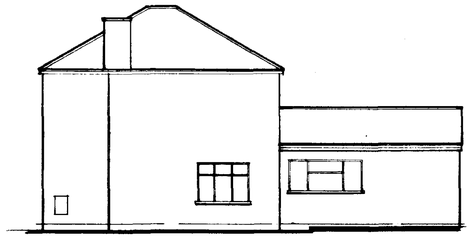
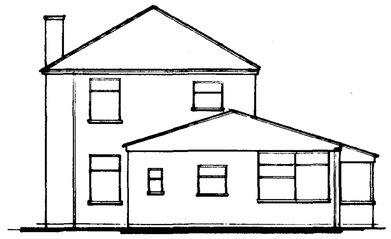
EXISTING ELEVATIONS.



FRONT.



SIDE.

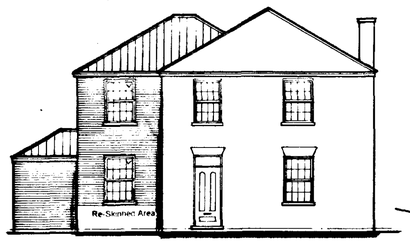


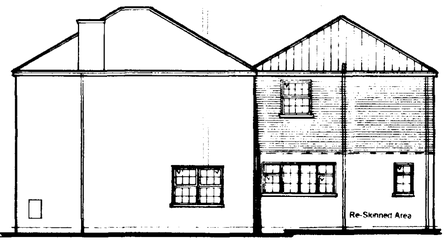
REAR.

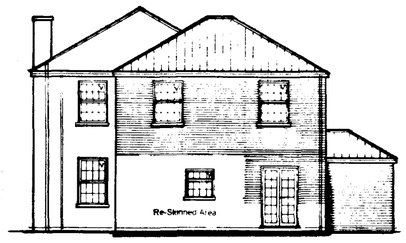


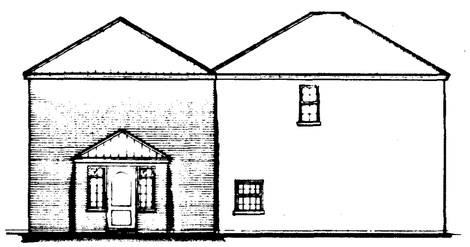
SIDE (Drive).

