Specification Notes: See Schedule of UPDATED B/REGULATIONS

WINDOW, DOOR & LINTEL SCHEDULE

Position	Window/Frame Ref	Door Ref	Lintel Ref	Lintel Size
1	CLC1113T/CLC213T/CLC113T		L1/HD70	2.400
2	Special 1/8 x 1.95	2/DUREB	L1/ST60	doors 2.100
3	CLA127T		L1/ST60	.750
4	CLN127T		L1/ST60	2.400
5	CLM1153T/FCP120/CLM115T coupled together to form one unit	FCDUREG	L1/HD70	2.400
6	CLC3107T		L1/ST60	2.100
7	CLC2107T		L1/ST60	1.500
8	CLC2810T		L1/ST60	1.200
9	CLM097		L1/ST60	.750
10	PBS90M	2XPT	L1/ST60	1.200
11	CLC1113T/CLC213T/CLC113T		L1/HD70	2.400
12	CLA127T		L1/ST60	.750
13	Special	2/Burley	L1/ST60	2.100
14	CLN127T		L1/ST60	1.200
15	CLC2812T		L1/ST60	1.200
16	CLC3121T		L1/ST60	2.100
17	CLC2812T		L1/ST60	1.200
18	CLX107		L1/ST60	.750
19	CLA107		L1/ST60	.750
20	CLC3127T		L1/ST60	2.100
21	CLC3127T		L1/ST60	2.100
22	CLC2810T		L1/ST60	1.200
23	CLC3127T		L1/ST60	2.100
24	CL113T/CLC2815T/CL113T Coupled together to form one unit-ALL TOP SASH SIZES AS CL113T		L1/HD70	2.550
25	CLC2812T		L1/ST60	1.200
26	CLC2812T		L1/ST60	1.200
27	FN990M -	FLB	L1/ST60	1.200
28	Retractable Up & Over Garage Door - Boric		L1/ST60	2.700
29	Ditto		L1/ST60	2.700
Interior Doors			Interior Lintels	
A	2'6x6'6 Interior Doors with softwood linings		Lintels to 100mm structural block walls	
B	Ditto but 2'3 wide		to be 100mm x 150mm	
C	Ditto but 2'0 wide		reinforced concrete	
D	Pair of softwood glazed & rebated doors 10 panes each door 2'3 x 6'6		with min 150mm bearing with 350mm blockwork above. Lintels to 75mm min load bearing timber sidewalls to be fitted but 70mm x 150mm. Lintels to non load bearing sidewalls to be timber 50mm x 100 mm, nailed together	

Specification Notes: See Schedule of UPDATED B/REGULATIONS

ROOF:- Trussed rafters by Swedish or equal at 600mm centres all to BS5268 Pt3 1985 complete with all runners, lay jointed longitudal bracing and diagonal wind bracing. Fix 5x30x900mm once bent galv straps at max 2m centres to wall plates and 5x30x1200 galv lateral restraint straps to joists and rafters at verge and ceiling lines at max 2m centres. All to span min 3 rafters/floor joists with softwood supporting noggins between structural timbers. To porch provide and fix 2 no. moulded posts on concrete foundations as main description. Fix 200x100 SC4 beams halved over posts and bolted as necessary. Construct mono pitch roof at 25° of 50 x 100 SC3 rafters and ceiling joists at 400mm centres. Fit tank platform with 50x75 and 38x100 bearers with 18mm planked decking. Fit 6mm plywood tilt fillet and soffitt to eaves and ex 25x125 moulded fascia and largeboard as necessary. Fit 25 x 175 lead soakers to valleys. For PVCu 112mm gutters - 65mm downpipe with all sundry fittings needed to fix manufacturers instructions.

ROOF TILES:- Marley Modern (or equal) concrete interlocking tile size 420 x 330 in slate grey laid to 345 gauge (75mm headlap) on 38 x 25 protouiled battens on type 1F reinforced roofing felt. All joints to lap min 150mm. All battens and tiled in accordance with BS5534 Pt1 1990 and wind load data to manufacturers recommendations. Fix fibreglass valley troughs, verge strips, ridge and hip tiles. Cut all tiles as necessary and bed and point all tiles to ridge, hips, valley and verge in sand cement mortar.

