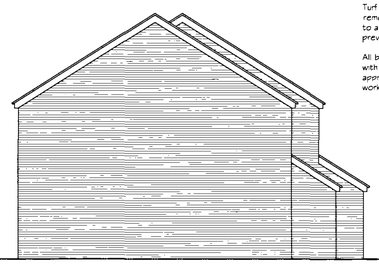
GENERAL NOTES

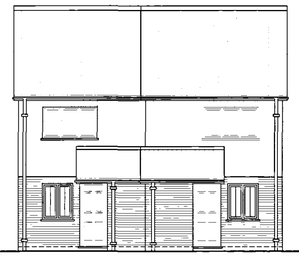
All dimensions to be checked on site before work commences.

Turf and other vegetable matter to be removed from the ground to a sufficient depth (150mm min.) to prevent growth later.

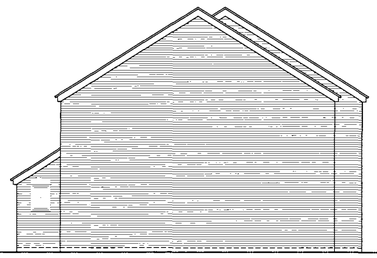
All building work is to be carried out with proper materials appropriate for the circumstances in a workmanlike manner.



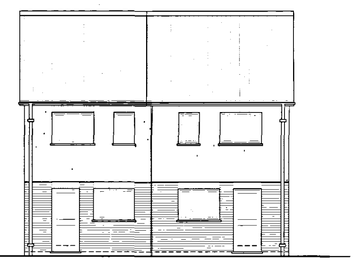
Side elevation



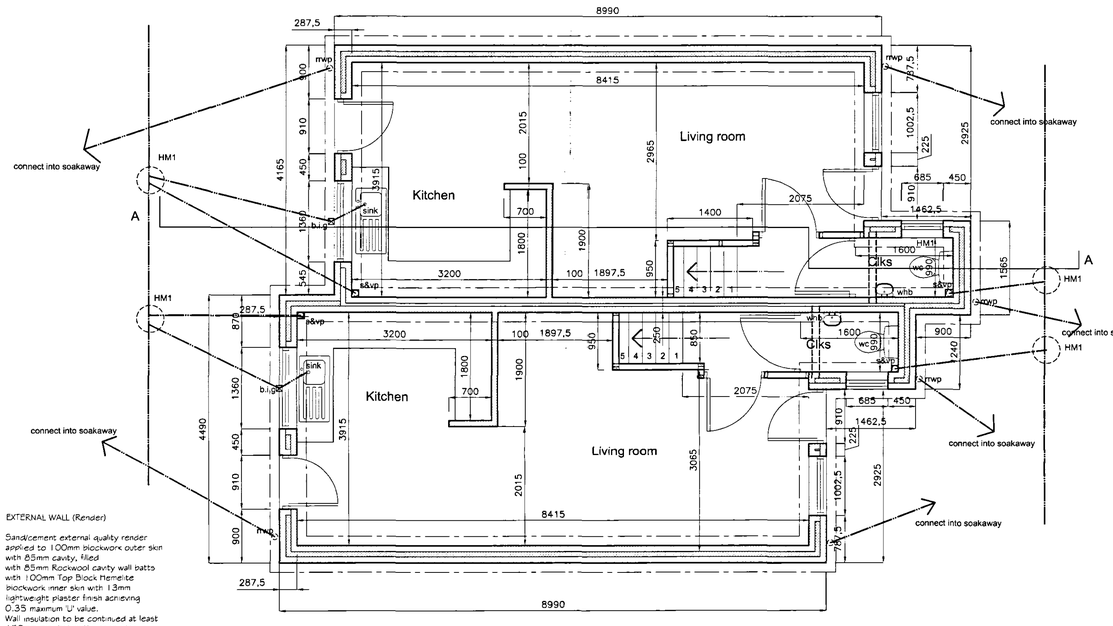
Front elevation



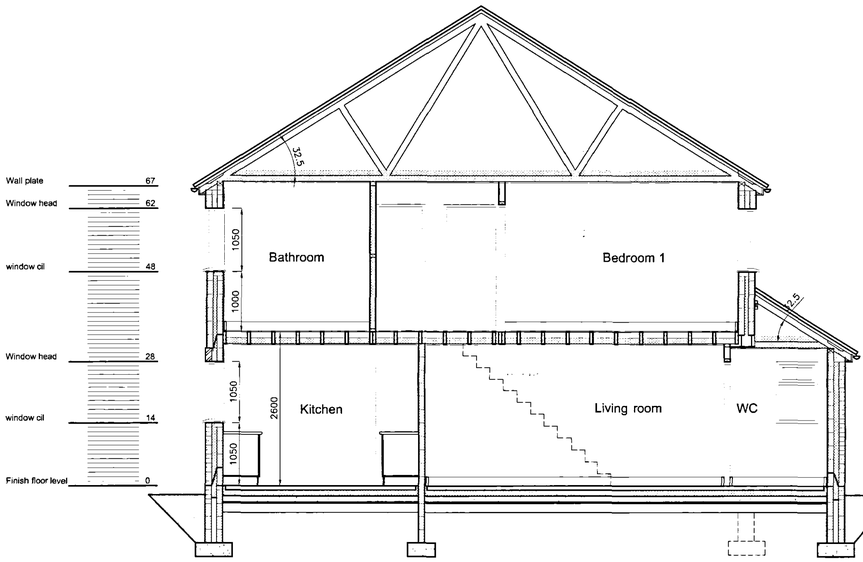
Side elevation



Rear elevation



Ground floor plan



Section AA

GENERAL NOTES

All dimensions to be checked on site before work commences.

Turf and other vegetable matter to be removed from the ground to a sufficient depth (150mm min.) to prevent growth later.

All building work is to be carried out with proper materials appropriate for the circumstances in a workmanlike manner.

EXTERNAL WALL (Render)

Sand/cement external quality render applied to 100mm blockwork outer skin with 85mm cavity, filled with 85mm Rockwool cavity wall batts with 100mm Top Block Hemelite blockwork inner skin with 13mm lightweight plaster finish achieving 0.35 maximum 'U' value.
Wall insulation to be continued at least 150mm min. below the perimeter insulation and supported on row of bies, and extended to the top of the external wall, including the gable end.

Brickwork expansion and blockwork contraction joints in all masonry walls to be as manufacturers recommendations.

All jambs, cills and lintels to be insulated with proprietary closers with a min. thermal resistance path of 0.45m2Kw.
Refer to Robust Detail 3.12

STAIRCASE

