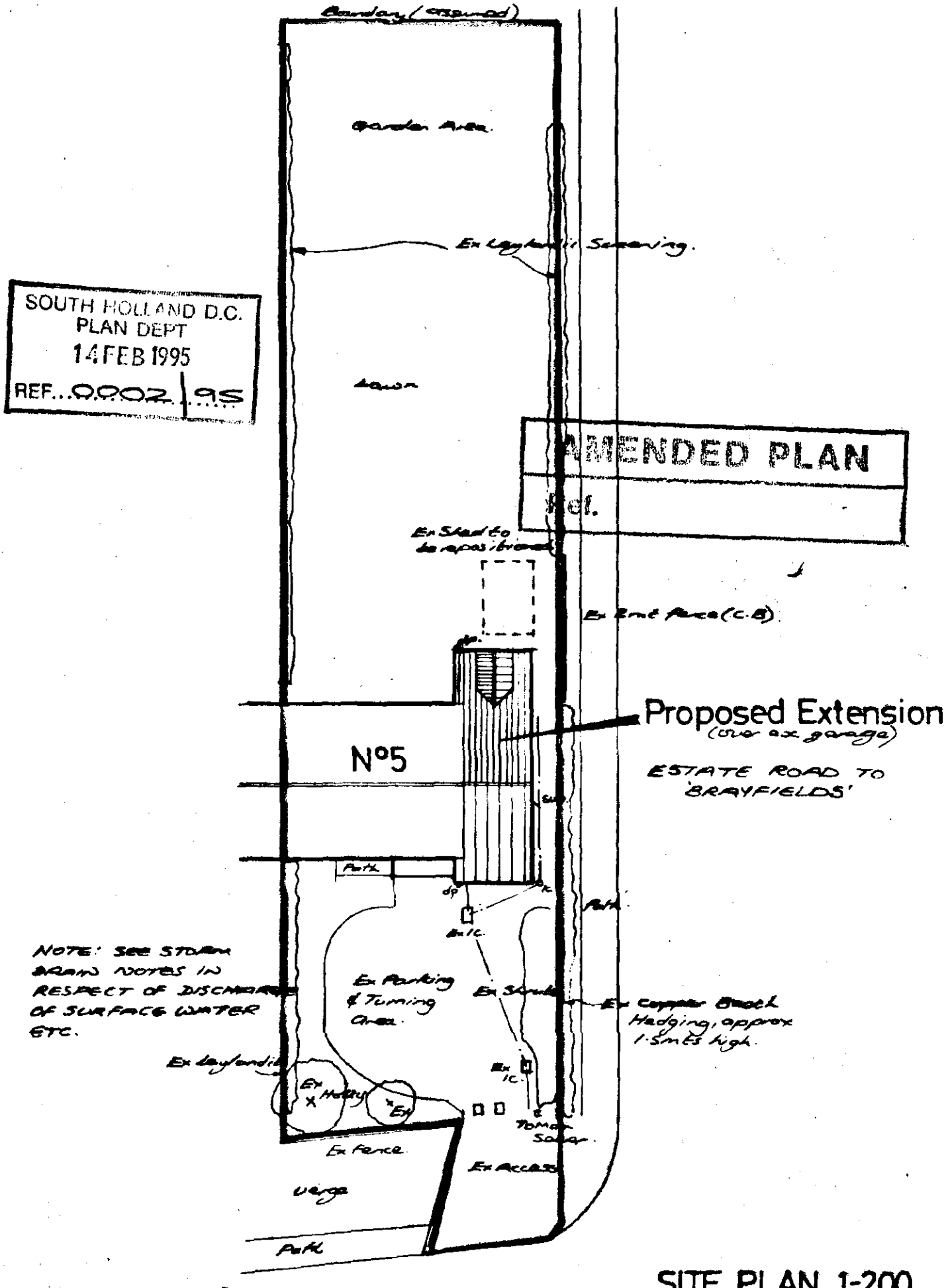
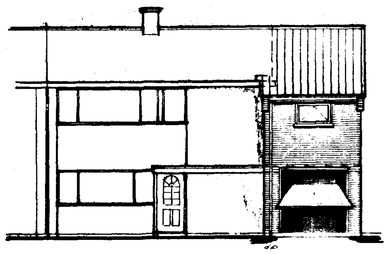
PROPOSED EXTENSION AND ALTERATIONS AT Nº5 ROSE LANE, PINCHBECK. For. K. POTTERTON.



