

\*NOTE: FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH BELOW THE UNSET LEVELS OF BOTH THE POOL AND S.W. DRAINS THAT RUN UNDER THE EXTENSION

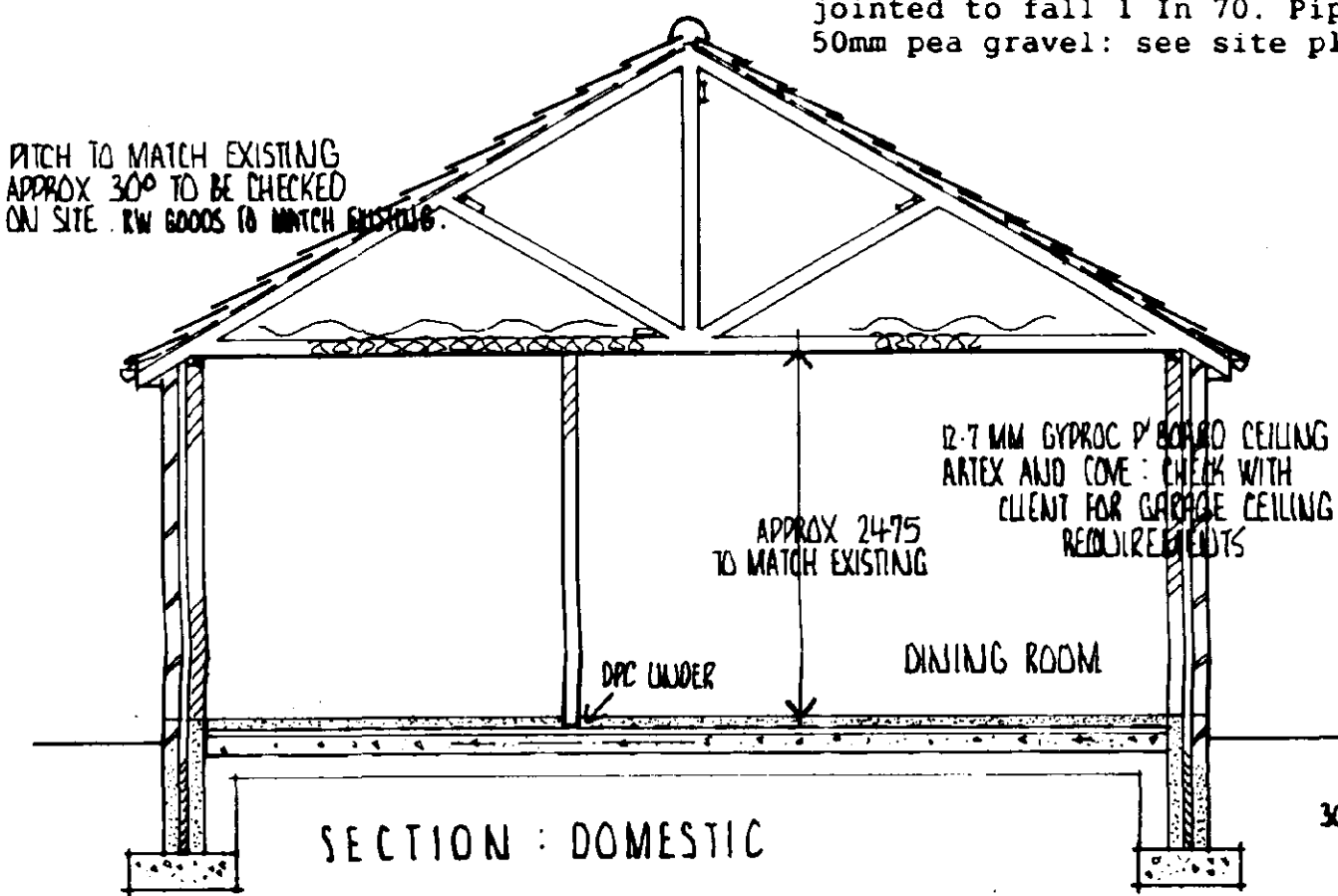
**FOUNDATIONS:**  
Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class. Deepen foundation concrete under chimney to 300mm min. Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice note 3 and any subsequent amendment. \*SEE NOTE RE FOUNDATION DEPTH.