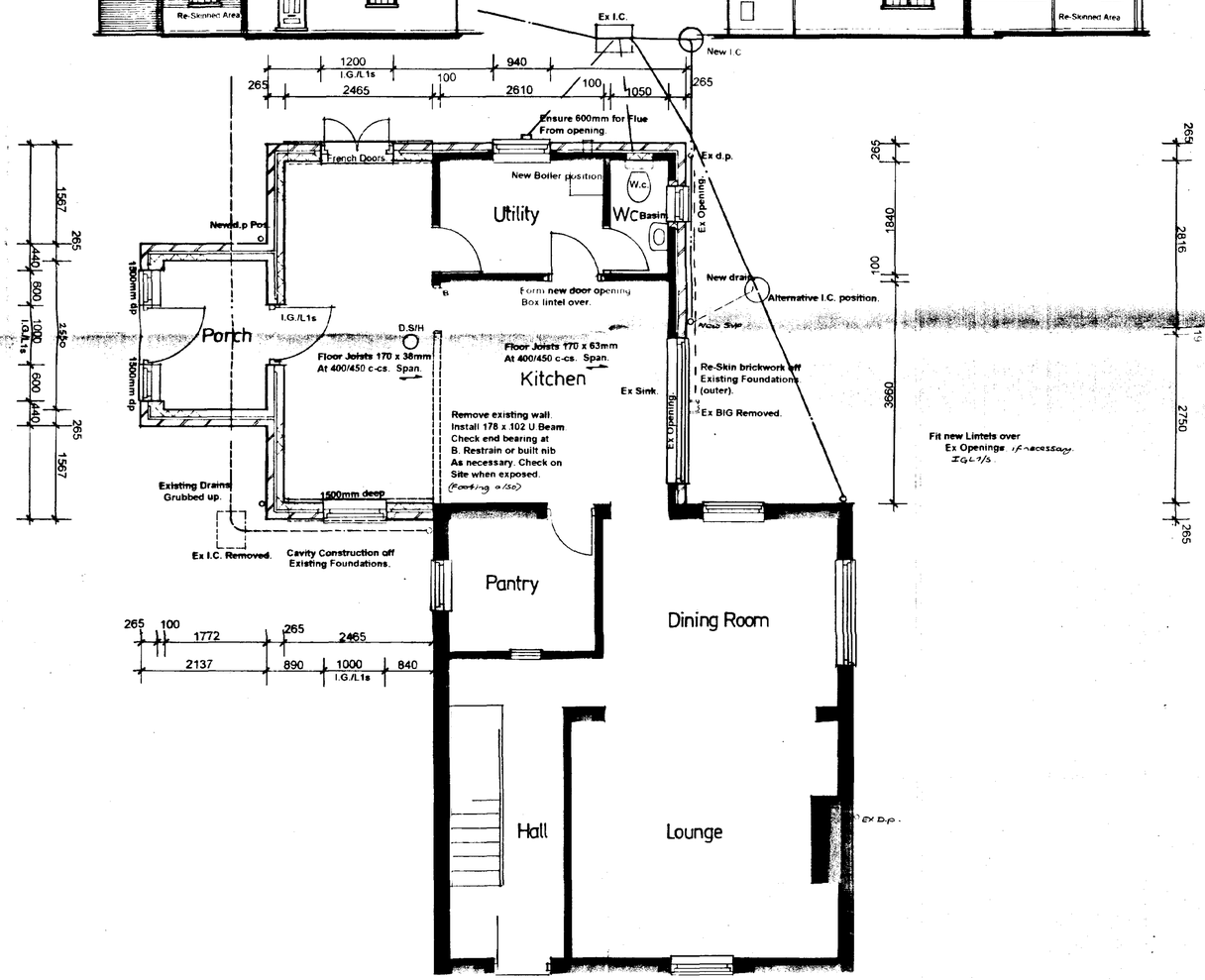
PROPOSED ELEVATIONS.



