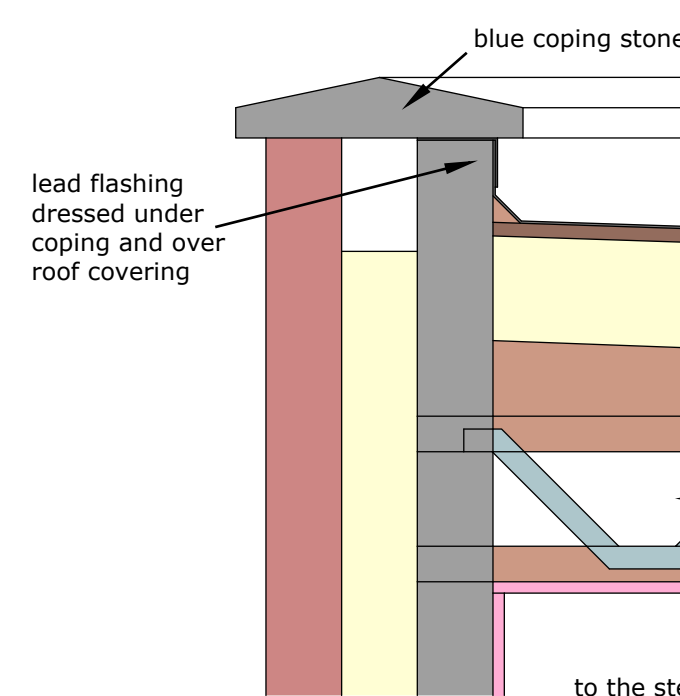
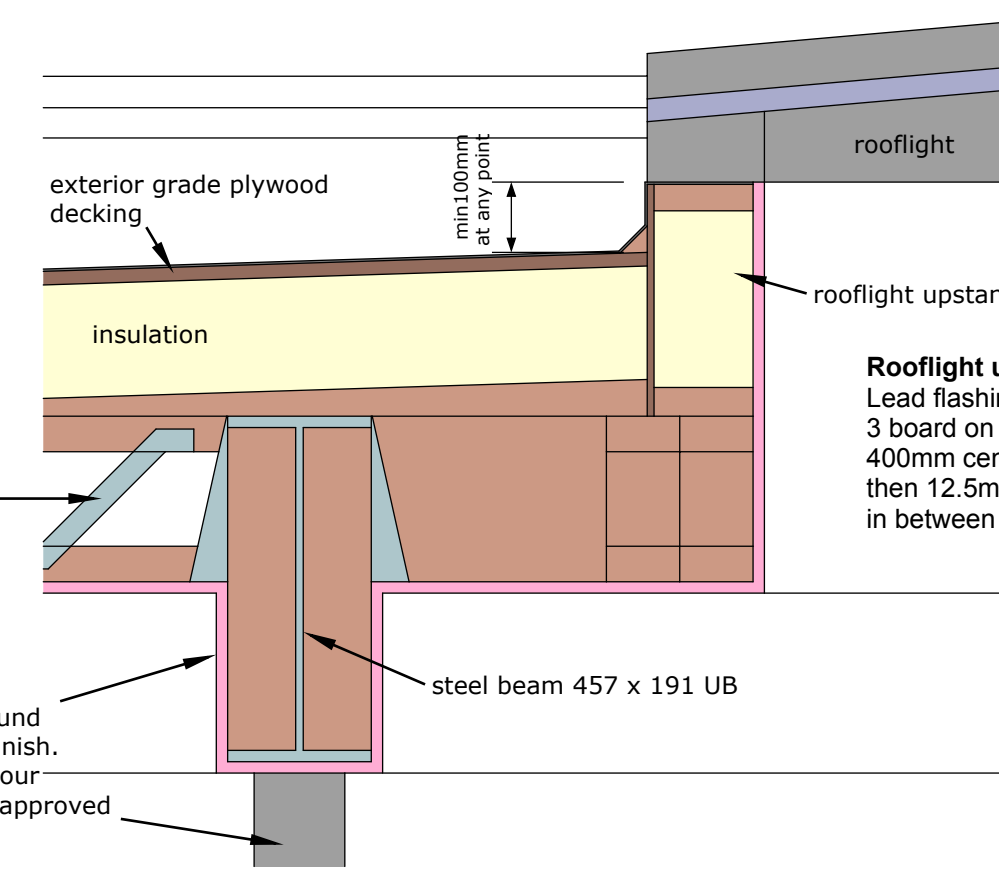


