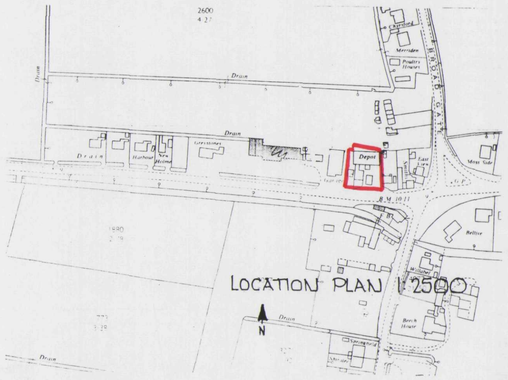


OPEN FIRE

To be capable of burning smokeless fuel. Hearth to be constructed from non-combustible material. Hearth to project from wall face 500mm and 150mm past sides and be 125mm thick in accordance with approved document J, point up as work proceeds, appliance in accordance with Building Regulations.
Any space between the liners and the masonry to be filled with insulating conc.
Where room incorporates open fire, provide an air vent to have a ventilation-opening equivalent to 50% of the throat opening area, 'permali' type 10R or similar approved ventilator. Position vent 225mm above finished floor level.

FLUE CONSTRUCTION

225mm dia. (int.) Clay flue liners to BS 1181: 1989, laid sockets up, 100mm facing bwk surround to flue which is to extend 600mm above ridge line and to terminate in corbelled out Bwk + clay pot. Trim roof structure around flue at roof abutment. Provide code 4 lead flashing, include 2no. Courses of Class B red engineering bricks. No structural timber within 40mm from the outer surface of the masonry chimney.

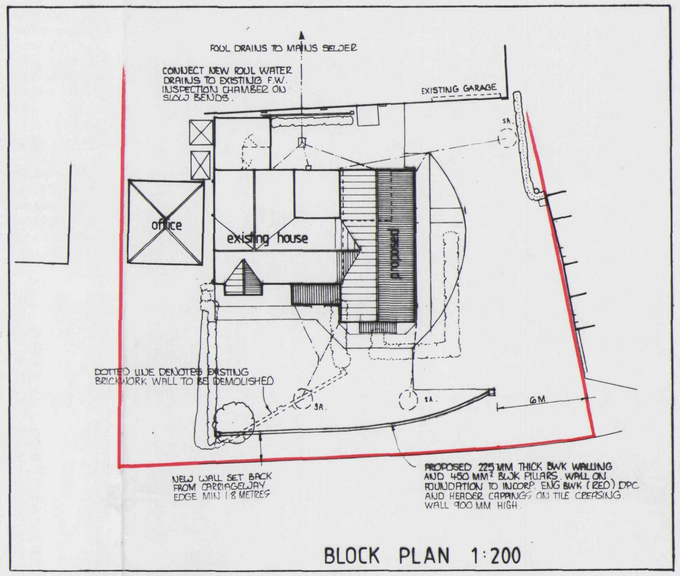
ROOF CONSTRUCTION:
Wall plates generally 100 x 50 mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at max 1.2m centres.
Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured 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).
Twinaplate 'FINK TYPE' trusses spaced at max 600mm centres and pitched at 45°
Provide 30 x 5mm once bent (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.

FIRST FLOOR STUDWORK WALLS:
50 x 75mm studding at 400c/c
50 x 75 head and sole plate including 2 rows 50 x 75mm horizontal bracing to studs.
12.7 P'board and skim both sides and insulate inbetween studs.

