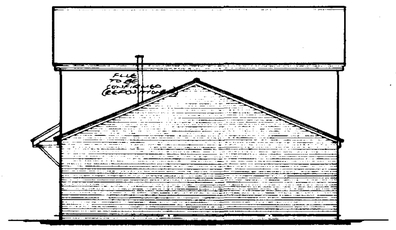
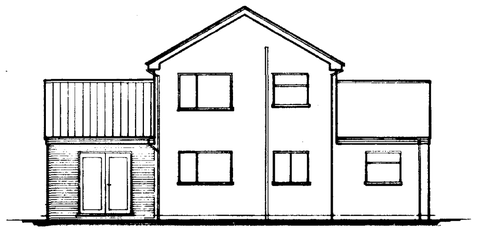
PROPOSED ELEVATIONS.



FRONT.

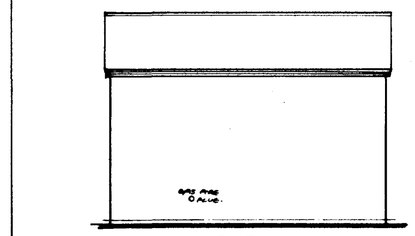


SIDE.

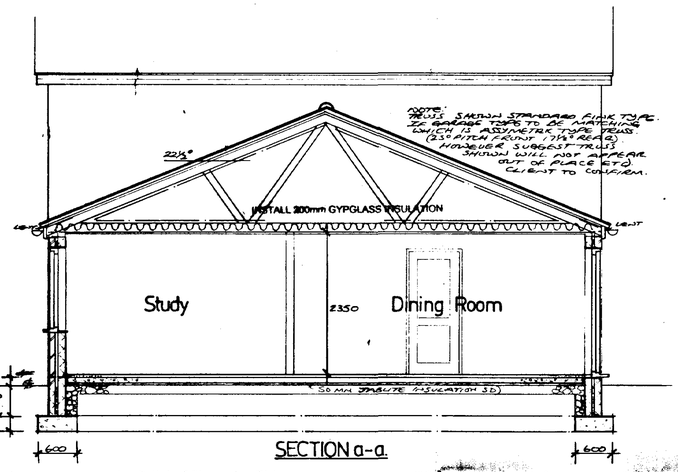


REAR.

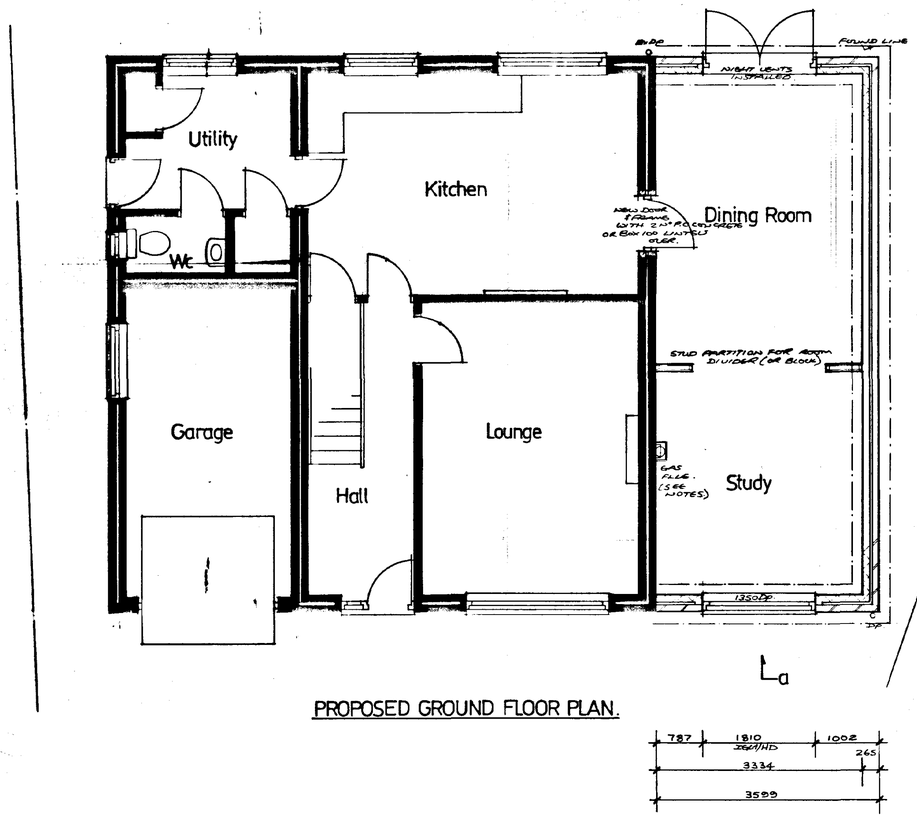
EXISTING ELEVATION.