SECTION THROUGH



PARAPET WALL DETAIL



ROOFLIGHT AND MAIN STEEL BEAM DETAIL

Hot water & Heating etc. :-
Extend wet radiator system. Radiator positions to be as directed, all radiators or underfloor heating to be fitted with thermostatic valves. Heating engineer to provide a suitable commissioning certificate in accordance with that published as part of the benchmark code of practice upon completion (which is to be forwarded to the Building Control). It is not recommended to have thermostatic valves fitted in the room served by the room thermostat. Heating controls: Room thermostat, Cylinder thermostat and Programmer. Heating and hot water system to be fitted with flow controls e.g.: motorized valves, electrically controlled with boiler and pump to prevent unnecessary boiler cycling. Heating engineer to provide a suitable commissioning certificate in accordance with that published as part of the benchmark code of practice upon completion (which is to be forwarded to the Building Control).

Flat roof construction: -
Polyroof lead look a like covering or similar approved on 18mm exterior grade plywood on 150mm celotex insulation on 100mm to 0 treated softwood firrings on 97 x 219 easy joists at 600mm c/c.
Create all necessary tilting filets etc. At the existing wall provide suitable wall hangers to carry the easy joists. At new wall positions build in to the wall. The easy joists design calcs are to be passed on to the Building Control prior to erection on site.

Preparation: -
Carefully remove all existing outbuildings (including outside wall) and the lean to. Retain as many of the bricks as possible for re-use. Break out the concrete yard and remove (re-use if possible for hardcore) and reduce levels accordingly.

DPC's :-
All openings to be formed with subframe cavity closers. DPC minimum 150mm above ground level to be lapped to ground floors DPM minimum 50mm. To lintels above openings on external walls provide suitable DPC cavity tray over lintel with stopends and at least 2no. catnic or sim. Weepholes in brickwork per opening not more than 450mm apart.

Underground drainage from property: -
As existing. Use existing system.

Walling (to achieve U Value 0.28W/m²K):
 300 x 330 cavity walling to consist of face brickwork to BS 3921: 1974 for
 clay bricks and BS 187: 1978 for calcium silicate bricks; 100 or 130
 cavity; built into cavity Knauf Dierchem 32 wall batts insulation
 boarding in accordance with makers instructions and agreement
 certificate (BS 333: 1978) to provide 100 or 130mm of rigid
 cavity walls tied together using suitable stainless steel wall ties set 750
 horizontally and 450 vertically to BS 1243: 1978 wall ties positioned at
 300 vertical centres at all unbonded closures of cavity (within 225mm):
 cavity walling with "Thermabatt" preformed closed and provide bitumen
 felt to BS 1243: 1978 to inside wall that requires to provide 12mm
 plasterboard with skirting finish to BS 6841: 1976. Moisture proof
 to be installed in brickwork and blockwork in accordance with BS: 5628, part 3,
 1985 and manufacturers own design considerations.

Ventilation :-

Natural ventilation area of windows (purge) to offer at least $1/20^{\text{th}}$ of room floor area if the window opens at least 30 degrees to the closed position. Alternatively to offer at least $1/10^{\text{th}}$ of room area if the window opens at least 15 degrees to the closed position.

