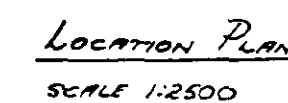


THIS DRAWING TO BE READ IN CONJUNCTION WITH
CONSTRUCTION NOTES No 97013/2



**DETERMINED
PLAN**

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PROPOSED EXTENSIONS AND ALTERATIONS AT
BIRCH COTTAGE, 142, SIX HOUSE BIRCH, NEAR DUNDEE, SPREADING LINES FOR MR & MRS BROWN

DATE: NOV '97 DRG No. 97013//

THESE NOTES TO BE READ IN CONJUNCTION WITH DRG No 97013/1

SITE PREPARATION

TOP SOIL & VEGETATION TO AREA OF NEW GROUND FLOOR EXTENSION TO BE REMOVED AND USED ELSEWHERE ON SITE.
ENSURE COMPLIANCE WITH LATEST HSE REGULATIONS AND APPROVED CODE OF PRACTICE AS WORK PROCEEDS.
EXISTING PITCHED ROOF OVER KITCHEN/BATHROOM TO BE CAREFULLY REMOVED TO ALLOW WORK TO PROCEED. PROTECT GROUND FLOOR KITCHEN FROM WATER INGRESS.
EXISTING TIMBER PORCH TO BE REMOVED.

FOUNDATIONS

THE FOLLOWING SPECIFICATION ASSUMES NORMAL GROUND CONDITIONS AND IS SUBJECT TO THE APPROVAL AND REQUIREMENTS OF THE LOCAL BUILDING INSPECTOR AT THE TIME OF EXCAVATION. EXISTING FOUNDATIONS TO KITCHEN/BATHROOM AREA TO BE EXPOSED TO ENSURE ADEQUATE.
N.B. ANY SOFT SPOTS OR FILLINGS TO FORMER WELLS, SORKAWAYS OR OBSTRUCTIONS ETC TO BE CONSOLIDATED TO LOCAL AUTHORITY APPROVAL, INCLUDING REINFORCING FOUNDATION SUB-STRUCTURE CONCRETE IF APPROPRIATE.

ALL FOUNDATION CONCRETE TO BE POURED IN AN APPROVED TRENCH EXCAVATION MINIMUM 750mm DEEP (MINIMUM 1000mm DEEP WHERE SHRINKABLE CLAY IS PRESENT) AND COMPRISING STRIP FOUNDATIONS 700x225mm FOR 255mm CAVITY WALL. ALL IN STA GEN 3 MIX.

NOTE: ANY DRAINS OR SERVICES DISCOVERED DURING EXCAVATIONS TO BE DIVERTED AND/OR PROTECTED TO THE APPROPRIATE AUTHORITY'S REGULATIONS. DRAINS PASSING THROUGH WALL TO HAVE LINTEL OVER & 50mm CLEARANCE PACKED WITH FIBREGLASS.

SUBSTRUCTURE WALLS

SUBSTRUCTURE WALLS TO COMPRISE THERMALITE 255mm TRENCH BLOCKS (70 N/mm²) FROM FOUNDATION LEVEL TO 225mm BELOW D.P.C. LEVEL. CHANGE TO F.L. DESIGNATION FACING BRICK/100mm SNIELD BLOCK FOR FINAL 225mm.

ALL SUBSTRUCTURE BRICKWORK/BLOCKWORK TO BE IN CEMENT MORTAR IN ACCORDANCE WITH B.S. 5620 PT 1 1978 AND MANUFACTURES INSTRUCTIONS 1:3 CEMENT SAND.

SUPERSTRUCTURE CAVITY WALLS TO MEET U'VALUE OF 0.45 W/M²C

100mm THERMALITE SNIELD BLOCK 2000 OUTER LEAF WITH 1:3 CEMENT/SAND RENDER FINISH TO MATCH EXISTING. FORM BELL DRAIN AT D.P.C. LEVEL (SAND TO B.S. 1199:1976). 50mm CAVITY FILLED 'SUPERFIL' BLOWN ROCK FIBRE CAVITY WALL INSULATION TO AGREEMENT CERT No 86/1669 BY ALKINGTON INSULATION LTD. 100mm THERMALITE SNIELD 2000 BLOCK INNER LEAF.

