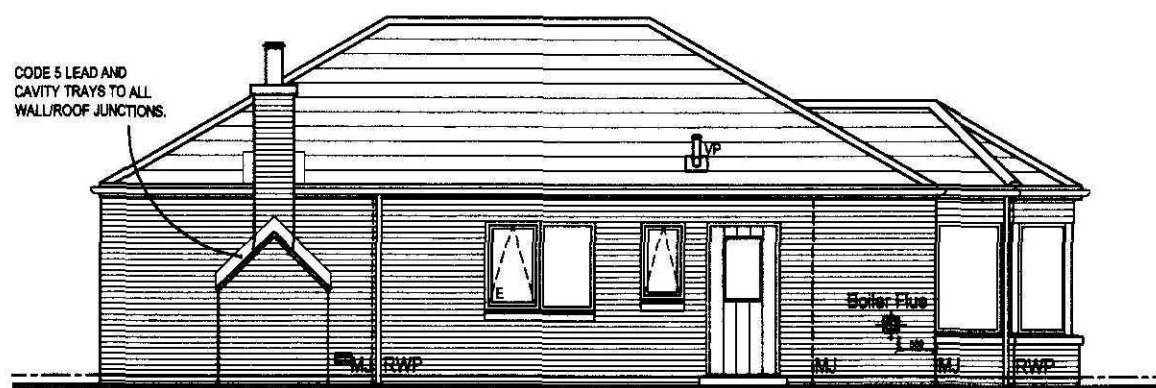
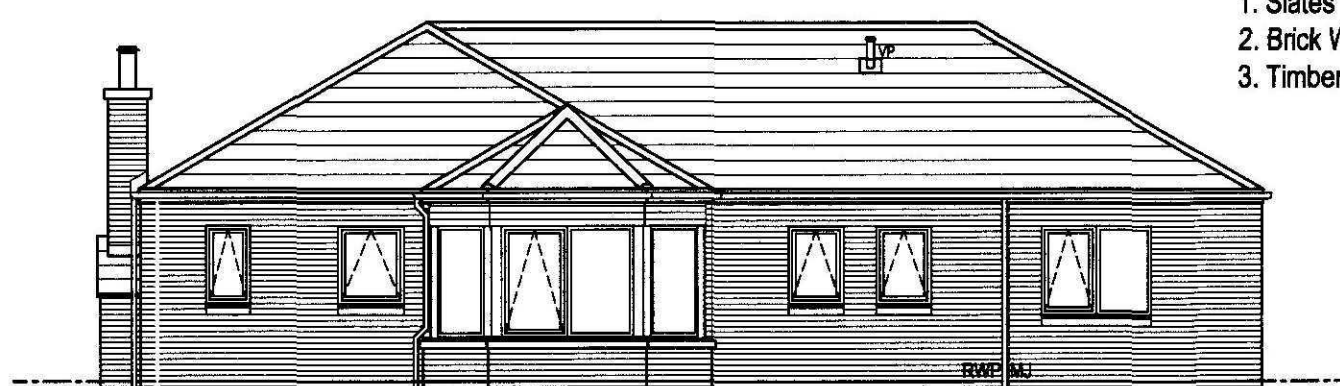




