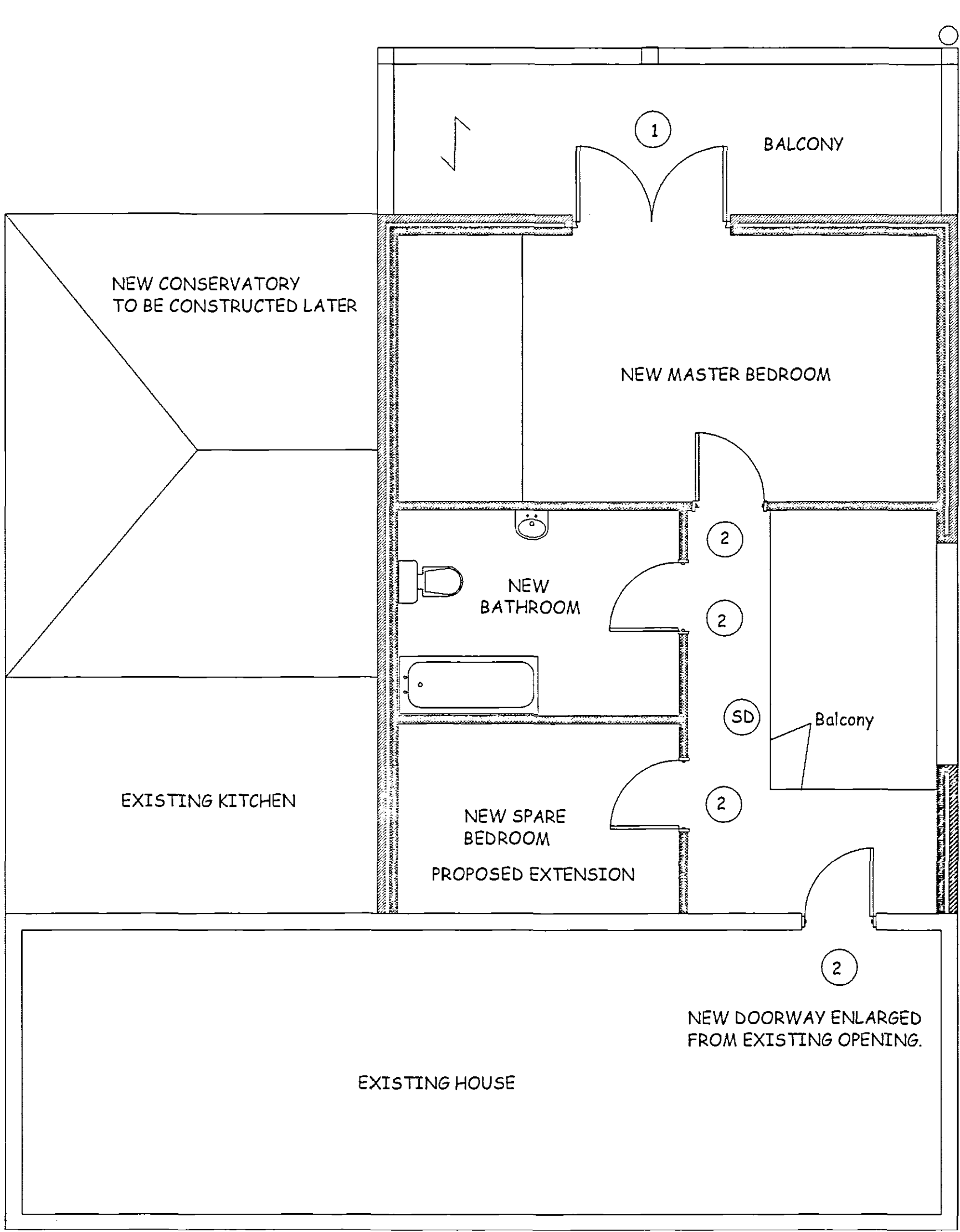
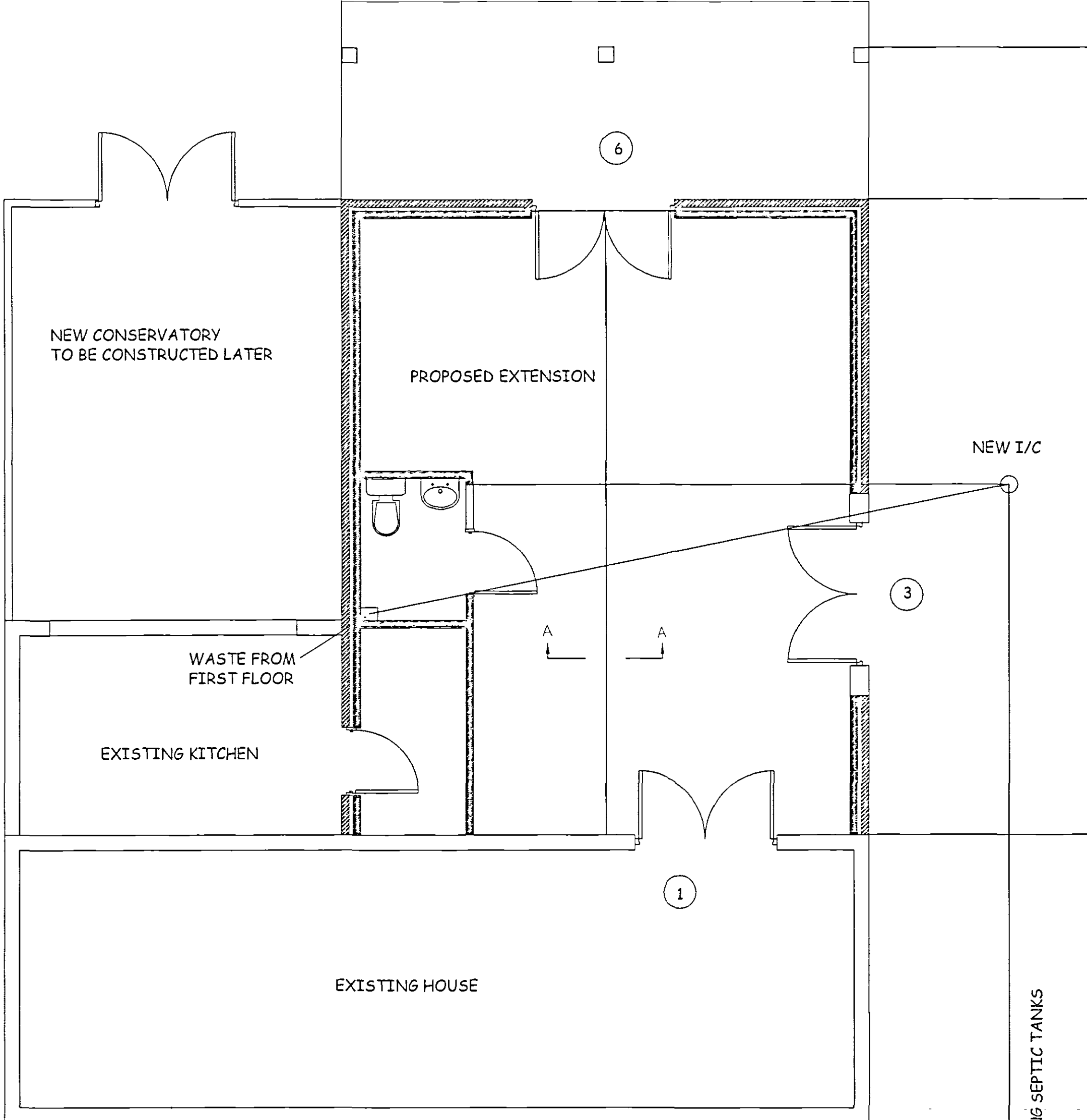