Mechanical extractor fans to be provided to :-

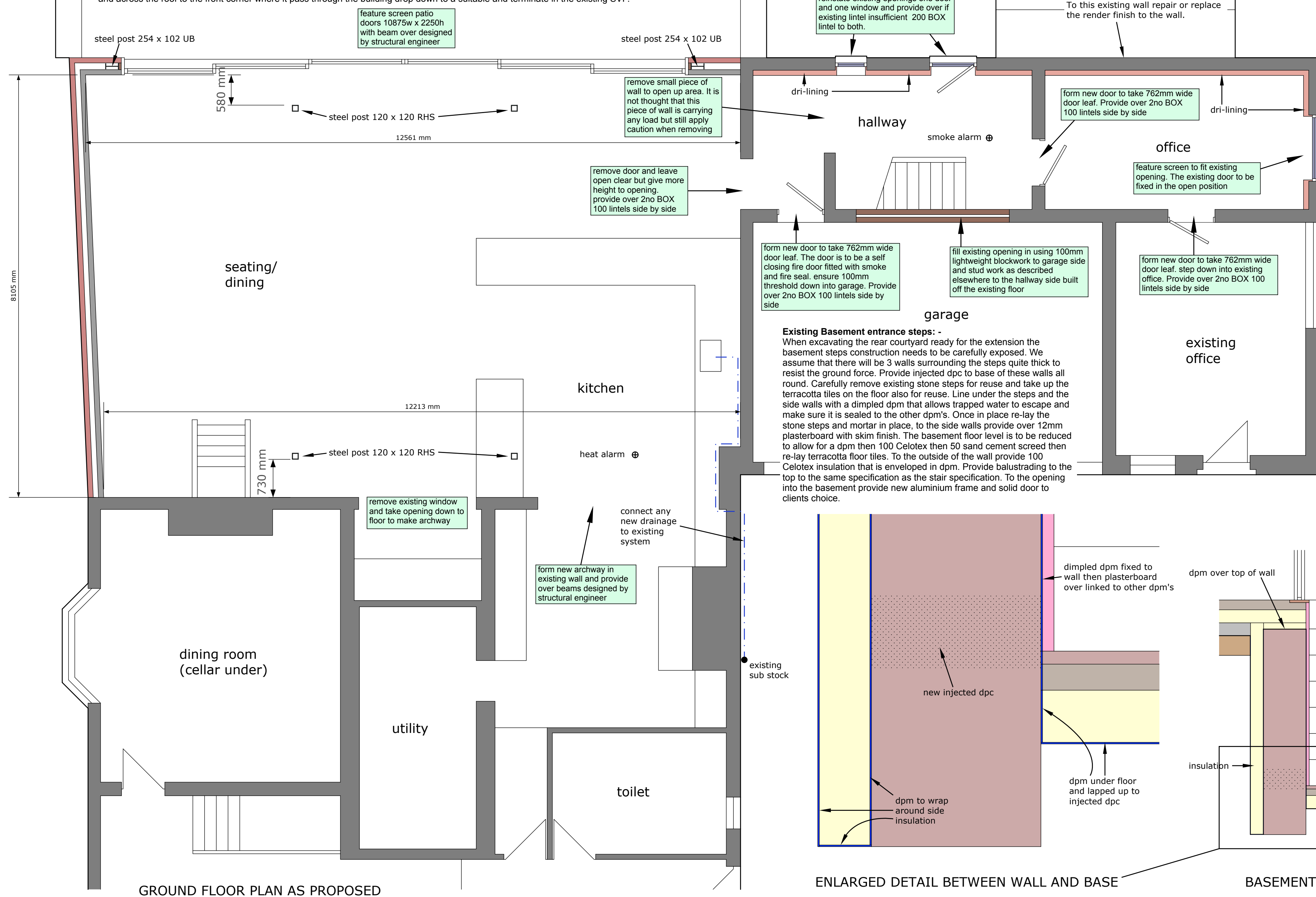
- Kitchen offering 60 litres per second or cooker hood offering 30 litres per second.
- Utility room 30 litres per second.
- Bathroom / ensuite offering 15 litres per second.

The flow rates of the extract fan must be tested and results passed to SHDC Building Control to show compliance that the extraction rate is adequate for the room. Where mechanical extractor fans are fitted in rooms with no natural ventilation, provide fans that have 15 minute overrun that may be operated intermittently. Background ventilation is to be provided by trickle ventilators to tops of windows unless stated otherwise. Use trickle ventilators offering 8000mm² per window head. Ensure enough ventilators are provided to satisfy this requirement and wherever possible try and provide ventilators on opposite sides of the building to promote cross ventilation. Also ensure all doors have a 10mm gap underneath door to floor finish.