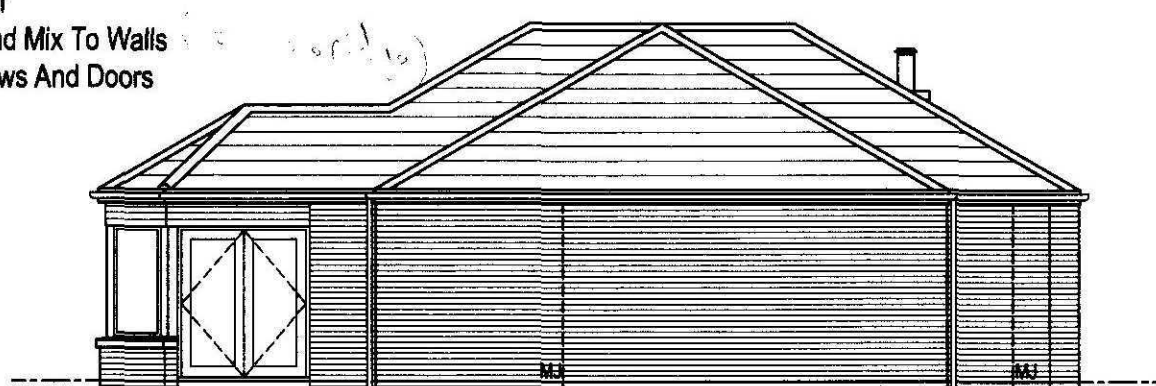
Front Elevation 1:100



Side Elevation



Rear Elevation



Side Elevation

EXTERNAL FINISHES:-

1. Slates To Roof
2. Brick Woodland Mix To Walls
3. Timber Windows And Doors

SMOKE ALARMS ARE TO BE MAINS OPERATED AND ELECTRICALLY PROTECTED AT THE CONSUMER UNIT, MAX 3m FROM ANY BEDROOM DOOR AND MAX 7m FROM LOUNGE AND KITCHEN DOORS. EACH TO BE POSITIONED ON CEILING MIN 300mm FROM ANY OTHER ELECTRICAL FITTING AND NOT LESS THAN 300mm AWAY FROM OR DIRECTLY ABOVE A HEATER OR AIR CONDITIONING OUTLET. WHERE MORE THAN ONE SMOKE ALARM IS INSTALLED THEY ARE REQUIRED TO BE INTERCONNECTED SO THAT EACH WILL SIGNAL ONCE ONE HAS BEEN ACTIVATED
ALL TO BS 5446 PART 1 2000

HEATING SYSTEM TO HAVE A 7 DAY PROGRAMMER AND COMMISSIONING AND WRITTEN INFORMATION ON THE OPERATION AND MAINTENANCE OF THE SYSTEM TO BE PROVIDED TO COMPLY WITH THE BUILDING REGULATIONS

ALL SANITARY AND DRAINAGE SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH PART THE BUILDING REGULATIONS AND BS EN 12056-2:2000 AND BS EN 1610:1998

GLAZING AND SCREENS ADJACENT TO DOORS ARE TO BE GLAZED IN COMPLIANCE WITH BS8262

A DEVICE OR SYSTEM LIMITING THE MAXIMUM TEMPERATURE OF THE HOT WATER AT A POINT OF DELIVERY TO A BATH OR BISTO SO THAT IT WILL NOT EXCEED 48°C SHALL BE FITTED IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS

AN INLET TO, AND AN OUTLET FROM, A MECHANICAL VENTILATION SYSTEM SHOULD BE INSTALLED SUCH THAT THEIR POSITIONING AVOIDS THE CONTAMINATION OF THE AIR SUPPLY TO THE SYSTEM. THE SYSTEM SHOULD BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS IN LEGIONNAIRES DISEASE: THE CONTROL OF LEGIONELLA BACTERIA IN WATER SYSTEMS - APPROVED CODE OF PRACTICE AND GUIDANCE - HSE L8, IN ORDER TO ENSURE, AS FAR AS IS REASONABLY PRACTICABLE, THE AVOIDANCE OF CONTAMINATION BY LEGIONELLA. ALL TO COMPLY WITH THE BUILDING REGULATIONS

LIMITING AIR INFILTRATION:- TO COMPLY WITH THE BUILDING REGULATIONS, THE INFILTRATION OF AIR INTO A BUILDING TO BE LIMITED AS FAR AS REASONABLY PRACTICAL BY:-

A) SEALING DRY LINING JUNCTIONS BETWEEN WALLS, CEILINGS AND FLOORS AND AT WINDOW, DOOR AND ROOF SPACE OPENINGS

B) SEALING VAPOUR CONTROL MEMBRANES IN TIMBER FRAME PANELS

C) SEALING AT SERVICE PENETRATIONS IN THE FABRIC

D) FITTING DRAUGHT STRIPPING IN THE FRAMES OF OPENABLE ELEMENTS OF WINDOWS, DOORS AND ROOF LIGHTS

21 LITRE FACTORY INSULATED HOT WATER CYLINDER C/W ELECTRIC IMMERSION LINKED TO BOILER TO PROVIDE HOT WATER TO VARIOUS HOUSE APPLIANCES ALL TO COMPLY WITH THE BUILDING REGULATIONS

