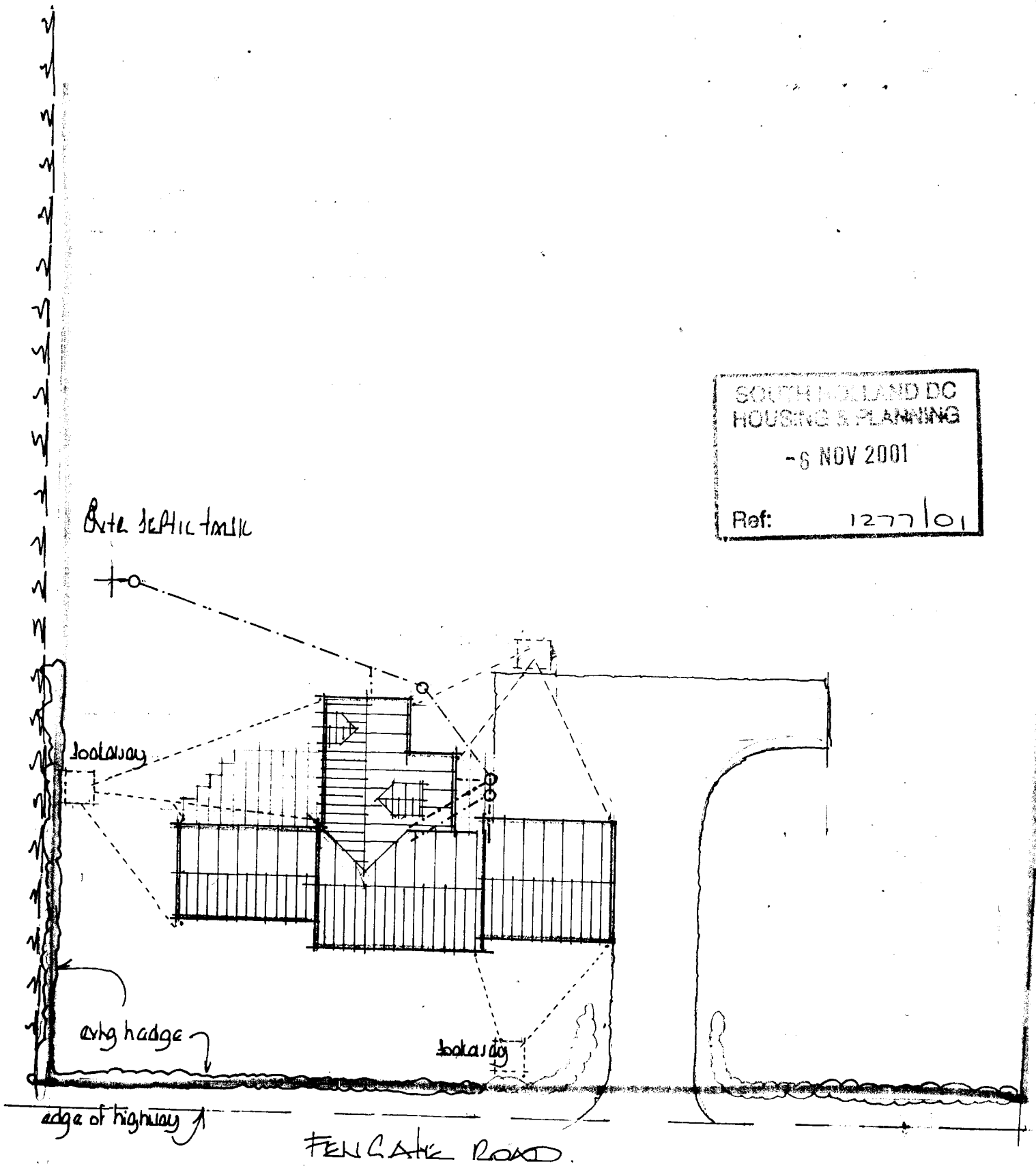
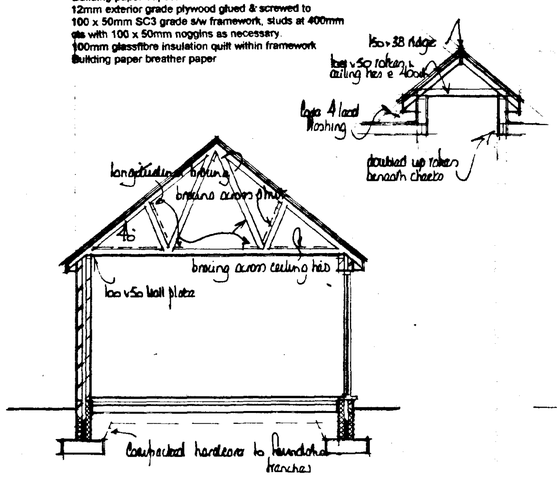
SOUTH HOLLAND DC
HOUSING & PLANNING
- 6 NOV 2001
Ref: 1277/01



