Notes and Particulars

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

SUBSTRUCTURE WALLING
100mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

FOUNDATIONS
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-loadbearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 900mm thick. Foundations to taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise.

BATHROOM VENTILATION
Provide proprietary mechanical extract ventilation unit capable of extracting 15lts/second. System to offer intermittent operation.

FIRST FLOOR WALLING
Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provde 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either side of stud partition joist beam to fix flooring.

FIRST FLOOR CONSTRUCTION
19mm flooring grade moisture resistant decking on timber joists as stated on plan. Joists built into external wall 100mm. Provide 30 x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggin to joists. Provide herringbone strutting if shown on plan. Double up floor joists locally under bath feet and hot water cylinder where applicable.

WALL CONSTRUCTION
250mm cavity walls to consist of:-
100mm face brickwork (see site plan for details), 50mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanized iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish.

REVEALS
Ensure the path through all window and door reveals, including lintels, is limited to a minimum 'U' value of 1.2W/m²K. also at every closure of cavity provide d.p.c.

HEATING SYSTEM
Provide room thermostat or thermostatic radiator valve or similar approved to control the output from the heating system.

INSULATED PIPES AND DUCTS
All pipes which do not contribute to the heating of the building will be insulated to BS5422 1977.

SAFETY GLAZING
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

SMOKE DETECTION
Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1

RAINWATER GOODS
P.V.C. rainwater goods 110 half round gutters and 68mm diameter downpipes.

ROOF VENTILATION
At ridge provide proprietary ventilation equivalent to a 5mm continuous gap along ridge.

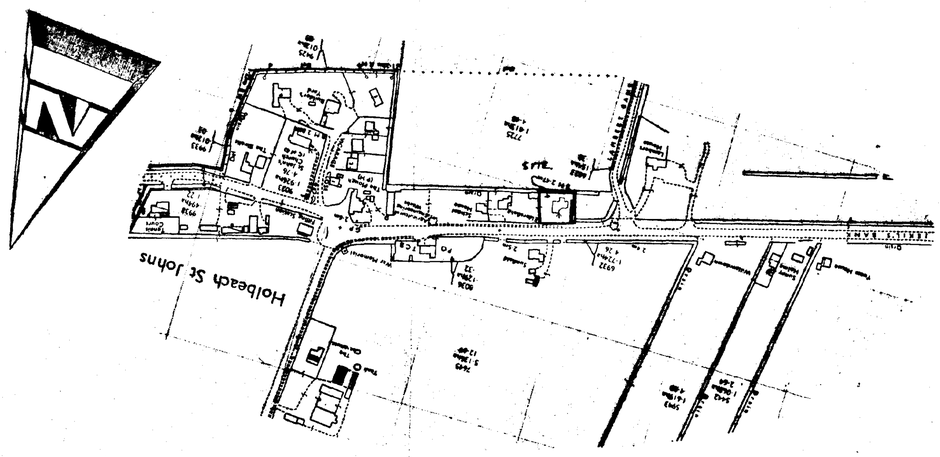
VALLEYS
Use proprietary fibreglass valleys or provide Code 4 lead to valleys to make completely watertight.

HABITABLE ROOMS AND KITCHENS
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000mm²

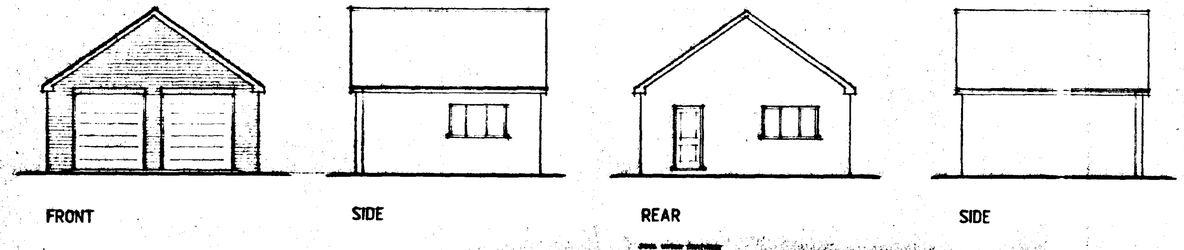
LINTELS
All coded lintels as stated in Schedule or marked on plan to be by
to be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approx. 450mm c/c.