CAVITIES TO BE KEPT CLEAN & FREE FROM MORTAR DROPPINGS ETC DURING CONSTRUCTION. CAVITIES TO BE CLOSED AT TOP AND CLOSED TO FORM REVEALS OF DOORWAYS/WINDOWS WITH 100mm THERMALITE INNER LEAF AND 'DAMCOR' INSULATED VERTICAL D.P.C. BEHIND OUTER LEAF AT CLOSURE TO ENSURE PATH THROUGH REVEAL DOES NOT EXCEED 12 W/M²C. D.P.C. TO FORM EFFECTIVE BARRIER AT ALL REVEALS SILLS & CLOSURES.
LEAVES OF CAVITY TO BE TIED TOGETHER AS WORK PROCEEDS WITH STOUT GALVANISED STEEL TWIST TIES BUILT IN AT 900mm CENTRES HORIZONTALLY & 450mm CENTRES VERTICALLY, REDUCED TO 225mm CENTRES VERTICALLY AT OPENING REVEALS.

NEW WALLS TO BE BONDED TO EXISTING WITH FLURFIX CEEJAY CONSTRUCTION JOINT FORMERS; (STAINLESS STEEL PROFILES TO B.S. 1449 PT 1983) AS APPROPRIATE. PROFILES TO BE FIXED STRICTLY IN ACCORDANCE WITH MANUFACTURE'S PRINTED INSTRUCTIONS. NOTE: REMOVE EXISTING RENDER AT FIXING POINTS TO ENSURE SOUND FIXING.

CAVITY TRAYS TO BE PROVIDED OVER LINTELS & FLASHINGS TO ROOF ABUTEMENTS.

MORTAR TO BE IN ACCORDANCE WITH B.S. 5620 PT 1 1978 AND MANUFACTURES INSTRUCTIONS - GENERALLY 1:1:6 CEMENT/LIME/SAND.

PROPOSED EXTENSIONS AND ALTERATIONS AT

BRIAR COTTAGE, 142, SIX HOUSE BANK, WEST PINCHBECK, SPALDING, LINC'S FOR MR & MRS BROWN.

ALL STRUCTURAL TIMBER TO BE SC3 (STRENGTH CLASS 3)

DAMP PROOF COURSE

ALL NEW EXTERNAL WALLS TO HAVE RUBEROID 'HYLOD' OR VISQUEEN D.P.C. IN BED JOINT AT SAME LEVEL AS EXISTING WALLS D.P.C. LEVEL TO BE MIN 150mm ABOVE ADJACENT GROUND/PAVING LEVEL. ENSURE CONTINUITY AT ABUTEMENTS WITH EXISTING WALLS.

NEW GROUND FLOOR TO MEET U'VALUE 0.45 W/M²C

NEW FLOOR LEVEL TO FINISH LEVEL WITH EXISTING FLOOR AND TO COMPRISE:-
THERMOPLASTIC FLOOR TILES ON 50mm, 1:3 CEMENT/SAND SCREED TROWLED SMOOTH, 100mm OVERSITE CONCRETE, STA STANDARD MIX.
50mm JAGLITE 8D GRADE FLOOR INSULATION TURNED UP TO FLOOR LEVEL AT WALL ABUTEMENTS ON EXTERNAL WALLS.
1200g (300 MICRONS) POLYTHENE MEMBRANE TURNED UP TO D.P.C. LEVEL AT WALL ABUTEMENTS AND 50mm INTO D.P.C. BED JOINT. JOINTS TO LAP MIN 450mm.
50mm SAND BLINDING TO RELIEVE MEMBRANE ON MIN 150mm CLEAN WELL CONSOLIDATED HARDCORE, MAX 600mm DEEP IN LAYERS NOT EXCEEDING 150mm.

ROOF COVERINGS AND ROOF STRUCTURE TO MEET U'VALUE 0.25 W/M²C

EXISTING ROOF TILES TO AREA OF KITCHEN/BATHROOM TO BE REMOVED AND SET ASIDE FOR RE-USE, AND ALSO ROOF TIMBER STRUCTURE AS POSSIBLE.
PROTECT GROUND FLOOR FROM ANY WATER INGRESS AS WORK PROCEEDS.

