Limitations
All dimensions shall be taken from site from actual work.
All constructions shall measurements be obtained from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be their responsibility from commencement of works.
No works will be supervised or inspected by Mark Dennis – Architectural Services.

Health and safety
The Employer/Client shall ensure that the selected contractor/builder is competent with and adopts all measures necessary to achieve compliance with current health and safety legislation.

DO NOT SCALE FROM THIS DRAWING

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SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

PROPOSED ELEVATIONS

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

ADDITIONAL VENTILATION REQUIREMENTS
Mechanical extract ventilation to be provided to kitchen, utility, bathrooms and en-suites.
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.

GLAZING
All glazing to be Low -e type glass with 18mm 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 glass except solid doors incorporating small glazing area 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.
Each safety glazed panel to incorporate the British Standard Kite Mark, as means of identification.

FIRST FLOOR CONSTRUCTION AND CEILING FINISHES
See floor joist plan for details of span and sizes.
19mm Weyroc decking to floor construction.
12.5mm plasterboard and artex to ground and first floors.
All timber to be C16 (SC3) structural grade minimum.
Provide 30 x 5mm galvanised steel lateral restraint straps at 2.0m ctrs. Max.
With pack and noggings not less than 38mm thick and not less than 2 depth of joist.
Straps to span 3no. Joists minimum.
Ensure equivalent number of floor restraint straps at trimmers adj. to stairwell opening.
38 x 38mm herringbone strutting required if span is 2.5 to 4.5m mid span.
If more than 4.5m then two rows are required at a third of the span position.

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.

INTERNAL WALLING
Internal walling to be either 100mm insulating blocks (see foundation notes)
with 13mm s/c render and skim to both faces or 100mm-timber studwork.
Please refer to floor plans for applications.
Stud partitions to comprise 50 x 75mm head and sole plate with 50 x 75mm studs at 400mm ctrs.
Install 75mm thick approved insulation quilt, 12.5mm gyproc plasterboard and skim to both faces.
Nogging at 1200mm vertical ctrs.
Where partitions runs parallel to floor joist span provide doubled up joists directly below partition.
Provide sole plate where partition occurs at right angles to joist span. All doubled up joists to be bolted at 800mm ctrs.

HEATING
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 800mm 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.

LINTELS
Lintels to be I.G. galvanised steel or similar approved lintel to BS 5977.
Selection and installation to be in strict accordance with manufacturer's instructions.
Provide 150mm-min. end bearing to all lintels with b/L 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.

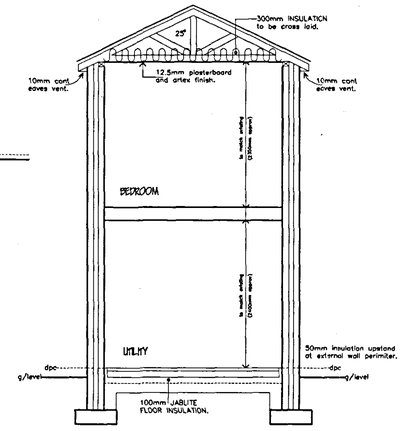
DRAINAGE – FOUL WATER
Inspection chambers to be u.p.v.c, Bartol installed in accordance with manufacturer's instructions in positions shown on plan.
Below ground pipework to be 100mm dia. u.p.v.c, Bartol to BS 4660: 1989 flexible jointed paperwork laid in accordance with
manufacturer's specification 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 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 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 76mm 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.

GROUND FLOOR CONSTRUCTION
50mm sand cement screed on 100mm oversite concrete (St3 mix),
on 1200G poly d.p.m. with 150mm min. laps, and to be lapped with d.p.c. 100mm min.,
on 100mm Jablite insulation to comply with B.S.D. insulation (below oversite), on 150mm consolidated and blinded hardcore base.
Provide Jablite insulation upstand at external wall perimeter to underside of screed (minimum thickness 50mm).

