DO NOT SCALE FROM THIS DRAWING
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The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.

SKDC
Planning & Development
11 AUG 2005
Ref: 1096/05

proposed facing bricks and roof tiles to match existing dwelling.

stepped lead flashing and cavity tray at roof/wall abutments.

FRONT ELEVATION - from Broadgate

Note: provide double glazing (low-e, 0.05) with 16mm air gap, achieving u-valu of 2.0w/m² k

high level windows

SIDE ELEVATION

opening windows indicated thus -

REAR ELEVATION

safety glaze french doors

stepped lead flashing and cavity tray at roof/wall abutments.

SIDE ELEVATION

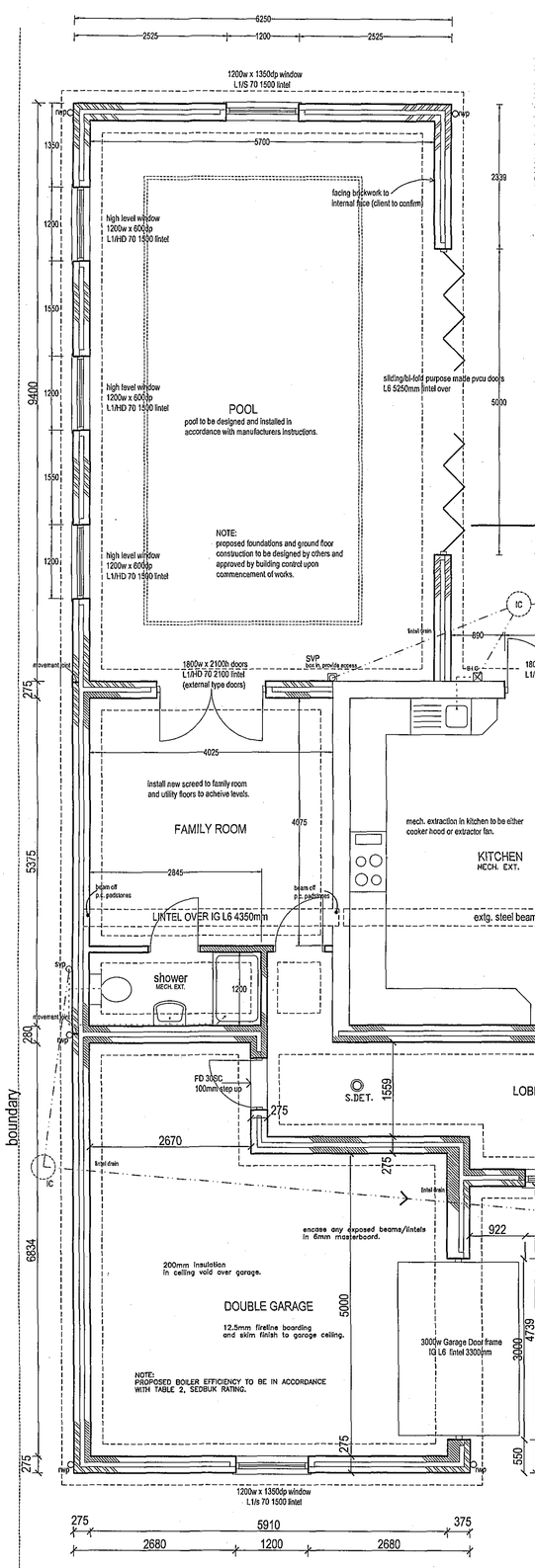
proposed facing bricks and roof tiles to match existing dwelling.

safety glaze french doors

PROPOSED ELEVATIONS (N.T.S.)

NOTE:
WHERE PIPES PASS THROUGH WALL PROVIDE COMPRESSIBLE MATERIAL SURROUND (SEALANT). approved doc. H diagram 7)

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 except solid doors incorporating small glazing area not exceeding 250mm width and 0.5m area, e.g. cottage style.
Patio/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.