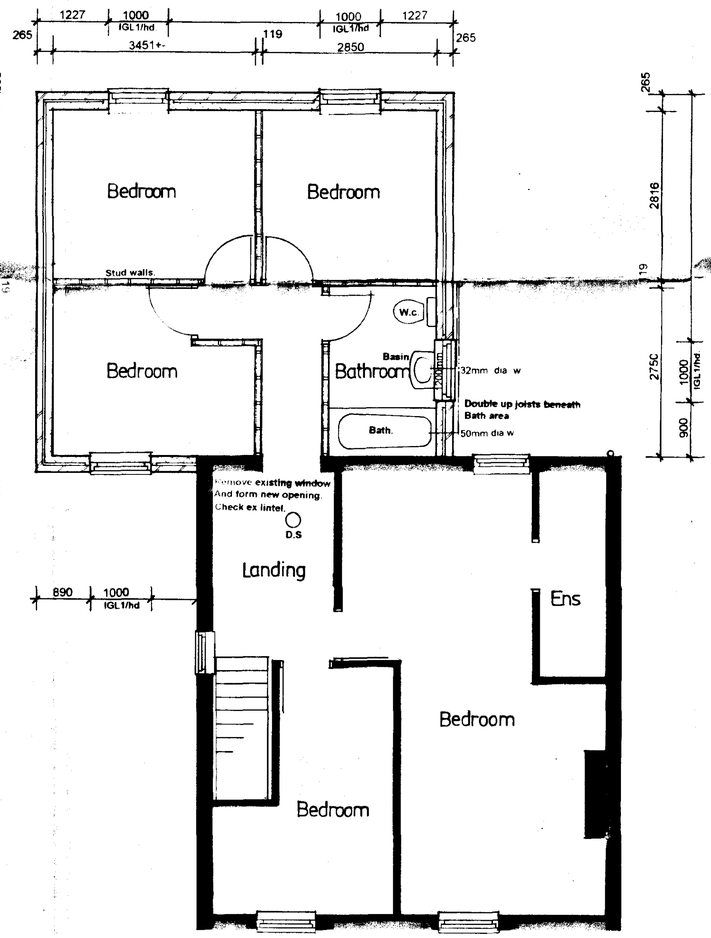








GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

SHDC
Planning & Development
11 FEB 2002
Ref 0148/02

General Notes to Apply Also.

Architectural Design Services
S. J. Thrower
3 Newgate Road
Tydd St. Giles
Wisbech
Cambridgeshire
PE13 5LH
Telephone
01945 870022

Proposed Extension and Alterations at Rose Cottage, Station Road, Gedney Hill,

For. Mr.& Mrs. G. Ibrahim.

General Arrangement Plan.

Scale	Date	Drwn	Chkd
1-50 1-100.	Sept 01.	S. J.T.	—

Drng no. SH/79702. **SHEET 1of 2.**

DETERMINED PLAN

STORM DRAINAGE.

Fit 112mm dia h.r. rainwater gutters at 1:600 falls or level depending on length etc (shown on elevations) & 68mm dia upvc downpipes to BS 4576: Part 1: 1989 & strictly to the manufacturers instructions or squareline. Gutter brackets at 2mt c-cs. & necessary outlets and stop ends etc. Downpipes to be secured using the necessary proprietary clips and all the necessary offsets and swan necks etc. Downpipes to be connected into Underground drains via adaptor. Underground drains to be 100mm dia Hepworth Supersleeve or Osma uPvc 110mm dia, or aim approved), with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to Falls of 1:100 run 1m cube rubble filled soakaway min 5m from building and boundaries. Fill soakaway hole with rubble to within 450mm of ground level overlayed with polythene sheet and backfilled to ground level with topsoil. All work carried out to BS 8301 1985. *Provide access rodding points as shown on plan at change in directions.*

ALL EXISTING DISCHARGES & SOAKAWAYS TO BE INVESTIGATED AND REPOSITIONED WHEN WORK COMMENCES IF REQUIRED..

SOIL DRAINAGE.

Underground drains to be as Storm Drains above with falls of Min 1:80 and Max 1:40. Fall of drains from gullies to be 1:40. A drain trench should not be excavated lower than the foundations of any building nearby *unless either where the trench is filled with* concrete up to the lowest level of the building or where the trench is further than 1mt from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm.

Provide roddable access to all bends and junctions. Lowest connection to S.v.p. min 450mm above adjacent drain invert.
Min fall 1:40. Install inspection chambers. If less than 600mm deep & with max one branch per side use 250mm dia Osma type Upvc i.c. or Hepworth 225mm dia vitrified clay i.c. Chambers 600mm to 1000mm deep use Osma 450 Dia polpropylene on 150mm granular or concrete bed. with a grade B medium duty cover unless otherwise stated

Run Drains to: Existing Septic Tank:

SOIL WASTES ABOVE GROUND.

Install 110mm dia. upvc S.v.p to head of drain terminating min 900mm above nearest opening window with durable cage cover. 75mm dia above roof. W.c. wastes in 110mm dia upvc. Bath waste in 50mm dia upvc. Sink, Shower, washing machine wastes in 40 mm dia upvc. Washing machine to have necessary upstand trap. Basin wastes in 32mm dia (or 40mm if required). Wastes exceeding 1.7mts in length to have anti-vac traps fitted. Wastes not exceeding 1.7mts in length to have 76mm P.Traps fitted. Provide shower on raised plinth to allow *access to shower trap (75mm). Kitchen and Utility* wastes to have bottle gullies fitted with roddable access etc. Install stubstacks as shown with screw down sealed cap or air admittance valve as indicated on plan. Sockets to both S.v.ps and Stubstacks to be min 450mm above drain invert. Bend at foot of Svp to have min radius of 200mm at the centre line.