ANY GROUND FLOOR WINDOWS THAT PROJECT ACROSS EXTERNAL ACCESS/EGRESS ROUTES MUST BE FITTED WITH RESTRICTOR CATCHES TO PREVENT POTENTIAL COLLISION ALL TO COMPLY WITH THE BUILDING REGULATIONS

ALL ELEMENTS OF STRUCTURE TO BE CLAD IN 1 LAYER OF 12.7mm PLASTERBOARD TO PROVIDE A MINIMUM HALF HOUR FIRE RESISTANCE, ALL TO COMPLY WITH THE BUILDING REGULATIONS

CENTRAL HEATING CONTROLS TO COMPLY WITH THE BUILDING REGULATIONS. RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES, BOILER FITTED WITH FLOW CONTROL DEVICE TO PREVENT CYCLING
ALL HOT WATER PIPES INSULATED WITH 19mm ACCOTUBE TO 15mm PIPES AND 25mm THICK ACCOTUBE TO 22mm (0.035-0.039mm)

DRAINAGE SPEC:- ALL DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH a) FOR SANITARY PIPES/WORK BS EN 12056-2:2000 b) FOR A DRAINAGE SYSTEM OUTSIDE A BUILDING BS EN 752-3:1997 (AMENDMENT 2), BS EN 752-4:1998 AND BS EN 1810:1998 c) FOR RAINWATER PIPES AND GUTTERS BS EN 12056-3:2000. ALL TO COMPLY WITH THE BUILDING REGULATIONS

WC.....100mm DIA
BATH SHOWER.....50mm DIA
SINK/DW.....50mm DIA
SINK/WM.....50mm DIA
WHB.....40mm DIA

ALL PIPES AND VESSELS MUST BE SUITABLY INSULATED AGAINST HEAT LOSS TO COMPLY WITH BS 5422:2001
METHODS FOR SPECIFYING THERMAL INSULATING MATERIALS FOR PIPES, TANKS, VESSELS, DUCTWORK AND EQUIPMENT OPERATING WITHIN THE TEMPERATURE RANGE 40°C TO 700°C

ELECTRICAL LEGEND

- 1 GANG SOCKET
- 2 GANG SOCKET
- UNDER UNIT SOCKET
- SINGLE SWITCH
- DOUBLE SWITCH
- DISTRIBUTION BOARD
- EXTRACT FAN
- COOKER CONTROL UNIT
- SHOWER POINT
- TELEPHONE POINT
- T.V. POINT
- PENDANT LIGHT
- WALL LIGHT
- RECESSED LIGHT
- BELL STOP
- SMOKE ALARM
- SAUNA CONTROL
- STRIP LIGHT
- HOT WATER CYLINDER

EXTERNAL ACCESSIBLE ENTRANCE DOORS TO HAVE A CLEAR OPENING WIDTH OF 800mm AND AN UNOBSTRUCTED SPACE TO THE OPENING FACE OF THE DOOR, NEXT TO THE LEADING EDGE, OF AT LEAST 300mm TO COMPLY WITH THE BUILDING REGULATIONS

THE ACCESSIBLE ENTRANCE SHOULD INCORPORATE A MEANS OF AUTOMATIC ILLUMINATION ABOVE OR ADJACENT TO THE DOOR ALL TO COMPLY WITH PART THE BUILDING REGULATIONS

ALL INTERNAL PASS DOORS EXCEPT EN-SUITE TO BE 838mm WIDE. ACCESS RAMP EXTERNAL DOORS AND CORRIDOR WIDTHS ALL TO COMPLY WITH THE BUILDING REGULATIONS