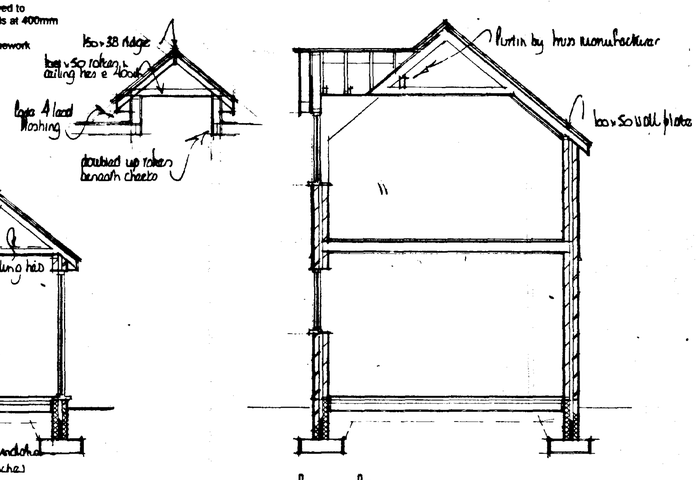
Scale 1:250

DORMER CHEEK & FACE CONSTRUCTION

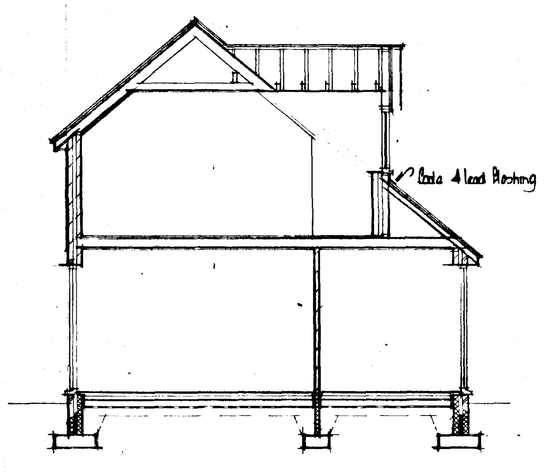
External finish to be slate hanging on
25 x 19mm horizontal tanal battens at cts to suit
25 x 12mm vertical tanalised battens at 400mm cts.
Building paper vapour barrier
12mm exterior grade plywood glued & screwed to
100 x 50mm SC3 grade s/w framework, studs at 400mm cts with 100 x 50mm noggins as necessary.
100mm glasstibre insulation quilt within framework
Building paper breather paper



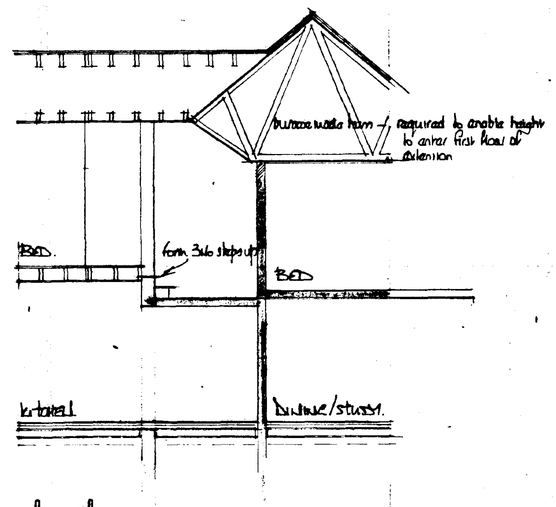
a-a



b-b



c-c



d-d

CHIMNEY CONSTRUCTION

The chimney is to be constructed incorporating clay flue liners to BS1181 : 1989. Liners to be a min. 200mm internal diameter and laid socket uppermost. Weak mix concrete is to be used to fill the voids between the masonry brickwork of the chimney and the flue liner.

