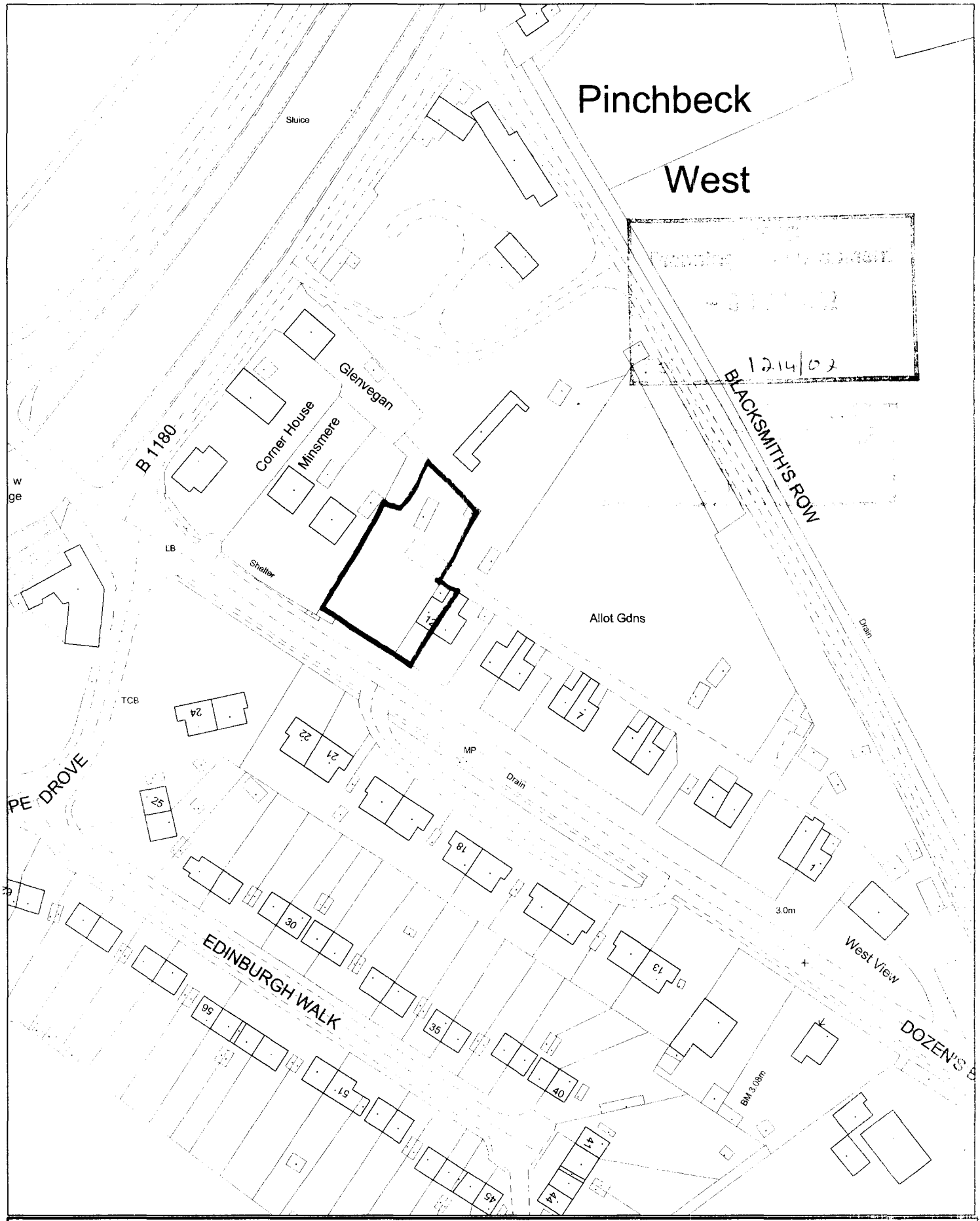


SOUTH HOLLAND DISTRICT COUNCIL

Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE

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Scale: 1:1250