**SUB STRUCTURE WALLING:**  
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M<sup>2</sup>). In 1:1 cement mortar. Bricks below D.P.C. to be F.L. designation and to B.S.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 ext. face of wall. D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

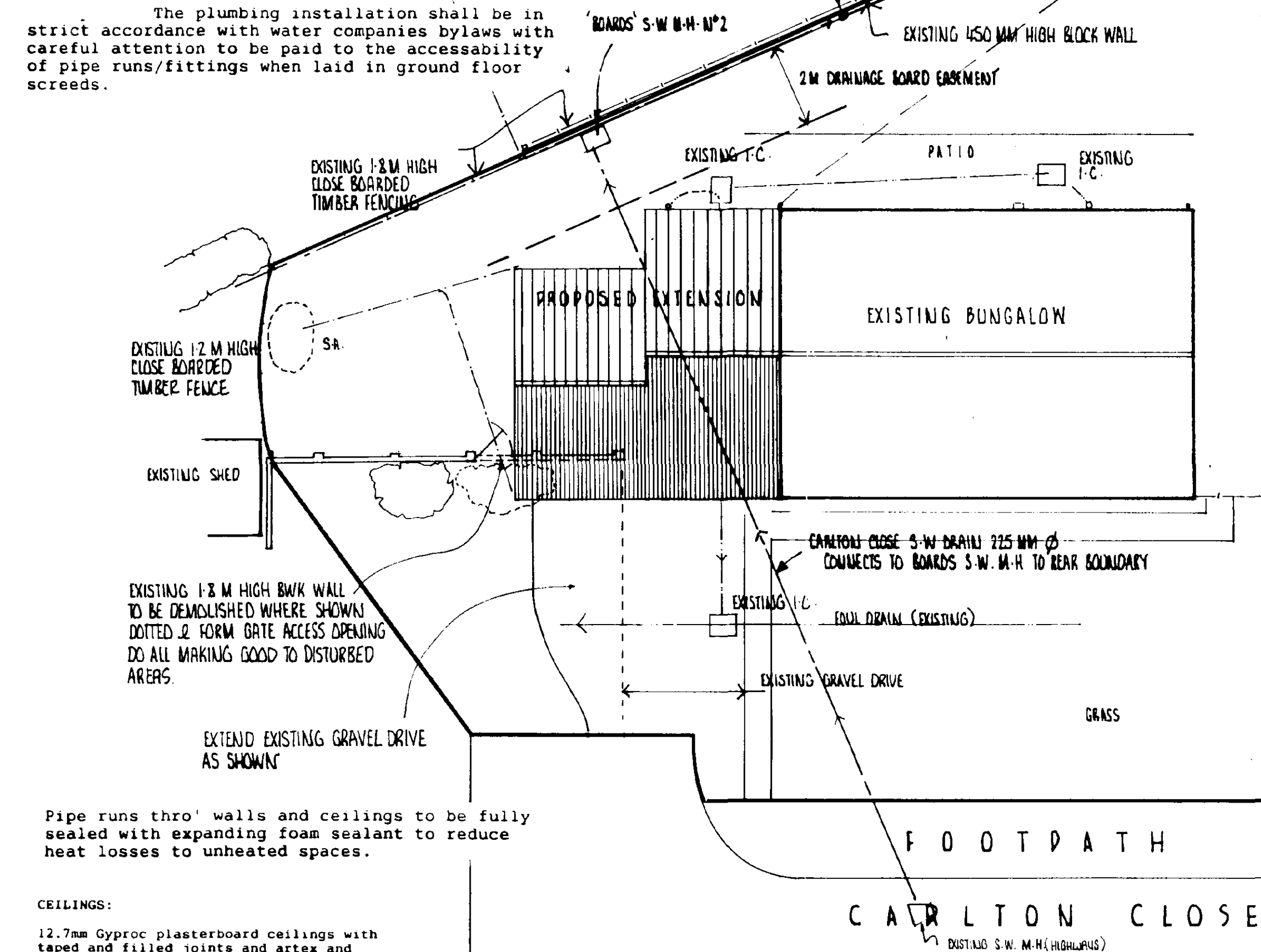
#### SURFACE WATER DRAINAGE:

82.4mm DIA underground pipes flexibly jointed to fall 1 In 70. Pipes bedded on 50mm pea gravel: see site plan for discharge.