Note – *no structural timber i.e. floor joists, roof trusses etc. is to be positioned within 40mm of the masonry brickwork to the chimney.*

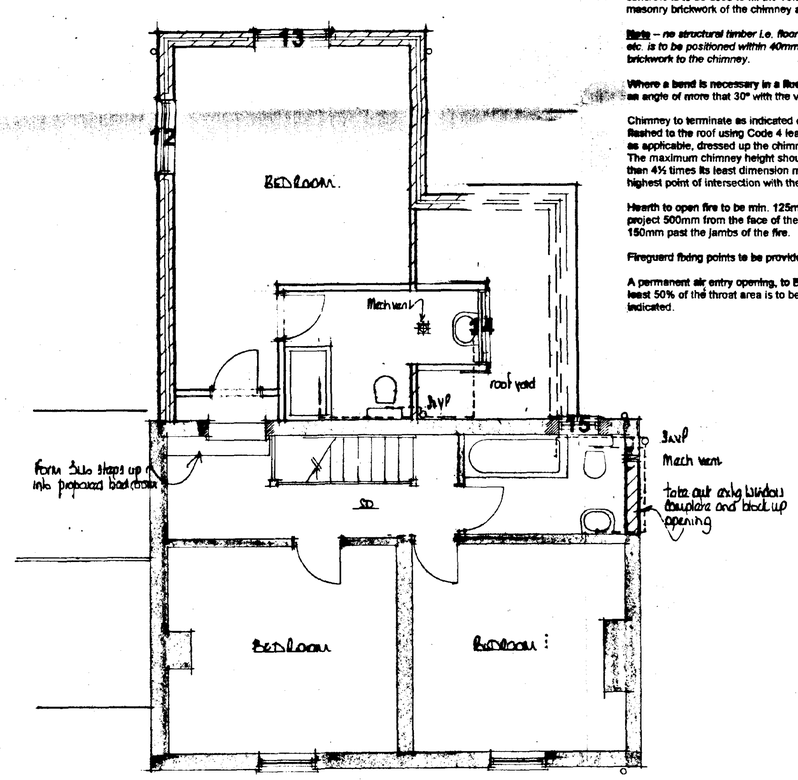
Where a bend is necessary in a flue it should not make an angle of more that 30° with the vertical.

Chimney to terminate as indicated on elevation and flashed to the roof using Code 4 lead flashing, stepped as applicable, dressed up the chimney a min. 150mm. The maximum chimney height should not be greater than 4½ times its least dimension measured at the highest point of intersection with the roof.

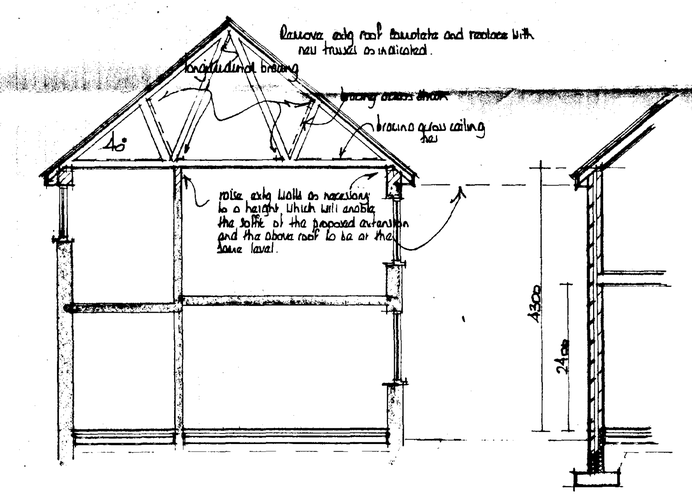
Hearth to open fire to be min. 125mm o/a thickness, project 500mm from the face of the fire and extend 150mm past the jambs of the fire.

