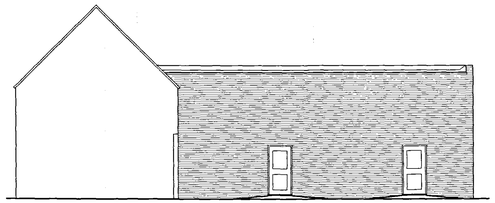
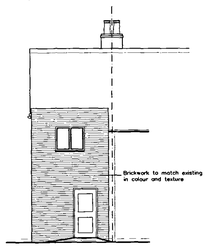


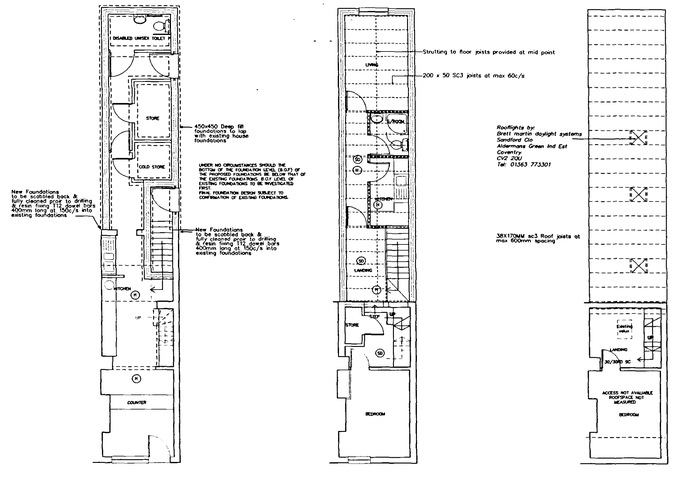
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



FOUNDATION PLAN

FLOOR JOISTS PLAN

ROOF PLAN

Notes - 5 Westlode Street, Spalding
Mr. & Mrs. Lin - 14.1.05

BS 8000 – BASIC WORKMANSHIP
Where BS8000 gives recommendations on a particular working method where the matters which are properly within the province and responsibility of the contractor, compliance therewith will be deemed to be a matter of general industry good practice and not a specific requirement of the Architect for this project.

APPEARANCE AND FIT
Arrange the setting out, erection, juxtaposition of components and application of finishes (working within the practical limits of the design and specification) to ensure that there is satisfactory fit a junctions, that there are no practically or visually unacceptable changes in plane, line or level and that the finished work has a true and regular appearance. Without prejudice to the above, and unless specified otherwise, tolerances (where applicable) will not be greater than those given in BS5606, tables 1 and 2.

BRICK/BLOCK WALLING
Colour Mixing:
Mix different packs and deliveries which vary in colour to avoid patches, horizontal stripes and raking back marks in the finished work. Bricks to be taken from at least 3 Nr. working packs.
Appearance:
Select bricks/blocks with unchipped arrisses. Cut with a masonry saw where cut edges will be exposed to view. Keep courses evenly spaced using gauge rods. Set out carefully to ensure satisfactory junctions and joints with adjoining or built in elements of components. Protect face work against damage and disfigurement during the course of the works, particularly arrisses of openings and corners.

Ground Level:
Face work to start not less than 75mm below finished ground level of external paving or soil except where shown otherwise. Putlog scaffolding to face work will not be permitted.

CROSS REFERENCES
Where a cross reference is given on a drawing or in any other document, the Contractor must verify its accuracy by checking the remainder of the annotations or item description against the terminology used in the referred to section clause. The Contractor must, before proceeding, obtain clarification or instructions in relation to any discrepancy or ambiguity which he may discover.

SIZES
Unless otherwise stated products are specified by their co-ordinating sizes. Cross section dimensions of timber shown on drawings are nominal sizes before any required planning – check notes on drawing.

FORMED MATERIALS AND WORKS GENERALLY:
Good Practice:
Where, and to the extent that, materials, products and workmanship are not fully detailed or specified they are to be:

> of a standard appropriate to the works and suitable for the functions stated in, or reasonably to be inferred, from the project documents and are to be in accordance with good building practice for the standard of the project.

VENTILATION
Extract Ventilation:
Kitchen to have a mechanical extractor fan with a minimum capacity of 60 litres per second or a cooker hood with capacity of 30 litres per second. Bathrooms and Shower rooms to have a mechanical extractor fan with a minimum capacity of 15 litres per second or 3 air changes per hour and 15 min. run on.
Mechanical ventilation should not affect the efficiency of operation of appliances/flues requiring combustion air for safe and efficient operation.
Rapid Ventilation:
Habitable rooms to have openable ventilation of minimum 1/20th of floor area of room.
Background Vesutilation:
Habitable rooms - 8000 sq. m.
Bathrooms etc. - 4000 sq. m.