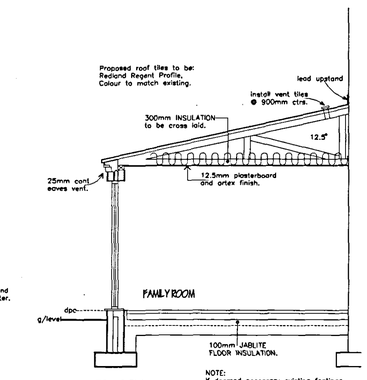
EXTERNAL WALLS
275mm cavity wall construction to comprise: –
100mm facing brick ito B.S.3921: 1974 for clay brick, BS 187: for calcium silicate brick),
75mm dritherm insulation to cavity
inner leaf to be 100mm Tarmac Toplite or similar approved insulating blockwork.
13mm s/c render and skim to internal face.
Provide galvanised or stainless steel wall ties to BS 1243: 1978 installed at 750mm ctrs. Max. Horizontally,
450mm ctrs. Vertically. Ties at 225mm ctrs. Max. Vertically
within 225mm of reveals at unbonded jambs to all openings. Thermabate 75 cavity closures.

WALLING BELOW D.P.C.
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.

FOUNDATIONS
Provide 700x225mm concrete strip foundations to 275mm walls and
450 x 225mm deep to 100mm load-bearing walls.
Provide 450x600 trench fill foundations to cavity wall at boundary.
All concrete to be Si. 3 mix (unless specified otherwise by structural engineers).
Foundations taken down to a suitable load-bearing 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.
Foundation depth and design to be approved by building control upon commencement.

