GLAZING.
All glazing to be low - e type glass with 16mm air gap (Pilkington k-glass or equivalent).
To be in accordance with Part N1 Building Regulations and BS 6206: 1981.
All glazing to internal doors where fitted to be toughened / laminated safety glass.
All glazing to external doors to be toughened / laminated safety glass except solid doors incorporating small glazing area not exceeding 250mm width and 0.5m area e.g. cottage style.
Patio and French doors to be fitted with safety glazing.
Double glazing to all external doors and windows.
Each safety glazed panel to incorporate the British Standard Kite Mark, as means of identification.

Foul Drains

250 ⌀ PVC I.C. where depth is less than 600
450 ⌀ PVC I.C. where depth is less than 1000
Bed & surround I.C. with 100mm of pea gravel.
Where not in footpath set cover & frame in concrete slab.
100 ⌀ PVC drains flexible jointed with 100mm of pea gravel bed & surround & laid between 1 in 40 & 1 in 80 fall. Where pipes have less than 600mm of cover provide paving slabs as bridging over pea gravel.
Where drains pass through walls provide 65mm thick prestressed concrete lintels over & mask both sides of opening with rigid sheet material to prevent ingress of vermin.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM
Contractor to submit a cetificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and SHDC building inspectors. A suitable certificate should be one published as part of the Benchmark Code of Practise for Installation, Commissioning and Servicing of Central Heating Systems, a blank copy may be included within the boiler manufacturers installations instructions or from C.H.I.nformation Council on Tel no. 01905 423 264

285mm cavity wall construction to comprise: -
100mm facing brick (to B.S. 3921: 1974 for clay brick, B.S. 187: for calcium silicate brick).
85mm dritherm insulation to cavity.
Inner leaf to be 100mm Tarmac Toplite or similar approved insulation blockwork.
13mm s/c render and skim to internal face.
Provide galvanised or stainless steel wall ties to B.S. 1243: 1978 installed at 750mm ctrs. Max. Horizontally. 450mm ctrs. Vertically. Ties at 225mm ctrs. Max. Vertically within 225mm of reveals at unbound jambs to all openings.
Cavity to be closed at all openings and in roof space incorporating horizontal and vertical D.P.C.'s Damcor insulating vertical D.P.C.

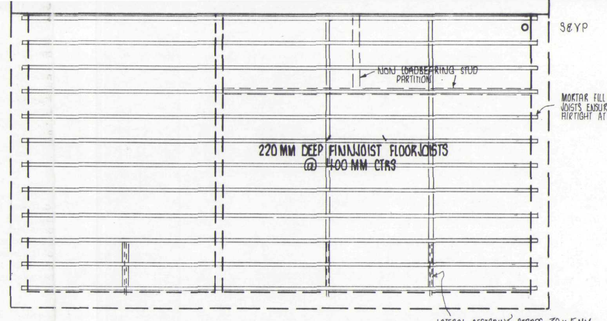
WALLING BELOW D.P.C.
Any brickwork below d.p.c. level to be F. L. quality.
Class A blockwork to be used below d.p.c. to B.S. 6073
Below ground to be celcon Trench Block.
Provide lintel to wall where penitrated by services.
Provide horizontal d.p.c. at 150mm min. above finished ground level.
D.p.c. to be continuous and lapped with d.p.m.
Lean mix to cavity to terminate 225 below lowest d.p.c. level.

DAMP PROOF COURSE.
To be from 2000 gauge black polythene to BS 6515 or bitumen based to BS 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutments, flexible cavity trays are to be used and are to rise 225mm up the cavity. Flues to be provided with a d.p.c. at their junction with the roof by the use of 3 courses of clay engineering brickwork to BS 3921 laid to break bond and bedded and jointed with mortar.

