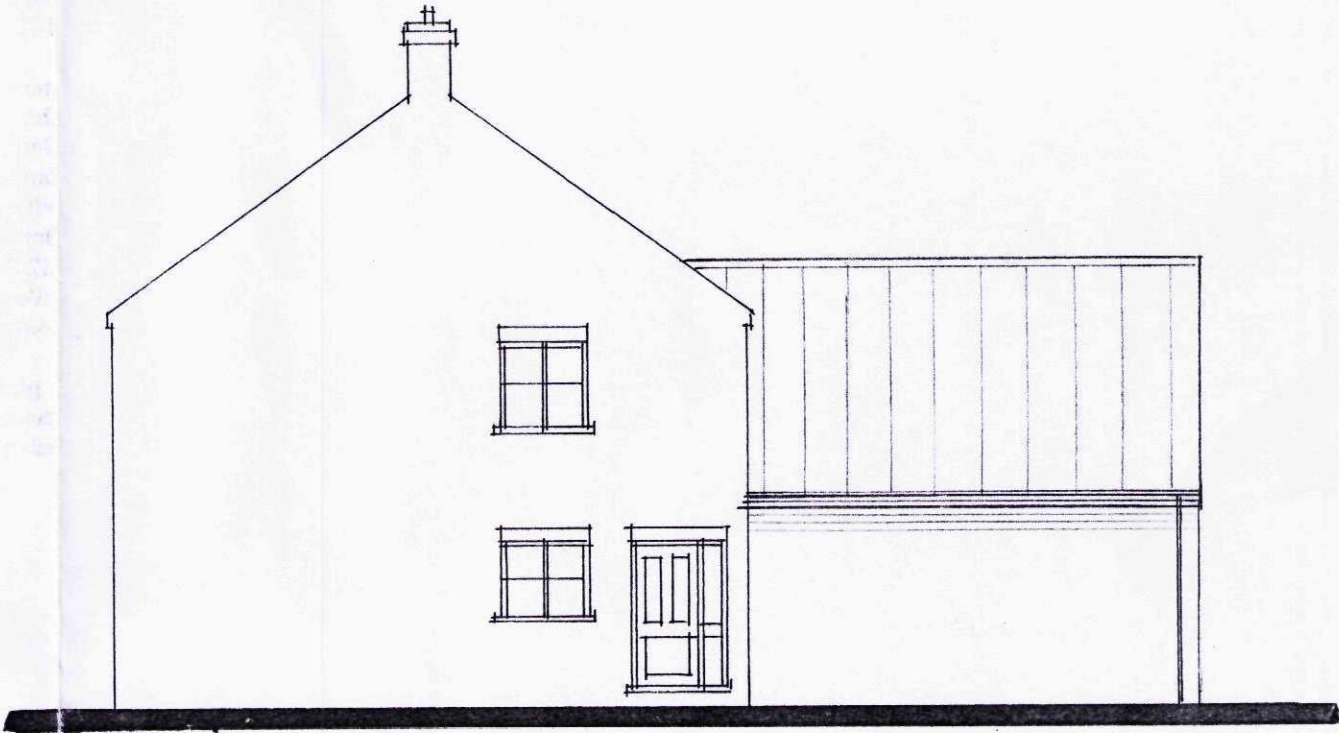
First floor habitable rooms shall have means of escape windows with openings of at least 450mm wide x 450mm high and a minimum area of 0.33m². Escape windows to be within 1.1m of floor.

Smoke detectors to be to BS5839/6:2004, Grade D, Category LD3.

