



Provide 700 x 225mm deep concrete strip foundations to 265mm walls

All concrete to be St 3 mix (unless specified otherwise by structural engineers)

Foundations taken down to a suitable loadbearing sub-strata at min. depth of 750mm. If shrinkable sub-soil is encountered, foundations to be taken down to depth of 1.0m below finished ground level.

Foundation depth to be in accordance with N.H.B.C. Standard, chapter 4.2 building near trees.

Any brickwork below d.p.c. Level to be F. L. quality.
 Class A blockwork to be used below d.p.c. To BS 6073.
 Below ground to be Celcon Trench Block.
 Provide lintel to wall where penetrated 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 225mm below lowest d.p.c. level.

265mm cavity wall construction to comprise:-
100mm facing brick (to B.S.3921: 1974 for clay brick, BS 187: for calcium silicate brick).
65mm diatherm insulation installed in strict accordance with agreement board certificate.
Inner leaf to be 100mm Tarmac Hemelite or similar approved insulating blockwork.
13mm s/c render and skim to internal face.
Provide galvanized or stainless steel wall ties to BS 1243: 1978 installed at 900mm ctrs.
Max. Horizontally, 450mm ctrs. Vertically. Ties at 225mm ctrs. Max. Vertically within
225mm of reveals at unbonded 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.

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 stud ends to all cavity trays + weep holes @ 675mm c/c.

Provide eave to eave ventilation equivalent to 25,000mm²/m run. Use either ventilating soffit boards, continuous soffit ventilation strips or continuous open space ventilator system. Marlon or similar approved. Provide 100mm fireglass insulation quilt inbetween ceiling ties and 100mm fireglass insulation quilt over ceiling ties (total 200mm thickness). Ensure to maintain a minimum 50mm air space between roof insulation and roofing felt.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval. The drawing must not be used as a contract document alone. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the builder/contractor and will be his responsibility from commencement of site works. The works will not be supervised or inspected on site by Poddingtons or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant Code of Practice.

Materials shall conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The employer/client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and safety legislation for building sites and work places. The employer/client is advised that should the works need to comply with the Construction Design and Management Regulations an Independent Planning Supervisor will be required.

The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

70mm sand / cement application on 500 gauge p.p.c. on 2 mm thickness Celotex 29mm double-R General Application on GA2000, product code GA2029 (thermal resistance 0.17) to be in strict accordance with manufacturers details on "Earthspan" (Richard Lees) suspended pre-cast 175mm deep concrete floor joists with min. 90mm end bearing including building blocks, closure blocks & void ventilators ensure to maintain a void always greater than 150mm between ground level & underside joists.

Construction & insulation procedures to be in accord with latest details from manufacturer. Void ventilators & airbricks fixed at no more than 3m centres.

Please refer to schedule for details of units required.

All windows to be double glazed 14mm sealed units and capable of providing not less than 1/20th floor area x rapid = ventilation of habitable room served. In addition, all habitable rooms have proprietary trickle vents installed to window frame at high level providing not less than 8000 sq. mm of 'background' ventilation. To kitchen, utility, bathrooms and en-suites provide not less than 4000 sq. mm.

Where patio or French doors provide the only means of ventilation to a room provide 10,000mm vent to frame.

Glazing to be in accordance with Part N Building Regulations 1991.

All external doors and opening lights to windows to be draught sealed.

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 areas not exceeding 250mm width and 0.5m area, e.g. cottage style.
Patio doors: to be fitted with safety glazing.
Double-glazing to all external doors and windows. (14mm sealed units)
Each safety glazing panel to incorporate the British Standard Kite Mark, as means of identification.
All glazing between f.f.l. & 800mm high in windows & between f.f.l. & 1500mm in doors & side lights to be safety glass to BS6206.

MARLEY MODERN (SWISS) tiles to local authority approval 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 300 mm min. head lap. Dependant on tiles.

38 x 25mm preservative treatment s.w. Battens on underfelt to BS 747 (type 1f) felt to be lapped 150mm min. in all directions.

Trussed roof to be specialist designed and supplied by Twinaplate Ltd. (Alpine Automation Ltd.) in accordance with BS 5268 PART 3 1985.

All mono pitched / fink and stub end attic trusses and rafters to be installed at 600mm ctrs. or 400mm ctrs. (see plan)

100 x 50 mm wall plate strapped to walls at 2.0m ctrs. Max. Using 30 x 5mm galvanized steel straps of not less than 1.0m in length.

Provide 30 x 5mm galvanized steel straps at 2.0m ctrs. 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 half depth of roof truss member restrained.

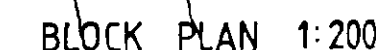
Roof bracing is to be in accordance with the BS 5268 PART 3 1985.

25 x 100mm ridge node binder, 25 x 100mm ceiling binders, 25 x 100mm 45 deg. diagonal bracing sections.

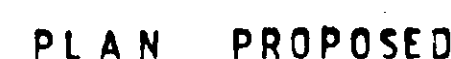
Provide 25 x 175mm P.S.E. fascia with 6mm ply soffit.

All timber to be C16 (SC3) structural grade minimum.

112.5mm dia. half round u.p.v.c. colour to clients requirements Gutters to discharge into 68mm dia. downpipes. Below ground pipework to be 82mm dia. u.p.v.c. Flexible with 100mm-min. pea gravel bed and surround. Pipes to be laid 1: 70 fall to 1.2m soakaways at 5.0m min. from any building or discharge to surface water sewer where appropriate. All work to comply with Part H3 Building Regulations 1991 (see site plan for discharge).



Light switches and sockets for lighting and other equipment in habitable rooms to be at a height between 450mm and 1200mm from F.F.I.



SOUTH HOLLAND DC
 HOUSING & PLANNING
 28 JUN 2001
 Ref: H22/0798/01

**Contractor To Check All Dimensions
On Site Before Work Commences.**

Rev.	Date	Init.	Revision Details.

PODDINGTONS

Architectural Design Consultants

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Project.

PROPOSED EXTENSION TO REAR OF
 NO 10 CASSONS CLOSE, WESTON HILLS,
 SPALDING, LINCOLNSHIRE.

CLIENT : MR & MRS STIMPSON

Drawing.

PLANNING / BUILDING REGS

Scale.

1:50 1:100 1:200
 1:2500

Drawn. *[Signature]*

Date. *[Signature]*

Drawing No.

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