FOUNDATIONS
700 WIDE * 225 DEEP STRIP FOOTINGS TO CAVITY WALL. 450 WIDE * 225 DEEP STRIP FOOTINGS TO SINGLE LEAF B/WK CONCRETE 6/8'S MIX. ALL TAKEN DOWN TO A SUITABLE BED OR BEING SUB STRATA. IF ANY NON LOAD BEARING SUB STRATA IS ENCOUNTERED THE DESIGNER IS TO BE INFORMED BEFORE LAYING ANY CONCRETE ETC AND THE ADVICE OF A CONSULTING ENGINEER MAY BE OBTAINED. DEPTH OF FOUNDATION TO ACCERTAIN BY NATURE OF SOIL AND PROXIMITY OF TREES. ALL THE ABOVE TO BE APPROVED BY LOCAL BUILDING INSPECTOR.

WALLS
265 CAVITY B/WK TO COMPRISE OF TWO SKINS OF BLOCK EXTERNALLY RENDERED AS EXISTING. 65 CAVITY WITH 65 DITHERM INSULATION LAID TO MANUFACTURES INSTRUCTIONS. 100 TARMAC TOP LITE TOP. 500 STD AERATED CONCRETE BLOCK OR SIMILAR RENDERED AND SCREWED INTERNALLY TO ACHIEVE U-VALUE OF 0.35 W/m2/K. MORTAR MIX AS RECOMMENDED BY BRICK BLOCK MANUFACTURER AND TO BE B & E DIGEST No. 178 & C.P. 121 PART 1. 1973. GALV OR SIMILAR WALL TIES AT 500 CRS HORIZONTAL & 450 CRS VERTICAL. STAGGERED & AT 300 CRS AS NEAR TO DOOR / WINDOW AND ABOVE HEADS. DPC & DPM TO BE LAPPED AND CONTINUOUS. CLOSE CAVITY AT PLATE LEVEL. CLASS 'A' CONG. BLOCKS BELOW GROUND LEVEL. ALL BRICK BELOW GROUND LEVEL TO BE FL. QUALITY. 50/100 WALL PLATE OFF MORTAR BED WITH 300*1200 Lg GALV METAL ANCHOR STRAPS AT MAX 2m CRS 'ENRAMEY' OR SIMILAR WALL STARTERS. PROVIDE THERMAL BREAKS WHERE REQUIRED IN THE STRUCTURE TO AVOID COLD BRIDGING OCCURRING WALLS ABOVE FIRST FLOOR TO BE INSULATED STUD PARTIONS.

