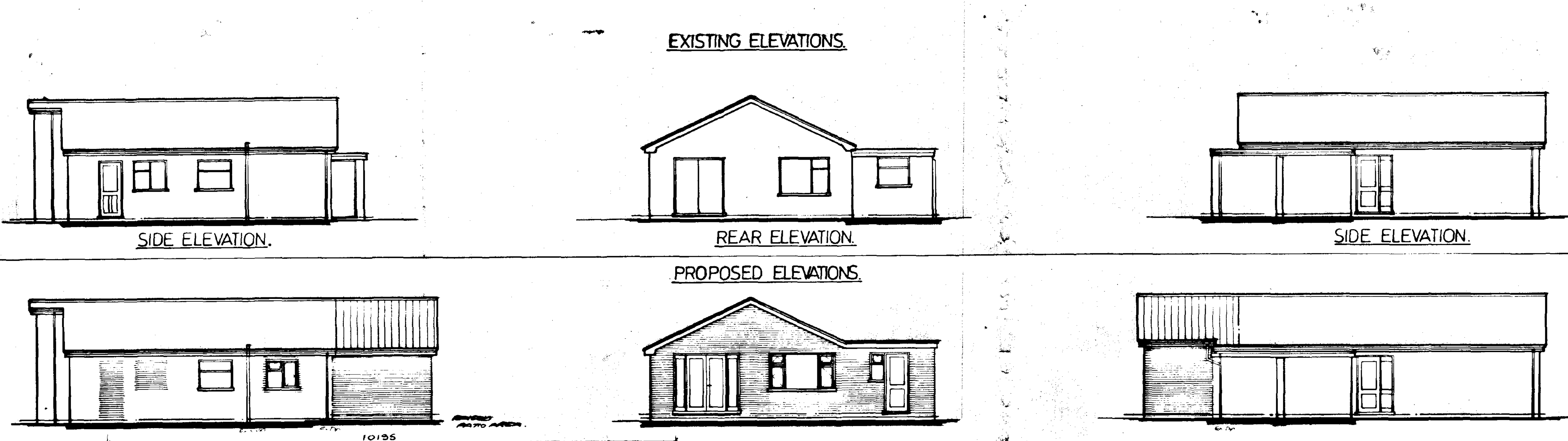
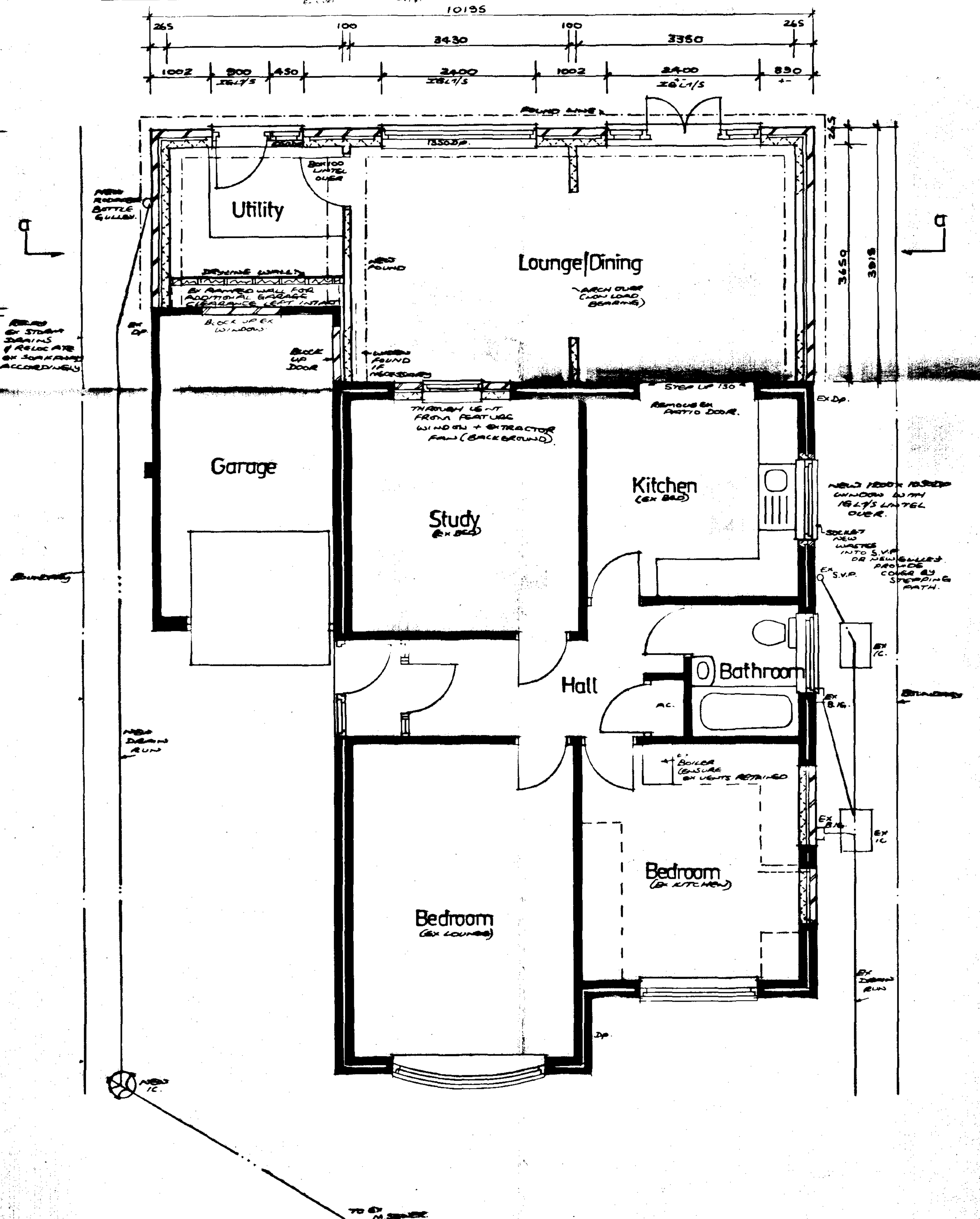