ROOF TILING TO NEW EXTENSION TO COMPRISE CONCRETE INTERLOCKING TILES TO MATCH EXISTING, RE-USING EXISTING TILES AND MAKING UP QUANTITIES WITH NEW TILES AS NECESSARY. EXISTING TILES TO SHOW ON FRONT ELEVATION IN CONSISTENT WEATHERED MATCH. TILES TO BE FIXED IN ACCORDANCE WITH MANUFACTURES PRINTED INSTRUCTIONS AND HAVING REGARD TO ROOF PITCH, WIND SPEED AND EXPOSURE RATING AS DEFINED IN CP2 CHAPTER II PART 2:1972.
ROOF TILING TO INCLUDE ALL LABOURS AND MATERIALS IN FORMING RIDGES, VALLEYS, VERGES & EAVES AND FOR ALL CUTTING AND WASTE. ALSO TO INCLUDE FOR CODE & LEAD SOAKERS AND FLASHINGS (WITH CAVITY TRAYS OVER) TO WALLS AT ABUTEMENT OF SINGLE STOREY ROOFS WITH MAIN STRUCTURE.

TILES TO BE LAID AND FIXED TO TREATED SOFTWOOD TILING LATHS TO MATCH EXISTING. ALL NAILED TO RAFTERS THROUGH AND OVER UNTEARABLE SPARKING FELT TO B.S. 747 TYPE 1(F) ALL JOINTS IN SPARKING FELT TO LAP MINIMUM 150mm.

ROOF STRUCTURE FOR EXTENSION AS SHOWN ON MAIN DRAWING AND AS FOLLOWS:-
'TWINAPLATE' OR SIMILAR PREFABRICATED ROOF TRUSSES AT 400 CENTRES TO MANUFACTURES DETAILS, SPECIFICATION AND CALCULATIONS, ALL TO BS 5268 PART 3 1985. SUBJECT TO APPROVAL BY LOCAL AUTHORITY PRIOR TO MANUFACTURE & ORDERING.
COMPLETE WITH ALL 100x25mm CONTINUOUS DIAGONAL RAFTER BRACING, DIAGONAL CEILING JOIST BRACING, CHEVRON BRACING AND LONGITUDINAL BINDERS.
TRUSSED RAFTERS TO BE SECURELY FIXED TO 100x65mm WALL PLATE.
19x229mm SOFFIT.
100x65mm WALL PLATE TO BE SECURED TO MASONRY WITH 30x5mm GALVANISED STEEL ANCHORS AT MAX 2000mm CENTRES.
30x5mm GALVANISED MILD STEEL LATERAL RESTRAINT STRAPS SPANNING MIN 3NB RAFTERS AND CEILING TIES TO BE PROVIDED AT VERGE AND CEILING LINES AT MAX 2000mm CENTRES.
PROVIDE SOFTWOOD NOGGINGS BETWEEN STRUCTURAL TIMBERS AT STRAP POSITIONS.

ROOF INSULATION

TO COMPRISE 150mm CROWN '75' QUILT OR SIMILAR LAID BETWEEN CEILING TIES AND TUCKED WELL INTO EAVES - AVOID BLOCKING AIR FLOW.

ROOF VENTILATION

PERMANENT ROOF VENTILATION TO ROOF VOID TO BE PROVIDED EQUIVALENT TO 10mm WIDE TO FULL LENGTH OF EAVES AS MANUFACTURED BY GLIDEVALE, FV250 AT EAVES WITH RV625 RAFTER VENTILATOR OR SIMILAR. VENTS TO BE INSECT & VERMIN PROOF

CEILINGS

TO COMPRISE 12.5mm PLASTERBOARD + 3.0mm SKIM OR ARTEX FINISH. (DUPLEX FOIL BACKED) TO NEW GROUND FLOOR EXTENSION, NEW FIRST FLOOR EXTENSION AND NEW CEILING TO KITCHEN AREA/BATHROOM AREA.

RAINWATER GOODS AND DRAINS.