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GENERAL CONDITIONS

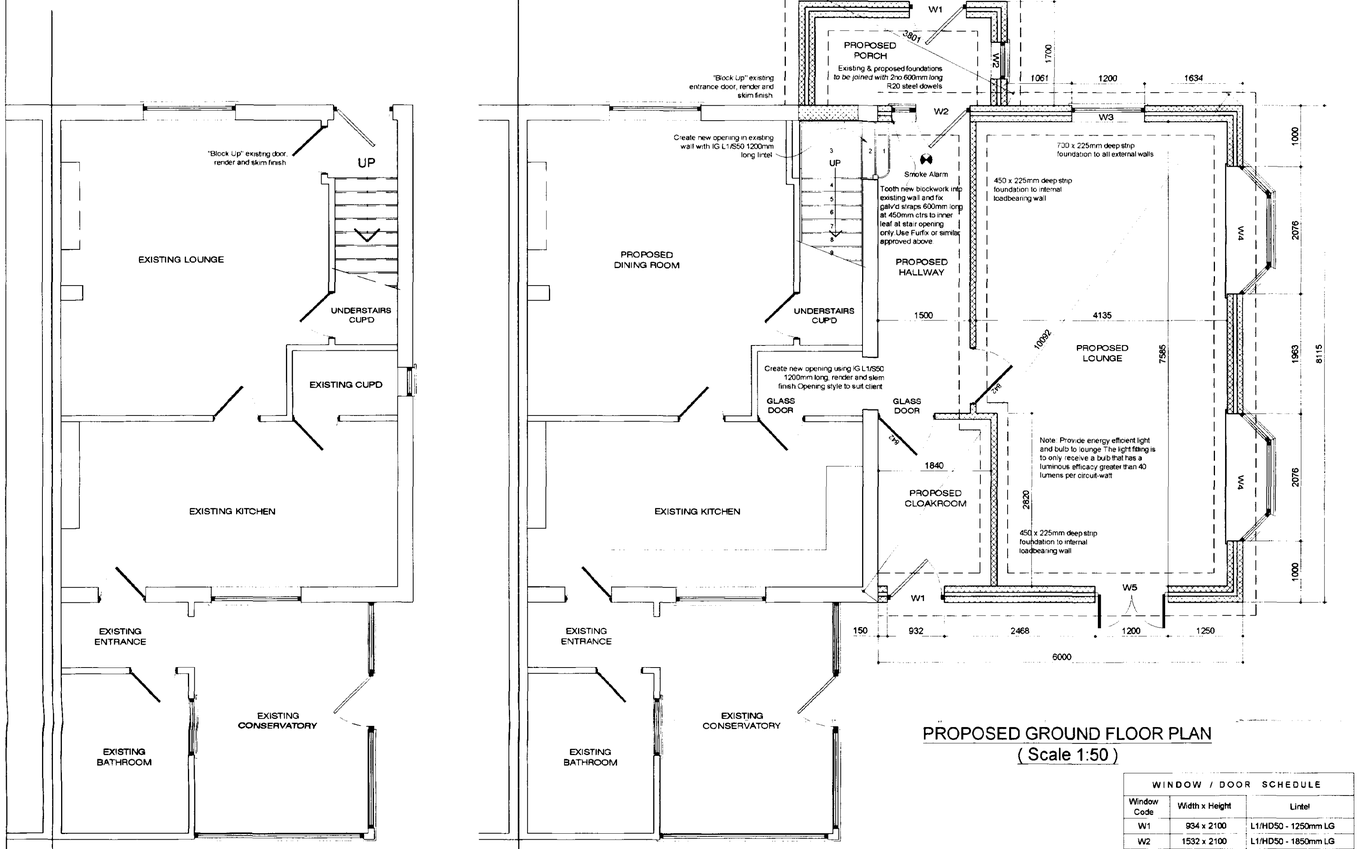
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

