SOAKAWAYS
All rainwater to discharge into soakaways and to be min of 5m from any building & a min of 1m³ filled with rubble to within 450mm of external ground level Overlay rubble with polythene sheet and backfill with clean topsoil Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

RAINWATER DRAINAGE
White uPVC guttering and downpipes to clients approval Falls for guttering to be 1:600 and brackets fixed at max 2m ctrs Downpipes to be connected into underground drains via reducing adapter Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surrounds laid to 1:100 falls to new soakaway Soakaway specification detailed elsewhere

TIMBER WALL PLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall Timber to be SC3 grade and use a min length of 3m and half-lap plates at joints and corners Provide anchor straps as described in notes elsewhere

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no fixings per strap

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC "Hyload" or similar approved to all walls in accordance with BS 6515 and set min.150mm above all external ground levels DPC in walls must be linked / lapped with DPM in ground floor Provide performed cavity wall trays above windows & doors with weep vents at a max of 2m centres with a min of 2no per opening

EXTERNAL WALLS
All external walls to be 285mm overall thickness comprising of:
-100mm Brickwork to match existing
-85mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses Insulation batts should be kept clean and free from mortar droppings, all joints should be closely butted. Any cutting and fitting should be neatly done and not distort the layers of glass wool which comprise the material. All DPC's should be installed to ensure that penetrating water is directed only to the outer leaf
-100mm Hemelite internal blockwork
Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall bea
External wall to achieve a min 'U' value of 0.35w/m²K.

WINDOWS & DOORS
All windows to clients requirements based on styles shown on elevations Fit with 4000mm² trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturers recommendations Patio doors to be fitted with 10000mm² ventilators Opening vents to give 1/20 th of floor area rapid ventilation to all rooms All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm at ground level to have toughened glass in accordance with Section N of the Building Regulations and BS6206 class B All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a soft Low 'E' coating on glass inner pane to achieve a min 'U' value of 2.0 w/m²K Note all windows to have a perimeter weatherseal both internally and externally and to be fully draught sealed. Provide frosted glass to all Bathroom, W.C's and En-suite windows Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min 10mm to avoid cold bridging Provide reconstituted stone subcills to windows as shown Subcill to clients approval Ensure subcills are fully protected throughout duration of building works

Close all cavity walls at jambs with Thermabate or similar approved Insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x ...mm wide (to equal cavity width) at jambs and cills of all openings in masonry cavity walls. Secure with the proprietary clips provided at maximum 500mm centres. Ensure that closers fit tightly to each other and to the lintel. The closer at the jamb must completely lap the closer at the cill.

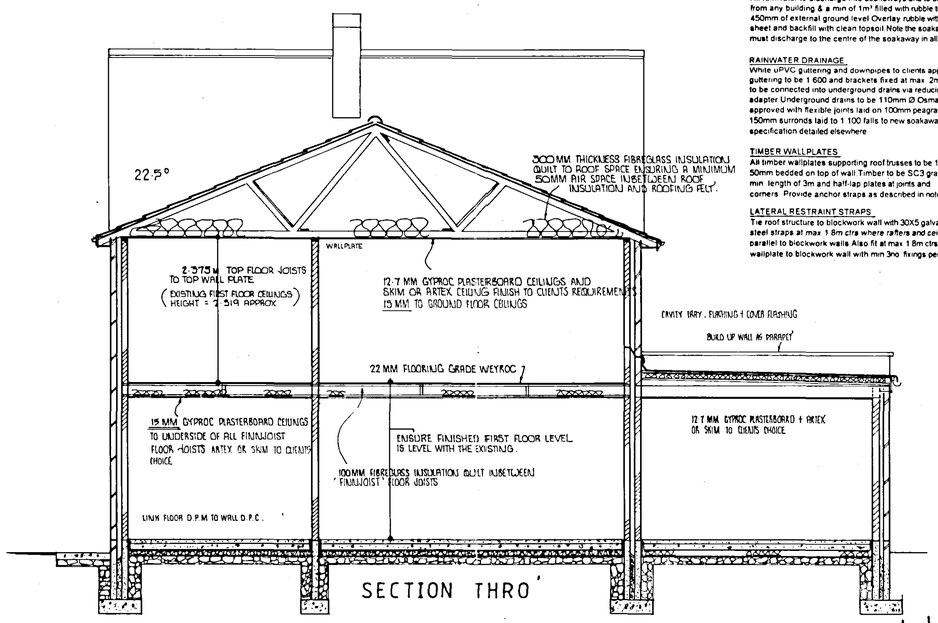
MORTAR
All mortar to be 1:1:1 sand:cement:lime or equally approved and to be a consistent colour throughout duration of contract Finish mortar joints as agreed with Client on site.