PITCH TO MATCH EXISTING APPROX 30° TO BE CHECKED ON SITE. RW GOODS TO MATCH EXISTING.



The plumbing installation shall be in strict accordance with water companies bylaws with careful attention to be paid to the accessibility of pipe runs/fittings when laid in ground floor screeds.



**CEILINGS:**  
12.7mm Gyproc plasterboard ceilings with taped and filled joints and artex and coved ceiling finish. All unrestrained plasterboard edges to be supported by nogging.

SITE PLAN 1:100

#### GROUND FLOOR CONSTRUCTION:

70mm sand/cement screed on 500 gauge p.v.c. dpm. on 29mm thickness Celotex double-R General Application boards GA2000, product code GA2029 (thermal resistance 1.53m<sup>2</sup>k/w) laid in strict accordance with manufacturers instructions. Insulation on 100mm concrete oversite slab ST4 to B.S. 5328:1990 on 1200 gauge (300 micron) p.v.c. d.p.m. with welded joints and lapped into wall d.p.c.'s 150mm min (max 600mm) well blinded and consolidated clean limestone or crushed carstone hardcore base. NOTE: Thicken out oversite under internal non loadbearing walls to a minimum dimensions 450mm wide x 225mm deep with 45° batters or alternatively provide a strip A252 mesh reinforcement centrally in oversite under walls 1 metre wide.

#### CAVITY WALL CONSTRUCTION:

265mm cavity walling to consist: 100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1978 for calcium silicate bricks. 65mm cavity: Build into cavity Rockwool cavity wall insulation Boarding in accord. Makers instructions and agreement certificate N83/1087 100mm internal cavity skin of tarmac hemelite insulation blockwork. Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonry walls of 100mm tarmac hemelite. Mortar to B.R.E. digest N0178 and CP 121 part 1 1973. And as recommended by b.w.k. manufacturer. Close cavities at eaves and provide Bituminous felt D.P.C. Provide bit felt D.P.C. also to sills and jambs at closure. Provide thermal plasterboard to the int jambs of all windows and doors, at the head under lintels and also under sills. Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C. cavity tray and code 4 lead flashing with a min 150mm upstand @ all roof/wall abutments.

#### LINTELS:

Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm above trays.

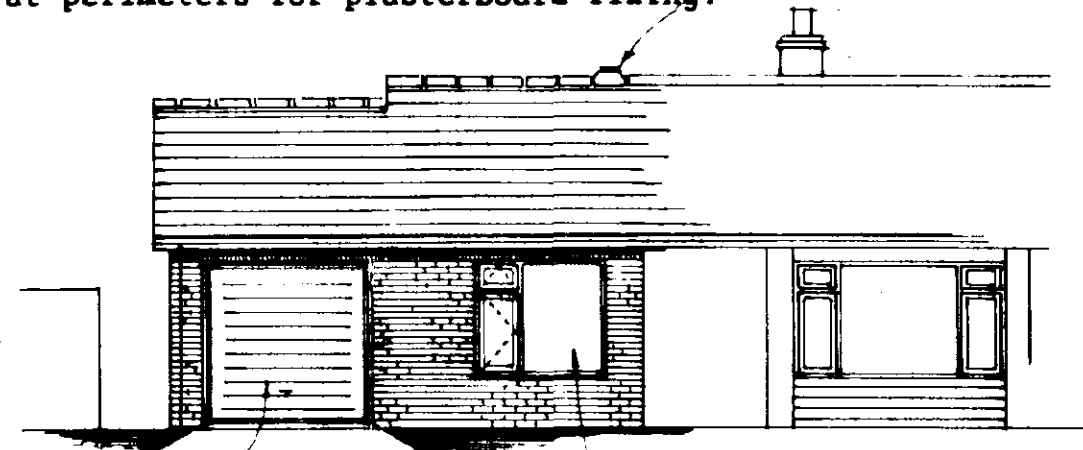
#### ROOF CONSTRUCTION:

Wall plates generally 100 x 65mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at max 1.2m centres. Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed, together with min 100 x 25mm sawn SW binders and bracing in accordance with B.S.5268 Part 111 1985 (and any subsequent amendment). Twinplate trusses spaced at max 600mm centres and pitched. Provide 30 x 5mm once banded (900/100) glav.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 1.8m fixed with 4N 50mm B gauge CSK screws or 5N 3.5 x 50mm galv. round wire nails to 3N trusses/ceiling joists minimum coupled with solid blocking support and edge packing. All structural timbers to be kept 50mm clear of chimneys, flues etc. Provide edge restraint noggings at perimeters for plasterboard fixing.

#### ROOF COVERING:

Concrete interlocking roof tiles on 38 x 25mm treated softwood battens, gauge to suit tiling on B.S.747 type 1F untearable roofing felt or similar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, anticipated wind velocities and roof pitch.

EXISTING BALANCED FLUE GAS BOILER IN ROOF SPACE TO HAVE BALANCED FLUE OUTLET DUCTED TO GAS VENT RIDGE TILE TERMINAL CHECK WITH GAS BOILER MANUFACTURER FOR COMPATIBILITY PRIOR TO INSTALLATION

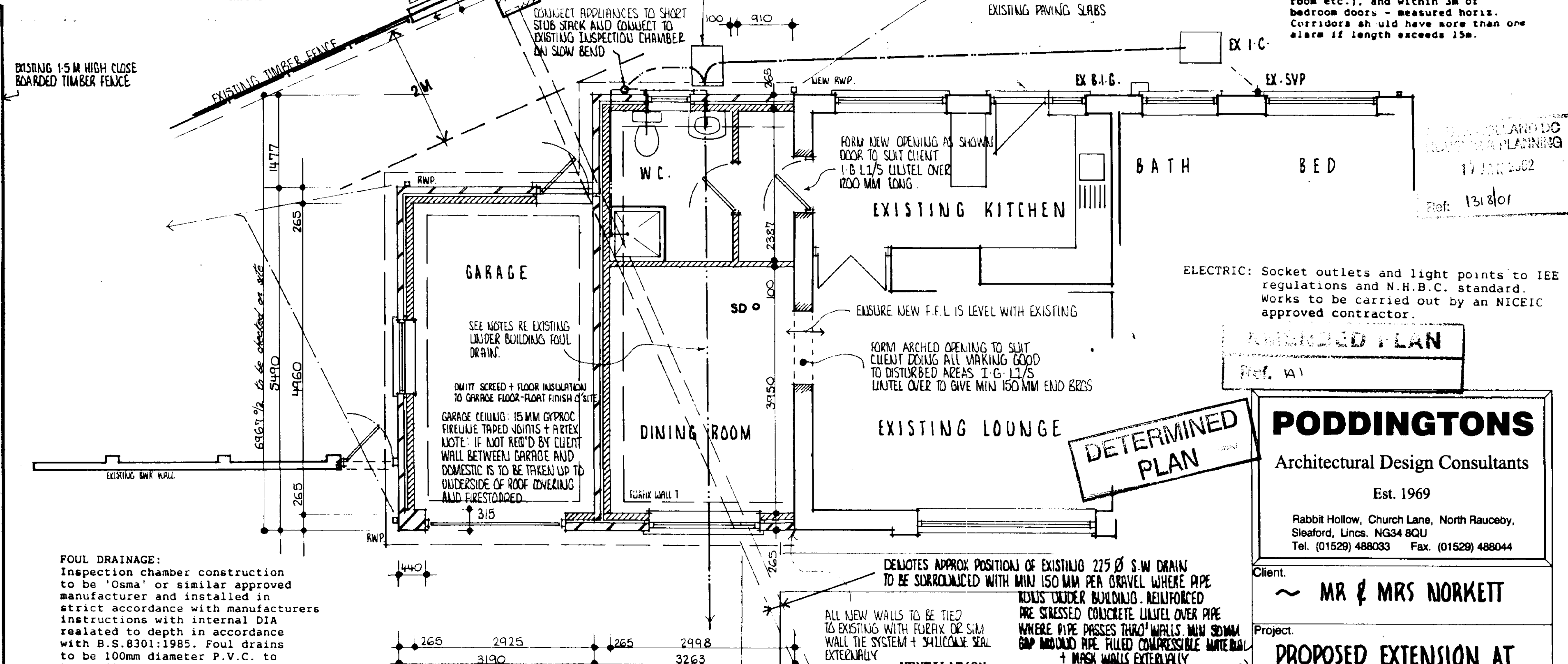


PROPOSED EXTENSION: 2.134 M X 2.134 M (7'0" X 7'0") UP'N OVER STYLE GARAGE DOOR. LUNTEL 1:6 L1/L2 2700MM 1/2 LONG  
EXISTING FRONT: OPENING 1810 X 1500 LUNTEL 1:6 L1 L2 2100 1/2 LONG