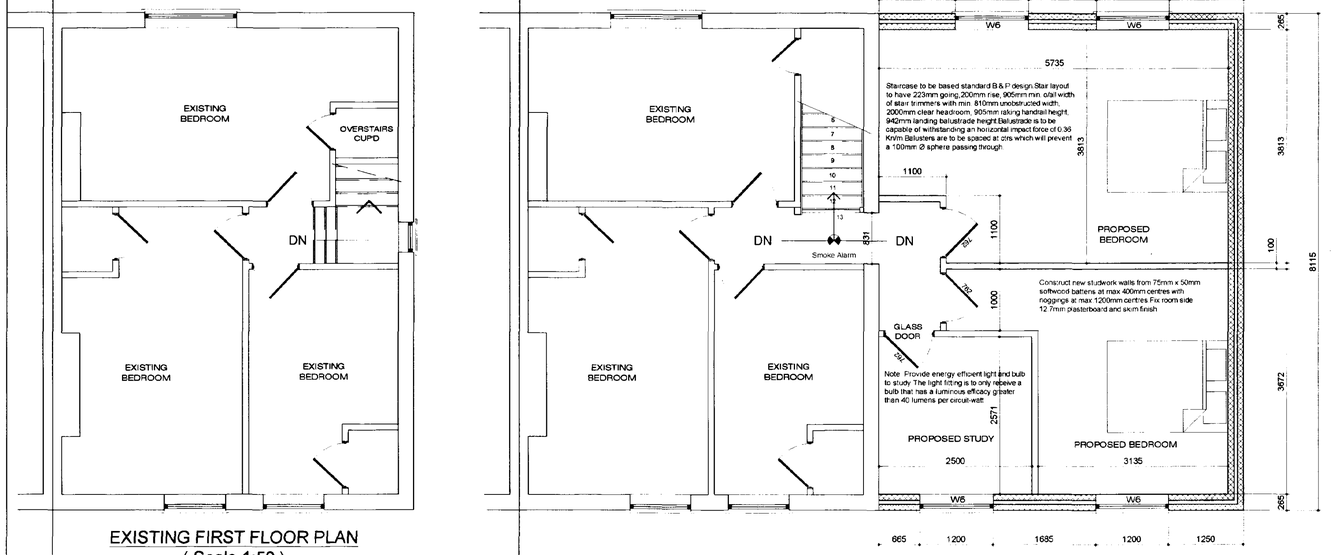
No allowance has been made for Structural Calculations or "SAP" calculation.If deemed necessary then these will be a chargeable extra.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.



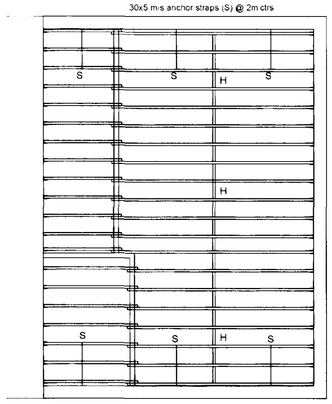
PROPOSED GROUND FLOOR PLAN
(Scale 1:50)

WINDOW / DOOR SCHEDULE		
Window Code	Width x Height	Lintel
W1	934 x 2100	L1/HD50 - 1250mm LG
W2	1532 x 2100	L1/HD50 - 1850mm LG
W3	1200 x 1350	L1/HD50 - 1500mm LG
W4	2076 x 1350	L1/HD50 - 2400mm LG
W5	1200 x 2100	L1/HD50 - 1500mm LG
W6	1200 x 1200	L1/HD50 - 1500mm LG



EXISTING FIRST FLOOR PLAN
(Scale 1:50)

PROPOSED FIRST FLOOR PLAN
(Scale 1:50)



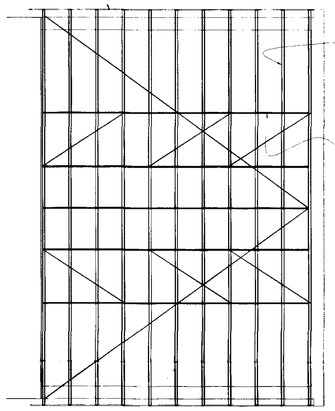
Lay 22mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists

225x50 joists @ max 400mm ctrs.Solid herringbone strutting @ mid span.Joists to be supported at all junctions with approved Joist Hangers.