SOUTH HOLLAND D.C.
PLAN DEPT
14 FEB 1995
REF. 0002/95

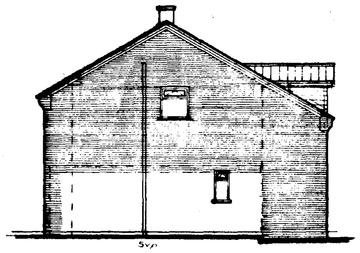
AMENDED PLAN
Rel.

SITE PLAN 1-200.



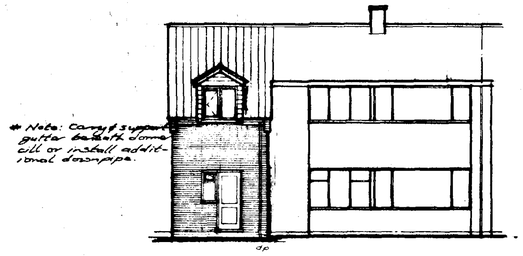
FRONT ELEVATION.

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.

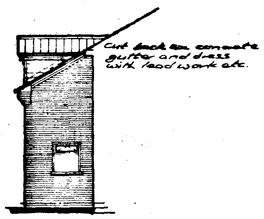


END ELEVATION.

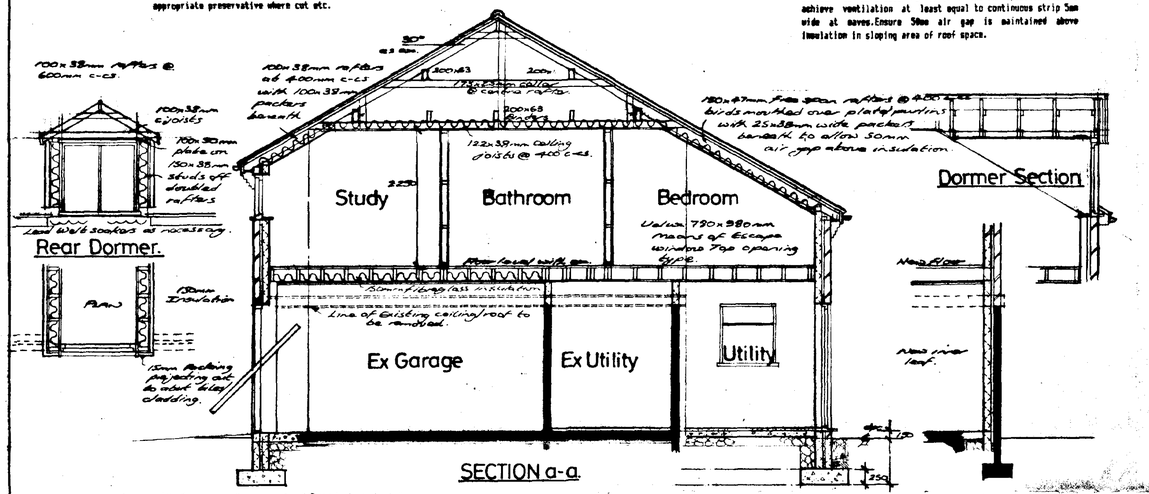
Soffit fascia board 300mm from brickwork. Install 4mm weatherboard with Glidevale BR689 continuous soffit ventilator installed to achieve min 25mm continuous air gap full length of eaves. Install roof vent BR691 between rafters and over plates to ensure air flow over insulation. Install a Redland Redvent ridge ventilation system or similar to manufacturers instructions and specification to achieve ventilation at least equal to continuous strip 5mm wide at eaves. Ensure 50mm air gap is maintained above insulation in sloping area of roof space.