SIDE.







PROPOSED GROUND FLOOR PLAN.

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 Surface Water Sewer or 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.

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 floorplan layout. Grade GEN 3 Concrete (unless stated otherwise) Concrete to BS 5228, BS8110, Aaareaates BS882.

TREE ROOTS.

Any Strip founds and floor slabs that may be affected by tree roots to be reinforced with A142 mesh top and bottom with 400mm lap joints and min 40mm cover to the satisfaction of the BCO.

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 (GEN 4 Grade or RC30 where reinforcement is incorperated). 50mm sand /cement screed. All new and existing floors to be level. Take out existing brickwork in new opening down to invert of hardcore level to avoid hardspots.

D.P.C.

Install Aalco 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). Also to roof/wall abutments above lead flashings. Provide weep holes where appropriate if necessary.(See Flashing notes also). Step up as required adj to entrance doors to maintain height above paving. (Where applicable).

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) Morter 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. 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 plaister/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.c. 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 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).

WINDOWS, DOORS AND GLAZING.

Windows as drawing with UPVC double glazing installed.
Fix windows 150mm from each end of jamb, adjacent to each opening jamb and at max 800mm 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.

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 100x38mm studs at 400mm c-cs off 100x50mm head and sole plates. Install 2 rows of horizontal noggins between studs. Incorporate doors and frames as indicated. Clad with ⌀2.5mm 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.

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.

FLASHINGS.

Code 4 or 5 Step and cover lead flashings to all roof/wall abutments to BS 1178 wedged into brickwork 25mm. Cavity trays in conjunction with flashings are to be installed where roofs abut external cavity walls and manufactured weeps to be installed at 1000mm centres (4th Perp).Colour to blend.

EXISTING GAS FIRE.

Existing flue to be extended to Gas Engineers Specification.

SPACE HEATING AND PLUMBING.

Re-route all heating pipes and extend system to heating engineers details/spec. Install radiators to rooms. Radiators to have thermostatic valves fitted and flow control devices.

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. Occupents 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. Switches and socket outlets for lighting and other equipment should be located so that they are easily reachable to Clients Specification.

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 unbreakable roofing felt to BS 747 Type 1F, with min 150mm lap in each direction on reedy made fink type trusses. CHECK ROOF PLATE 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 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 66x100mm wall plates bedded in 1:4 cement morter with galv truss clips.

Install 6mm masterboard with Glidevale BV604 continuous soffit ventilator installed to achieve min 10mm continuous air gap full length of eaves or alternatively fit over the fascia type vents. install roof vent RV601 between rafters and over plates to ensure air flow over insulation. 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.

Build up 2 course overcoil in brickwork to gables. Box corbel at eaves. Corbel at 150mm per 4 courses with brick tar reinforcement mesh incorporated every 2nd course tied back into main wall (or Galv Ties).

INSULATION.

Install 200mm Gypglass 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.

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 discrepencies 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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Footpath
Path/Road
Lawn
Log.
Fencing
Soil Drain outlet to existing Septic Tank Proposed to be
Shed
N°77
Path
Proposed Extension
Parking/Turning
Lawn
Ross
Path
Fence
Fence
Fence