FOUNDATIONS.

***Existing Foundations exposed and cleared by Building Control for adequacy for Two Storey Section* and reskinning Ground Floor Walls..**

GROUND FLOOR.

Existing Floors exist. NOTE: screed.

D.P.C.

Install Astos or similar d.p.c. to BS6398 min 150mm above G.L. and 18mm thick Damcor insulated d.p.c to all reveals. *Fit dpc to external lintels (See* lintel notes

MASONARY/WALLS.

103mm facings to match existing to all elevations. 65mm cavity with 65mm Dri-therm installed to manufacturers spec with 6no s/s or galv wall ties to BS 1243 at 900mm centres horizontally and 450mm centres vertically. 225mm centres at all jamb openings. Close cavity with blockwork at highest points. Install cavity *closers* above insulation at gables etc. Masonary bricks and blocks to be to BS 3921, BS 6073 Part 1 and BS 5628. Blocks to be in 2.8N/mm2 (unless specified differently by Structural Engineers requirements). Mortar 1:1:5 cement: lime: sand with airentraining agent. Inner leaf in TARMAC or similar approved internal thermal block with 12mm thick, 2 coat gypsum plaster/skim finish. Use Catnic/Furfix or Bluebird fixings to tie new to existing with ties to manufacturers spec at 22omm c.cs. through 12mm Compriband membrane sealed *over externally* with a 12x20mm polysulphide sealant seal*ant.*

Walls to achieve a 'U'Value of not exceeding 0.45m2 degrees C.

LINTELS.

Install I.G. type steel lintels to manufacturers instructions, min end bearing 150mm. All external lintels to have a tray d.p.c. installed in accordance with BS.5268 which should extend to the edge of the toe and at least 100mm beyond each end of the lintel to shed moisture clear of reveals. See ref nos on plan. Ensure lintels have manufacturers insulation installed.

VENTILATION.

All HABITABLE ROOMS to have ventilation openings equal to 1/20th floor area of the room and with some part of the ventilation opening at least 1.75m above the floor level, eg. opening window. HABITABLE ROOMS to have trickle ventilators in top of window frames with controllable and secure ventilation opening min 8000mm sq.(draught secure).

KITCHEN to have an openable window (no minimum size) Background Ventilation of 4000mm sq. Mechanical Extraction 30 litres/second adjacent to hob or 60 litres/per second elsewhere or PSV.

UTILITY ROOM to have an opening window (no minimum size).Background Ventilation of 4000mm sq. Mechanical Extraction 30 litres/second or Passive S.V.

BATHROOMS (WITH OR WITHOUT W.C.) to have openable window (no minimum size). Background Ventilation of 4000mm sq Mechanical Extraction of 15 litres/second or Passive S.V. Where no window fitted Mechanical ventilation to be provided with the fan having an overun of 15 minutes and is controlled automatically or manually. Also air inlet to be provided eg. a 10mm air gap below the door.

SANITARY ACCOMMODATION (SEPARATE FROM *BATHROOM) to have openable window 1/20th* of floor area or mechanical ventilation at 8 litres /second per. Background Ventilation of 4000mm sq.

WINDOWS, DOORS AND GLAZING.

Escape windows are now required to all first floor habitable rooms in a house even if they are not inner rooms.
A fully opening window of minimum 450mm x 733mm, of any orientation will now Comply.

Windows as drawing with UPVC double glazing installed.

Fix windows 150mm from each end of jamb, adjacent to each opening jamb and at max 600mm c-cs. All windows to be as specified on plan as calculated for the Building Regulations etc. Any alterations to be agreed with Agent and Building Control Before ordering etc. Also if windows are ordered different from plan and are not available when work commences on site please ensure profiles are checked against dimensions ordered etc. Glazing laminated or toughened glass to BS6206, Class B in the following critical locations. WINDOWS 800mm or less above floor level, within 300mm of a door and 1500mm or less above floor level. DOOR 1500mm or less above floor level. EXCEPTION; small panes maximum 250mm wide not exceeding 0.5m2 may be 6mm annealed glass.
All windows and doors to be draughtproofed.
All doors to be double glazed.