Timber staircase with 13no risers at 200mm, 12no treads at 225mm, 2m minimum vertical clearance from pitch line, 900mm minimum handrail height to stairs and landing, vertical balustrading at 100mm maximum centres, 855mm minimum width.

INTERNAL WALLS (stud partitioning)

75 x 50mm softwood stud partition walls with 12.5mm plasterboard and skim to each side, studs to be at 600mm centres.

Allow for sound deadening quilt between studs and additional layer of plasterboard to bathrooms.

VENTILATION

Kitchen to have mechanical extract ventilation capable of extracting 60 litres per second minimum or cooker hood capable of extracting 30 litres per second minimum.

Bathroom to have mechanical extract ventilation operated by a light switch with 15 minutes overrun capable of extracting 15 litres per second which may be operated intermittently.

WINDOWS AND DOORS

All windows and doors to be double glazed with sealed units having a 16mm air gap and Low 'E' glass. All frames to be sealed around the perimeter internally and externally.

Windows to be fully draught-proofed and have trickle vents to provide 8000mm2 ventilation to each living room.
4000mm2 to kitchen, utility and bathroom. Habitable rooms at first floor level to have escape windows, with clear opening of 0.33 sq.m. at least a clear opening of 450mm wide and 450mm deep.

GROUND FLOOR (insulated under screed)

70mm minimum cement:sand screed reinforced with galvanised wire mesh on 1000 gauge polytrene separating membrane on 100mm flooring grade polystyrene insulation with 25mm taken up the edges around the perimeter laid in accordance with the Manufacturer's recommendations on 100mm minimum dense concrete slab on 1200 gauge polytrene damp proof membrane on 25mm sand blinding on 150mm minimum well compacted hardcore.