GROUND FLOOR
150 MIN CONSOLIDATED HARD CORE BLINDED. 1200 GAUGE DPM LAPPED OVER DPC. 100 THK JABLITE FLOORING GRADE SD INSULATION BOARDS WITH PERIMETER INSULATION TO WALLS ALL LAID TO MANUFACTURES INSTRUCTIONS. 100 MIN CONCRETE 6/8'S MIX. SAND / CEMENT SCREED TO BRING FLOORS LEVEL (MIN 40mm).

FIRST FLOOR
75/120 GRADE SCS TIMBER JOISTS AT 400 C/C SPANNING 3.25 BETWEEN STEEL AND NEW WALL. STUDDING TO BE AT MID POINT DOUBLE UP JOISTS UNDER PARTITIONS AND BATH. WITH 19mm WEYBROCK OR SIMILAR T&S FLOORING GRADE DECKING PROVIDE 100MM INSULATION TO FLOOR CAVITY TO REDUCE IMPACT NOISE. DOUBLE UP JOISTS FOR TRIMMER AND TRIMMING MEMBERS TO BALCONY CEILING TO BE 15mm PLASTERBOARD.

WINDOWS
ALL CODES ARE FOR SOFTWOOD BOLTON AND PAUL / JOHN CARR WINDOW / DOOR CODES. CLIENT MAY REQUIRE WHITE UPVC DOUBLE GLAZED WITH 16 mm AIR GAP BETWEEN SEALED UNITS AND DRAFT SEALED WITH LOW-E GLASS.
WINDOWS TO HAVE OPENABLE AREA OF AT LEAST 1/20 OF THE FLOOR AREA AND TRICKLE VENTS TO GIVE 8000mm2 VENTILATION TO HABITABLE ROOMS AND 4000mm2 TO OTHER ROOMS.
ALL WINDOWS TO HABITABLE ROOMS IN THE UPPER STORY SHOULD HAVE AN UNOBSTRUCTED OPENABLE AREA OF 0.33m2 AND AT LEAST 450mm WIDE AND 450mm HIGH AND CILL LEVEL NOT TO BE HIGHER THAN 100mm ABOVE FLOOR.
ALL GLAZING TO COMPLY WITH B.S.6206 STD. I.E. WINDOWS - ANY GLASS WITHIN 800 ABOVE FFL TO BE TOUGHENED. DOORS - ANY GLASS WITHIN 1500 ABOVE FFL AND 300 AROUND DOOR TO BE TOUGHENED. WINDOWS DO NOT EXCEED 25% RULE. WINDOWS AND DOORS WILL BE RESSESSED OVER THE CAVITY BY 30mm VELUX WINDOW TO FIT BETWEEN ROOF TRUSSES WITH INSULATED STUD DOWN TO CEILING LEVEL.

HEATING
EXTEND EXISTING HEATING SYSTEM. POSITION OF RADIATORS TO BE AGREED WITH CLIENT. THERMOSTATIC CONTROLS TO ALL RADIATORS.

ELECTRICS
SOCKETS / OUTLETS / LIGHT SWITCHES TO BE I.E.E. REGULATIONS & N.H.B.C. STD. POSITIONS TO BE AGREED WITH CLIENT.

SMOKE DETECTION
PROVIDE MAINS OPERATED SELF CONTAINED SMOKE ALARMS TO BS5446 PART 1 IN ACCORDANCE WITH APPROVED DOCUMENT B1.