REAR ELEVATION.



PART SIDE ELEVATION.



GENERAL DRAINAGE NOTES.

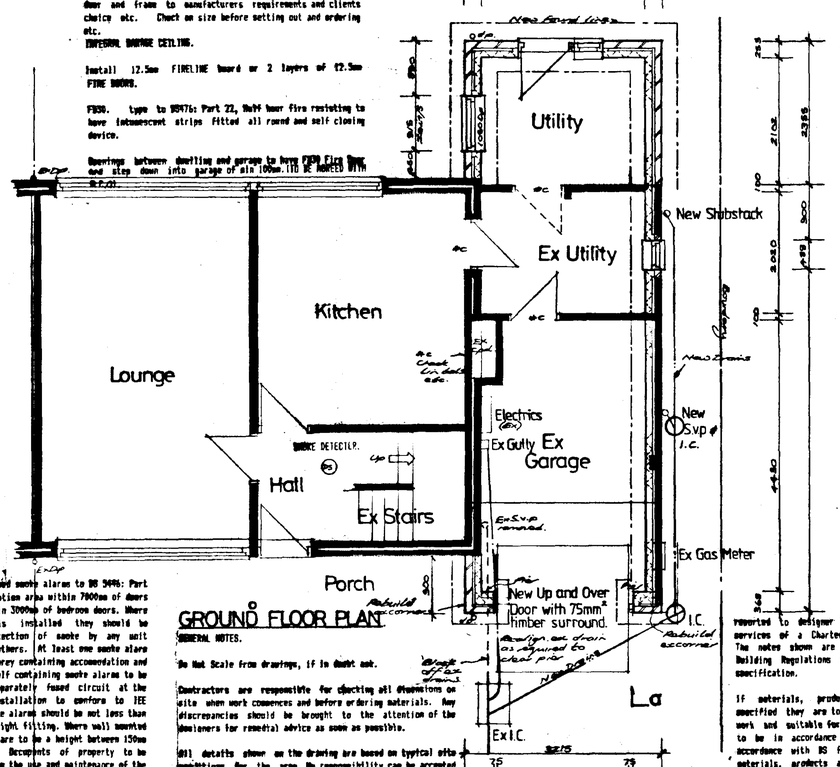
Reveal exposed faces of lintels with lime mortar. Obs also Fire Door and floor/ceiling notes. Fit up and over metal door and frame to manufacturers requirements and clients choice etc. Check on site before setting out and ordering etc.

INTERNAL DRAINAGE CEILING.

Install 12.5mm FIRELINE board or 2 layers of 12.5mm FIRE BOARD.

FD30. type to BS476: Part 22, 30MF hour fire resisting to have intumescent strips fitted all round and self closing device.

Openings between dwelling and garage to have 22MM Fire Door and step down into garage of min 100mm. IT IS NOTED WITH B.C.O.



SMOKE DETECTION.

Mains operated self contained smoke alarms to BS 5446: Part 1 to be installed in circulation area within 7800mm of doors to high risk rooms and within 3000mm of bedroom doors. Where more than one alarm is installed they should be interconnected so that detection of smoke by any unit activates the alarm in the others. At least one smoke alarm to be installed to each storey containing accomodation and all to be interconnected. Self containing smoke alarms to be permanently wired to a separately fused circuit at the distribution board. Installation to confore to IEE Regulations. 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 or advising on suitable maintenance contractors.