#### ROOFSACE VENTILATION AND INSULATION:

Provide Glidevale ventilator with insect screen or Marley ventilator system installed in strict accordance with manufacturers details. Ventilators to give eave to eave ventilation equivalent to 10 000mm<sup>2</sup>/m run. Provide 100mm fibreglass insulation quilt over ceiling ties (total 200mm thickness). Ensure to maintain a minimum 50mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal.

LINES DENOTE L.A. DRAINAGE BOARDS 'CAMPELL'S CLOSE' PIPED DYKE ~ 300MM Ø PIPE 2" M DRAINAGE BOARD EASEMENT SHOWN



**FOUL DRAINAGE:**  
Inspection chamber construction to be 'Osma' or similar approved manufacturer and installed in strict accordance with manufacturers instructions with internal DIA related to depth in accordance with B.S.8301:1985. Foul drains to be 100mm diameter P.V.C. to B.S.4660:1983 flexibly jointed and laid to makers instruction with falls minimum 1:70 max 1:40. Drains bedded on 50mm pea gravel. Where pipes pass under floors encase pipes in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexible joints to correspond with joints in pipework. Provide 65 x 100mm prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around the pipe. Opening masked both sides with rigid sheet material. Soil and vent pipe 100mm diameter P.V.C. to B.S.5255 75mm deep seal traps and rodding eye access points at every direction change. Increase pipe diameter to 50mm or fit anti-vac traps to all runs over 1.7m. Raise shower 150mm to ensure access to traps.