NEW/OLD WALLING
Where new walling meets old provide proprietary vertical flexible wall starters.

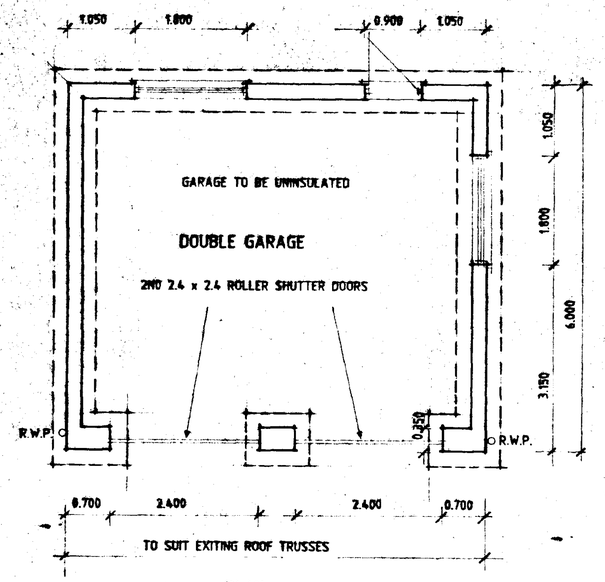
SOLDIER COURSING
Provide soldier course brickwork to all area where shown on elevations.



LOCATION PLAN



FRONT SIDE REAR SIDE



PLAN

GARAGE WIDTH TO SUIT EXISTING ROOF TRUSSES REMOVED FROM EXISTING GARAGE

SURFACE WATER DRAINAGE
Underground drainage to be generally 100mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Under building drains to be encased in 150mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50mm compressible material. 110mm diameter soil and vent pipe to extend 900mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with cheese plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5572 and all underground drainage to BS8301.

DISPOSAL WATER DRAINAGE
To be proprietary 110mm diameter P.V.C. pipes flexible jointed to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

PROTECTION TO UNDERGROUND PIPES
Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

INSPECTION CHAMBER CONSTRUCTION
Proprietary polypropylene inspection chambers bedded on 150mm concrete. Form protective 300mm thick concrete collar around head of inspection chamber with 300mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade D medium duty covers are to be used.

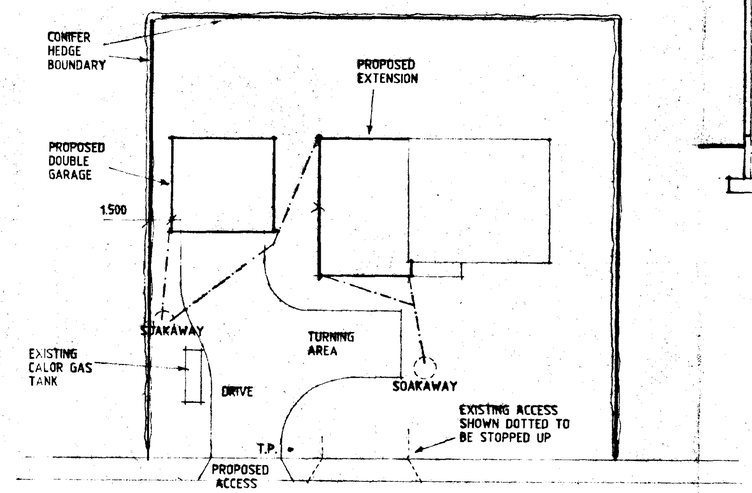
ROOF CONSTRUCTION
Concrete interlocking roof tiles (pan and/or plain) on 38 x 25 softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268 Part 3, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

ROOF VENTILATION
At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

ROOF INSULATION
To roof spaces provide proprietary 150mm thick insulation ensuring a gap of 50mm between roof underfelt and quilt at all times.

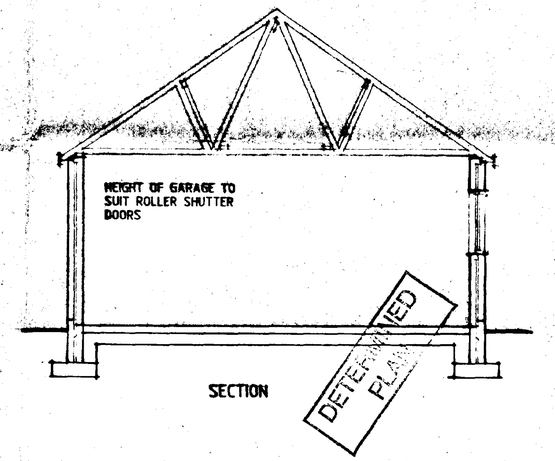
FASCIA AND BARGEBOARDS
To be 25 x 175mm PSE with 6mm groove to accept 6mm thick exterior grade plywood soffit.