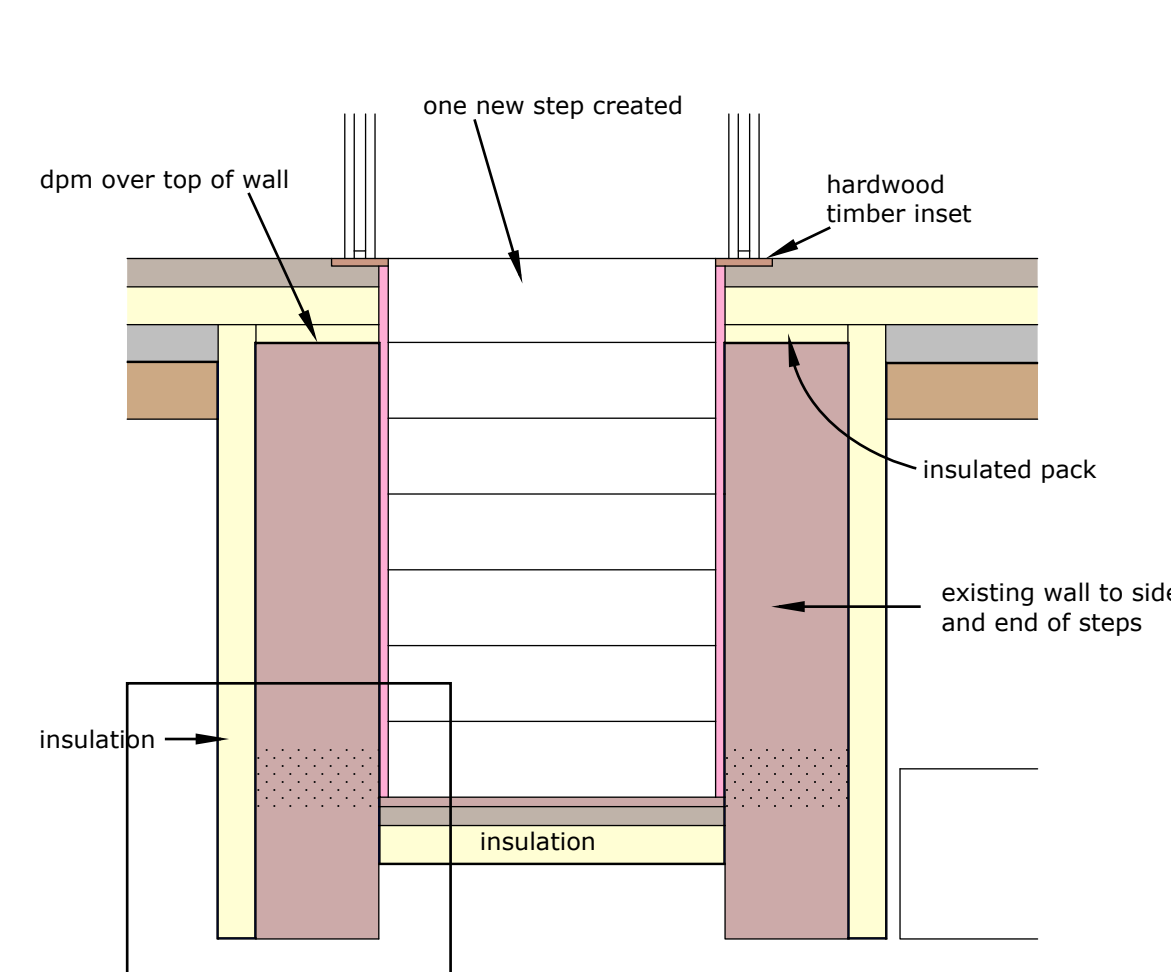
Wall tiling: -
Provide and fix in new bathroom and ensuite to walls and window cill, kitchen window cill and over work tops ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

Protected glazing areas: -
Provide toughened glass to BS6206 (1981) to following areas. To all windows within 800mm of finished floor level. To all door glazing within 1500mm of finished floor level. This also applies to side screens within 300mm of door. Protected glazing to be permanently marked with BS kite mark.

Above ground drainage:-
To be UPVC push fit by an approved manufacturer. 40mm diameter waste from wash hand basin, shower, sink, 50mm diameter from bath and 110mm diameter from WC. All traps to be 75mm deep seal. All pipework etc. to be accessible throughout their runs for cleansing, repair and replacement.
Shower floors to be raised minimum 150mm. Provide anti-siphon traps to appliances if the pipe run exceeds that shown in diagram 3 page 5 of approved document H. The sink to the kitchen is to terminate into the existing stub stack. The upstairs ensuite will have within them a Saniflo industrial standard macerator that all the items within the ensuite will terminate into. The Saniflo will then pump the dirty water up into the roof void via a 50mm flexible pipe and across the roof to the front corner where it pass through the building drop down to a suitable and terminate in the existing SVP.



ENLARGED DETAIL BETWEEN WALL AND BASE



BASEMENT ENTRANCE DETAIL

PROPOSED EXTENSION AND ALTERATIONS TO THE YEWS SPALDING ROAD PINCHBECK for MR A KENNEALLY

GROUND FLOOR PLAN & DETAILS

$$\frac{1}{50} \quad \frac{1}{20}$$
$$\frac{1}{10} \quad \frac{1}{5}$$

23/12/15

J044-BR 4

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SEE your design. Imagine no longer how it looks. SEE how it looks

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DO NOT SCALE FROM THIS DRAWING