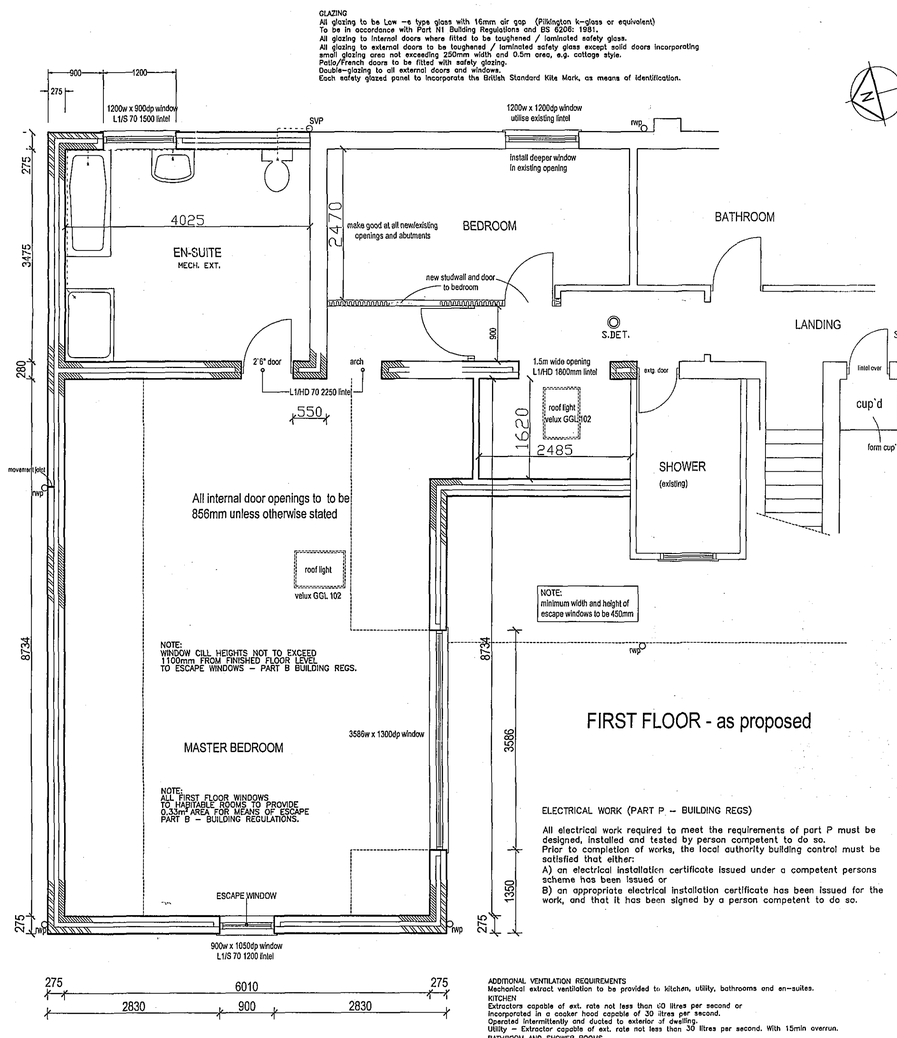
NOTE:
EXISTING SERVICES MAY REQUIRE RE-LOCATING. CLIENT/CONTRACTOR TO ARRANGE

GROUND FLOOR - as proposed

SMOKE DETECTION - PART B BUILDING REGS 1991
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.

DRAINAGE - FOUL WATER
Inspection chambers to be u.p.v.c. Bartol installed in accordance with manufacturer's instructions in positions shown on plan.
Below ground pipework to be 100mm dia. u.p.v.c. Bartol to BS 4660: 1989 flexible jointed paperwork 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 BS 8301: 1985.
110mm dia. u.p.v.c. Soil and vent pipes to be installed in positions shown on plan.
Provide bolloon 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 of direction.
40mm Dia. polypropylene wastes from kitchen/utility sinks, baths, showers, washing machines etc.
and 32mm dia. from wash basins with 50mm dia. combined wastes unless otherwise stated.
All appliances to have 75mm deep seal traps. All above ground drainage to comply with BS 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 wastes and soil pipes are encased in ply ducting provide adequate access panels.
Where drains run through walls provide concrete lintel over 900mm-min. long length
dependant on angle and number of drain runs.
A 50mm gap should be left all round the pipe with the opening covered by a rigid sheet material.
Where pipes pass through walls provide compressible material surround (sealant),
approved doc. H diagram 7
Where pipes have less than the minimum recommended cover, necessary protection
(compressible material) should be provided as set out in diagram 11 approved doc H1.