ROOF
SANDTOFT OR SIMILAR APPROVED INTERLOCKING ROOF TILES TO MATCH EXISTING HOUSE. ONE LAYER OF UNTEARABLE ROOFING FELT TYPE IF SPARKING FELT WITH MIN 150 OVERLAP. BATTENS 38/25 T.T. AT GAUGE CENTRES. TWIN PLATE OR SIMILAR APPROVED ROOF TRUSSES 'FINK' TYPE AT 800 CENTRES FITTED TO MANUFACTURES INSTRUCTIONS TO MATCH EXISTING SLOPE. INSULATION TO ROOF TO BE 80mm FIBREGLASS CROSS LAID. SOFTWOOD FACIA BOARDS AND SOFFITS TO MATCH EXISTING. PROVIDE EITHER 1) OVER FACIA VENTILATION SYSTEM COMPRISEING OF HIGH DENSITY BLACK POLYPROPYLENE STRIP VENTILATORS, COMB FILLERS, VACUUM FORMED POLYSTYRENE DUCT TRAYS AND TIMBER FILLETS / PLYWOOD SUPPORTS OR 2) CONTINUOUS 10mm SLOTTED VENT STRIP COMPLETE WITH ROLLED FORMED EAVES VENT BETWEEN RAFTERS TO PROVIDE 50mm CLEAR OPENING.

DRAINS
NEW PIPEWORK GOING UNDER PROPOSED EXTENSION TO BE 100mm UPVC POLYDRAIN OR SIMILAR PIPEWORK. PIPE LAID TO MANUFACTURES INSTRUCTIONS. DRAINS PASSING THROUGH WALL TO HAVE CONG. LINTEL OVER WITH 50mm CLEAR AROUND. DRAINS TO BE SEALED WITH METAL PROTECTION WHERE THEY PENETRATE THE WALLS. PIPES TO BE LAID ON SELECTED BACKFILL & GRANULAR BED. ALL JUNCTIONS TO HAVE SLOW BENDS. PROTECT ALL DRAINS WITH LESS THAN 600mm COVER WITH CONG. SLABS. PATH FALL TO MIN 1:100. BUILD IN NEW POLYDRAIN HIGH DENSITY BLACK POLYETHENE I.C. WITH LID SEAL & CAST IRON LID. SVP. TO HAVE BALCON FINIAL TO ALL WASTE PIPES PROVIDE 75mm DEEP SEAL TRAP & RODDING POINTS. CONNECTION OF THE WC TO THE DRAINS TO BE 450 ABOVE THE INVERT OF THE DRAINS. CONNECTED TO EXISTING SEPTIC TANK. SVP TO EXTEND TO OPEN AIR.