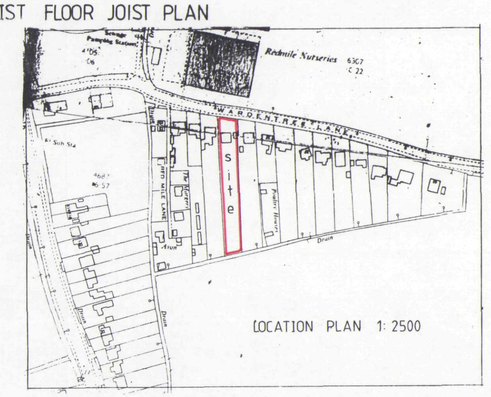
SMOKE DETECTION - PART B BUILDING REGS 1991 * SD

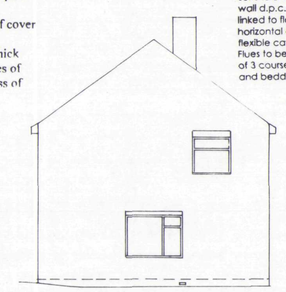
Mains operated self contained smoke alarms to BS 5446: PART 1 to be installed in circulation areas within 7m of doors to high fire risk rooms and within 3m of bedroom doors. Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in others. At least one smoke alarm to be installed to each story containing accommodation, all to be interconnected.
Self contained alarms to be permanently wired to a separately fused circuit at distribution board. Installation to conform to IEE wiring regulations.
Fixing of smoke alarms should be not less than 300mm from any wall or light fitting. Where wall mounted units are installed they are to be at a height between 150mm and 300mm below the ceiling. Positioning of smoke alarms must facilitate routine maintenance.
Occupants of dwellings to be provided with information on use of equipment and its maintenance.

FIRST FLOOR CONSTRUCTION
22 MM WEYROC FLOORING GRADE BOARDS ON 220 MM DEEP FINNJOISTS @ 400 MM c/c (CONSULT FINNFOREST 01205 362461 OR LOCAL DISTRIBUTOR) JOISTS TO BE LAYED IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS AND INSTRUCTIONS, FINNFORREST FLOORJOIST LAYOUT DRAWING AND CALCULATIONS TO BE SUBMITTED TO LOCAL AUTHORITY BUILDING CONTROL FOR APPROVAL BEFORE LAYING.
100 MM FIBREGLASS INSULATION BETWEEN JOISTS. 15 MM GYPRAC PLASTERBOARD CEILINGS TO U/S FINNJOISTS



