

Contractor to check all Dimensions on site prior to ordering materials / commencing work.

Do Not Scale from this Drawing - If in doubt then please ask

PLEASE NOTE:
Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.

BUILDING CONTROL SPECIFICATION

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.
Two Coarse of Class B brickwork & 2no. courses of Red Engineering 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 D.P.C level. Cavity to be filled to within 225mm min. of below D.P.C 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 D.P.C within walls on min. 150mm clean and well compacted hardcore. Depth of hardcore must not exceed 600mm and must be compacted in 150mm thick layers. 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 D.P.C "Hyload" or similar approved to all walls in accordance with BS 6915 and set min. 150mm above all external ground levels. D.P.C 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 Brickwork to match existing
-65mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses. Insulation batts should be kept clean and free from mortar droppings, all joints should be closely butted. Any cutting and fitting should be neatly done and not distort the layers of glass wool which comprise the material. All D.P.C's should be installed to ensure that penetrating water is directed only to the outer leaf.
-100mm Thermabate Shield insulating blockwork.
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 or similar approved insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation. Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x ...mm wide (to equal cavity width) at jambs and cills of all openings in masonry cavity walls. Secure with the proprietary clips provided at maximum 500mm centres. Ensure that closers fit tightly to each other and to the lintel. The closer at the jamb must completely lap the closer at the cill.

MORTAR
All mortar to be 6:1:1 sand/cement/lime or equally approved and to be a consistent colour throughout duration of contract. Finish mortar joints as agreed with Client on site.

WALL TIES
Stainless steel cavity wall ties to BS1243:1978. To be built into cavity wall as works proceeds and spaced at 500mm centres horizontally 450mm centres vertically and 300mm staggered around all openings. Ensure wall ties are level or at least sloping to the outside leaf. Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

LINTELS
All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equalled approved. All lintels must have a min. 150mm endbearing and installed in accordance with manufacturer's instructions. Do not allow masonry to overhang lintel by more than 25mm. Note: lintels are not to have a continuous baseplate.

WINDOWS & DOORS
All windows to be White uPVC to clients requirements based on styles shown on elevations. Fit with 4000mm² trickle ventilators to Kitchen, Utility, Bathroom & En-Suite windows and 8000mm² elsewhere all in accordance with manufacturer's recommendations. Patio doors to be fitted with 10000mm² ventilators. Opening vents to give 1/20 th of floor area rapid ventilation to all rooms. All glazing within 800mm of floor level and within 300mm of a door to a height of 1500mm of ground level to have toughened glass in accordance with Section N of the Building Regulations and BS6206 class B. All double glazed units to be installed in accordance with BS 6262 and to have a 16mm Air gap with a soft Low 'E' coating on 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 and to be fully draught sealed. Provide frosted glass to all Bathroom, W.C's and En-suite windows. Ensure windows & doors are fitted within masonry reveal to overlap cavity closer by min. 10mm to avoid cold bridging. Provide reconstituted stone subcills to windows as shown. Subcill to clients approval. Ensure subcills are fully protected throughout duration of building works.

TIMBER WALLPLATES
All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall. Timber to be SC3 grade and use a min. length of 3m and half-lap plates at joints and corners. Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS
The 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.

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 rafter 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 Clients requirements / approval in accordance with manufacturers instructions on 50x25 preservative treated timber battens on untearable sarking felt type IF with min. 150mm overlaps. Generally all tiles at perimeter of roof to be clipped and nailed.

ROOF VENTILATION
Roof ventilation to be achieved via fascia level ventilators complete with integral insect proof screens which will supply the roof space with ventilation equivalent to a continuous 10mm 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 Coveing and an Artex finish 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.

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.=50mm 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 38x38mm timber nogginns 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 be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and Engineer to advise if any appliance, or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

RAINWATER DRAINAGE
uPVC gutting and downpipes to clients approval. Falls for gutting 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.

DETERMINED

PLAN

SHDC

Planning

19 SEP 2003

Ref 115103

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 any Structural Calculations, a "SAP" calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

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.