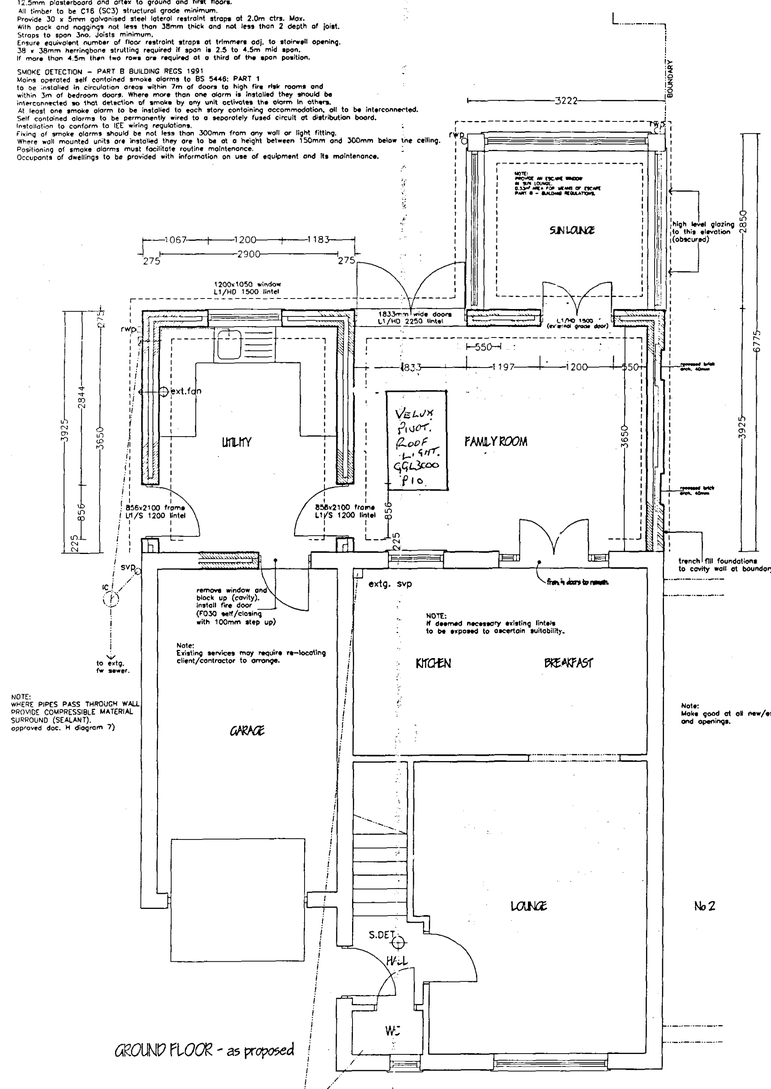


SECTION



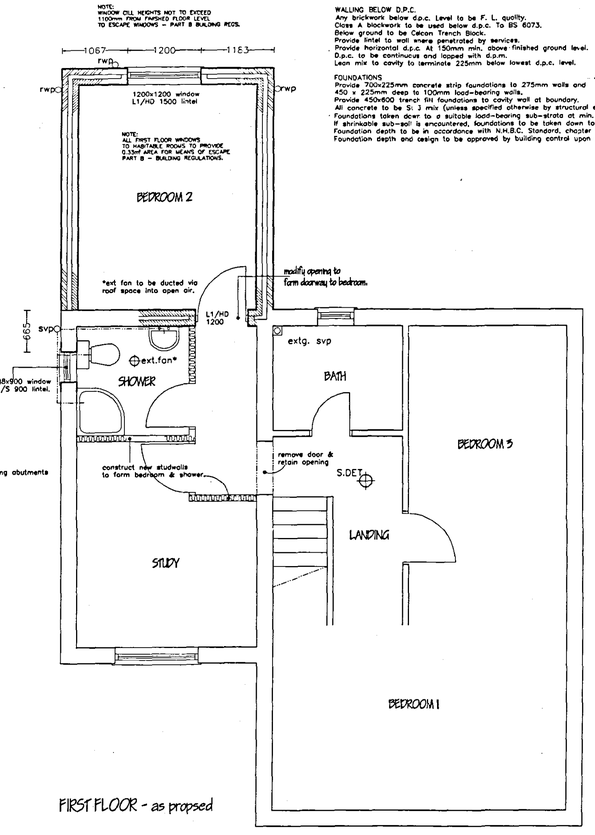
SECTION

NOTE:
If deemed necessary existing footings to be exposed to ascertain suitability.



GROUND FLOOR – as proposed

WINDOWS AND DOORS
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.

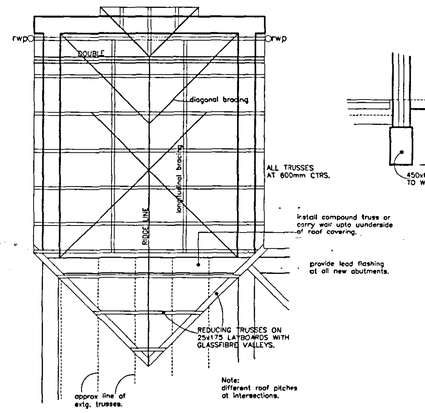


Note: make good at all new/existing abutments and openings.

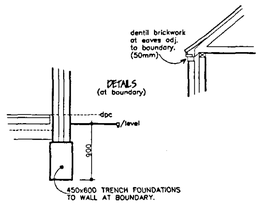
FIRST FLOOR – as proposed

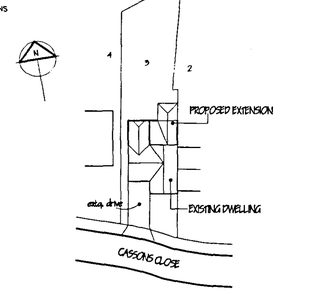
DRAINAGE – SURFACE WATER
112.5mm dia. half round u.p.v.c. Gutters to discharge into 68mm dia. downpipes.
Below ground pipework to be 82mm dia. u.p.v.c. Flexible with 100mm-min. pea gravel bed and surround.
Pipes to be laid 1: 70 fall to 1.2m soakaways at 5.0m min. from any building.
All work to comply with Part H3 Building Regulations 1991.