PROPOSED PLAN

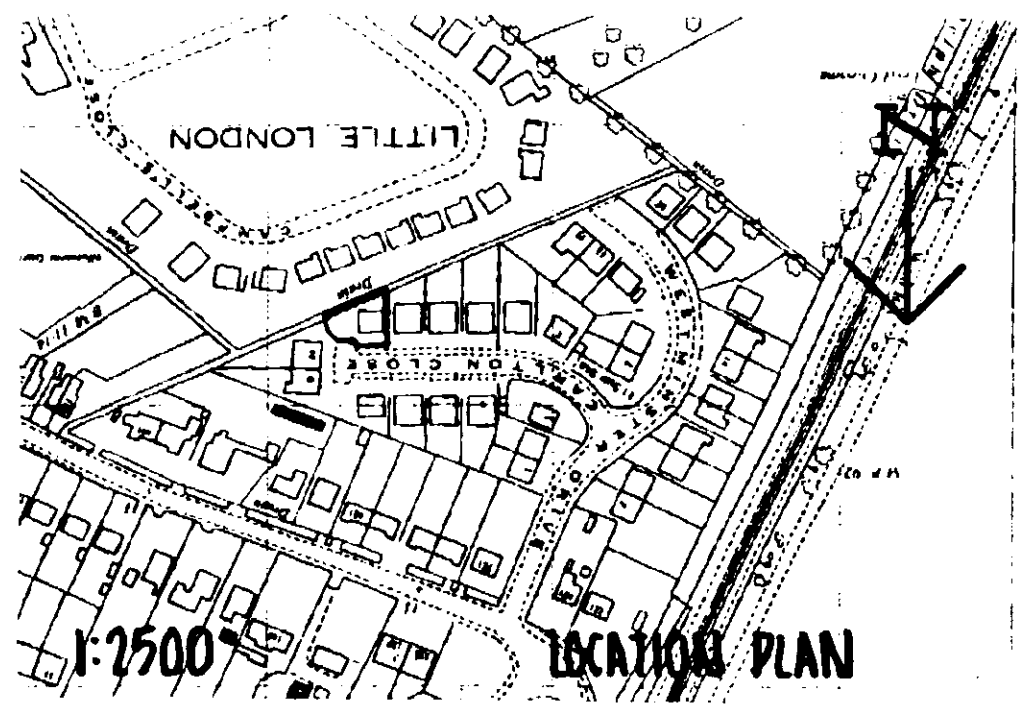
**GLAZING:**  
All windows and doors to be double glazed with 14mm sealed units. All glazing between F.F.L and 800mm high in windows and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S.6206. Obscure glass to bathroom/en-suite and doors where req'd.

**VENTILATION:**  
All window opening lights to have area to exceed 1/20 from floor area. All habitable rooms to have Trickle Ventilators in window/door heads giving ventilation equivalent to 8000mm<sup>2</sup> and Trickle Vents in windows doors of utility/kitchens, bathroom, en-suite to have Trickle Vent giving minimum 4000mm<sup>2</sup> free air.

Bathrooms and en-suite to have manual switched extractor (151/ second). All ducting if through roof space to be insulated. Alternatively provide A.B.'s instead of Trickle vents by Glidevale: MV250 giving 6000mm<sup>2</sup> air opening (use 2 no. where 8000mm<sup>2</sup> ventilation required.

ROOF PLAN

NOTE: PROVIDE ROOF SPACE TRAP DOOR ACCESS POSITIONED IN DOMESTIC LIVING AREA TO CLIENTS REQUIREMENTS



EXISTING REAR: OPENING 685 X 1050 LUNTEL 1:6 L1/L2 1050MM LONG OBSCURE GLASS WINDOW  
PROPOSED EXTENSION: DOOR OPENING 910 X 2100 LUNTEL 1:6 L1/L2 1200MM 1/2 LONG

**SMOKE DETECTORS:**  
To be mains operated and self contained to conform to B.S.5446 Part 1 (with battery power backup). Smoke alarms should be interconnected so that they are triggered simultaneously in the event of a fire being detected. Alarms should be permanently wired to a separately fused circuit at the Distribution Board. Wiring to conform to IEE regulations. Smoke detectors to be sited min 300mm away from any light fitting. Central positions preferred. rechargeable for maintenance purposes. Away also from extreme temperatures and any condensed areas or cooking areas. Sited within 7m of doors which open out into rooms which have potential for fire to start (kitchen, living room etc.), and within 3m of bedroom doors - measured horiz. Corridors should have more than one alarm if length exceeds 15m.

**ELECTRIC:** Socket outlets and light points to IEE regulations and N.H.B.C. standard. Works to be carried out by an NICEIC approved contractor.

DETERMINED PLAN

PODDINGTONS

Architectural Design Consultants

Est. 1969

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Client: ~ MR & MRS NORKETT

Project: PROPOSED EXTENSION AT 12 CARLTON CLOSE SPALDING

Drawing: PLANS PROPOSED/EXISTING

Scale: 1:50 1:100 F2700

Drawing No. 3056~2A

Drawn: [Signature] Date: [ ] Rev: [ ]