FINNJOIST FLOOR JOIST PLAN

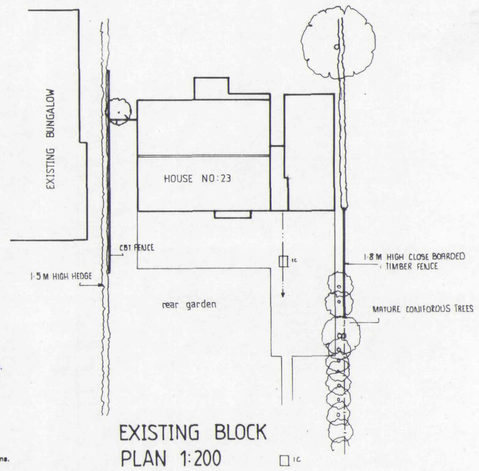




EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



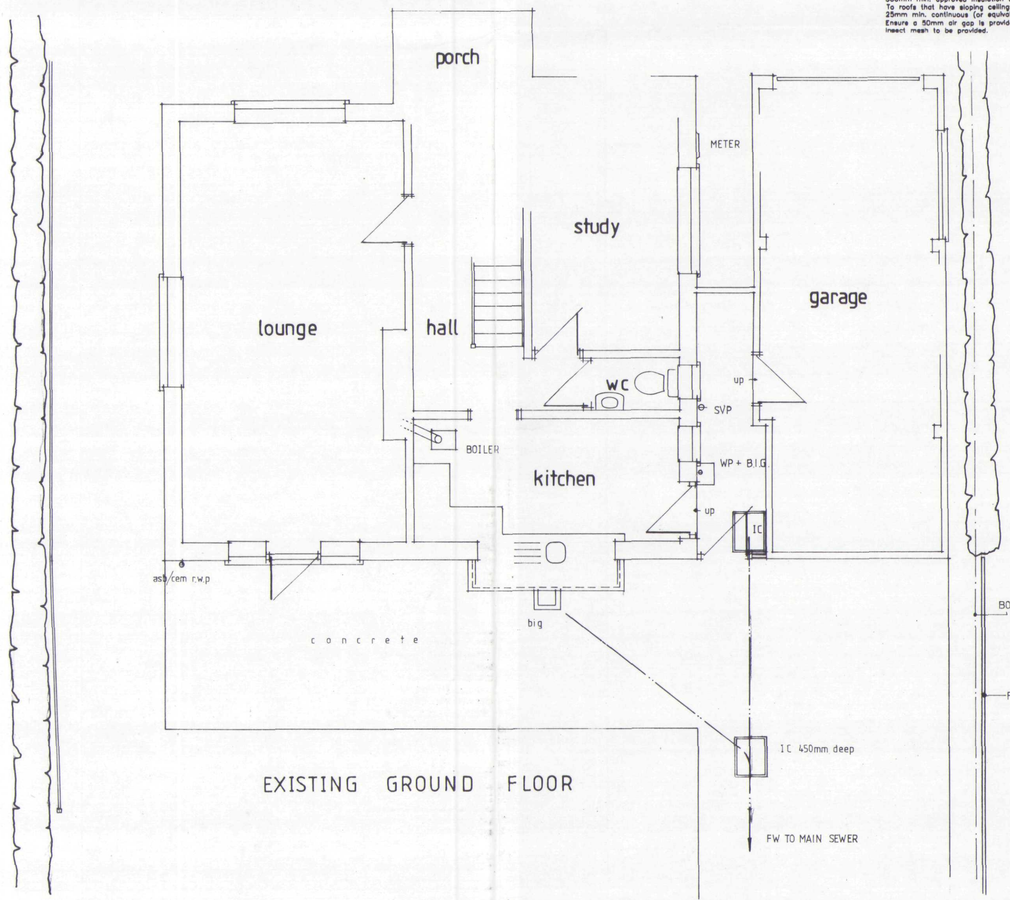
EXISTING BLOCK PLAN 1:200

LINTELS

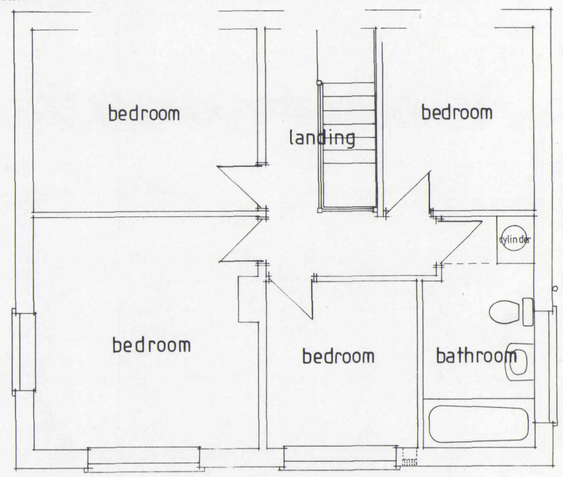
Lintels to be I.G. galvanized steel lintels to BS 5977, insulated as standard.
Selection and installation to be in strict accordance with manufacturers instructions.
Provide 150mm-min. end bearing to all lintels with bit. Felt d.p.c. Cavity tray provided in accordance with BS 5628 PART 3: 1985 to all external wall conditions except where protected by eaves overhang.
Internal lintels to be I.G. internal type 1200 for openings not exceeding 1000mm, unless box lintel 100's stated on plan. Provide stop ends to all cavity trays + weep holes @ 675mm c/c.