All cut ends of joists to be sealed with suitable preservative

2no.225x50 joists to be doubled-up under studwork partition

PROPOSED FLOOR JOIST PLAN
(Not to Scale)



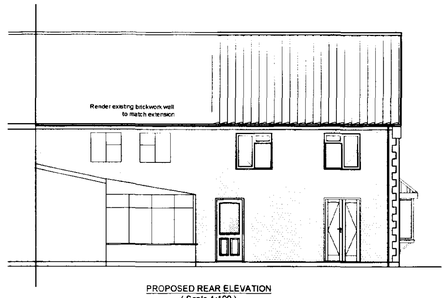
Trussed Rafters to be at max.600mm ctrs.Roof construction to be designed strictly in accordance with BS5268 Part 3:1985 and to specialist manufacturers design drawings.Calculations to be submitted to the L.A building inspectors approval prior to any materials being placed on order.

25X100 diagonal and longitudinal wind bracing to be fixed all in accordance with manufacturers details.Lap joints (if required) to be taken over 2no.trusses all in accordance with BS5268 Part 3 - 1985.

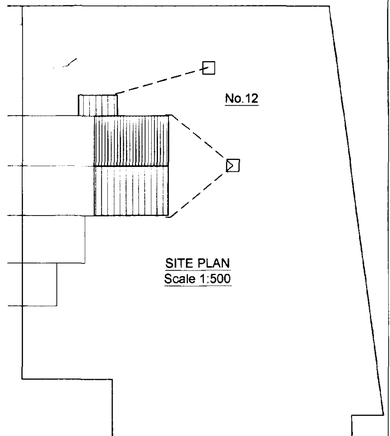
Note:provide 50x50 timber noggings for partition head fixing and pendant light fixings.position of light fixings to be agreed on site with client.

30x5 ms straps over 2no. trusses at max 2m ctrs to gable ends and ceiling level 1no.gable strap to be within 500mm of ridge.

PROPOSED ROOF PLAN
(Not to Scale)

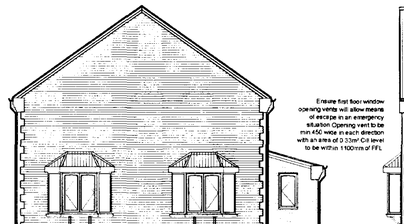


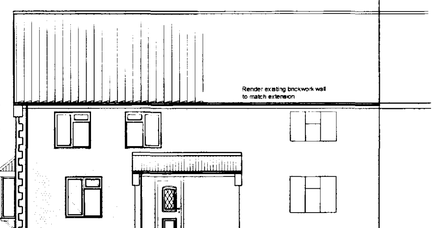
PROPOSED REAR ELEVATION
(Scale 1:100)



SITE PLAN
Scale 1:500

DETERMINED PLAN
SKDC
Planning & Development
- 8 NOV 2012
Ref 12/1402





ROOF INSULATION
Lay 300mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K.100mm between rafters and 200mm over rafters at right angles to first layer.Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

ROOF FINISH
Concrete interlocking roof tiles to match existing in accordance with manufacturers instructions on 50x50 preservative treated timber battens on untearable sarking felt with min.150mm overlaps.

ROOF VENTILATION
Roof ventilation to be achieved via soffit level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 25mm gap.Provide at both sides of roof to ensure cross ventilation.

CEILINGS
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Coving and an Artex finish to match existing or to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

SMOKE ALARMS
To be self contained,interconnected and wired to a separately fused circuit with a battery back up.Smoke alarms to be fitted to underside of plasterboard ceiling to the ground floor max 7m from the kitchen and lounge.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C=100mm ø Multikwik or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.

NOGGINGS
Fix 38x36mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to match existing or to clients requirements.

HEATING
Provided from existing with new radiators to have thermostatic radiator control valves.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance or position of any appliance does not conform.

