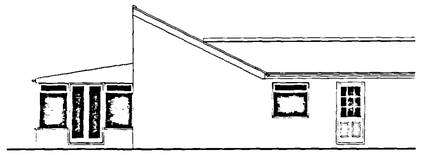
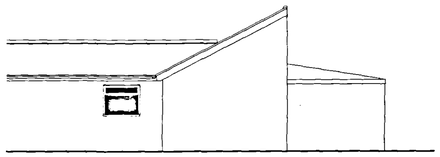


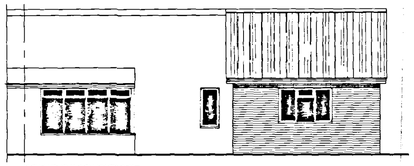
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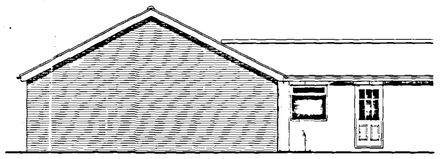
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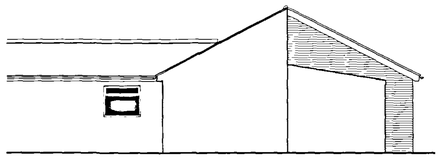
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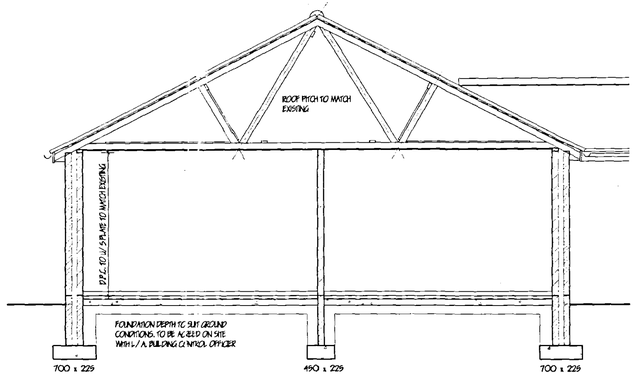
SOUTH ELEVATION PROPOSED



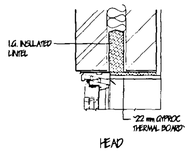
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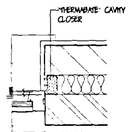
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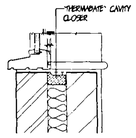
SECTION