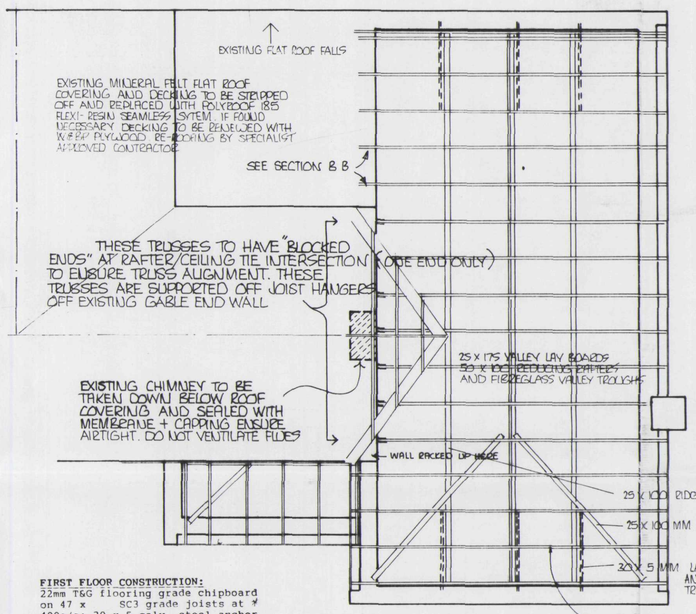
DRAINAGE - FOUL WATER.
Inspection chambers to be u.p.v.c. Bartol installed in accordance with manufacturer's instructions in positions shown on plan.
Foul water to discharge into treatment plant installed to manufacturer's instructions.
Below ground pipework to be 100mm dia. u.p.v.c. Bartol to B.S. 4460: 1989 flexible jointed pipework laid in accordance with manufacturer's specification to 1 : 70 fall with 150mm pea gravel bed and surround.
Where pipes pass below floors, provide 150mm min. pea gravel bed and surround to maintain flexibility.
Drains to be protected under driveway and where cover is less than 600mm, by provision of concrete slabs over min. 75mm pea gravel cover.
Below ground drainage is to comply with B.S. 8301: 1985.
110mm dia. u.p.v.c. soil and vent pipes to be installed in positions shown on plan. Provide balloon grating to terminate at 900mm min. above adjacent openings within 3.0m. Provide access plate at base of stack.
Where indicated on plan, air admittance valves are to be installed in accordance with manufacturer's instructions.
Waste pipes from appliances to discharge directly into soil pipes or gullies as appropriate with access plugs at all changes in direction.
40mm dia. polypropylene wastes from kitchen / utility sinks, baths, showers and washing machines etc. 32mm dia. from wash basins with 50mm dia. combined wastes unless otherwise stated. All appliances to have 76mm deep seal traps. all above ground drainage to comply with B.S. 5572.
Where waste run exceeds 3.0m provide anti-syphon traps to appliances.
Shower tray to be set on raised plinth to allow access to trap.
where waste and soil pipes are encased in ply ducting provide adequate access panels.
Where drains run throughwalls provide concrete lintel over 900mm min. long length dependant on angle and number of drain runs.
A 50mm gap should be left all around the pipe with the opening covered by a rigid sheet material, and fill gap with compressible sealant.

DRAINAGE - SURFACE WATER.
112.5mm dia. half round u.p.v.c. 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.
All work to comply with Part H3 Building Regulations 1991.

INTERNAL DRAINAGE.
Waste pipes to be Osma or equal approved PVCu connected to the appliances in the approved manner with 75mm deep seal antivac traps.
Wastes to be -
Wash hand basins - 32mm Dia.
W.C.'s - 100mm Dia.
Bath, shower and sinks - 40mm Dia.
Collection pipes - 50mm Dia.

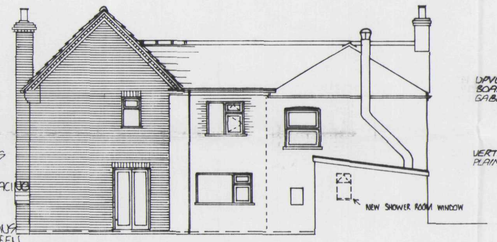


BLOCK PLAN 1:200



ROOF TRUSS PLAN

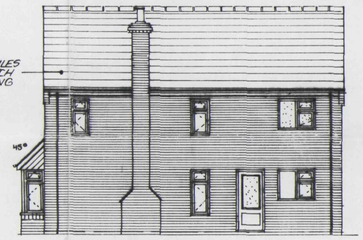
NO STRUCTURAL TIMBER TO BE CLOSER THAN 50 MM OF STRUCTURAL MASONRY CHIMNEY



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION

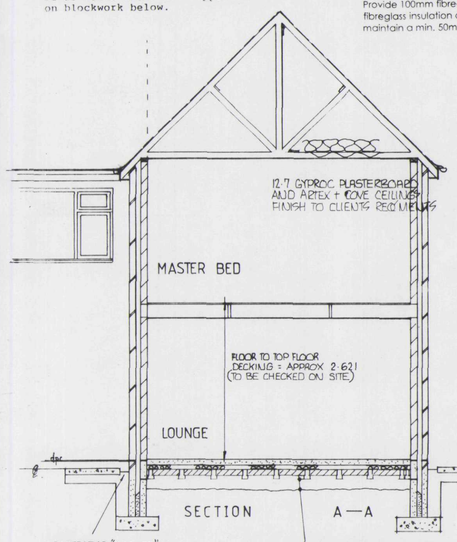


PROPOSED SIDE ELEVATION

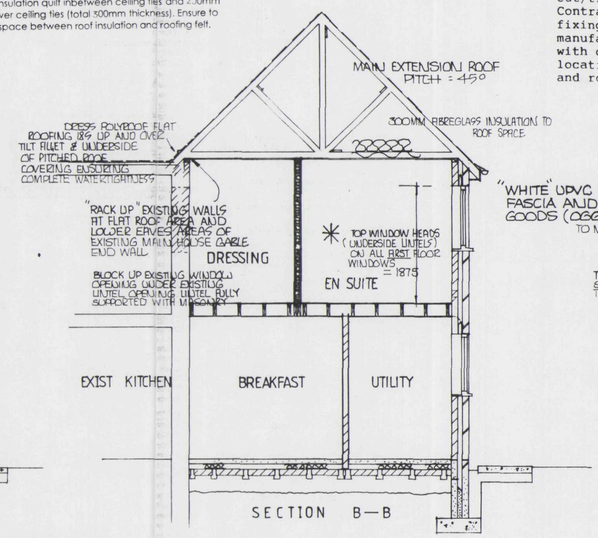
FIRST FLOOR CONSTRUCTION:
22mm T&G flooring grade chipboard on 47 x SC3 grade joists at 400c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joists at max. 1.5m c/c straps to be run over min. 3 no. joists with solid bridging beneath: provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m: provide 2 no. joists bolted together under all first floor walls where not supported on blockwork below.