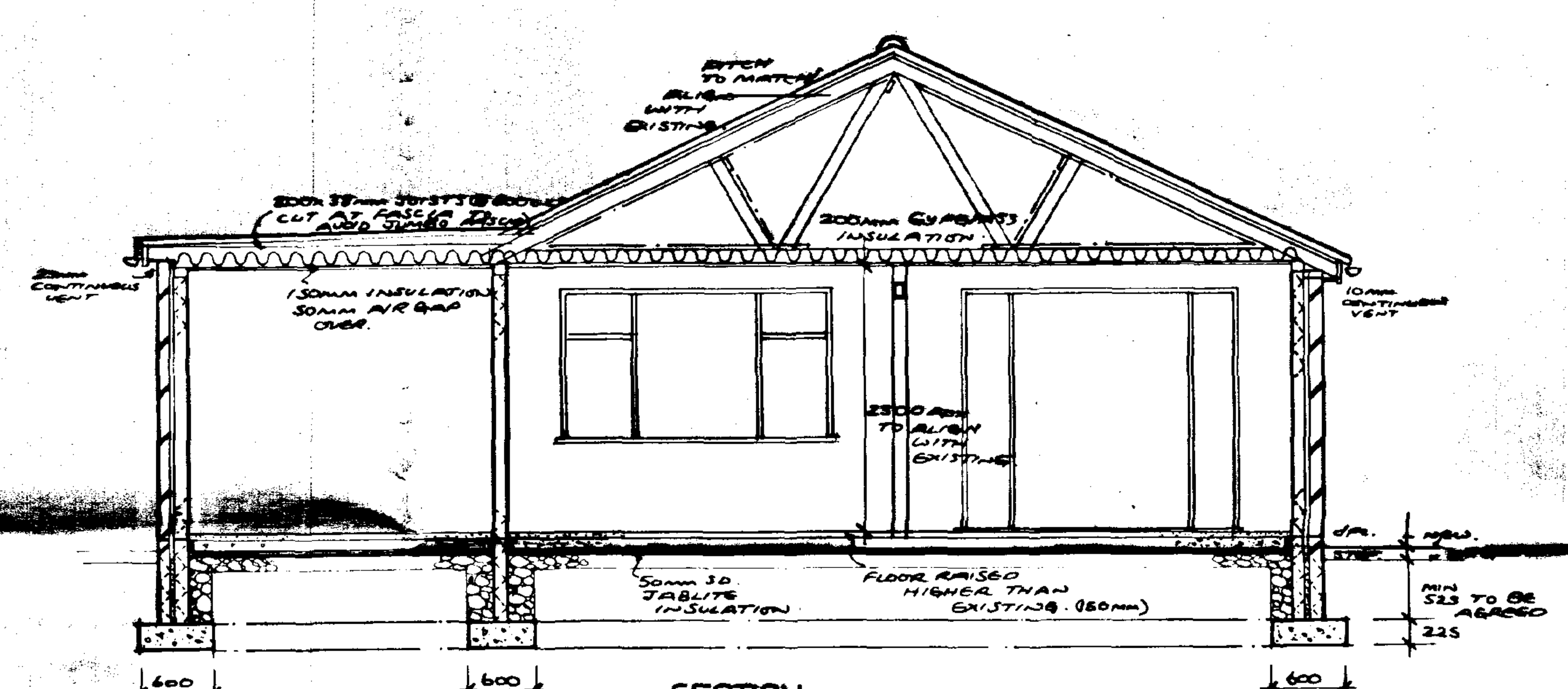