HEAD

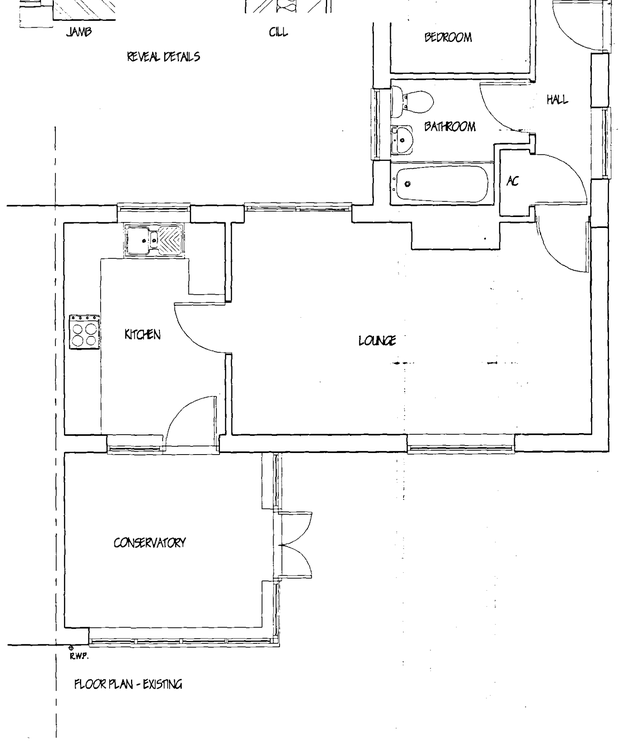


JAMB

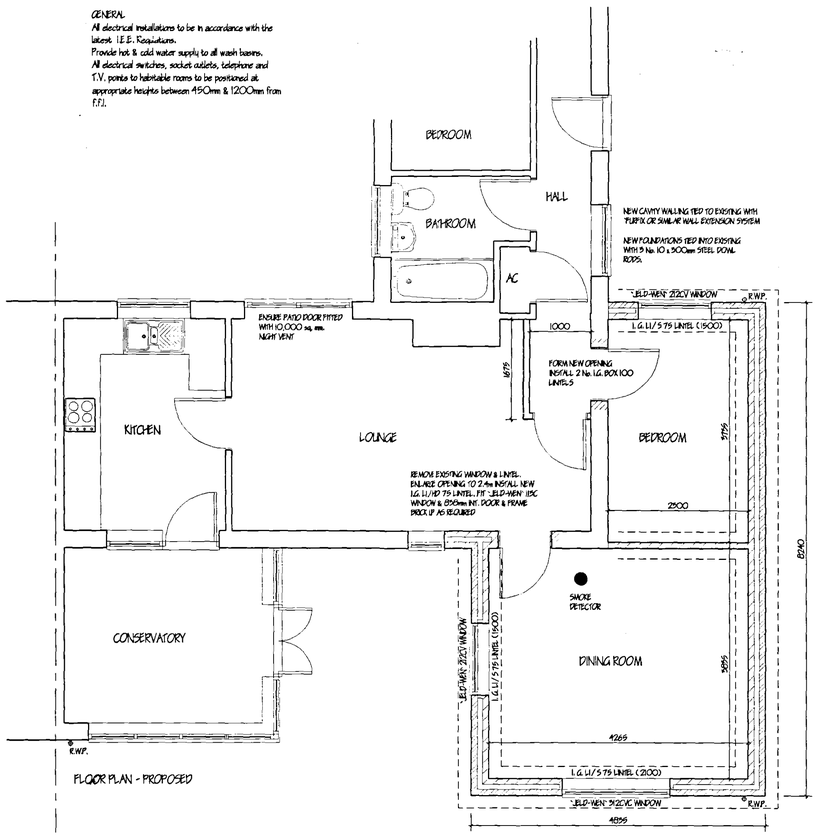


CILL

REVEAL DETAILS



FLOOR PLAN - EXISTING



FLOOR PLAN - PROPOSED

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more that one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

LIGHTING.
To Bedroom provide energy efficient light fittings capable only of taking lamps having a luminos efficacy greater than 40 lumens per circuit.
External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminos efficacy greater than 40 lumens per circuit.

GENERAL.
All electrical installations to be in accordance with the latest I.E.E. Requiatuns.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 60mm 'Celotex GA2060' insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete over site:
Concrete mix GEN4 to B.S. 5328: pt 1991: 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 285 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5328: pt 1991. All foundations taken down to bear on load bearing stratta min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimun depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 950 foundation.

LINTELS.
All lintels to be manufactured by Messers. I.G. Cookes LI/ S 75 and LI/ HD 75 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Bat tape. Provide Perp-end weep holes and stop ends to cavity tray

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

GLAZING.
Double glaze property throughout with timber/ p.v.c.u windows (minimum 16mm air gap to all units with Low 'E' 0.1 Glass) max 'U' value 1.9 W/ sq.m. K. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000mm sq.

HOT WATER AND SPACE HEATING.
Upgrade and extend existing system as required. Ensure timer switch, suitable zone and boiler control interlocks, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage cylinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to B.S. 5422:2001.
Heating Engineer to provide L/ A. Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure catagory as detailed in B. S 6399, Pt 2. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988.
TRUSS CALCS TO BE SUBMITTED TO L/ A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch to match existing.
Approx. 27.5 deg. CHECK ON SITE 38 x 100 ridge node binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at min. 1.5m c/ c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air vent and fly proof screen: All structural timber to be min. SC3 grade, stamped 'CE' or 'TP' to site moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: At roof intersections overlap new sarking felt minimu 600mm over existing. At wall/ roof abutmet provide 150mm high code 4 lead flashing.

CEILINGS.
Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over Joists to provide max. 'U' value of 0.16 W/ sq.m.K. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 nogores to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastening & draught seal all round

WALLING.
285 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 85 cavity build into cavity. Pritherm cavity wall batt, insulation bearing in accord. with makers instructions and agreement cert' No.84/1268 & 86/1684. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 750 horizontally and 450 vertically, to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: All work to be carried out in accordance with BS Code of Practice 121 Part 1:1973. External walls to have max. 'U' value of 0.35 W/ sq.m.K : Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/ C render and 3mm skim. Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

ref.	revision	date

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Project
EXTENSION & ALTERATIONS.
20 MARSHLAND DRIVE.
HOLBEACH.
SPALDING. LINC'S.

SHDC Development Control
19 AUG 2003

Client
MR. & MRS. A. CHURCH.

102S103

Drawing
FLOOR PLANS/ SECTION/ ELEVATIONS.

Job Ref.	Drawing No.
761-03	01
Date: AUG '03	Drawn: GRM

Scales
1:50 1:100

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All materials to be new unless otherwise stated and all components and materials are, to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Whereby it will continue to supersede British standard specification of brick, architects of the Employer / Client to ensure that the selected contractor is competent and adequately insured for the works and that he complies with the 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 an Independent Planning Supervisor will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.