ALL INTERNAL PASS DOORS EXCEPT EN-SUITE TO HAVE A CLEAR OPENING WIDTH OF 775mm TO COMPLY WITH PART 4.2.6 OF THE BUILDING STANDARDS

INTERNAL CORRIDOR WIDTHS TO BE A MIN CLEAR WIDTH OF 1050mm
ALL THRESHOLDS TO DOORS TO COMPLY WITH THE BUILDING REGULATIONS

ALL ACCESS WITHIN AND AROUND HOUSE TO COMPLY WITH THE BUILDING REGULATIONS

THE ENERGY PERFORMANCE CERTIFICATE SHOULD BE INDIVIDUALLY MARKED AND LOCATED IN A POSITION THAT IS READILY ACCESSIBLE, PROTECTED FROM WEATHER AND NOT EASILY OBTAINED. A SUITABLE LOCATION COULD BE IN A CUPBOARD CONTAINING THE GAS OR ELECTRICITY METER OR THE WATER SUPPLY STOPCOCK. ALL TO COMPLY WITH PART 6.9.3 OF THE BUILDING STANDARDS

ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE REQUIREMENTS OF BS 7671:2001 AND THE BUILDING REGULATIONS

A MINIMUM OF 90% OF THE FIXED LIGHT FITTINGS AND LAMPS INSTALLED SHOULD BE OF A LOW ENERGY TYPE TO COMPLY WITH THE BUILDING REGULATIONS

ALL SHOWER SOCKETS IN BATHROOMS AND ROOMS CONTAINING A SHOWER MUST COMPLY WITH BS EN 60742:1996 ALL TO COMPLY WITH PART 4.5 THE BUILDING REGULATIONS

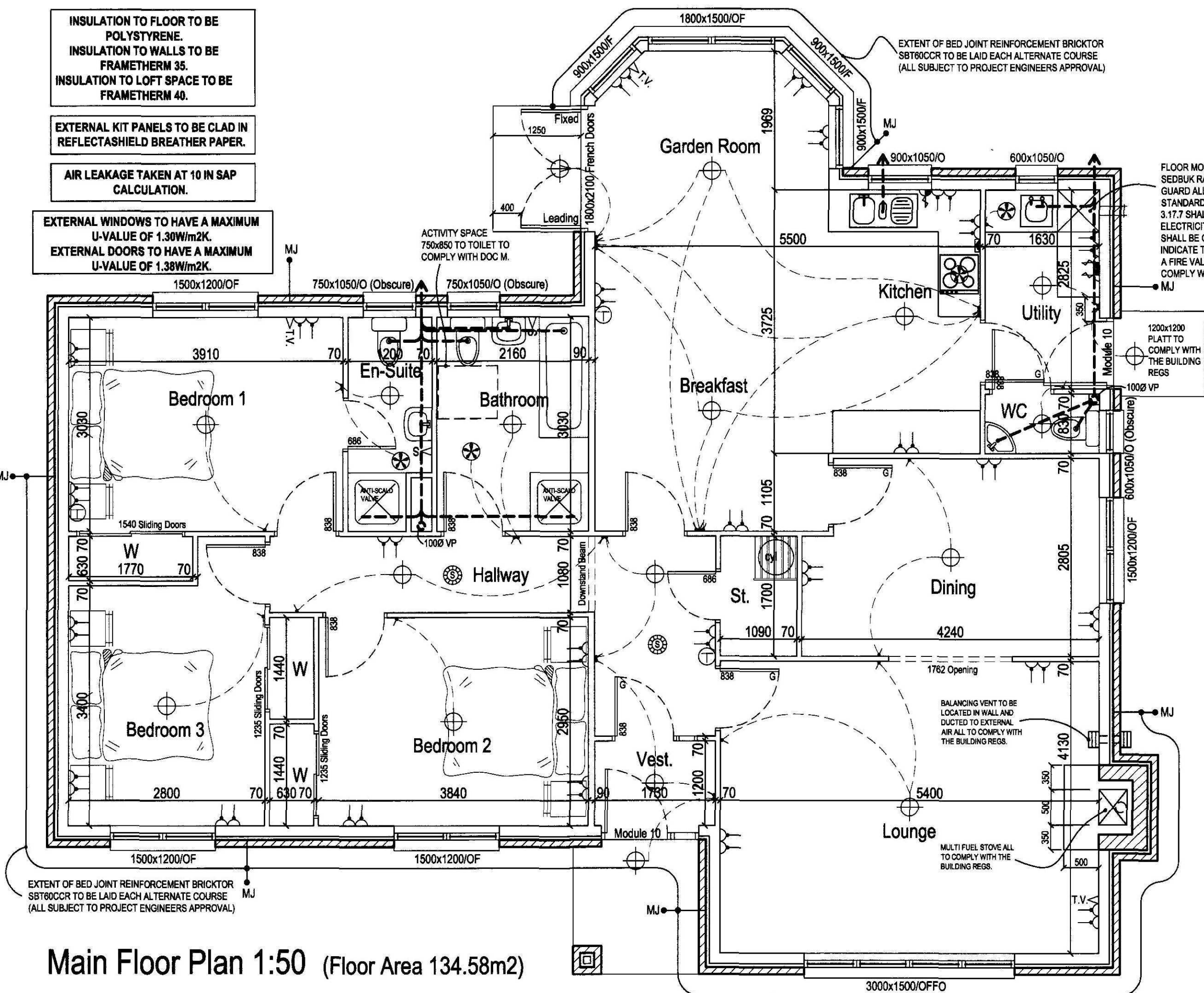
A SAP WORKSHEET SHALL BE PROVIDED TO BUILDING CONTROL AND THE OWNER/OCCUPIER OF THE HOUSE ON COMPLETION IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS

INSULATION TO FLOOR TO BE POLYSTYRENE
INSULATION TO WALLS TO BE FRAMETHERM 35
INSULATION TO LOFT SPACE TO BE FRAMETHERM 40

EXTERNAL KIT PANELS TO BE CLAD IN REFLECTASHIELD BREATHER PAPER

AIR LEAKAGE TAKEN AT 10 IN SAP CALCULATION

EXTERNAL WINDOWS TO HAVE A MAXIMUM U-VALUE OF 1.30W/m2K
EXTERNAL DOORS TO HAVE A MAXIMUM U-VALUE OF 1.30W/m2K



Main Floor Plan 1:50 (Floor Area 134.58m2)

SPECIFICATION BELOW UNLESS OTHERWISE INDICATED ON DRAWINGS

- FOUNDATIONS**
Grade C20 concrete strip foundations minimum 600mm below ground level and taken down to load bearing strata.
External walls 600 x 150mm
Load bearing partitions 400 x 150mm
The above sizes are for good ground bearing conditions and must be checked for each site.
- SOLU**
- D.P.C.**
D.P.C. material to comply with current BS6515 and to be full width of walls, minimum 150mm above ground levels. 100mm vertical D.P.C. to all openings & 225mm horizontal D.P.C. to horizontal firestops.
- UNDERBUILDING**
100mm 7 Newton concrete block outer leaf, 50mm cavity filled to ground level with standard mix concrete, 150mm block inner leaf.
100mm 7 Newton concrete block solid walls beneath load bearing partitions.
- FLOORS**
C35 min 130mm thick concrete floor slab laid with A142 mesh given 80mm top cover, on 100mm polystyrene foamcrete insulation on 1200 gauge polythene, and min. 150mm, max. 800mm consolidated blinded hardcore compacted in max. 225mm layers. (All subject to approval by project engineers.)
- SUPERSTRUCTURE**
External leaf of cavity to be 100mm Woodland Mix brickwork, 50mm cavity with cavity barriers at 4500mm ctrs, at ceiling level, round all door & window openings and all returns. Reflectashield breather type building paper on 9mm OSB board & 45x140mm framing at 600mm ctrs lined internally with 12.7mm duplex plasterboard taped and filled, 140mm fibre glass (Frametherm 35) insulation fitted between framing. Stainless steel wall ties at max 600mm horizontal & 450mm vertical ctrs. Perpend vents at 1.2m ctrs along eaves line, rafter line, horizontally each end of cavity barrier and below D.P.C. level. All structural timbers to be treated.
- MOVEMENT JOINTS (MJ)**
Movement joints must be provided in the outer leaf of the external walls at intervals in the blockwork/brickwork not exceeding 6m to be formed at the positions shown & continue two courses below D.P.C. level. To comprise 10mm mastic sealed joint formed with render stop beads. Wall tie be tied back every course with stainless steel wall ties to 38x50mm treated vertical runners (cavity barriers) fixed to frame. D.P.C. to be wrapped round runners. (See standard details).
- INTERNAL PARTITIONS AND CEILINGS**
45x70mm framing to N.L.B. partitions, and 45x90mm framing to L.B. partitions at 600mm ctrs, packed with 50mm Acoustic Partition Roll and clad both sides with 12.7mm plain plasterboard taped and filled. Moisture resistant plasterboard with ceramic tile finish having waterproof grout finish round shower enclosure. Underside of all ceilings finished with 12.7mm plain plasterboard.