LEADWORK:- Fix Code 4 lead flashings to chimney and all abutments. Leadwork to be recessed into brickwork, wedged and pointed in sand cement mortar. Lay engineering brick dpc to chimney and cavity tray with wingdales to abutment as necessary.

INSULATION:- Fix 150mm thick Crown (or equal) fibreglass insulation to roof aspces between rafters to achieve 0.25w/m²k and ensure non-obstruction of free air flow by insulating materia. Fix 100mm fibreglass insulation to walls of timber studwork to bath & shower rooms. To fibreglass surfaces fix 500g polythene vapour barrier (one side only to bathrooms etc).

FIRST FLOOR JOISTS:- All joists to be SC3 deep regulised to equal depth of 220 x 47 wide at 300 & 400 centres. All as detailed on the plan and the Structual Engineers Report. Double joists bolted together to be provided for walls timber to matrasse with additional joist under all timber partition walls which run parallel to joist. Cover with 18mm moisture resistant chipboard T&G decking.

TIMBER STUD PARTITION WALL:- All stud walls to be constructed of 50 x 100 cls (or equal) timber at 600mm vertical centres with sole and headplates and central row of noggins.

FINISHES:- To all room ceilings fix 12.5 mm plasterboard taped and finished with artex to selected pattern. To all timber partition walls fix 12.7 plasterboard with scrim to all joints and apply thistleplaster (board finish) approx 5mm thick. To block walls finish with traditional plaster consisting of sand/cement/lime mortar basecoat and thistleplaster finishing coat. Apply render to abutment between brickwork and windows and door frames. Soffit of front porch to be 12.5 mm ply.

DRAINAGE:- To be 100mm supersleeve clay or similar with 450mm gravel polypropylene inspection chambers bedded on pea gravel and laid to 1:70 gradient (average 1:60) to main sewer. Protect drains passing through walls with concrete lintels with 50mm fibreglass packing masked with rigid sheet material as necessary. Surface water to be connected to combined foul/surface water drains via 75 trap gully or to 1.5m dia soakaway min 5m from building. Soakaway to be filled with brick or stone to within 450mm of surface and finished with top soil over heavy duty polythene sheet. Pipework to be manufacturer including under floor vents to provide 6030 mm² per unit as shown on drawings. Lay 1:4 cement sand screed min 65mm thick on top of beam and block floor. To garage floor lay min 150mm thick well consolidated hardcore. 1200g ploythene dpc turned up to wall, dpc level and 100mm C20P concrete with wood float finish. Floor to be finished min 100mm lower than house floor. Fill cavity walls with weak concrete within 150mm of dpc level finished with slope to outside wall.

STAIRCASE:- Fix Boulton & Paul or equal staircase Ref ST60L/SQLA with 14 no. risers of 195mm total 2730 & 13 no. treads each with a go of 225mm. Handrail min 900mm high to strings and 1100mm high to landings. Balustrades set at centres to prevent a 100mm sphere passing between.

FIREPLACE:- Construct flue on plan with clay 225mm square type flue liner for gas effect fire, laid pocket uppercut and weakfill all timber within 40mm of brickwork. Provide permanent min 5000mm² ventilator to lounge. Fit fire surround to choice.

SUNDRIES:- Fix standard steel up & over garage doors as manufactured by Henderson or Equal size 2286mm x 2134mm in steel or timber frame all as detailed on drawing. Hang external doors in weatherstripped frames on 3½ pairs washered butts 100mm x 45, with 5 lever mortice locks and brass lever handle furniture. Brass letter plate & inner flap to main entrance door. Matching timber weather bars as necessary.