Fireguard fixing points to be provided.

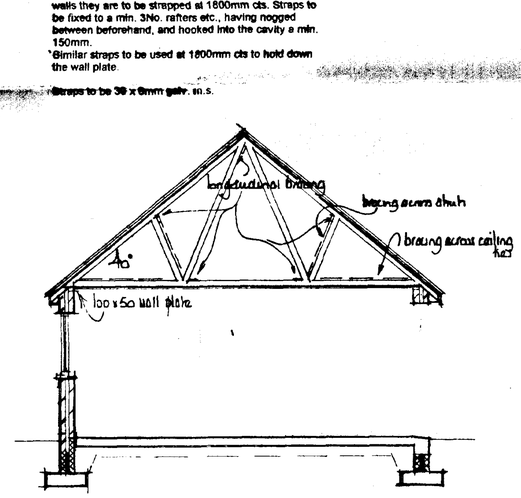
A permanent air entry opening, to BS8303 : 1995. of at least 50% of the throat area is to be provided where indicated.



first floor plan



e-e



f-f

ROOF CONSTRUCTION

Tiles
The roof is to be covered with interlocking concrete roof tiles fixed in strict accordance with manufacturers instructions.

Battens
Approved quality tanalised s/w battens, 38 x 25mm, are to be laid at a gauge suitable for the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least three rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt, type 1F to BS 747, is to be laid over the rafters lapped 150mm at the joins and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine plywood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the fascia.

Eaves
Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over gable brickwork.

Ridge
The ridge is to be covered with segmental ridge tiles of the same colour as the main body of tiling, unless specified otherwise, and secured using a proprietary ventilated dry ridge system having ventilation equivalent to a continuous 6mm gap.

Valleys
Valleys are to be formed with Code 4 lead lining supported by boards with the adjacent tiling neatly cut and bedded onto plain tile slips leaving a clear channel approx. 125mm wide.

Abutments
The tiling is/to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Trusses
Gangnail trusses, 40° pitch, at 600mm centres to be designed, fixed and braced in accordance with BS5268 : pt3 : 1985 and secured to wall plate with proprietary stainless steel clips.

Manufacturers details and calculations in respect of prefabricated trusses, include compound roof trusses, are to be submitted to the Local Authority Building Control Dept. for approval at least 28 days prior to fixing on site.

Truss positions and bracing shown is indicative only and is to be confirmed/superseded by truss manufacturer.

All bracing to be 100 x 25mm.

Insulation
To be Rockwool Rollbatts (k = 0.037 W/mK), 150mm laid between joists with a further layer of 150mm laid at right angles over the top

Where the ceiling line follows that of the rafters 50mm Celotex Double R insulation is to be laid between and flush with the underside of the rafters with an additional layer of 20mm Celotex Double R insulation fixed to the underside of the rafters.

Ceilings
15mm plasterboard, fixed in accordance with manuf. instructions with all necessary noggins etc., and finish with artex/skim finish in accord with clients instructions.

Ceiling to garage to be 12.7mm Gypsum Fireline Board with 50mm cover strips to joints to give a half hour fire resistance

Ventilation
Provide over fascia ventilation (equal to a 10mm continuous gap) to provide cross ventilation to the roof space.

Rainwater Goods
Supply and fix 115mm PVC gutters to fascia with all necessary brackets, stop ends, outlets etc.

Supply and fix 64mm PVC downpipes securely clipped to walls at 1800mm cts with all necessary offsets, swannecks, adaptors etc. and taken into 100mm diam. upturned bend at base.

STRAPPING

Where rafters, floor joist and ceiling ties run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min. 150mm.

Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 30 x 6mm galv. m.s.

A		
	Date	Revisions

© copyright

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767988

Client
Mr K. Mrs + Baker

Job Title
Extension & Alterations at

Fellgate Road
West Pinchbeck
Spalding.