RAINWATER GUTTERS AND DOWNPIPES IN U.P.V.C. ALL TO MATCH EXISTING (BLACK) FIXED STRICTLY IN ACCORDANCE WITH MANUFACTURES PRINTED INSTRUCTIONS AND INCLUDING ALL FIXING BRACKETS, STOP ENDS, OUTLETS, ANGLES, OFFSETS ETC AS REQUIRED. DOWNPIPES TO DISCHARGE INTO 92mm UPVC DRAIN PIPES. FALLING 1:60 TO AND INCLUDING SORKAWAYS 1500mm DIA x 1500mm DEEP SITED MIN 5 METRES FROM BUILDINGS. SORKAWAYS TO BE FILLED WITH BRICK OR STONE TO WITHIN 450mm OF SURFACE AND FINISHED WITH TOP SOIL OVER HEAVY POLYTHENE SHEET. RAINWATER DRAINS DISCHARGE INTO CENTRE OF SORKAWAY. ALTERNATIVELY CONNECT TO EXISTING SYSTEM AS POSSIBLE.

NEW FLOOR - TO FIRST FLOOR AREA

25mm P.T.G. BOARDING ALL PROPERLY CRAMPED AND NAILED TO 47x147mm TREATED S.W. SC3 JOISTS AT 400mm CENTRES. ALL JOISTS TO HAVE 100mm END BEARINGS BUILT INTO WALLS AND WITH 30x5 GALVANISED RESTRAINT STRAPS AT MAX 2000mm CENTRES. RESTRAINT STRAPS TO COVER MIN 3 NB JOISTS WHERE JOISTS RUN PARALLEL WITH WALL & WITH S.W. NOGGINGS BETWEEN JOISTS & PACKING NEXT TO WALL FACE.

ANY HOLES OR NOTCHES IN JOISTS NOT TO EXCEED THOSE PERMITTED UNDER APPROVED DOCUMENT A1/2 SECTION 186 OF THE BUILDING REGULATIONS 1991.

LINTELS

I.G. LI/Hd INSULATED STEEL LINTELS TO BE PLACED OVER ALL OPENINGS IN CAVITY WALLS. HAVING MINIMUM 150mm END BEARINGS AND FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURES PRINTED INSTRUCTIONS.

WINDOWS - TO MEET U'VALUE OF 3.30 W/M²C

WINDOWS TO BE TIMBER CASEMENT TO MATCH EXISTING AND DOUBLE GLAZED. DOORS TO BE TIMBER AND DOUBLE GLAZED IN SAFETY GLAZING (LAMINATED OR TOUGHENED) ALL TO COMPLY WITH PART 4 OF THE BUILDING REGULATIONS TO PROVIDE VENTILATION MIN 5% FLOOR AREA & TO INCORPORATE 4000mm² TRICKLE VENTS.

HEATING & HOT WATER INSTALLATION

ADDITIONAL RADIATORS TO BE PROVIDED TO THE EXISTING HEATING SYSTEM AND FITTED WITH THERMOSTATICALLY CONTROLLED VALVES. NO ALTERATIONS TO WATER TANKS OR HOT WATER STORAGE CYLINDER.

SPOT ITEM

GROUND FLOOR - BREAK THROUGH EXISTING WALL FOLLOWING REMOVAL OF CURBOARD INTO NEW EXTENSION AND FORM NEW DOORWAY WITH I.G. LI/Hd LINTEL OVER.
REMOVE EXISTING BATHROOM WINDOW AND BLOCK UP. FORM NEW WINDOW OPENING WITH I.G. LI/Hd LINTEL OVER TO OUTSIDE WALL OF BATHROOM.
1ST FLOOR - REMOVE EXISTING WINDOW TO SMALL BEDROOM AND FORM DOORWAY - EXISTING LINTEL TO REMAIN. FORM STEPS TO NEW LEVEL IN EXTENSION ALL TO BUILDING REGULATION REQUIREMENTS. MAKE GOOD FLOOR THROUGH OPENING AND MAKE GOOD TO CEILING UNDER.

ELECTRICAL INSTALLATION

ADDITIONAL LIGHTING AND SOCKETS TO BE PROVIDED TO THE EXISTING ELECTRICAL INSTALLATION. ALL TO CLIENTS REQUIREMENTS.
ALL IN ACCORDANCE WITH THE LATEST REGULATIONS, BYELAWS ETC OF THE INSTITUTE OF ELECTRICAL ENGINEERS AND THE ELECTRICITY BOARD.

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