CEILINGS
To all habitable rooms provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.



JEKILS BANK

SITE PLAN



SECTION

THIS DRG TO BE READ IN CONJUNCTION WITH 771814/1 & DEESIGNS CALCS - PONT 1-5

SOUTH HOLLAND DC
HOUSING & PLANNING
15 MAY 1995
Ref: 0510/95

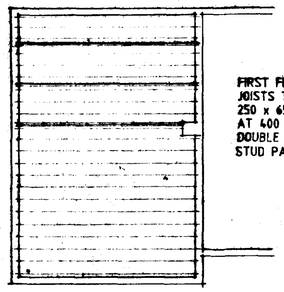
DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS & EXTENSION PLUS DOUBLE GARAGE AT WESLEY HOUSE JEKILS BANK, HOLBEACH ST. JOHNS FOR

MR. & MRS. R. PONTIN.

1:50 1:2500
1:100 1:200
771814/2
MARCH-95
B.GILHAM.

Status House, 4 Princes Street, Holbeach, Lincs, PE12 7BB
Tel: 01406 424343 Fax: 01406 490702



FLOOR JOIST PLAN

DORMER ROOF CONSTRUCTION

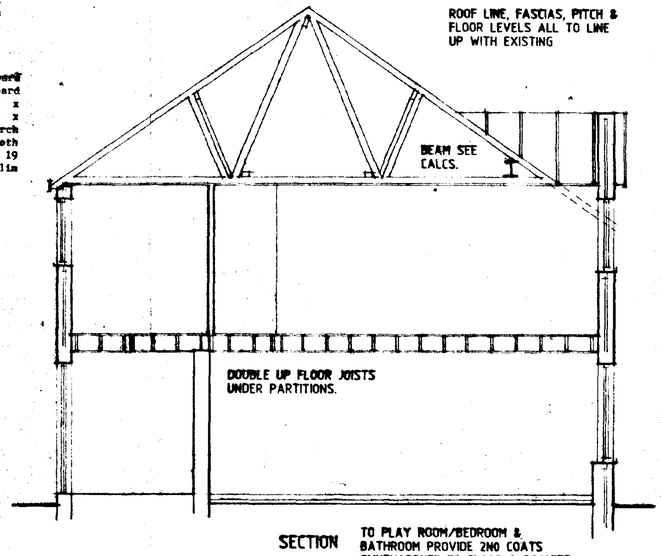
Tiles, battens and underlay as for main house roof on:- 25 x 200 ridge, 38 x 100 rafters and ceiling ties. Provide 25 x 100 longitudinal binder plus 25 x 100 diagonal rafter binder. At roof intersection provide 32 x 175 valley lay boards plus suitable reducing rafters. Support rafters on 50 x 125 header/wallplate. Provide 38 x 100 noggins from last rafter over gable wall to take bargeboards @ 400 c/c. Provide restraint straps as main roof. Provide 150mm fibreglass insulation plus ventilation as main. All timber SC3 graded.

DORMER WALL CONSTRUCTION:

9mm skim finish on Gyprox Duplex plasterboard (where seen only, elsewhere provide plasterboard to contain fibreglass insulation) on 50 x 75 vertical studs at 400 c/c built off 50 x 100 sole plates in turn supported from porch ceiling tiles. 6mm plywood face covered both sides with black breather paper. 25 x 19 battens 16mm thick T. G & V boarding (Sadolin stained).