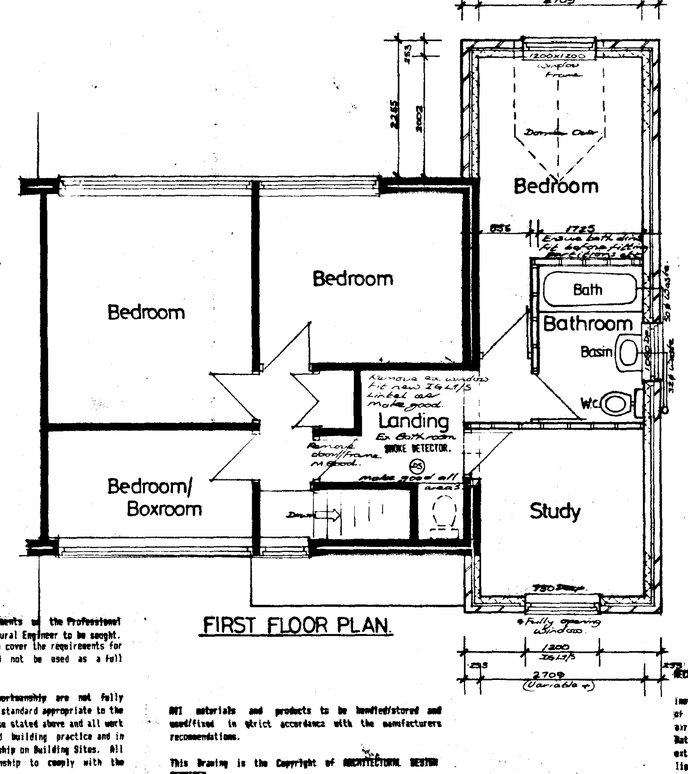
GENERAL NOTES.

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 Planners 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 by 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 and 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 BS for Workmanship on Building Sites. All materials, products and workmanship to comply with the appropriate BS and EOTA Standards.



DRAIN MATERIALS.

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

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STORM DRAINAGE.

Fit 112mm dia h.r. rainwater gutters at 1:600 falls or level depending on length etc(shown on elevations) and 68mm dia upvc downpipes to BS 4576: Part 1: 1989 and strictly to the manufacturers instructions or equivalent. 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 Super sleeve 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 1m cube rubble filled soakaway min 3m 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 plans at change in directions. ALL EXISTING DISCHARGES AND SOAKAWAYS TO BE INVESTIGATED AND REPOSITIONED WHEN WORK COMMENCES. ENSURE NO LIVE DRAINS EXIST BENEATH PROPOSAL. ALTERNATIVELY CHECK IF AN EXISTING SURFACE WATER SEWER IS AVAILABLE IN CLOSE PROXIMITY TO CONNECT TO. THIS TO BE ALSO INVESTIGATED ON SITE WHEN WORK COMMENCES WITH BUILDING CONTROL OFFICER AND CONTRACTOR CONTRACTOR TO ALLOW FOR THIS ITEM IN ESTIMATES ETC.

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 sealed 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 a length of at most 600mm and flexible joints. 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 to a level below the lowest level of the building equal to the distance from the building, less 150mm. Where flexible pipes are not under a road and have less than 0.6m cover they should where necessary have concrete paving slabs laid as bridging above the pipes with at least 75mm of granular material between the top of the pipe and underside of the slabs.Where flexible pipes are under the road and have less than 0.9m cover reinforced concrete bridging should be used instead of paving slabs or a reinforced concrete surround. Provide rodding access to all bends and junctions. Lowest connection to B.v.p. min 450mm above adjacent drain invert. Min fall 1:40. Install Inspection chambers. If less than 600mm deep b with max one branch per side use 290mm dia Osma type Upvc i.c. or Hepworth 275mm dia vitrified clay i.c. Chambers 600mm to 900mm deep use Osma polypropylene on 150mm granular or concrete bed.(or Hepworth). Inspection chambers over 900mm deep to be 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 I.C.

and discharging into main sewer.

SOIL WASTES ABOVE GROUND.

