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

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422 1977.

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.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

RAINWATER GOODS
P.V.C. rainwater goods 115 half round gutters and 68mm diameter downpipes.

SURFACE WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. piped flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

GROUND FLOOR CONSTRUCTION
65mm sand/cement screed on proprietary 50 mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene dpm on 100mm concrete oversite on minimum 150mm, maximum 600mm well blinded and compacted hardcore. Wall dpc to lap floor dpm by a minimum of 50mm

WALL CONSTRUCTION
275 mm cavity walls to consist of:-
100mm face brickwork (see site plan for details), 75mm cavity to be filled with Instafibre blown fibre cavity wall insulation in accordance with BBA Certificate no's 88/1976, 89/2294 & 91/2668, or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 100mm sand/cement render and skim finish.

HABITABLE ROOM TRICKLE VENTILATION
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm^2

CONSTRUCTION WALLING
100mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

JOINERY
All coded joinery as stated in Schedule or marked on plan by
(OC) denotes items handed. All windows to be double glazed sealed units except to garage.

ROOF CONSTRUCTION
Concrete interlocking roof tiles (see site plan) on 38 x 25 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 BS5268 Part 3, 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 noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

ROOF VENTILATION
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

LINTELS
All coded lintels or stated in Schedule or marked on plan to be by
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 approx. 450mm c/c.

FASCIA AND BARGEBOARDS
To be 25 x 175mm PSE with 6mm groove to accept 6mm thick exterior grade plywood soffit.

HEADER TANK SUPPORT
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

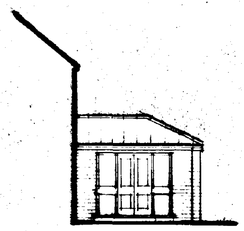
CEILINGS
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 6mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

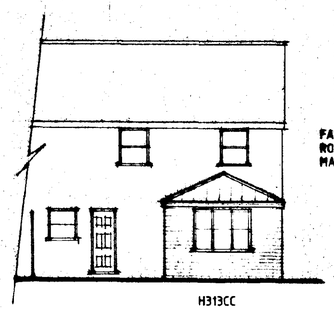
ROOF INSULATION
To roof spaces provide proprietary 200mm thick insulation laid as 100mm between joists and 100mm across joists. Ensure a gap of 50mm between roof underfelt and quilt at all times

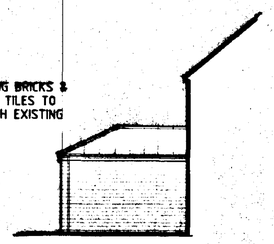
ROOF/WALL ABUTMENTS
Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

REVEALS
Ensure the path through all window and door reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m^{2}K. also at every closure of cavity provide d.p.c.

NEW/OLD WALLING
Where new walling meets old provide proprietary vertical flexible wall starters.


FCP240/R
FCDDR8D
SIDE


H313CC
REAR



SIDE

BOULTON & PAUL JOINERY OR SIMILAR APPROVED

LG. LL/S LINTELS OVER EXTERNAL OPENINGS

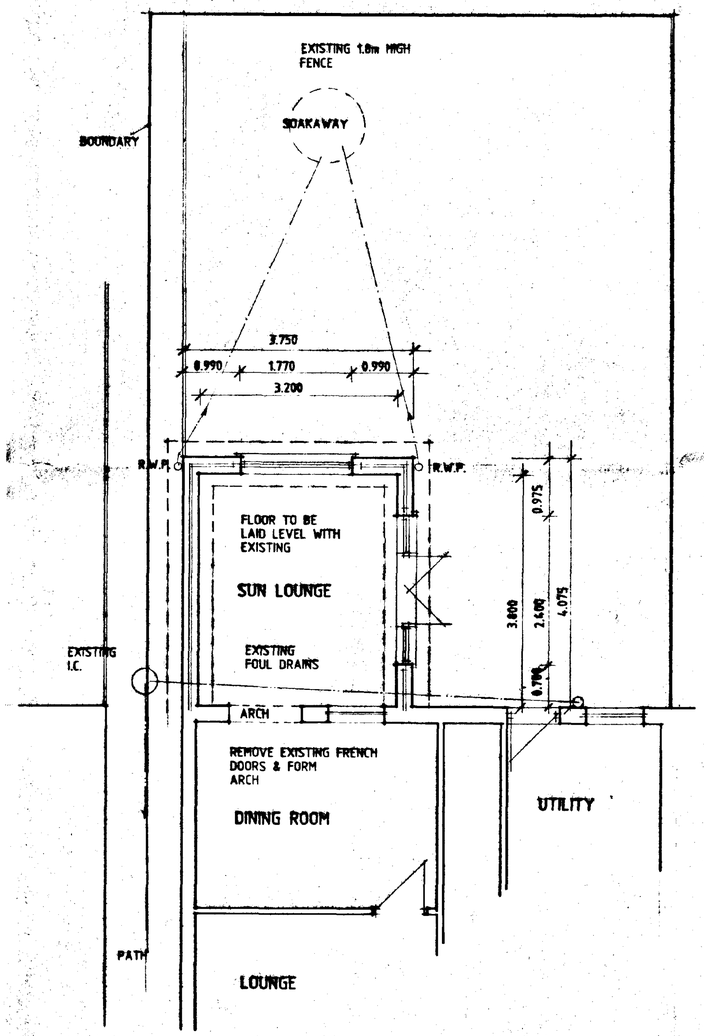
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The Contract Contractor to be check all dimensions on site and report discrepancies to the Architect.

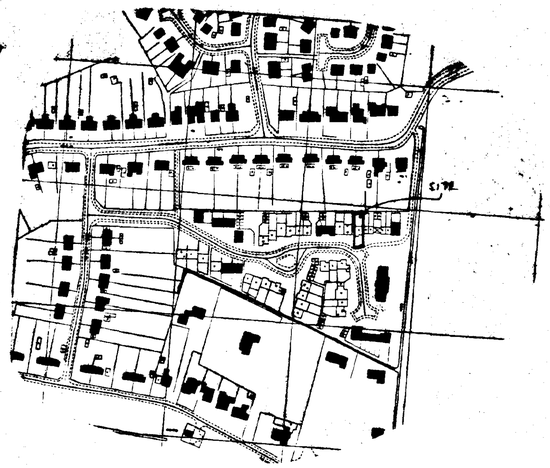
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects on that design amendments may be considered.

Planning note: This drawing is not a conveyance drawing.

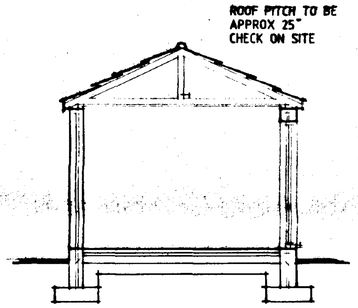


FLOOR PLAN





LOCATION PLAN



SECTION

SOUTH HOLLAND DISTRICT COUNCIL
05 MAR 1996
Ref: 0203/96

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO
49 CORNFIELDS, HOLBEACH
FOR

MR. & MRS. I. FORMAN

1:50 1:100
1:2500
771885/1
FEB-96
B.GILHAM.

DETERMINED PLAN

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