ROOFSPACE VENTILATION AND INSULATION.
Provide eave to eave ventilation equivelant to 10,000mm /m run. Use either ventilating soffit boards, continuous over fascia ventilation system: Provide 100mm fibreglass insulation quilt inbetween ceiling ties and 200mm fibreglass insulation quilt over ceiling ties (total 300mm thickness). Ensure to maintain a min. 50mm air space between roof insulation and roofing felt.

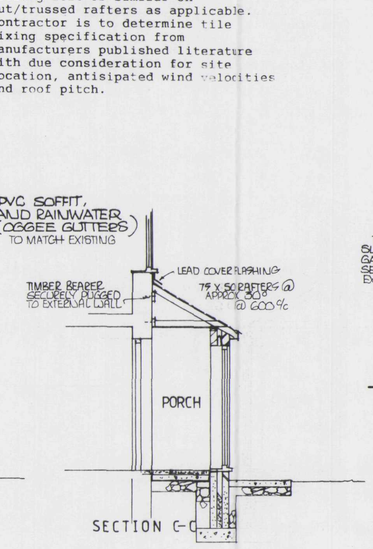
ROOF COVERING:
roof tiles on 50 x 25mm treated softwood battens, gauge to suit tiling on B.S.747 type 1F untearable roofing felt or similar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, antisipated wind velocities and roof pitch.



SECTION A—A



SECTION B—B

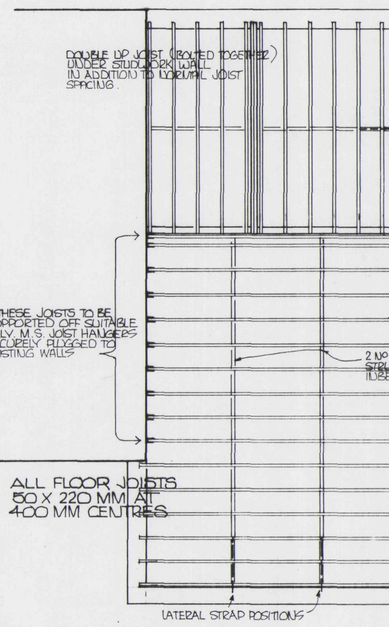


SECTION C-C

FOOTPATHS "SET OFF" NEW CAVITY WALLS AND ENSURE PEA GRAVEL INFILL IS A MIN 150 MM BELOW EXTERNAL WALLS D.P.C'S

ENSURE A MINIMUM 150 MM AIR SPACE IS MAINTAINED BETWEEN UNDERSIDE OF CONCRETE JOISTS AND REDUCED GROUND LEVEL

SERVICES.
Provide adequate fire stopping to service penetration as set out in PART B - sections 11, 12 - 11, 14.
Reasonable provision should be made for dwelling occupiers to obtin the benefits of efficient internal and external lighting, as in accordance with parts 1.54 and 1.57 and table 4 of document L1.



FLOOR JOIST PLAN

SMOKE ALARMS
To be self contained,interconnected and wired to a separately fused circuit with a battery back up.Smoke alarms to be fitted to ueside of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes.
W.C=100mm ø Multiwork or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
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 38-38mm 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
Inorde 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.

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 Information Council on Tel no. 01926 423 284.

NOTICE PLATES FOR HEARTHS & FLUES (Requirement J4)
Informsion essential to the correct application and use of these facilities should be permanently posted within the dwelling. A notice plate should be provided containg the following information:
-The location of the hearth, fireplace or the location of the beginning of the flue
-The category of the flue and generic types of appliances that can be safely accommodated
-The type and size of the flue and the manufacturers name and address details
-the intallation date.
The notice plate should be robust and fitted next to the consumer unit.

LIMITATIONS
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.

STANDARDS
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.

HEALTH AND SAFETY
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 work's need to comply with the Construction Design and Management Regulations an Independant Planning Supervisor will be required.

SCOPE OF THE WORKS
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

PODDINGTONS
Architectural Design Consultants
Rabbit Hollow, Church Lane, North Rauceby, Sleaford, Lincs. NG34 8QU
Tel. (01529) 488033 Fax. (01529) 488044

Project.
EXTENSION AND WORKS TO THE HOLLIES 30 AUSTENDYKE RD WESTON HILLS SPALDING LINCS
FOR MR D HANSON

Drawing.
PLAN AS ~~EXISTING~~ PROPOSED

Scale.	Drawing. No.
1:50 , 1:100	3140- 3
Drawn.	
Date. MAY 2003	Rev.

SHDC
PLANNING & DEVELOPMENT
03 SEP 2003
Ref. 1082/03

DETERMINED
PLAN