PROPOSED FLOOR LAYOUT.



SECTION a-a.

STORM DRAINAGE.

Fit 112mm dia h.r. rainwater gutters at 1:600 falls or level depending on length etc(shown on elevations) and 68mm diaupvc downpipes to BS 4576: Part 1. 1989 and strictly to the manufacturs instructions or squareline. Gutter brackets at 2mt c-cs. and 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 sim approved), with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to Falls of 1:100 run to new *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/ REPOSITIONED WHEN WORK COMMENCES ENSURE NO LIVE DRAINS EXIST BENEATH PROPOSAL

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. Drains running through walls to have Prestressed concrete lintels provided over Provide min 50mm space around, filled with compressible material, opening to be masked with durable rigid sheet to prevent the ingress of *fill or vermin or a length of pipe (as short as possible) built* in with joints as close as possible to the wall faces(within 150mm) and connected to rocker pipes with alength of at most 600 mm and flexible joints. A drain trench should not be excavated lower than the foundations of anybuilding 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 (or Hepworth). Inspection chambers over 1000mm deep to be 1200 x 750mm on 150mm C20P concrete base with 215mm Class B engineering brick walls with a grade B medium duty cover unless otherwise stated.

Run drains to existing Sewer via existingchamber on site. All drains to be tested to Local Authorities satisfaction and BS.8301.

SOIL WASTES ABOVE GROUND.

Sink wastes in 40mm dia upvc.Washing machine to have necessary upstand trap. 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 Kitchen and Utility wastes to have bottle gullies fitted with roddable access etc.

FOUNDATIONS.

Concrete strip foundations min depth 750mm (or 1mt if soil is of a shrinkable nature) to be agreed on site with B.C.O. Any reinforcement to be incorperated as sections Any irregularity in subsoil/ filled ground to be reported to Agent /B.C.O. for remedial advice or seek the advice of a Chartered Structural Engineer Foundation width shown on floor plan layout Grade C20P Concrete (unless stated otherwise) Concrete to BS 5228, BS8110, Aggregates BS882.

FLOOR.

150mm blinded and consolidated hardcore backfilled and rammed to internal foundations. compacted in 225mm layers 1200g polythene d.p.m. linked to wall dpc Min 150mm d.p.m laps.Lay 50mm SD Jablite insulation over polythene with the joints taped and perimeter upstand all in accordance with Manufacturers specification.
NOTE: POLYTHENE D.P.M. MAY BE LAID ON TOP OF JABLITE IF AGREED BY B.C.O /N.H.B.C. INSPECTORS.
100mm site concrete (C15P Grade or C20P where reinforcement is incorperated). 50mm sand/cement screed All new and existing floors to be stepped up 150mm as plan. Take out existing brickwork in new opening down to invert of hardcore level to avoid hardspots

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 reveels. Fit dpc to external lintels (See lintel notes). Also to roof/wall abutments above lead flashings. Provide weep holes where appropriate if necessary

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 Walls below ground level to be 7N/mm2 dense concrete blocks, 1:1/2:4 cement:lime: sand mortar. Bridge drains as Soil Drainage notes. Fill cavity void with lean mix concrete to a height of 225mm below d.p.c, top splayed to shed water outwards Lay 2 course facings to outer leaf below d.p.c.(or Eng bricks) Inner leaf in TARMAC or similar approved internal thermal block with 12mm thick, 2 coat gypsum plaster/skim finish. Incorporate piers as indicated Use Catnic/Furfix or Bluebird fixings to tie new to existing with ties to manufacturers spec at 225mm c.cs. through 12mm Compriband membrane sealed over externally with a 12x20mm polysulphide sealant.
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 reveels 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.