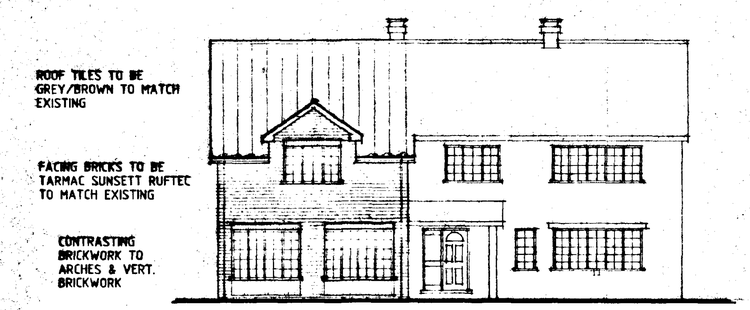
NOTE

ROOF LINE, FASCIAS, PITCH & FLOOR LEVELS ALL TO LINE UP WITH EXISTING

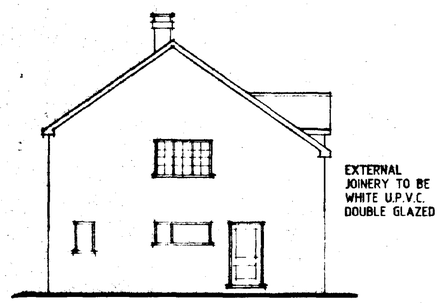


SECTION

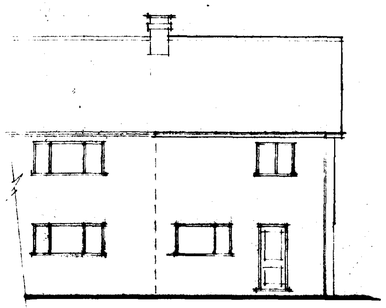
TO PLAY ROOM/BEDROOM & BATHROOM PROVIDE 2NO COATS SYNTHAPRUFE TO FLOOR & PROVIDE 50 JABLITE INSULATION WITH S/C SCREED ON TOP TO MAKE LEVEL WITH EX. FLOOR. MIN. SCREED 65mm.



FRONT



SIDE



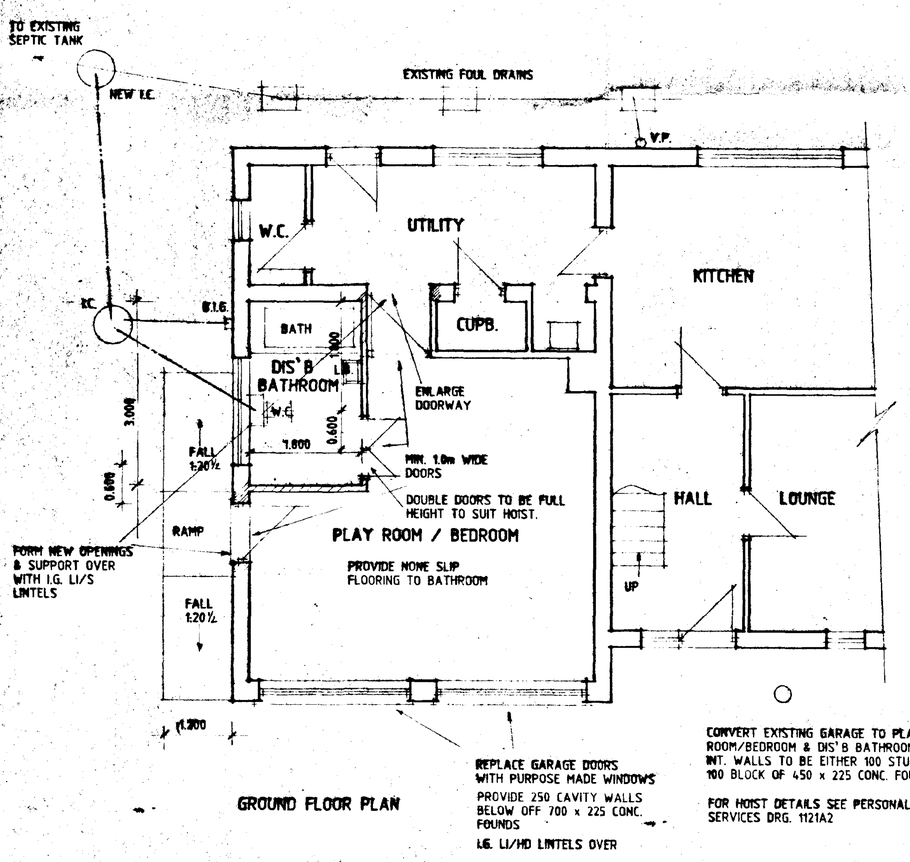
REAR

NOTE

I.G. LI/S LINTELS OVER CAVITY WALL OPENINGS UNLESS OTHERS SPECIFIED. I.G. INT. LINTELS OVER INT. OPENINGS.