JOINERY (INTERNAL).

Standard mouldings, architraves and skirtings to Clients choice/specification.

TIMBER.

All timber to be SC3 Grade.

CEILINGS.

12.5mm plasterboard ceilings throughout to BS.1230 and installed to manufacturers details. Support all joints and edges of boards with timber noggins. Tape all joints. Artex and cove finish to clients requirements. Ensure boards are layed perpendicular to joist span and joints staggered and fixed at min 150mm c-cs.

SMOKE DETECTION.

It is advisable that at least Battery operated smoke alarms to BS 5446: Part 1 are installed in circulation areas within 7000mm of doors to high risk rooms and within 3000mm of bedroom doors. At least one smoke alarm to be installed to each storey. 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 a height between 150mm and 300mm below ceiling. Occupants of property to be provided with information on the use and maintenance of the equipment.

ELECTRICAL.

Electrical installation to comply with the latest Edition of the IEE wiring regulations.

SPACE HEATING AND PLUMBING.

Extend existing Heating System to Heating Engineers Requirements. *(Make sure (ok) to new rooms).*
Install radiators to rooms. Radiators to have thermostatic valves fitted..

FIRST FLOOR.

18mm t & g moisture resistant flooring grade chipboard type C4 to BS5369 on joists at 450mm ccs or less or use 22mm thick if joists are at 600mm ccs, Size and span shown on the floor plan built into wall min 90mm. Double up joists under partitions bolted together with 6mm dia m/s bolts and toothed timber connectors at min 1500mm ccs and 150mm from ends at mid depth of joists. Double up joists around *stairwell AS FLOOR PLAN LAYOUT.*
Trim out and support joists in m/s joist hangers to BS6178 Part 1, mechanically fixed or to manufacturers details. Install Catnic herringbone strutting or 38x38mm s.w. strutting at mid span of joists over 2.5mt and at third span on joists over 4.5mts span. See also Lateral Restraint notes.

STUDWORK PARTITIONS.

Construct studwork partitions in 44x72 Ridgeons Structural KD sw studs at 600mm c-cs, head and sole plates fixed down to floors and ceilings as necessary. Alternatively install 100 x 38mm studs at 400mm c-cs off 100 x 50mm head and sole plates. Install 2 rows of horizontal noggins between studs. Incorporate doors and frames as indicated. Clad with 12.5mm plasterboard to BS 1230:Part 1 fixed at 150mm c-cs min or less or use 9.5mm thick on stud centres at 400mm c-cs. Skim with 4mm finish.

STEEL BEAM ENCASEMENT.

Install 2 layers of 12.5mm Gyproc Wallboard with joints staggered and nailed to min 44x44 sw members screwed together with noggins at max 600mm c-cs.

ROOF.

Lay concrete interlocking roof tiles to BS 402 and (min 75 lap) Type as plan and to manufacturers specification on 25x38mm tanalised sw tile battens and untearable roofing felt to BS 747 Type 1F, with min 150mm lap in each direction on ready made Hip mon type trusses and infills. CHECK ROOFPLATE WIDTHS BEFORE ANY ORDER PLACED.
Trussed rafters at 600mm c-cs and designed and fabricated to BS 5268. Manufacturers certificate and calculations to be submitted to BCO for checking before roof work commences. Roof bracing to be to BS 5268 and 25x100mm SC3. Diagonal bracing running from eaves to ridge at underside of rafters (also on top of ceiling joists running from eaves to inner binders if shown in section). Lap joints if necessary and nail to each rafter with 2no, 10 gauge galvanised nails. (Also web bracings at approx 45 degrees in plane of webs. Fixing as before and shown on section if required depending on span). 25x100mm Binders at ridge and node points fixed as above. Trusses to be fixed to 50x100mm wall plates bedded in 1:4 cement mort.r with galv truss clips.