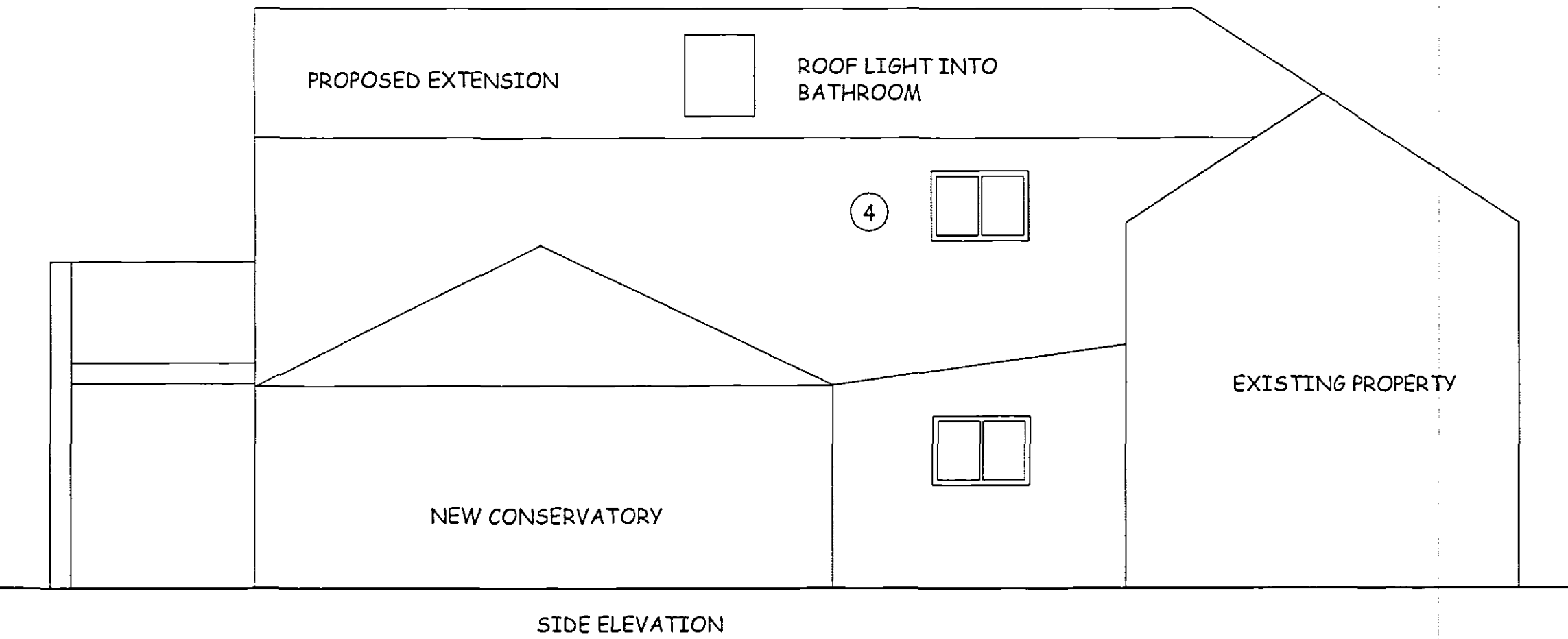
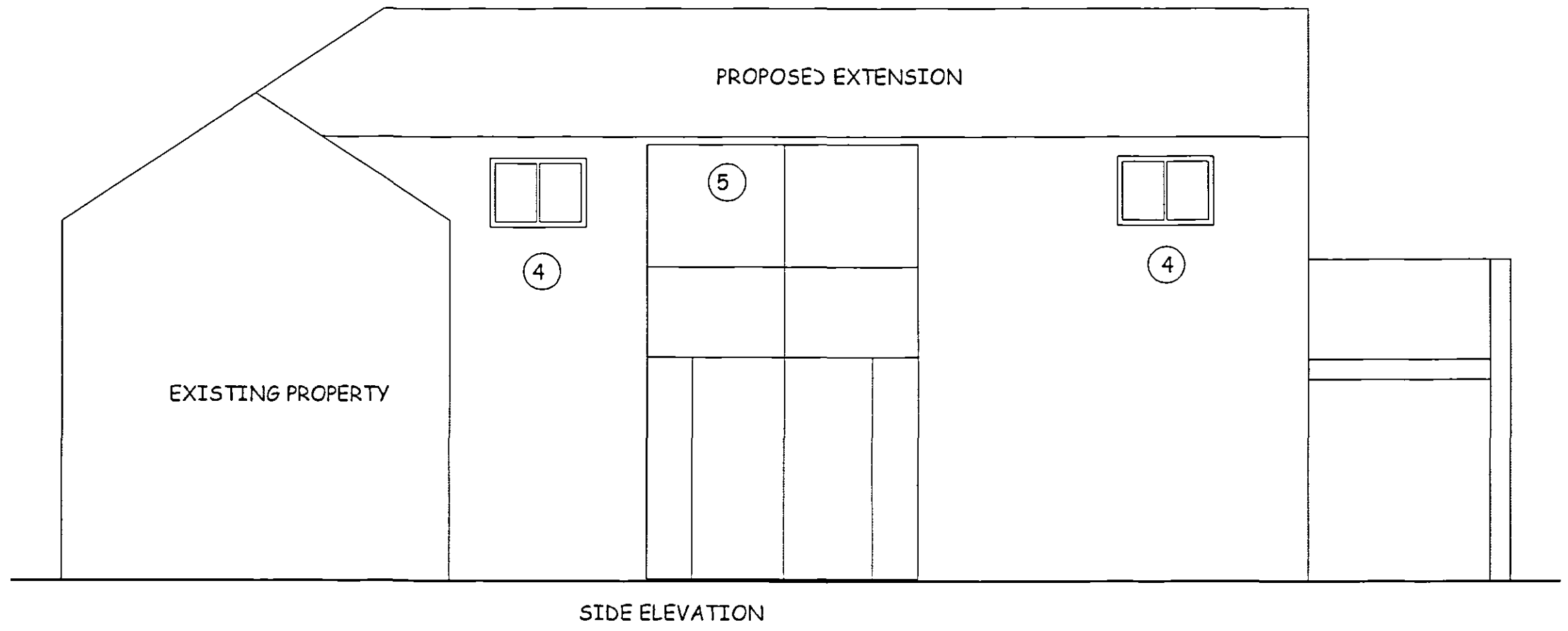
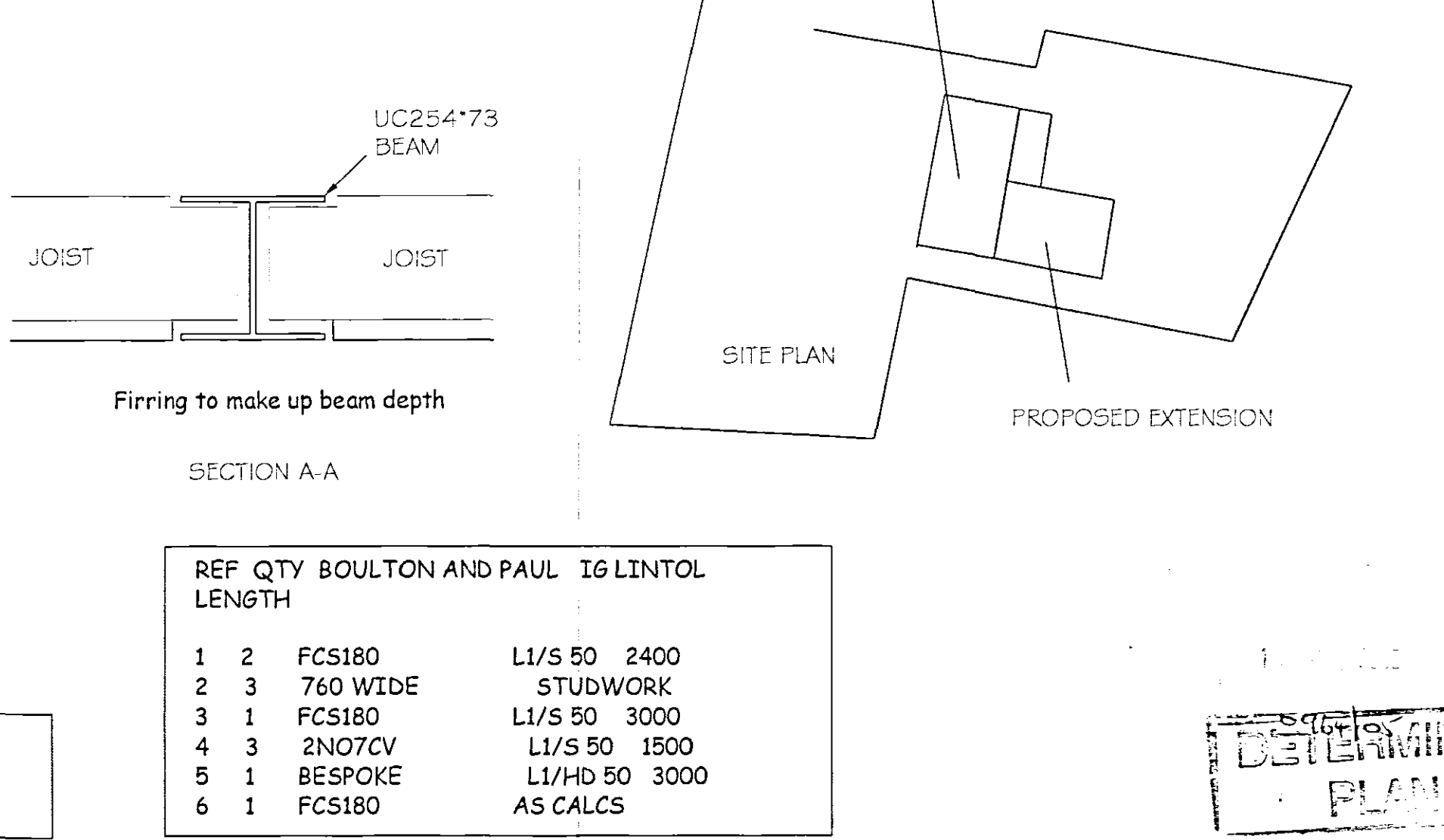
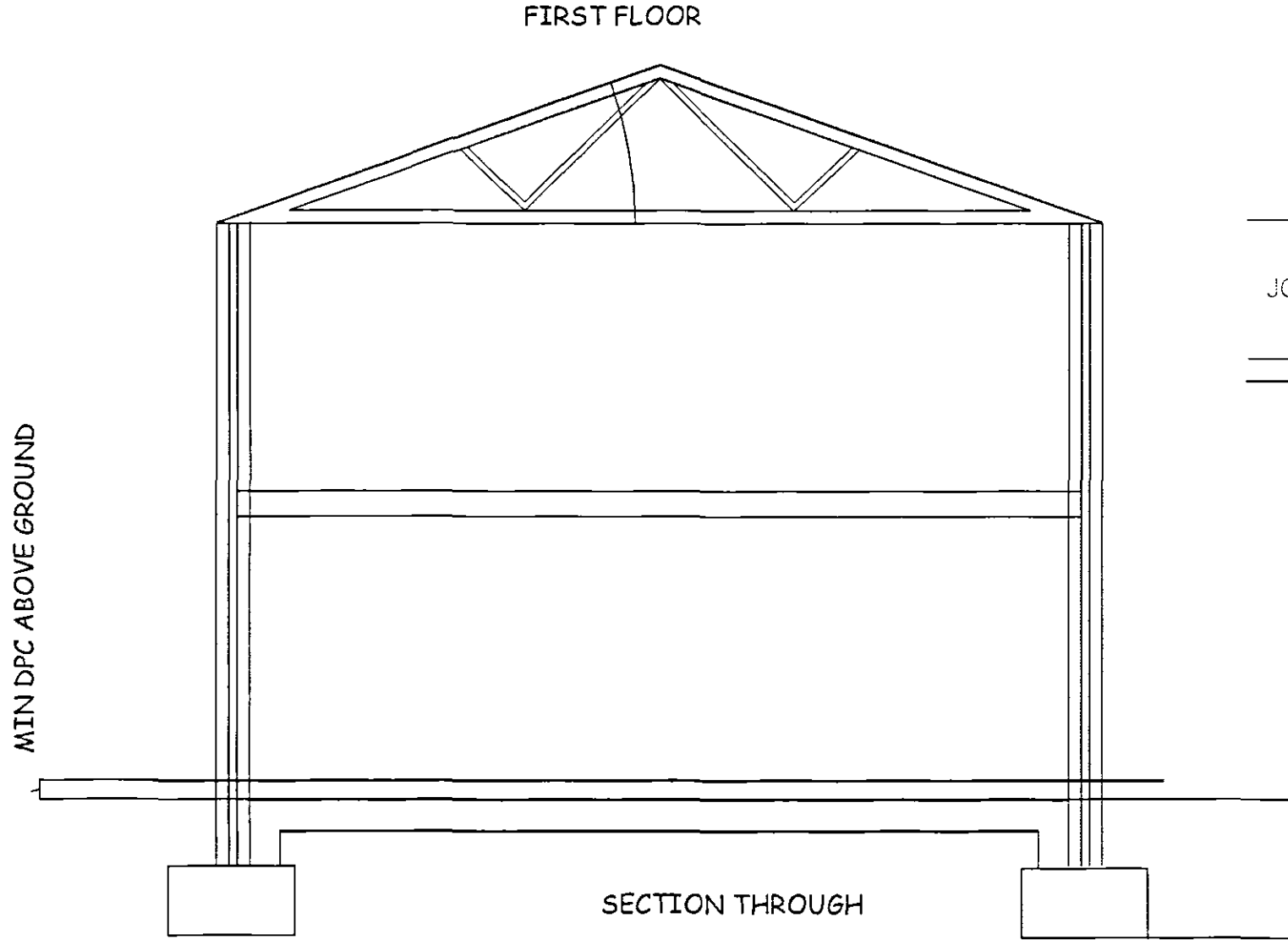
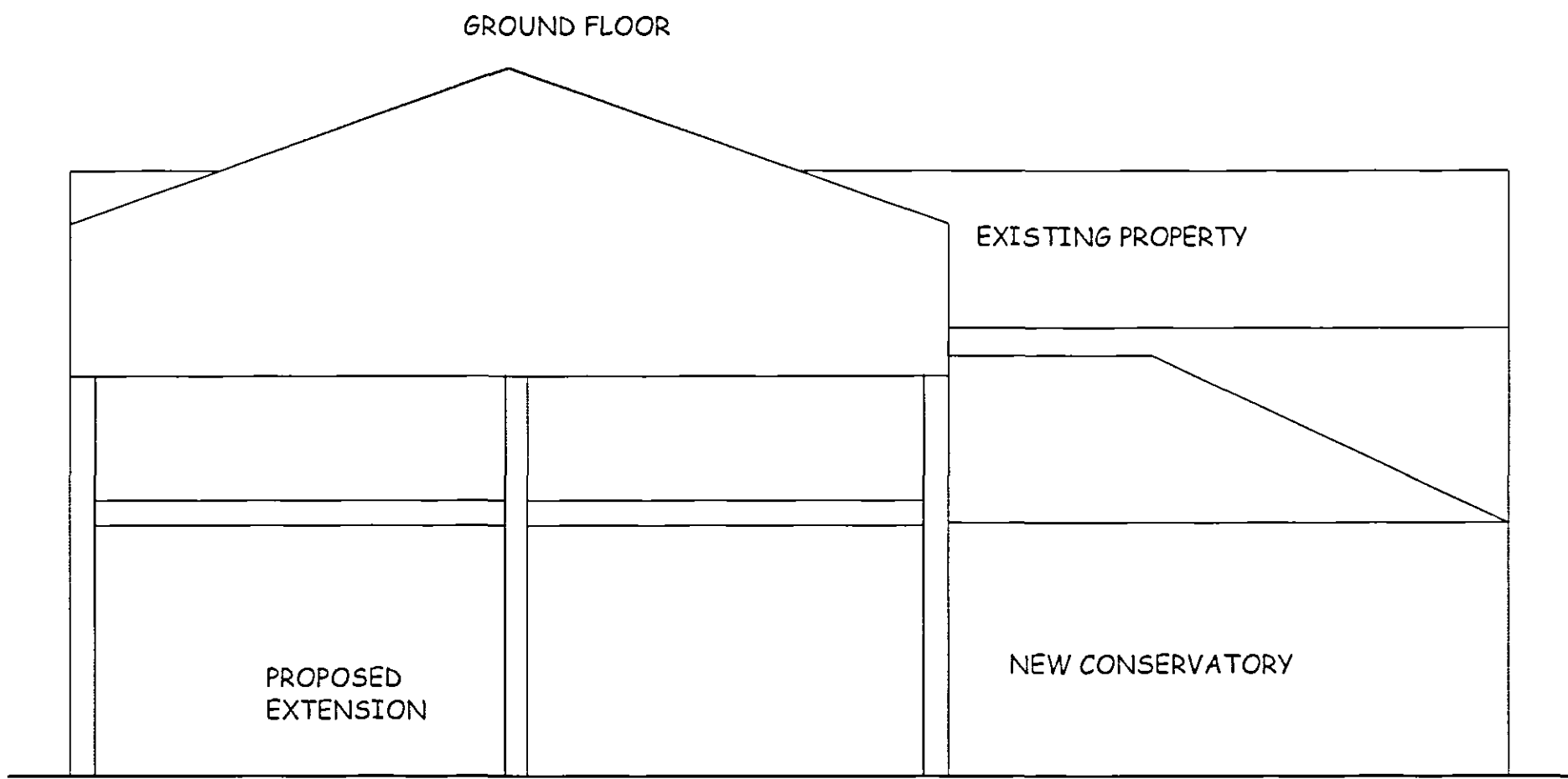
SURFACE WATER DRAINAGE
USE MARLEY OR SIMILAR 112mm HALF ROUND PVC GUTTER TO MATCH EXISTING TO 68mm RWP COMPLETE WITH REDUCER CONNECTED TO 110mm UPVC PIPES FLEXIBLY JOINTED TO FALL MINIMUM 1:80 (AS RECOMMENDED BY MARLEY). TRENCH TO BE AS NARROW AS PRACTICAL. PREPARED BED WITH 100mm DEEP LAYER OF RECOMMENDED BEDDING MATERIAL. I.E. GRAVEL FROM 50 TO 100mm. SAND OR OTHER MATERIAL WHICH HAS A COMPACTION FACTOR OF LESS THAN 0.3. PLACE SELECTED BACK FILL MATERIAL AROUND PIPE AND CAREFULLY COMPACTED UP TO MINIMUM HEIGHT LEVEL WITH THE CROWN OF THE PIPE. COMPACT BACKFILL BY HAND UNTIL 300mm OF COVER HAS BEEN MADE. REMAINING BACKFILL CAN BE COMPACTED WITH MECHANICAL COMPACTING EQUIPMENT. ALL TAKEN TO 500MM ALWAYS MINIMUM OF 5m FROM BUILDING CONSTRUCTED OF MINIMUM 1200mm DIAMETER BRICK FILLED HOLE WITH POLYTHENE OVER AND COVERED WITH TOP SOIL ETC.