VENTILATION TO ALL HABITABLE ROOMS TO BE 1/20 OF FLOOR AREA TO THAT ROOM

PROVIDE I.G. UNIVERSAL ARCH OVER FRONT WINDOWS



GROUND FLOOR PLAN

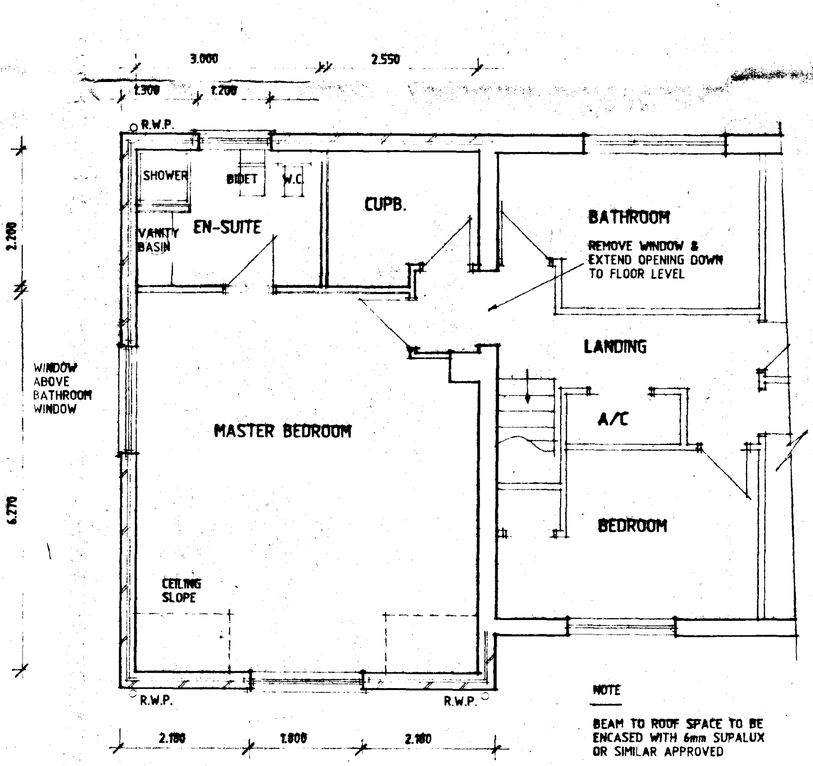
REPLACE GARAGE DOORS WITH PURPOSE MADE WINDOWS

PROVIDE 250 CAVITY WALLS BELOW OFF 700 x 225 CONC. FOUNDS

I.G. LI/HD LINTELS OVER

CONVERT EXISTING GARAGE TO PLAY ROOM/BEDROOM & DIS'B BATHROOM. INT. WALLS TO BE EITHER 100 STUD OR 100 BLOCK OF 450 x 225 CONC. FOUNDS

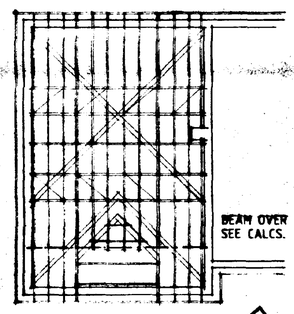
FOR HOIST DETAILS SEE PERSONAL SUPPORT SERVICES DRG. 1121A2



FIRST FLOOR PLAN

NOTE

BEAM TO ROOF SPACE TO BE ENCASED WITH 6mm SUPALUX OR SIMILAR APPROVED



ROOF PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH 771814/2 & DEESIGNS CALCS. - PONT 1-5.

SOUTH HOLLAND DC
HOUSING & PLANNING
15 MAY 1995
Ref: 95/0195

DETERMINED PLAN

DESIGN Status

CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED ALTERATIONS & EXTENSION TO WESLEY HOUSE, JEKILS BANK, HOLBEACH ST. JOHNS FOR

MR. & MRS. R. PONTIN.

1:50 1:100	771814/1
MARCH-95	B.GILHAM.

A - NEW ALTS 10.5.95

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