FIRE PRECAUTIONS
Automatic smoke detectors are to be positioned on ceilings minimum 400mm from any light fitting etc. and are to comply with BS5446, Part 1, 1990. Self contained automatic smoke detectors are to be maximum 7.0m from Kitchen and/or Living Room door horizontally and maximum 3.0m from any Bedroom door. Smoke detectors are to be interconnected and permanently wired to a separate linkage circuit at the distribution board. 12.5mm Fireline moisture resistant board with tapered edges and filled joints at ceiling level in attached Garages to provide ½ hour fire resistance to comply with BS1230 Part 1, 1985.

CENTRAL HEATING
(a) Electric night storage heaters

Hot water storage to be thermostatically controlled and time clock - immersion heater.
Heating system designed by installer and to comply in every respect with Building Regulations, with particular reference to heating system controls, together with HEVAC codes.

The hot water pipes and hot water storage cylinder to be insulated in accordance with Building Regulations (min. 75mm foam insulation to cylinder).

(b) All windows, doors and loft hatches to be draught stripped. Loft hatches to be insulated.

STEELWORKS
Galvanised steel lintels to all openings in external walls by IG Lintels Limited type L1/HD (insulated) lintels, or equal with dpc cavity trays as manufacturers recommendations complete with stop ends and weep holes. Lintels must be installed with min. 150mm end bearing at both ends and be fully bedded on brick laying mortar, and levelled both longitudinally and horizontally.

Joist hangers, wall plate anchors and restraint straps to be galvanized steel manufactured by BAT or other approved. Wall ties to be stainless steel to BS1243.

DOORS AND WINDOWS
Doors and windows are to be supplied by a firm to be selected by Owner. All windows to be double glazed with high performance insulating glass – with 12mm min. cavity. All doors and windows in external walls to be set back enough so as to cloak vertical insulation by min. 25mm.
Entrance doors and frames illustrated to be selected by the Builder.
Full height glazing and glazing to doors and side screens and glazing to windows within 800mm of FFL to be in accordance with BS6262 and Part N of Building Regulation 1991 – laminated safety glass, both leafs.

SURFACE WATER DRAINAGE
Profiled PVC-U guttering and rainwater pipes to discharge into gullies connecting to 100mm diameter surface water drain at 1:100 gradient complete with inspection chambers and rodding eyes as shown to discharge to main system.
Gutters and downpipes by Hunter or equal.
Gutters black ½ round 115mm dia.
Outlets/downpipes 63mm dia.

FOUL DRAINAGE
110mm UPVC pipes with flexible joints laid to minimum 1:60 falls bedded and surrounded with pea gravel Class P bedding. All under-ground drains and fittings by Terrain or equal and to be installed strictly in accordance with their recommendations.
Inspection chambers to by UPVC system to match UPVC drainage.
Drains beneath building to be encased in minimum 150mm concrete.
Drains with less than 600mm cover to be protected with 75mm concrete.
Rigid sheet material to mask 50mm clearance around drain opening in walls.
Reinforced concrete lintel above (pipe exits and service entry).
40mm dia. waste to hand basins.
40mm dia, waste and 75mm deep seal trap to sink and bath.
40mm dia. waste and deep seal trap to showers.
110mm dia. UPVC soil and waste pipe to complete with long radius bend connection to underground drainage and with bird proof grating at terminal (see drawings for terminal conditions). Lowest connection to soil stack to be minimum 450mm from start of bend.
Soil vent pipes to be 100mm dia. with bird guard to finish 900mm above window head.

FOUNDATIONS
450 x 450mm concrete strip foundations to cavity walls.
450 x 450mm concrete strip foundations to 100mm thick load bearing walls. Concrete grade C20P mix.
Depth to be as drawing or agreed with the Local Authority Building Inspector. (If clay, minimum depth to be 1000mm).
Where walls are to be built from thickened out floor slab is to be full depth of hardcore down to natural ground with mesh reinforcement.