Install 110mm dia.upvc.B.v.p to head of drain terminating min 900mm above nearest opening window with durable cage cover. 75mm dia above roof.or terminate via a ridge vent. B.C.wastes in 110mm dia upvc. Bath wastes in 50mm dia upvc. Sink, shower,washing machine wastes in 40mm dia upvc. Washing machine to have necessary upstand trap. Basin waste in 32mm dialor 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. 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. Backets to both B.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 (Over).

Concrete strip foundations min depth 750mm for not ff soil is of a shrinkable nature) to be agreed on site with B.C.O. trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm. Where flexible pipes are not under a road and have less than 0.6m cover they should where necessary have concrete paving slabs laid as bridging above the pipes with at least 75mm of granular material between the top of the pipe and underside of the slabs.Where flexible pipes are under the road and have less than 0.9m cover reinforced concrete bridging should be used instead of having slabs or a reinforced concrete surround. Provide roddable access to all bends and junctions. Lowest connection to B.v.p. min 450mm above adjacent drain invert. Min fall 1:40. Install Inspection chambers. If less than 600mm deep b with max one branch per side use 290mm dia Osma type Upvc i.c. or Hepworth 275mm dia vitrified clay i.c. Chambers 600mm to 900mm deep use Osma polypropylene on 150mm granular or concrete bed.(or Hepworth). Inspection chambers over 900mm deep to be 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 I.C.

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FOUNDATIONS (Over).

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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 5328, BS8110, Aggregates BS882.

EXISTING FOUNDATIONS.

Existing strip foundations to be exposed/checked for depth etc before any work commences. This to be confirmed on site with B.C.O. or Structural Engineer as found practical. Widen as detailed on Section.

GROUND 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.c 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 incorporated). 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 Gutmo or similar d.p.c. to BS6398 min 150mm above G.L. and to sides of openings in cavity walls. Install tray 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).

BRICKWORK/WALLS.

103mm facings to match existing to all elevations. 50mm cavity with 50mm Britmore installed to manufacturers spec with 6mm 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 min 2.8N/mm2 (unless specified differently by Structural Engineers requirements). Mortar 1:1:5 cement: lime: sand with aircontraining 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 Thermalite or similar approved internal thermal block with 12mm thick, 2 coat gypsum plaster/skim finish. Incorporate piers as indicated. Use Catnic/Furfix Profilex to tie new to existing with galv steel ties at 225mm vertical centres, to manufacturers details through 12mm Coupriband membrane sealed over externally with a 12x20mm polysulphide sealant. Install movement joints as shown in locations on plans. 12mm Coupriband or 10mm wide filled Marley Hillseal compressible Foam, Mastic pointed as above. Alternatively install Furfix GEE JAY type joint to manufacturers instructions.

Guide to Achieve a 'U' Value of not exceeding 0.45 W degrees C.

LINTELS.

Install I.G. type steel lintels to manufacturers instructions, size and 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 ton and at least 100mm beyond each end of the lintel to shed moisture clear of reveals. See ref nos on plan.

WINDOWS, DOORS AND GLAZING.

Windows as drawing with double glazed units (sotaf)700 with timber beads in non setting glazing compound. Fix windows 150mm from each end of jamb, adjacent to each opening jamb and at max 600mm centres. 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. Windows used for Means of Escape to have an unobstructed opening that is at least 850mm high and 500mm wide and the bottom of the window opening should be not more than 1100mm and not less than 800 mm above the floor except in the case of a roof window. (See notes on roof window/ dormers as applicable).All windows to be Duratron and Paul softwood/ Hardwood framed standard size

Permission Bl/193 Dormer added to rear on Elevations/Plan for Planning Only. JT

MECHANICAL VENTILATION.