Install Compound/girder truss with truss ends fitted in M/s joist hangers fixed to compound. These details to be in strict accordance with truss manufacturers details. Details to be submitted to BCO before work commences on roof structure.

Incorporate layboards, deminishing trusses and GRP valley trays/tiles/ Code 4 lead to roof intersections.

Install over fascia vents to achieve min 10mm continuous air gap full length of eaves. Install roof vent RV601 between rafters and over plates to ensure air flow over insulation.

Fit Hip Irons at hip corners. Tie wall plates at hip corners with galv m/s straps along outer faces.
Ridge tile hip ends.

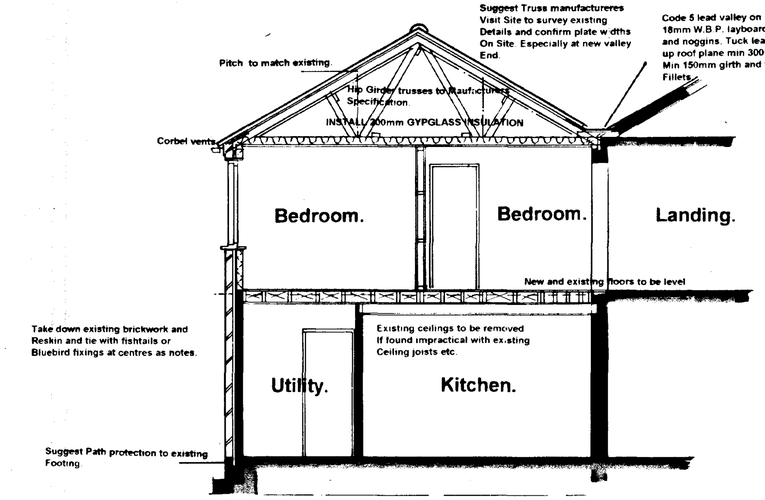
Any Softwood eaves and roof to be to BS 4978 and BS 5268 treated to British Wood Preserving Association Commodity Specification C. Site cut sw to be saturated with appropriate preservative where cut etc.

INSULATION.

Install 200mm Gypglass Insulation between ceiling *joist/bottom chord* of trusses and rafters in all roof spaces as shown on section. All exposed pipework and ducts together with storage vessels to be adequately lagged in accordance with Part L of the Building Regulations.Fit sealing strip and bolt around loft hatch. Ensure all ducts and pipework through ceilings/ floors/and hollow constructions or voids are sealed around.

LATERAL RESTRAINT STRAPS.

***Tie roof structure to blockwork with Catnic straps* at 2mt c-cs. Prefix V.L. type straps along wall plates. 30 x 5 x 1000 long. Prefix H.L. at gable walls where rafters and ceiling joists are parallel to walls spanning over min 3 members. Pack beneath H.L. straps and wall/structural member with solid bridging noggins. Noggins to extend *at least half* the depth of the joist and *at least* 38mm thick. (Or use binder positions if B.C.O in agreement). Screw and plug fix straps to blockwork.**



SECTION A A.

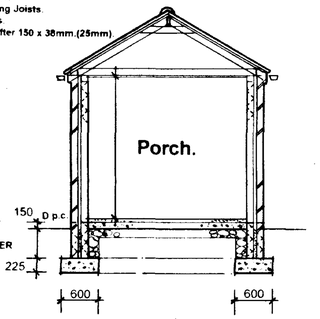
GENERAL NOTES.