VENTILATION
TO WC PROVIDE MECHANICAL VENTILATION TO GIVE A MIN AIR FLOW OF 15 LITRES PER SECOND TO THE EXTERNAL AIR WITH 15 MIN OVERRUN. C/W GUARD TO BATHROOM PROVIDE MECHANICAL VENTILATION TO GIVE A MIN AIR FLOW OF 15 LITRES PER SECOND TO THE EXTERNAL AIR C/W GUARD.

BALUSTRADING (INTERNAL AND EXTERNAL)
ALL BALUSTRADING TO BE ABLE TO RESIST HORIZONTAL FORCE OF 0.36 kN AND AT A HEIGHT OF 900mm INSIDE AND 1100mm OUTSIDE VERTICAL BALUSTRADING TO BALCONIES MUST NOT BE MORE THAN 100mm APART.

EXTERNAL BALCONY
PERIMETER MEMBERS 75/120. POSTS 150/150. JOISTS 47/147 @ 400 C/C. WITH NON-SLIP TIMBER DECKING FITTED TO TOP OF JOISTS. ALL TIMBER TO BE EXTERNAL GRADE AND TREATED. CALCULATIONS TO THE EXPOSED ROOF AREA MIGHT BE REQUIRED FROM A STRUCTURAL ENGINEER.

STEELWORK
MAIN BEAM - UC254*73 SPANNING FROM TOP WALL TO EXISTING DOOR BEAM - UB254*102*25 SPANNING OVER DOOR WITH STUB TO RECEIVE MAIN BEAM. FOR BOTH MEMBERS SEE ATTACHED CALCULATIONS.



REF	QTY	BOULTON AND PAUL	I6 LINTOL	LENGTH
1	2	FCS180	L1/S 50	2400
2	3	760 WIDE	STUDWORK	
3	1	FCS180	L1/S 50	3000
4	3	2NO7CV	L1/S 50	1500
5	1	BESPOKE	L1/HD 50	3000
6	1	FCS180	AS CALCS	

Site:
Proposed Extension for Mr P
Nicholson, Lavender Farm, Shepea
Stow, Crowland, Peterborough,
PE12 0TY.

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DRAWING 1 OF 1
SCALE 1:50