- ROOF**
Slates on 25x50mm treated battens on 13x38mm treated counter battens on daltex breathable roofing membrane on precast concrete roof trusses at 800mm ctrs, 140mm fibre glass (Frametherm 40) crossslat with 2 further layers of 140mm fibre glass (Frametherm 40) and 12.7mm plain plasterboard to ceiling taped and filled. 3 rows of 25x100mm longitudinal bracing to be fitted to trusses. N.B. diagonal chevron & longitudinal bracing at rafter level. Not required when rigid boarding fitted. Roof trusses to be fixed to wall plate using truss clips each end. Valley / sidepiles and flashings to be code 5 lead.
- PLUMBING & DRAINAGE**
100mm deepflow p.v.c. gutters with brackets at 600mm ctrs, 68mm p.v.c. downpipes with hoiderboats at 1800mm ctrs. 100mm u.p.v.c. drains complete with all fittings laid and jointed as per manufacturers instructions and trenches backfilled as necessary. All drainage work to comply with the Building Regulations and to be fitted to manufacturers instructions. All pipes passing through/under walls to be sleeved/inteiled. Pipes where suspended from joists to be clipped at not more than 600mm ctrs.
- COLD WATER STORAGE**
225 litre storage tank on supporting platform to B.S.5268. Storage tank and all pipework to be insulated against frost damage.
- DOORS & WINDOWS**
Double glazed high performance windows with adjustable vents average 6000mm2. External doors to be high performance with double glazed side screens as indicated. All windows first floor and above should be able to pivot for cleaning from the inside. All glazing below 800mm to be toughened/laminated glass.
- MECHANICAL VENTILATION**
Mechanical ventilation to be provided that is capable of an intermittent extraction rate of not less than 30 litres per sec. to Kitchen, 30 litres per sec. to Utility room and 15 litres per sec. to Bathroom and Shower rooms. Outlets to be ducted to soffit/ridge vent and where discharged vertically must be fitted with a condensation trap to ensure safe operation of fan/s.
- ELECTRICAL**
All electrical work to be in accordance with the current I.E.E. regulations. Smoke alarms to battery backup and to be installed in accordance with the Building Regulations and to comply with B.S.5446:Part 1:2000.
- EXTERNAL STEPS**
Not to exceed 170mm rise and to be not less than 250mm going.
- SPACE HEATING**
Within the building there will be an appliance or system of heating which will make available not less than 3KW of heating in one apartment, to satisfy the Building Regulations. The installation and use will also satisfy those requirements of the Building Regulations.

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SHDC Planning & Development 21 APR 2009 Ref: 0270109	B Rev Client: Site: Proposed House at 107 Broadgate Whaplode Drive, Spalding Lincolnshire	SAP ALTS ADDED CLIENTS ALTS/PL&BW INFO ADDED Mr & Mrs Fines	GS SB Date	03.2009 03.2009
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