Do Not Scale from drawings, if in doubt ask.
Contractors are responsible for checking all dimensions on site when work commences and before ordering materials.
Any discrepancies should be brought to the attention of the Designers for remedial advice as soon as possible.
All details shown on the drawing are based on typical site conditions for the area.
No responsibility can be accepted for any abnormal conditions. Any such conditions to be reported to designer for amendments or the Professional services of a Chartered Structural Engineer to be sought.
The notes shown are mainly to cover the requirements for Building Regulations. They are not a full Specification.
If materials, products & workmanship are not fully specified they are to be of the standard appropriate to the work and suitable for the purpose stated above and all work to be in accordance with good building practice and in *accordance* with *BS8000* for Workmanship on Building Sites to the extent that the recommendations define the Quality of the finished work. All materials, products and workmanship to comply with the appropriate BS and EOTA (European Organisations for Technical Approval) Standards with, where appropriate, BS or EC marks.
All materials and products to be handled/stored and used /fixed in strict accordance with the manufacturers recommendations.
Arrange Inspections of the works by Building Control Officer B.C.O). Obtain Completion Certificate and forward to Employer/Owner.

This Drawing is the Copyright of ARCHITECTURAL DESIGN SERVICES and may not be reproduced in part or in whole without the.r written permission.

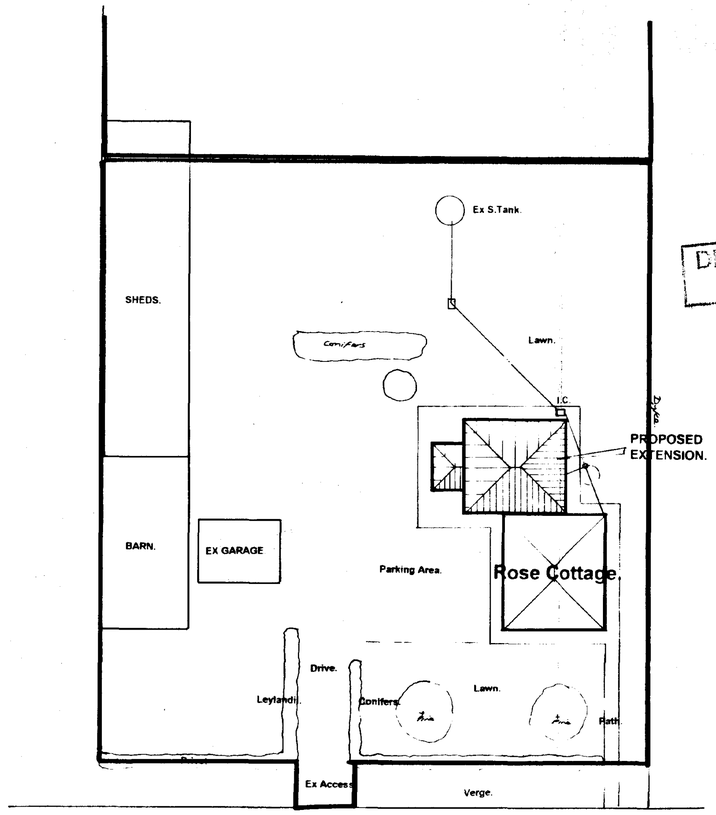
Porch Roof.

Cover as Main Roof.
100 x 38mm Rafters.
125 x 47mm Ceiling Joists.
All at 400mm c-cs.
Ridge and Hip Rafter 150 x 38mm.(25mm).



FOUNDATION DEPTH TO BE AGREED ON SITE WITH B.C.O. OVER

PORCH SECTION.



Station Rd.

SITE PLAN 1:200

DETERMINED PLAN

SHDC
Planning & Development
11 FEB 2002
Ref 0148/02

Architectural
Design Services.

S.J.Thrower.
3 Newgate Road, Tydd St.Giles, Wisbech, Cambridgeshire.
Tel. 01945 870822.

Proposed Extension and Alterations at Rose Cottage Station Road Gedney Hill.

For. Mr.& Mrs.G.Ibrahim.

Sections/Notes/Site Plan.

Scale 1:50	Date: Jan 02	Drwn: J.	Chkd

Drwg no. FD/79502. SHEET 2 of 2.