ROOF CONSTRUCTION
Concrete interlocking tiles to be of suitable type for pitch and installed in accordance with manufacturer's specification.
Installation to be to BS 5534 PART 1: 1978 with tiles laid to 150mm min. head lap. Dependant on tiles.
50 x 25mm preservative treatment s.w. Battens on underfelt to BS 747 felt to be lapped 150mm min.
Trussed rafter roof to be specialist designed and supplied by Twinoplate Ltd
In accordance with BS 5268 PART 3: 1985.
Trusses to be installed at 450mm ctrs. Unless indicated otherwise on roof plan.
100 x 75mm wall plate strapped to walls at 2.0m ctrs. Max..
Using 30 x 5mm galvanised steel straps of not less than 1.0m in length.
Provide 30 x 5mm galvanised steel straps at 2.0m CRTs max.
From rafter and ceiling chord members to gable walls.
Span 3 no. Trusses with noggings and pack not less than 38mm thick and not less than 2 depth of roof truss member restrained.
Bracing is to be in accordance with the BS 5268 PART 3 1985 as indicated on roof plan.
25 x 100mm ridge node binder. 25 x 100mm ceiling binders. 25 x 100mm 45 diagonal bracing sections.
25 x 175mm P.S.E. fascia and bargeboards (where applicable) with 6mm ply soffit.
All timber to be C16 (SC3) structural grade minimum.
Compound trusses to bear on concrete padstones.
Water storage tanks to be installed in accordance with Tech. bulletin no.4. I.T.P.A.
Timber supports members to span 4 no. Trusses.
300mm min. approved insulation quilt to entire roof space.
To roofs that have sloping ceilings provide cross ventilation of insulated roof space with 25mm min. continuous (or equivalent C.S. area) gap at opposing eaves together with 5mm continuous ridge vent.
Ensure a 50mm air gap is provided in sloping ceilings between top of rafter and insulation.
Insect mesh to be provided.

ROOF VENTILATION
Roof ventilation to be achieved via fascia level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 25mm gap (Refer to detail) Provide at both sides of roof to ensure cross ventilation



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR

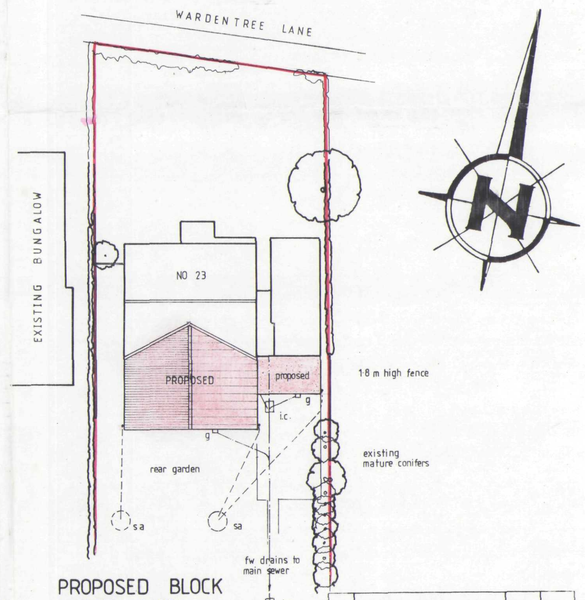
FOUNDATIONS.
Strip all top soil / vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base as agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class.

Any foundation in close proximity to tree's to be deepened in accordance with current NHBC practice 'note 3' and any subsequent amendment.

SUB STRUCTURE WALLING.
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7 n/mm²) in 1:3 cement mortar. Bricks below D.P.C. to be F.L. designation and to BS 3921
1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C. level. Internal 100mm walls below D.P.C. in class 'A' concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to external face of wall.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

HEATING.
Gas fired balanced flue boiler to be installed in position indicated on plan.
Proposed boiler efficiency to be in accordance with table 2SEDBUK rating.

All hot water and heating pipes including cylinder to be insulated in accordance with REQ. L1 Building Regulations.
Where balance flue appliance installed provide durable guard to flue outlet 600mm min. from adjacent openings and corners of building.
Hot water storage system to be vented type.
Hot water storage system to be insulated so as to limit heat loss to 90 W/M of surface area of system to comply with BS 1566: PARTS 1 & 2: 1984 or BS 3198: 1981.
Room thermostat / thermostat valves to radiator installed to control heat output from boiler system.



PROPOSED BLOCK PLAN 1:200

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) 720866 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. ISO 1:100 | 1:50 1:2500	Date.	Checked.	Approved.

DWG. No. 3184 1 ISSUE.