SOUTH HOLLAND DC
HOUSING & PLANNING
-6 NOV 2001
Ref: 1277/01

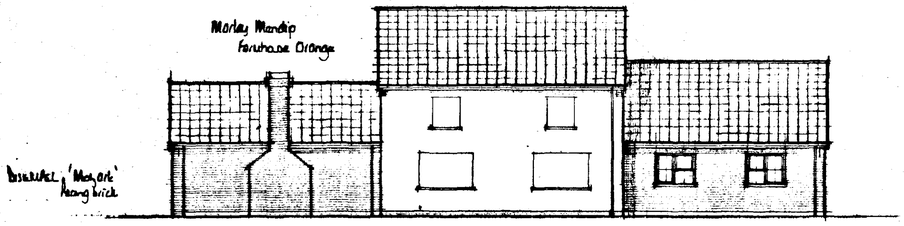
Drawing Title
First Floor Plan & Sections

DETERMINED PLAN

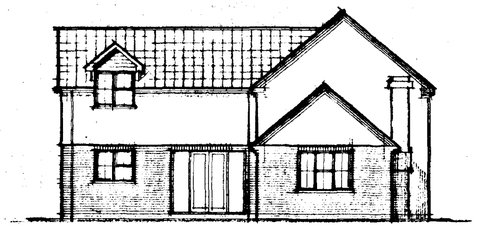
Scale 1:50

Date Oct 01 | Drawn by AL

Drg. No. 01/41/02 | Rev



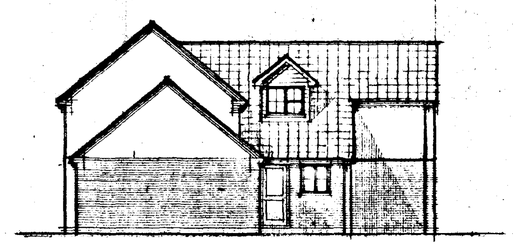
south



west



north



east

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.
Any investigation work relating to ends foundations should be carried out prior to the commencement of any works.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
500g polythene seperating membrane
80mm Jablite 80 floor insulation (k = 0.037W/m²K)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 500mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposal.

First
18mm Wbyroc floor panels
175 x 50mm SC3 grade tenalised timber joists at 400mm cts with min. 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and finished with either artex or skim in accord. with clients instructions.

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 265mm o/a constructed as follows :-

100mm facing brick (to be PL quality below dpc level)
85 mineral wall insulation i.e. Dritherm (k = 0.035)
100mm loadbearing insulation blocks i.e. Hemelite (k = 0.44)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Where walls are to be rendered the construction is to be as specified as above with the outer leaf of brickwork replaced with blockwork

External render finish to be min. 12mm thickness render with proprietary waterproof additive with all necessary expanded metal plaster stops and finished with Tyrolean render applied in strict accordance with manufacturers instructions. Render to terminate 150mm above ground level in a bell mouth drip.
Render to conform to BS5262 : 1976

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Internal Walls -ground floor
To be 100mm blockwork constructed off a dpc off the floor slab

Stud Partitions
to be constructed as follows :-

75 x 50mm head and sole plate
75 x 50mm studs at 400mm cts with min. 2 rows
75 x 50mm noggins equally spaced
75mm glassfibre insulation within framework
face both sides with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists

DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures. A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

Install injected silicone damp proof course into all ends walls, by specialist sub-contractor, and in accordance with the damp proof manufacturers instructions. Hack off all wall plaster to a height of 1.0m above floor level prior to injection of dpc and replaster incorporating all necessary additives in accord. with manufacturers recommendations.

LINTELS

Lintels to be Catnic, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be Catnic CN102 lintels unless specified otherwise.

Lintels to be protected with min. 19mm gypsum plaster skim finish to give a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be Brutton and Pfeil, or similar and approved, double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm², to non habitable rooms.

Windows to first floor habitable rooms are to contain openings which are a min. 450mm x 450mm, have an area of 0.33mm², and have a cill level no more than 1100mm above finished floor level. *Key operated locking devices are not permitted to first floor windows.*

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

WINDOW/DOOR & LINTEL SCHEDULE

location	window/door ref.	lintel ref. &	length
1	C313CDC	CG50/100	2100
2	Purpose made French doors and sidelights		
3	FCP240PP	CG50/100	3300
	FCDDRID (doors)	CGH50/100	2700
4	C210CD	CG50/100	1500
5	C310CDC	CG50/100	2100
6	2H10CC	CG50/100	1200
7	FNS	CG50/100	1200
	door to clients choice		
8	Henderson garage door ref 7870	CGH50/100	2850
9	As 8 above		
10	C210CD	CG50/100	1500
11	C210CD opp cat	CG50/100	1500
12	C212CD		
13	C312CD	CG50/100	1500
14	C210CD		
15	CLOAD	CATNIC	900

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

The utility is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 30 litres/sec.