FOUNDATIONS
Existing building area to be stripped of all vegetable matter and rubbish to a min.depth of 150mm before excavation commences.Concrete mix for foundations to be GEN3 in accordance with BS5328:1981.Foundations to external wall to be min.700mm wide x 225mm deep.Excavate down to solid firm strata i.e. 750mm deep (min.1000mm if soil is of a shrinkable nature).Exact depth to suit conditions on site and to the strict approval of the L.A Building Inspector.Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

WALLS BELOW D.P.C
3no Coarses of Class B brickwork below D.P.C on outer face and 1no.coarse of 7N/mm2 on inner skin of cavity face.Elsewhere to be either 7N/mm2 concrete blockwork or full width trench blocks.Both to be within 225mm of DPC level.Cavity to be filled to within 225mm *min. of below DPC with lean concrete mix.*

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM lapped onto DPC within walls on min.150mm clean and well compacted hardcore.Depth of hardcore must not exceed 800mm.All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' Value of 0.25w/m²K.

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC to all walls in accordance with BS 6515 and set min.150mm above all external ground levels.DPC in walls must be linked / lapped with DPM in ground floor.Provide performed cavity wall trays above windows & doors with weep vents at a max.of 2m centres with a min.of 2no.per opening.

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
-100mm Thermalite Shield insulating blockwork
-85mm cavity filled with Crown Dritherm (or equal approved).built in as work progresses.
-100mm Thermalite Shield insulating blockwork with Two coat 20mm sand / cement render.
Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties.
External wall to achieve a min 'U' value of 0.35w/m²K.

CAVITIES
Close all cavity walls at jambs with Thermabate Insulated cavity closers fitted strictly in accordance with manufacturers instructions. Close top of cavity walls with 75mm Dritherm or similar approved insulation batt supported on wall ties.

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be a close match to existing as possible.

WALL TIES
Cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally,450mm centres vertically and 300mm staggered around all openings.

LINTELS
All lintels to cavity wall to be factory insulated I.G L1 range unless noted otherwise or equalled approved.All lintels must have a min.150mm endbearing and installed in accordance with manufacturer's instructions. Note: lintels are not to have a continuous baseplate.

WINDOWS
All windows to be White uPVC double glazed to match existing with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to give 1/20th of floor area rapid ventilation to all rooms.All glazing to meet the requirements of section N of the Building Regulations and BS6206 class B.All double glazed units to be installed in accordance with BS 5262 and to have a 16mm Air gap with a Low 'E' glass inner pane to achieve a min 'U' value of 2.0 w/m²K.Note all windows to have a perimeter weatherseal both internally and externally.

ROOF CONSTRUCTION
To be Trussed Rafters designed and constructed in accordance with BS 5268 Part 3:1985 all by specialist approved manufacturer.Trusses to be set at max.600mm centres with all necessary 100x25 bracing.Truss manufacturer to provide all necessary calculations and details to the Client / Contractor for L.A Building Inspectors approval prior to installation of any roof truss.

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall.Timber to be SC3 grade.Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run *parallel to blockwork walls.Also fit at max 1.8m ctrs to anchor* wallplate to blockwork wall with min 3no. fixings per strap.

INTERNAL WALLS TO FIRST FLOOR
Internal walls to first floor to be studwork as per specification detailed on proposed plan.

FIRST FLOOR FINISHES
Lay 22mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists.

FIRST FLOOR JOISTS
225x50 timber joists at max.400mm ctrs with solid herringbone strutting at mid span.Joists to be fixed using propertionly " Joist Hangers " fixed in accordance with manufactureres instructions.Provide 2no 225x50 joists to be doubled-up under studwork partitions and solid bridging joists to be fixed where studwork runs parallel to joists.*Contractor to ensure cut ends of joists are treated with* a suitable preservative prior to installing.

SOAKAWAYS
All soakaways to be min.of 5m from any building & a min.of 1m³ filled with rubble to within 450mm of external ground level.Overlay rubble with polythene sheet and backfill with clean topsoil.Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

RAINWATER DRAINAGE
White uPVC guttering and downpipes to match existing.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Downpipes to be connected into underground drains via reducing adapter.Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surrounds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.

REV DESCRIPTION:

remway design
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project: Grd.Floor Lounge & First Floor Bedroom Extension

Client: Mr & Mrs Peacock
12, Dozens Bank
West Pinchbeck
Spalding