SUBSTRUCTURES, BRICKWORK AND BLOCKWORK
Substructure and blockwork to be thicknesses shown on drawings and Class A 7.0 N solid dense aggregate concrete blocks laid in 1:3 cement: sand mortar.
Substructure brickwork (below dpc) to be laid in 1:3 coloured cement:sand mortar to match colour of mortar joint in face brickwork above.
Lean mix cavity fill to heights shown on drawing and Dritherm cavity insulation to levels shown on drawing to ensure no cold bridging.

EXTERNAL WALLS – 280mm
103mm facing bricks to be selected by Client and approved by LPA.
78mm cavity with 75mm Owens Corning built in as the work proceeds.
Mortar mix to 1:2:6 cement:lime:sand mortar.
Internal leaf to be 100mm ARC Leca or equal 3.5 N blocks laid in 1:1:6 mortar or equal thermal performance.
The 'U' value to be max. 0.35 w/m/sq./degrees C average for wall.
All cavities are to be closed at eaves and verges where they occur with cement particle board. Cavities to be closed at door and window reveals using reveal blocks and insulated dpc, alternatively use Thermabate.
Wall ties to be stainless steel and fixed at 450mm centres vertically and 750mm horizontally, courses to be staggered. Wall ties around openings and wall starters to be at 225mm centres vertically.

Provide and fix dpc cavity trays over all lintels in external walls including stop ends and weep holes strictly in accordance with manufacturers recommendation. Weep holes at 70mm c/s with at least 2 Nr. per opening.
Provide and fix cavity trays by Cavity Trays Limited at abutments of roofs to brickwork. Dritherm to be installed strictly in accordance with manufacturers recommendations and details, taking particular care in ensuring a clean top edge, cutting sheets, the grain direction in cut pieces, corner and abutment.

INTERNAL WALLS
Internal walls to be 100mm ARC Leca blocks in positions indicated on drawings.

DPC
2000g textured polythene, bituminous felt or high performance dpcs to suit width of masonry, 150mm above ground level and 150mm vertical dpc to all openings in external walls, all to comply with BS and in accordance with details.

GROUND FLOOR - See drawing

FIRST FLOOR - See drawing

ELECTRICAL SYSTEM
To be in accordance with IEE and electricity supply company regulations.

Switches and Sockets etc.
Switches, bell pushes, etc. max. 1200mm – min. 450mm above finished floor level.
Sockets, TV sockets & telephone points min. 450mm – max. 1200mm above finished floor level.

PART 'P' NOTES
All electrical work required to meet the requirements of Part P (Electrical Safety) and must be designed, installed and tested by a person competent to do so. On completion an Electrical Installation Certificate to BS 7671 should be provided for the work.

GRP VALLEYS
Lay a 300mm wide continuous strip of 6mm exterior ply either side of the valley supported by wood noggins positioned between the rafters. Below the main roof felt in the centre of the valley, lay a 1m wide strip of approved roofing felt. Fit a GRP valley gutter by nailing to the continuous ply strip at 1m intervals. Successive lengths of gutter should be lapped by not less than 150mm.
Tilet should be laid on tiling battens which stop adjacent to the outer grooves of the valley gutter. Cut fascia to allow to project into centre of gutter. The tiles should be mitred not less than 65mm from the centre of the valley for roof pitches below 30 degrees (50mm for all other roof pitches) and well bedded to the valley. Where cutting would leave an unsupported slip of tile bonded double width tiles or slate and half should be used.

BUILDING REGULATIONS 'PART M' NOTES

Approach to Dwelling
Pathway to be min. 900mm wide, smooth and firm – not gravel. Any ramps max. 1:15 gradient. Level landing 1200mm long beyond 900 x 900 wheelchair space outside principal entrance.

Access to Dwelling
Wheelchair accessible threshold. Detail of threshold to be weathertight, and not foul dpc. Step dpc up to provide 150mm above ramped path adjacent to building.
Entrance doors to have min. 775mm clear opening.

Doorways – 900 door sets with min. 800mm clear width generally.

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AMENDED PLAN
Ref. A2

SHDC
Planning & Development
15 FEB 2005
Ref: 0242/a+

'B' JAN 2005. Revisions for building reg's

Revisions

Client

Mrs. Lin Shi

Job Title

PROPOSED ALTERATIONS
AT 5 WESTLODE STREET
SPALDING
LINCOLNSHIRE

Drawing Title

ELEVATIONS,
ROOF PLAN,
JOIST PLAN,
& FOUNDATION PLAN

Scale	Date	
1:100	29:06:04	C.A.D.

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Facsimile 01205 358031

Job No.	Drawing No	
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