WALL TIES
Stainless steel cavity wall ties to BS1243.1978 To be built into cavity wall as works proceeds and spaced at 750mm centres horizontally,450mm centres vertically and 300mm staggered around all openings Ensure wall ties are level or at least sloping to the outside leaf Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings

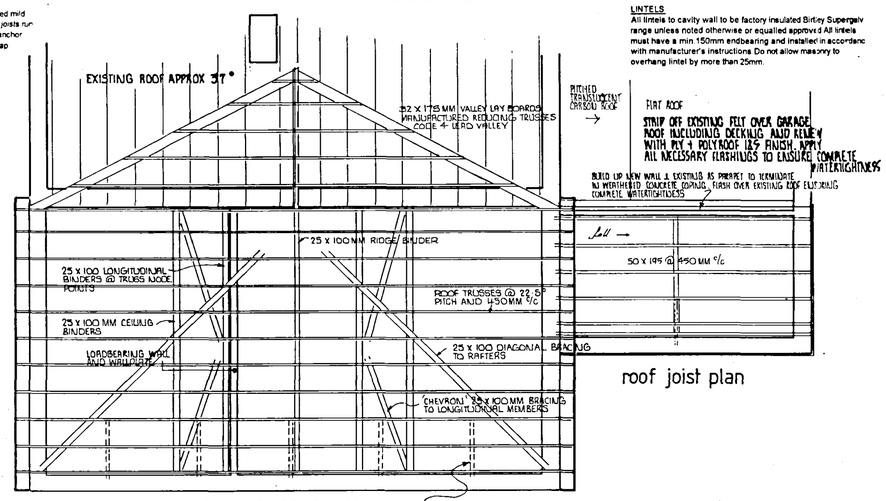
LINTELS
All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equalled approved All lintels must have a min 150mm endbearing and installed in accordance with manufacturer's instructions Do not allow masonry to overhang lintel by more than 25mm.

FLAT ROOF CONSTRUCTION: "WARM ROOF": (DESIGN FALL APPROX 1:40)
POLYROOF 12.9 WITH ASSOCIATED TRIMS; COVER FLASHINGS; FILLET TRIMS; DRIP TRIMS ETC & RE-INFORCEMENT WHERE REQ'D ON MECHANICALLY FIXED HIGH QUALITY BCX WBP EXTERIOR PLYWOOD 18 MM THICKNESS ON 70 MM THICKNESS "CELOTEX" INSULATION (PRODUCT CODE GA2070) INSTALLED IN STRICT ACCORD. MANUFACTURERS INSTRUCTIONS. INSULATION ON 200 Ø VAPOUR BARRIER ON HIGH QUALITY BCX WBP EXTERIOR PLYWOOD DECKING (18 MM) ON 100 MM TO 10 MM TREATED TIMBER S.W. FIRRING PEICES ON 50 X 195 MM SC3 GRADE TIMBER JOISTS AT 450 MM c/c INCL. TREATED TIMBER BATTENS AT PERIMETER EDGES WHERE NECESSARY, MIN 50 X 50 MM LOGGINGS INSTALLED BETWEEN JOISTS AS NECESSARY TO ENSURE FULL SUPPORT TO DECKING. BEAM INFILL BETWEEN JOISTS, MIN 100 EXTD BEARING + ENSURE SOLID OR HERRINGBONE STRUTTING AT MID SPANS. PROVIDE ANCHOR AND LATERAL RESTRAINT STRAPPING AS SHOWN ON PLANS (30 X 5 MM GALV. M.S.)
FORM ALL NECESSARY TILTING FILLETS

PARAPET WALLING TO INCLUDE D.P.C. + CAVITY TRAYS TO EXTERNAL INCL. WEEPHOLES AT 900 MM c/c ONCE WEATHERED RECONSTITUDDED STONE COPING.
FORM ALL NECESSARY FLASHING AT WALL ABUTMENTS INCL COVER FLASHINGS. DRESS POLYROOF OVER FILET



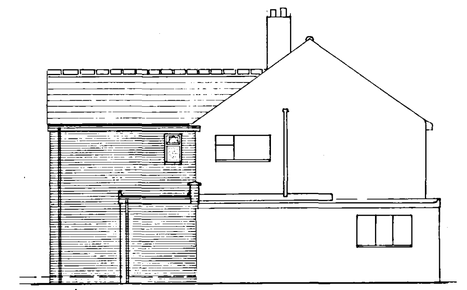
SECTION THRO'