All internal rooms are to be mechanically ventilated direct to the external air. Extractors are to be capable of a min. 3No. air changes per hour and are to incorporate a 15 minute over-run period when installed in WC's, bath/ shower rooms.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

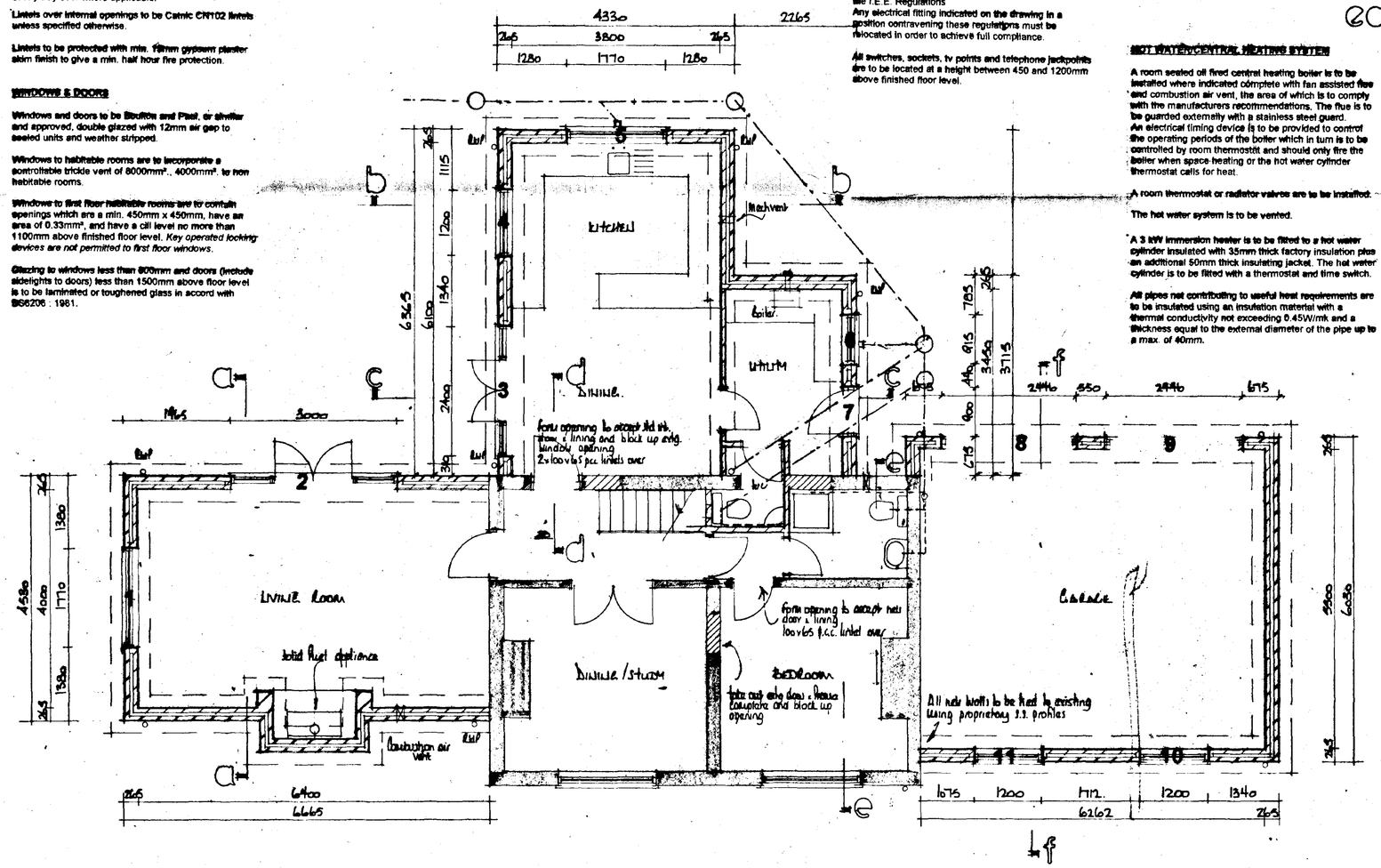
Where more than one smoke alarm is required the units are to be interconnected so that the detection of smoke by one unit operates the alarm signal in all units.