SERVICES
Provide adequate fire stopping to service penetration as set out in part B – sections 11.12 – 11.14.

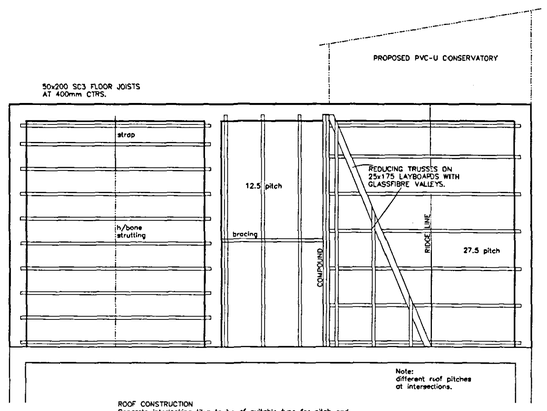


MAIN ROOF





BLOCK PLAN 1:500



JOIST & ROOF

ROOF CONSTRUCTION
Concrete interlocking tiles 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 75mm min. head lap. Decendant on tiles.
38 x 25mm preservative treatment s.w. Battens on underfelt to BS 747 felt to be lapped 150mm min.
Trussed rafter roof to be specialist designed and supplied by Twinsplate Ltd
in accordance with BS 5268 PART 3: 1985.
Trusses to be installed at 600mm ctrs. Unless indicated otherwise on roof plan.
100 x 75mm wall plate strapped to walls at 2.0m ctrs. Max.
Using 30 x 5mm galvanised steel straps of not less than 1.0m in length.
Provide 30 x 5mm galvanised steel straps at 2.0m CRTs 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 2 depth of roof truss member restrained.
Bracing is to be in accordance with the BS 5268 PART 3 1985 as indicated on roof plan.
25 x 100mm ridge nade binder, 25 x 100mm ceiling binders, 25 x 100mm 45 diagonal bracing sections.
25 x 175mm P.S.E. fascia and bargeboards (where applicable) with 6mm ply soffit.
All timber to be C16 (SC3) structural grade minimum.
Compound trusses to bear on concrete padstones.
300mm min. approved insulation quilt to entire roof space.
Provide cross ventilation of insulated roof space with 10mm min. continuous
(or equivalent C.S. area) gap at opposing eaves. Insect mesh to be provided.
High-level vent tiles to be installed to mono pitch roof @ 900ctrs. Max. Where applicable.
Ensure insulation does not obstruct airflow.
To roofs that have sloping ceilings provide cross ventilation of insulated roof space with
25mm min. continuous (or equivalent C.S. area) gap at opposing eaves together with 5mm continuous ridge vent.
Ensure a 50mm air gap is provided in sloping ceilings between top of rafter and insulation.

AMENDED PLAN
Ref. A3

MARK DENNIS
architectural services

[redacted]

PROJECT TITLE
PROPOSED REAR EXTENSIONS AT:
3 CASSONS CLOSE, WESTON HILLS,
SPALDING, LINCOLNSHIRE, PE12 6DX.

FOR: MR & MRS M RIVETT

SHDC Planning & Development 3 JUN 2005 Ref: 11152/03

LAYOUTS, ELEVATIONS & BLOCK PLAN.

REV	DESCRIPTION	DATE	BY
A	DESIGN ALTERATIONS TO LAYOUT AND ELEVATIONS AS DISCUSSED		
	WITH DEVELOPMENT CONTROL AND CLIENT.	NOV 03	MD
B	WORKING DRAWINGS PRODUCED	JAN 04	MD
C	BUILDING CONTROL AMENDMENTS	FEB 04	MD

SCALE 1:50, 1:100, 1:500 | DRAWN MD

DATE SEP 03 | DRAWING No. 03.050/01c

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