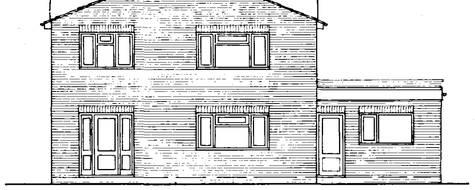
ROOF TRUSS PLAN

roof joist plan

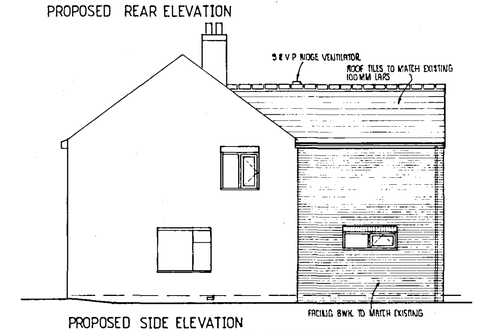
DOTTED LINES DENOTE 30 X 5 MM LATERAL RESTRAINT STRAP POSITIONS PLUS LOGGINGS INBETWEEN TRUSSES @ STRAP POSITIONS INCL PACK.



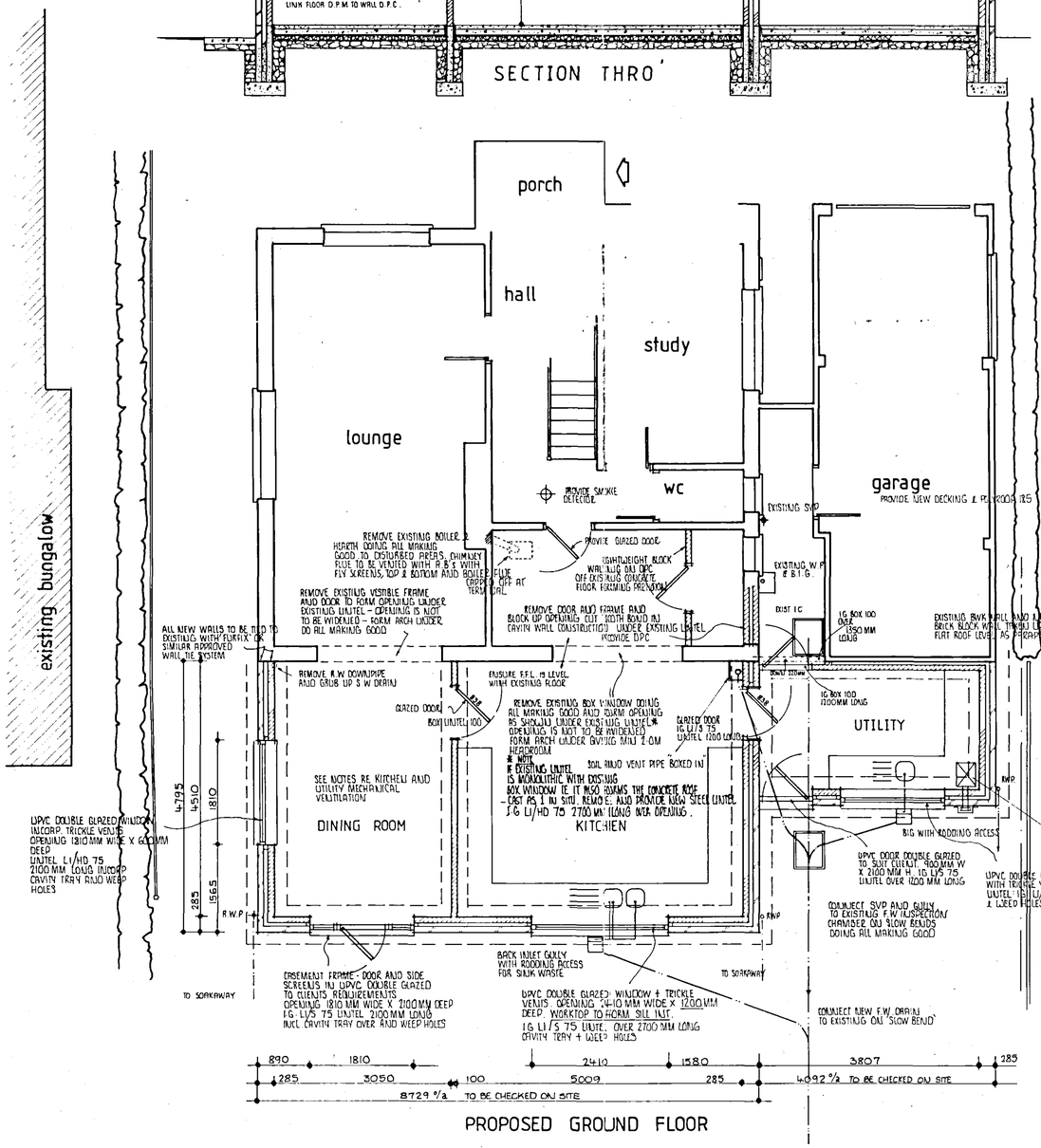
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR

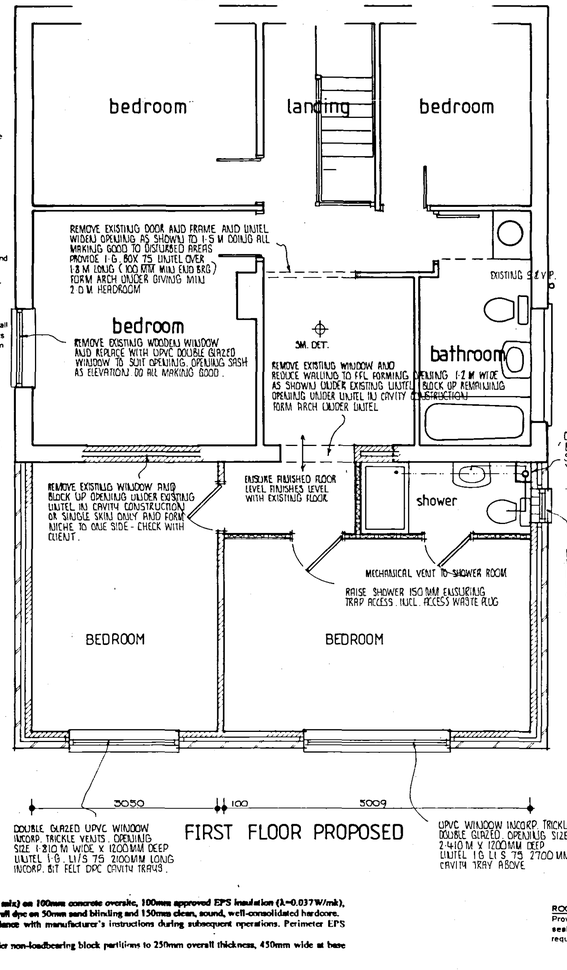
WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes
W.C=100mm ø Multiswk or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed cap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m

NOGGINGS
Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings Position of light fittings to be advised by client on site.

INTERNAL JOINERY SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

ACCESSIBLE SWITCHES & SOCKETS
In order to use the dwelling more easily by all persons then wall mounted switches, sockets TV sockets, telephone jack points and door bells ..... etc should be positioned between 450mm and 1200mm from finished floor level Door bells & light switches to be fitted 1200mm from FFL and the remainder 450mm from FFL



FIRST FLOOR PROPOSED

ROOF / LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and ø 38mm brass bolt or to clients requirements

FLOORS U-value = 0.16W/m²k
Ground Floor: 50mm cement/sand screed (1:3 mix) on 100mm concrete oversite, 100mm approved EPS insulation (λ=0.037W/mk), 1200 gauge polythene dpm well lapped with wall dpc on 50mm sand blinding and 150mm clean, sound, well-consolidated hardcore. All EPS joints taped and protected in accordance with manufacturer's instructions during subsequent operations. Perimeter EPS insulation to screed depth.
Note: Cast floor slab to be thickened out under non-loadbearing block partitions to 250mm overall thickness, 450mm wide at base with sides tapered outwards at 45°.

SHDC
Planning & Development
02 JUL 2004
Ref: 0907/04

DETERMINED
PLAN

ISSUE	DESCRIPTION	APPR'd	DATE

PODDINGTONS
Architectural Design Consultants
Est. 1969
Unit 7, The Flaxmill, Flaxmill Lane, Pinchbeck, Spalding, Lincs.
Tel. (01775) 720868 Fax. (01775) 720877

Client.
MR.S.LARNER & MRS LARNER-PEET

Project:
PROPOSED REAR TWO STOREY EXTENSION TO 23 WARDENTREE LANE PINCHBECK SPALDING LINCS

Drawing.
FULL

Drawn	Scale 1:50 1:100 1:50 1:2500	Date.	Checked.	Approved.
DWG. No. 3184 2			ISSUE.	