HEATING
New boiler to be installed in position indicated on plan.
Proposed boiler efficiency to be in accordance with table 2 SEDBUK rating.
All hot water and heating pipes including cylinder to be insulated in accordance with REG. L1 Building Regulations.
Where balanced 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 the system
to comply with BS 1566: PARTS 1 & 2: 1984 or BS 3198: 1981.
Room thermostat / thermostat valves to radiators installed to control heat output from boiler system.
Commissioning of heating and hotwater system to be provided at completion of project.



FIRST FLOOR - as proposed

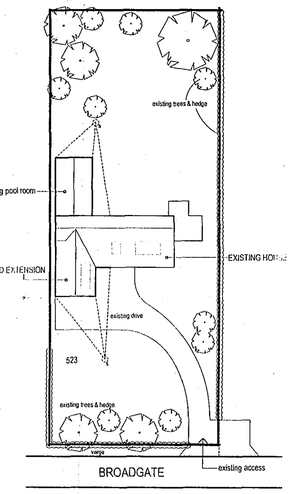
ELECTRICAL WORK (PART P - BUILDING REGS)

All electrical work required to meet the requirements of part P must be designed, installed and tested by person competent to do so.
Prior to completion of works, the local authority building control must be satisfied that either:
A) an electrical installation certificate issued under a competent persons scheme has been issued or
B) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

ADDITIONAL VENTILATION REQUIREMENTS
Mechanical extract ventilation to be provided to kitchen, utility, bathrooms and en-suites.
KITCHEN
Extractors capable of ext. rate not less than 60 litres per second or
incorporated in a cooker hood capable of 30 litres per second.
Operated intermittently and ducted to exterior of dwelling.
Utility - Extractor capable of ext. rate not less than 30 litres per second. With 15min overrun.
BATHROOM AND SHOWER ROOMS
Extractor capable of ext. rate not less than 15 litres per second with intermittent operation facility.
The above extractor requirements are in addition to trickle vents and opening vents.
WC/SHOWER - Provide mechanical ventilation to internal wc's/shower rooms giving a minimum of
3 air changes per hour, which may be intermittent but should have a minimum 15 minute overrun period

STAIRCASE
To be Boulton and Paul type or equivalent.
Total rise 2600mm, 223mm goings, 200mm risers,
and 13no. Risers in total. 42 pitch max. 50mm min. going to winders at newel.
Handrail to be provided at 900mm min / 1000mm max. Above pitch line of stair.
Balustrading to landing to be 900mm high and capable of with standing load criteria referred to
in BS 6399 PART 1: 1984. Balustrade to be of design suitable in preventing children climbing on it.
98mm max. Gap between balusters to flight and landings.
2.0m min. headroom to stair measured vertically at pitch line to flight. 800mm min. clear width to flight.

WINDOWS AND DOORS (PVC-U)
All windows to be double glazed and capable of providing not less than 1/20th floor area 'rapid' ventilation of habitable room served. In addition, all habitable rooms to 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.



BLOCK PLAN - 1:500 approx

DETERMINED PLAN

MARK DENNIS
6 TULIP FIELDS - WHAPLODE
SPALDING - LINCOLNSHIRE - PE12 6US
TEL: 01406 371123 MOBILE: 07788 834568

PROJECT TITLE

PROPOSED EXTENSION TO DWELLING AT:
523 BROADGATE, WESTON HILLS,
SPALDING, LINCOLNSHIRE.

FOR: MR & MRS P ISSITT

FLOOR PLANS & ELEVATIONS, AS PROPOSED

REV	DESCRIPTION	DATE	BY
A	ALTERATIONS TO ELEVATIONS - AS REQUESTED BY PLANNERS	DEC 04	
B	Garage & bedroom extension reduced by 2.5m (as requested by planners)	FEB 05	
C	WORKING DRAWINGS PRODUCED	APRIL 05	
D	CLIENT & BUILDING CONTROL AMENDMENTS	JUNE 05	
E	CLIENT & BUILDING CONTROL AMENDMENTS	JULY 05	

SCALE	DRAWN
1:50, 1:100, 1:500	MD
DATE	DRAWING No.
DEC 04	04.007/02 E