Windows to achieve a 'U' value of 1.6 W/m²K

Safety Glazing

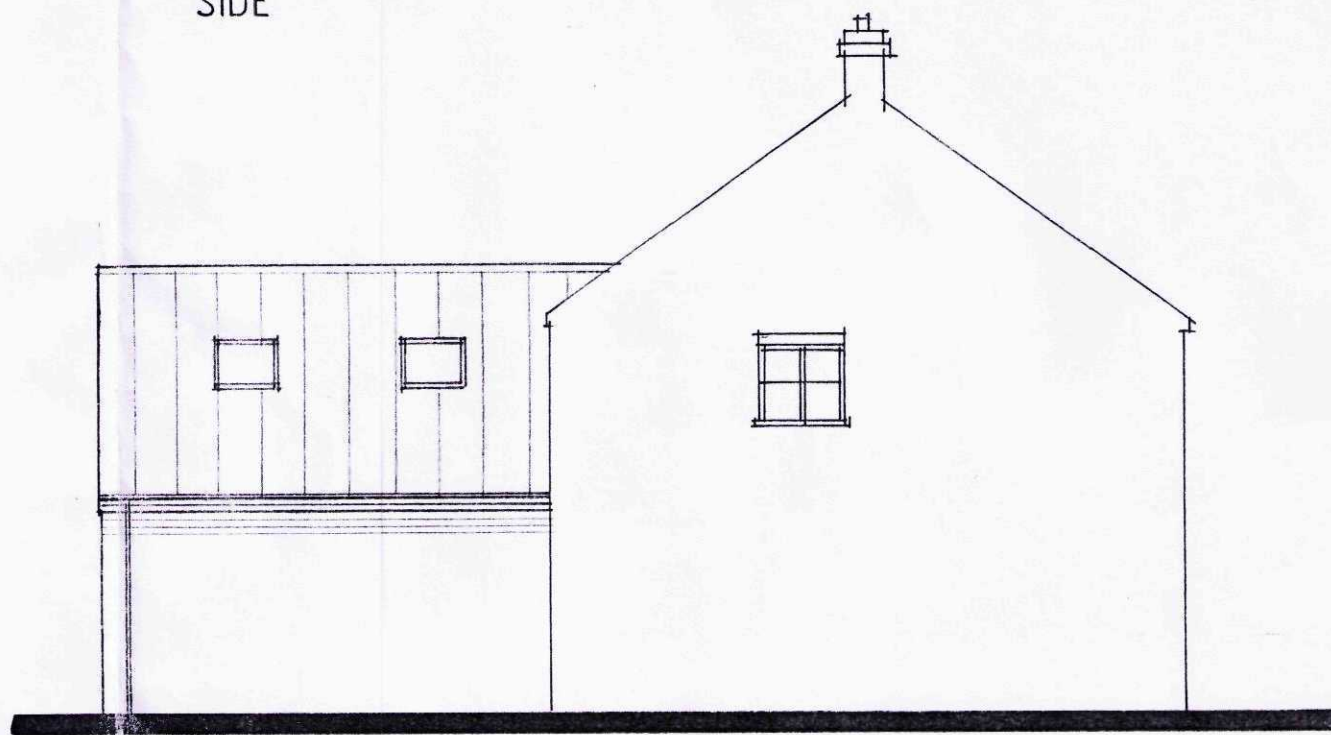
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.