HEATING ETC:- Provide thermostatically controlled gas fired vented system by wall hung balanced flue boiler min 20Kw clearance all round. Insulate all hot water pipes and vessels according to LI regulations. Ventilate hot water storage tank. Supply pvc waste, 50mm to showers, 32mm to basins and bidets and 40mm to baths & sinks etc. Fix rodding eyes to all junctions and bends with traps as necessary. Access ducts to all s&vp's. Fit anti syphon traps to all runs longer than 1.5m. All to comply with BS5572 1978 & Pt H of Building Regs 1991. Terminate soil and vent pipe in above windowhead all with vermin proof mesh and set in lead apron and sleeve where passing through roof.

VALES:- External cavity walls 280mm wide to achieve 0.4%/m² value with enlarged feature bricks to outer leaf 75mm cavity filled with Britherm 75mm Cubit insulation batts (or equal) to 100mm dense concrete standard inner leaf block work density 650 kg/3. Close cavity at eaves and fix wall ties to BS2163 TB at 90 horizontal & 450 vertical centres staggered as necessary. Astos or equal dpc to deep course, min 150 above ground level in bed joint and behind facings to openings both vertical and horizontal. Provide continuous cavity tray to roof/wall abutments with flashing over.

Internal partition walls to be 100mm thick Tarmac standard block (or equal) to structural walls and 75mm to non structural where built off ground floor. All laid on Astos or equal dpc.

LINTELS & OPENINGS:- Insulate openings all round to a U value of 1.2w/m²k to jambs and cills using Duocor insulating vertical dpc or Thermabate MK2 cavity closer (or equal). IG insulated galv steel lintels with min 150mm end bearing & dpc cavity trays with weepholes in facing brick to all lintels at 500mm centres. Lintel type to separate window and lintel schedule. Any lintel receiving point loads to have continuous plates (136lkg).

WINDOWS & VENTILATION:- Colonial softwood timber casement double sealed windows with trickle vent (min 8000m²) opening lights to be 1/20 of habitable room area with locks. All windows to be glazed with 4/6/4 or 4/10/4 (subject to window design) double glazing and to comply with safety regs to BS6202 Pt4. Kitchen, bathrooms and cloakroom to have mechanical ventilation (60 litres per second in kitchen with 15 litres per second to others with 15 min over run). Fit protective guard to outlets if necessary. Provide food storage with 1.75 m3 capacity and 4,000 mm² natural ventilation with vermin proof mesh. To roof provide trickline or equal eaves ventilation with equal to continuous gap 10mm wide with vermin proof mesh. All glazing in windows, doors, side lights etc to comply with part N Building Regulation 1991.

All dimensions must be checked on site + not scaled from this drawing. This drawing is to be read in conjunction with the Specification + Schedules relating to this site.

SCALON HOUSE · EXISTING DWELLING WHEN BUILT · PLOT 'B' · EXTENSION · to 14 WESTBOURNE GDNS. SPALDING for MR & MRS J. ROGERS.

Mary E Cresswell M.B.I.B.T.
Horseshoe Bridge
Spalding
Lincolnshire PE11 3HA
Telephone (0775 72 36 ..

Scale: 1:100 + 1:50 AUG. 1996

DRAWING N°: 9/155/1 & 2 REV

Revisions: for Planning Submission Nov 96

Stairs, porch, lounge window + cons. + Dining door + garage re-siting Jan 97 (D)

Length of D. Room Conservatory

E. en-suite Utility Dressing Bed 2 En-Suite Family R. gas fire

F.F. Heights on Section

Scott Design & Build
1 WELLAND ROAD, SPALDING, LINCS. PE11 2TF
TELEPHONE: (0775) 723106

SHDC Planning & Development
3-1 MAR 2004
Ref: 0444/04

DETERMINED PLAN

SECTION

FRONT ELEVATION · west ·

REAR ELEVATION · east ·

SIDE ELEVATION · north ·

SIDE ELEVATION · south ·

FLOOR PLAN

FOUNDATIONS

SITE LAYOUT and GROUND FLOOR PLAN

FIRST FLOOR

ROOF DETAILS