remway design

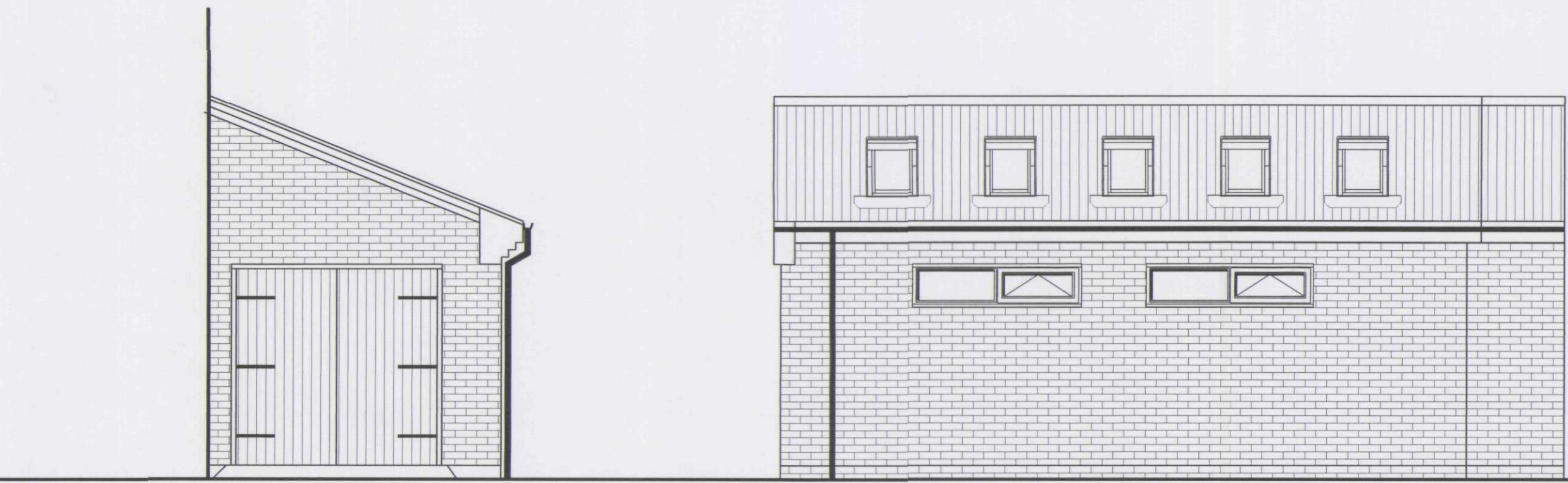
Plans drawn for: Local Authority - Planning permission & Building Control.

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Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project: Grd Floor Side Extension with Internal Alterations to Form Coffee Shop

Client: Flowers 'n' Things
3 Red Lion Street
Spalding
Lincs
PE11 4SX

Date: Sept'03 DRG No.: FNT03 REV:



PROPOSED FRONT ELEVATION (Red Lion Street) TO PREPARATION AREA
Scale 1:50

PROPOSED SIDE ELEVATION TO PREPARATION AREA
Scale 1:50

All cut ends of timbers to be treated with suitable preservative.

New soffit and fascia to Clients requirements

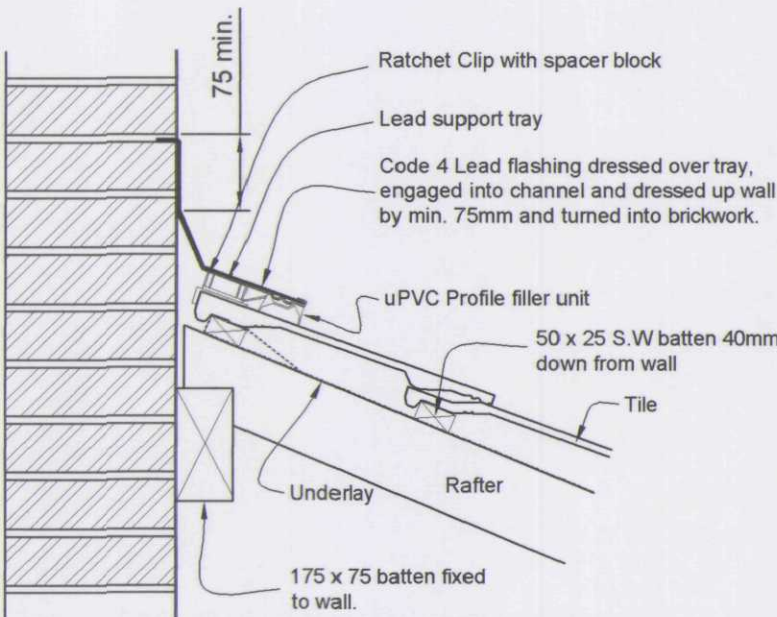
New traditional cut roof comprising of 175 x 50 timber rafters @ approx 450mm ctrs. All timber to be SC3 Grade and birdsmouthed over 175 x 75 timber bearer fixed to wall.

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

Solid pack void between last rafter and blockwork with mineral fibre insulation.

Ceiling Joists to be 150 x 50 at 450mm ctrs with solid herringbone strutting @ mid span. Provide solid blocking at the ends of herringbone strutting and under straps between last joist and wall.

30x5 m/s straps (S) over 3no. rafters at max. 2m ctrs to gable ends and ceiling joist level. At least 1no. gable strap to be within 500mm of ridge. Fit solid nogginns to suit rafter depth at all strap positions and between end rafter and wall face.



TYPICAL ROOF TOP ABUTMENT DETAIL
Not to Scale

Note: The detail shown is a typical constructional method to provide the roof space with 5000mm² at the top edge. This detail should be adapted to suit specific site conditions and always to the satisfaction of the Building Inspector.



PROPOSED SITE LOCATION PLAN
Scale 1:1000