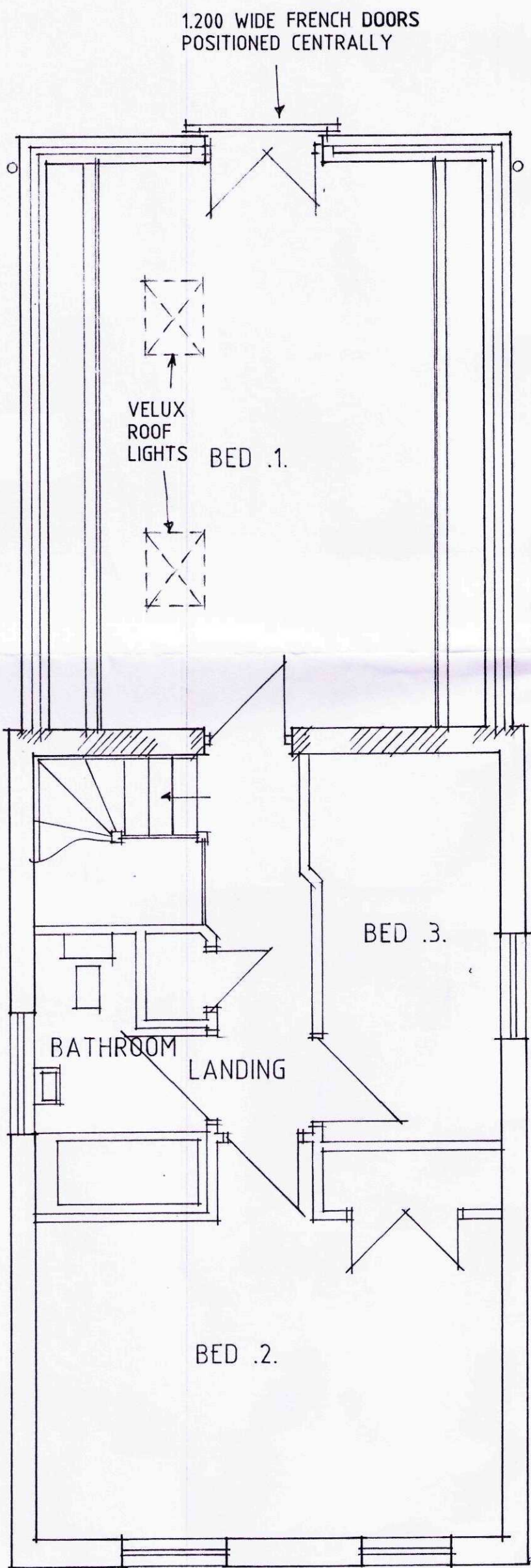
SIDE



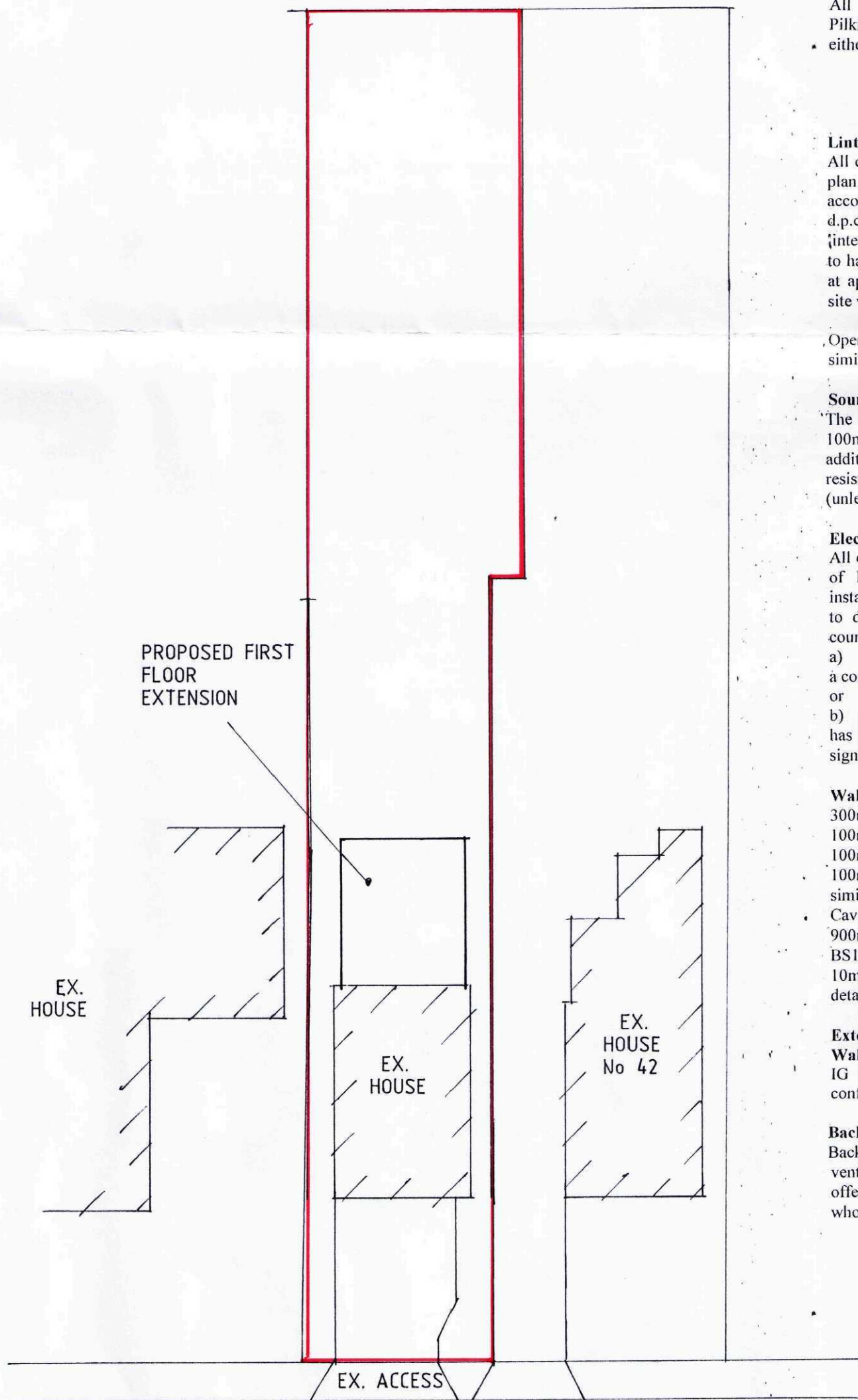
REAR



SIDE



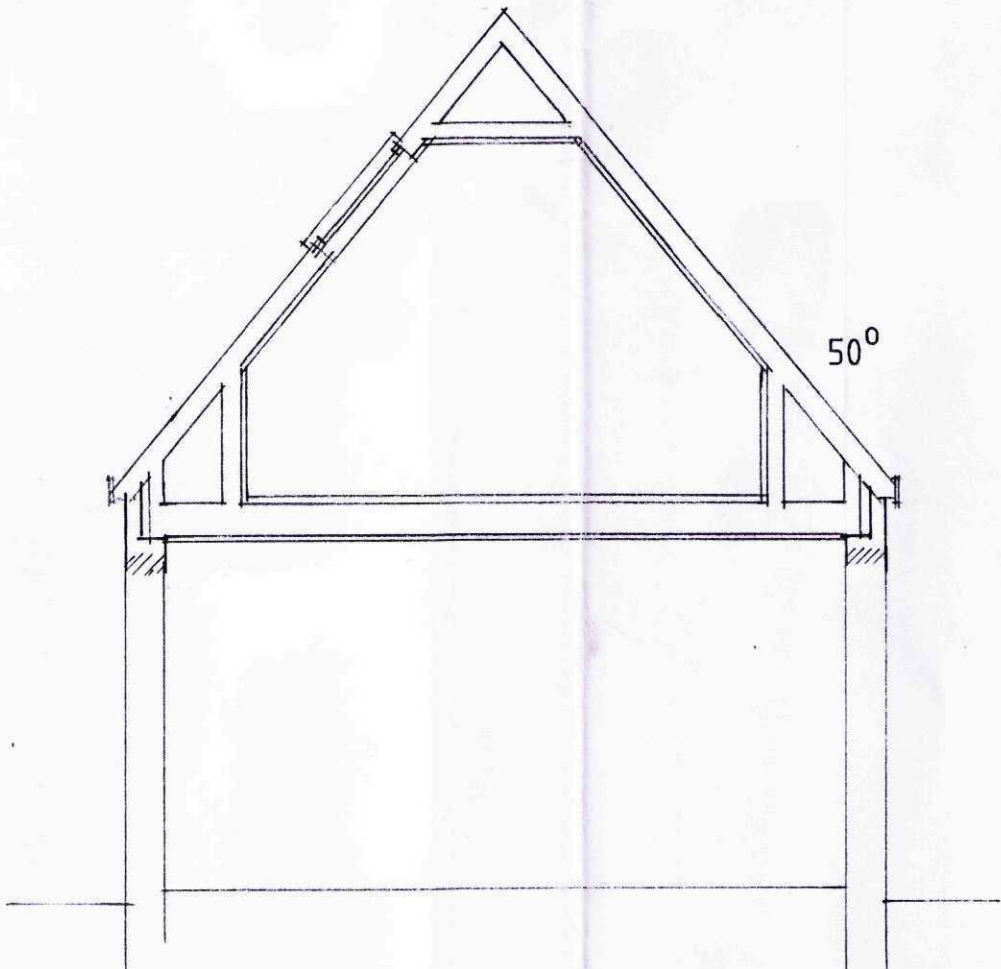
FIRST FLOOR PLAN



FEN ROAD

SITE PLAN

THIS DRG TO BE READ IN CONJUNCTION WITH
TYPHOON (PLAN AS EXISTING)



SECTION

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED FIRST FLOOR
EXTENSION AT 42A FEN
ROAD, HOLBEACH FOR

MR. C. SMITH.

PLAN AS PROPOSED

1:50 1:100 1:200
FEB-11
FB11-001/1
B.GILHAM.

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