The wiring installation is to comply with the I.E.E. Regulations.

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E. Regulations
Any electrical fitting indicated on the drawing in a position contravening these regulations must be relocated in order to achieve full compliance.

All switches, sockets, tv points and telephone jackpoints are to be located at a height between 450 and 1200mm above finished floor level.



HOT WATER/CENTRAL HEATING SYSTEM

A room sealed oil fired central heating boiler is to be installed where indicated complete with fan assisted flue and combustion air vent, the area of which is to comply with the manufacturers recommendations. The flue is to be guarded externally with a stainless steel guard.
An electrical timing device is to be provided to control the operating periods of the boiler which in turn is to be controlled by room thermostat and should only fire the boiler when space heating or the hot water cylinder thermostat calls for heat.

A room thermostat or radiator valves are to be installed.

The hot water system is to be vented.

A 3 kW immersion heater is to be fitted to a hot water cylinder insulated with 35mm thick factory insulation plus an additional 50mm thick insulating jacket. The hot water cylinder is to be fitted with a thermostat and time switch.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mk and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

DRAINAGE

Surface
Excavate for and lay in where indicated 100mm diam. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm diam. upturned bend at base of downpipe to surface water soakaway.

Form soakaway where indicated a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Foul
Supply and install proprietary upvc inspection chambers on 100mm pea gravel bed in strict accordance with manufacturers instructions. Inspection chambers to conform to the following sizes :-

Depth	Internal diam	Cover diam
.6m or less	190mm	190mm
1.0m or less	450 mm	450mm
1.5m or less	1050mm	600mm
over 1.5m	1200mm	600mm

Excavate for and lay in where indicated 100mm diam. flexible jointed upvc drains on 100mm pea gravel bed at a gradient of 1 : 70.

Where 100mm diam. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe.

Where flexible pipes are not under a road and have less than 900mm cover they are to have concrete paving slabs laid as bridging above the pipes for protection and are to have a min. 75mm granular material between the top of the pipe and the underside of he slab.

Where flexible pipes are under a road/drive with less than 900mm cover reinforced concrete bridging is to be used instead of paving slabs.

Install where indicated a 100mm diam. soil and vent pipe jointed to 100mm diam. upturned bend at base. Finish at top, a min. 900mm above window head height, with a durable cage.

Install where indicated 100mm diam. stub soil stack jointed to 100mm diam. upturned bend at base. Provide removable screw on lid/air admittance valve at head.

Install where indicated trapped (roddable) gullies - waste pipes to discharge below grating level and above water level.

Install 40mm diam. pvc waste to sinks and showers, (NOTE : shower trays to be constructed on a suitable plinth to maintain access to trap and waste), 32mm diam. pvc waste to hand basins all with 75mm deep traps. 40mm diam. pvc waste to bath with combined trapped waste and overflow. Unless specified other wise on plan. All waste pipes to have rodding access at each change of direction and be readily accessible throughout their length.

Above ground drainage to comply with BS5272 : 1976
Below ground drainage to comply with BS8301 : 1985

All drainage items are to be installed in strict accordance with the manufacturers instructions.

A		
	Date	Revisions

© copyright

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767966

Client
Mr K. Mrs + Rowle

Job Title
Architectural & Installations As

Fieldgate Road
West Pinchbeck
Spalding. Lincs

SOUTH HOLLAND DC
HOUSING & PLANNING
-6 NOV 2001
Ref: 12/01

Drawing Title
Proposed Floor Plans
Elevations
PLANNING
PLAN

Scale 1:50 . 1:100

Date Oct 01 | Drawn by AL

Drg. No. 01/41/03 | Rev