Install mechanical extractor fan to Bathroom achieve a rate of not less than 15 litres per second, ducted to outside air. Control to allow intermittent operation. Note: Bathroom, shower, W.C. with no natural ventilation to have extractor to give 3 air changes per hour controlled from light switch with 15min over run. All fan duct work in loft to be insulated if applicable.

or similar make. Note if windows ordered are different from plan please ensure when setting out brickwork that this is allowed for. Especially bow and bay windows. Habitable rooms to have trickle ventilators in top of window frames with controllable and secure ventilation opening min 4000mm sq. (draught secure). 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 size not exceeding 0.5m2 may be used provided framing and moving. ENSURE ALSO BRICK GAUGE IS CHECKED BEFORE ORDERING WINDOWS ETC.

JOINERY (TIMBERWORK).

Standard mouldings, architraves and skirtings to clients choice/specification. or match existing.

TIMBER.

All timber to be BC3 Grade.

FIRST FLOOR.

18mm t & g moisture resistant flooring grade chipboard type C4 to BS5669 on joists at 400mm 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 o/s bolts and toothed timber connectors at min 1500mm ccs and 150mm from ends at mid depth of joists. Provide galv joist hangers at as BS6178 Part 1, mechanically fixed or to manufacturers details. Install Catnic herringbone strutting or 38x38mm s o strutting at mid span of joists under 3mt span and at third span on joists over 4.5mts span. See also Latewa Restraint notes. Double up joists beneath bath area for 3 no joists.

STUDWORK PARTITIONS.

Construct studwork partitions in 44x72 Ridgmore Structural C3 as 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 12.5mm plasterboard to BS 1230:Part 1 Fixed at 150mm c-cs min or 1mm or mm 9.5mm thick on stud centres at 400mm c-cs. Skim with 4mm finish.

CEILINGS.

12.5mm plasterboard ceilings throughout to BS.1230 and installed to manufacturers details. Prefix 500g polythene vapour barrier to ceiling joists below insulated roof spaces. Support all joints and edges of boards with timber noggins. Tape all joints. Arbex and cove finish to clients requirements. Ensure boards are layed perpendicular to joist span and joints staggered and fixed at min 150mm c-cs.

Bellboard with joints staggered/sealed and supported at edges or 1 layer with at least 5mm skim finish. This detail to apply if existing ceiling remains or is removed. Either way this should be clad.

ROOF.

Lay concrete interlocking roof tiles to BS 402 and/or 73 Lab(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 made up cut roof with sizes as shown on SECTION. Rafters & c.joists fixed to 38x100mm wall plates bedded in 1:4 cement mortar with galv truss clips.

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

INSULATION.

Install 150mm Fibreglass mineral wool quilt insulation between ceiling joist/bottom chord of trusses and rafters in all roof spaces. All exposed pipework and ducts together with storage vessels to be adequately lagged in accordance with Part L of the Building Regulations.

LATERAL RESTRAINT STRAPS.

The roof and first floor structures to brickwork with Catnic straps at 2mt c-cs. Prefix M.L. type straps along wall plates, 30 x 5 x 1000 long. Prefix M.L. at gable walls where rafters and ceiling joists are parallel to walls spanning over min 3 members. Prefix H.L. along and spanning 3 no floor joists where parallel to walls. 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 30mm thick. Screw and plug fix straps to blockwork.

FLASHINGS.

Code 4 or 5 Stay 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 soaps to be installed at 1000mm centres (4th Perp).Colour to blend.

ELECTRICAL.

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

PLUMBING AND SPACE HEATING.

Provide hot and cold water supplies to all fixtures and fittings as applicable. Existing system to be extended to accomodate new sanitaryware as applicable.

SOUTH HOLLAND D.C.
PLAN DEPT.
14 FEB 1995
REF. 95002/95

Proposed Extension and Alterations at N°5 Rose Lane, Pinchbeck, Spalding. For. K.Potterton.

ARCHITECTURAL DESIGN SERVICES. Tel. 0945 870022.
S.J.THROWER.

Scale. 1-50. 1-100. Date. Nov 94. Drwg no.179/94 a. Drwn. JT