WINDOWS, DOORS AND GLAZING.

Windows as drawing with double glazing installed to match existing 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

ELECTRICAL.

Electrical installation to comply with the latest Edition of the IEE wiring regulations Socket /lighting sockets to to the requirements of the clients

ROOF.

Lay concrete interlocking roof tiles to BS 402 and(min 75 sp)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 fink type trusses CHECK ROOF PLATE WIDTHS AND PITCH BEFORE ORDER PLAC ED. ENSURE MANUFACTURERS VISIT SITE AND SUVEY EXISTNG TRUSSES TO ENSURE ACCURATE MATCHING OF EXISTING

Trussed rafters at 600m m 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 on 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 mortar with galv truss clips.

Offset fascia board from brickwork as existing Install Upvc soffit and fascia as existing. Soffit ventilator installed 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 Or alternatively fit over the fascia type vents. Any Softwood eaves and ext 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 fibreglass mineral wool quilt 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. Flow and return pipes to hot water vessel to be insulated for at least one metre from their points of connection Insulation to be minimum of 15mm thickness. 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 3/ 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

DEEMED PLAN

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 and should not be used as 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 he purpose stated above and all work to be in accordance with good building practice and in accordance with BS for Workmanship on Building Sites. All materials products and workmanship to comply with the appropriate BS and EOTA Standards

All materials and products to be handled/stored and used /fixed in strict accordance with the manufacturers recommendations

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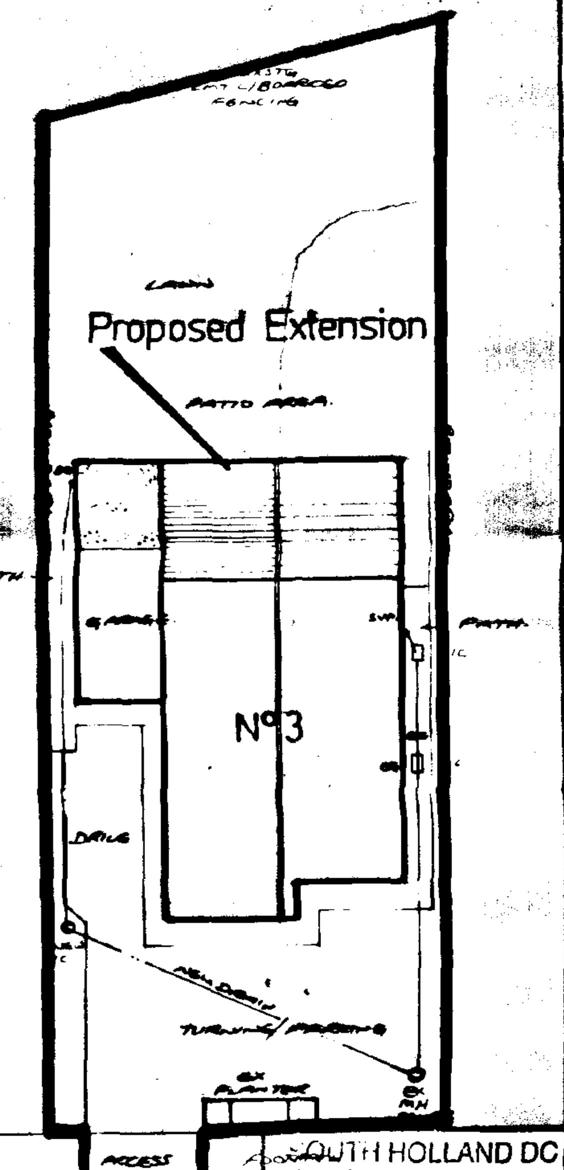

Delamore Way.

SITE PLAN 1-200

SOUTH HOLLAND DC
HOUSING & PLANNING
26 NOV 1998
Ref. 1168/98

Architectural Design Services
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PE13 5LH
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01945 870022

Proposed Extension and Alterations to Existing Bungalow at N°3 Delamore Way, Long Sutton.

For: Mr & Mrs. J. Wadham.

General Arrangement Plan.

Scale	Date	Drwn	Chkd
1-50. 1-100	Nov 98.	S.J.T.	—

Drwng no. SH 46898.