DAMP PROOF COURSE
Anderson Xtra-Load Elite High Performance Polymeric damp proof course
or similar approved (pitch free) at 150mm minimum above finished ground level lapped with damp proof membrane.

Provide a damp proof course to all vertical and horizontal cavity closures.

Damp proof course to chimney stack at roof inter-section.

EAVES

100 x 75mm softwood wallplate strapped down at 2m maximum centres with 30 x 5mm mild steel straps.

100mm diameter half round u.p.v.c. gutter to be fixed to 25mm thick softwood fasca.

9mm ply soffit board to be provided with fly screen equivalent to a 10mm continuous gap along both sides of the roof providing permanent eaves ventilation.

Felt to be supported at eaves level via continuous timber tilting fillet. Allow for 300mm wide pitch free flyload felt to be dressed into gutter.

FIRE PROTECTION TO STEEL BEAMS

2 layers of 9.5mm plasterboard nailed to timber cradles with 1.6mm wire binding at 100mm pitch and 7mm Gypsum plaster finish.

DRAINAGE

All drains under buildings to be laid on and surrounded with 100mm minimum granular material filling, where the crown of the pipe is within 300mm of the underside of the concrete slab, the pipe is to be encased in 100mm concrete minimum and integral with the slab.

Where drains pass through walls or foundations, provide bridge movement joints and two course deep lintel. Opening to be masked both sides with rigid sheet material to prevent entry of vermin or fill.

Where the drainage trench is within 1m of the building, backfill with concrete up to the lowest level of the building.
Where the drainage trench is more than 1m from the building, backfill with concrete to a level below the lowest of the building, equal to the distance from the building, less 150mm

All concrete encasements to have expansion joints at 9m maximum intervals.

Manholes and inspection chambers to be constructed using 215mm Class 'B' Engineering bricks laid in water bond in cement mortar with flush joints on a 150mm minimum concrete base, with cover and frame to be of durable material to British Standard 497 set in concrete top and surround. Manhole covers to be of a screw down type or be of medium/heavy weight to prevent unauthorised access.

1200 x 1200 x 1200mm soakaways to be 5000mm min. from all buildings and boundaries, subject to percolation test.

All drains to be 100mm minimum flexible jointed clayware pipes to BS EN 295 : 1991 laid on 100mm minimum and surrounded by 150mm selected fill, all to the approval of the Building Inspector.
Foul drainage falls to be a minimum of 1:40 and 1:80 for storm drainage.

EXTERNAL WALL (Brickwork)

103mm approved facing brickwork outer skin with 85mm cavity, filled with 85mm Rockwool cavity wall batts with 100mm Top Block Hemelite blockwork inner skin with 13mm lightweight plaster finish achieving 0.35 maximum 'U' value.
Wall insulation to be continued at least 150mm min. below the perimeter insulation and supported on row of bies, and extended to the top of the external wall, including the gable end.

Brickwork expansion and blockwork contraction joints in all masonry walls to be as manufacturer's recommendations.

All jambs, cills and lintels to be insulated with proprietary closers with a min. thermal resistance path of 0.45m2Kw.
Refer to Robust Detail 3.12
STRIP FOUNDATIONS

230 x 600mm wide concrete strip foundation under external cavity walls.

230 x 450mm wide concrete strip foundation under internal load bearing walls.

All foundations to be a depth of 1m minimum below finished ground level and to the Building Inspector's approval.

Cavity to be filled 150mm below damp proof course with weak mix concrete.

CENTRAL HEATING

New gas fired central heating system operated by 7 day setting programmer (compliant with Part L1 - 2002 edition) with thermostatic valves to all radiators. Factory insulated hot water cylinder, min. 35mm thick
Details of the heating system to be confirmed and submitted to the Local Authority a minimum of 5 days prior to completion.
The new boiler should have a minimum SEDBUK value of either 78% (mains natural gas), 80% (LPG) or 85% (oil)

GLAZING

All glazed doors, side panels and windows in critical locations as defined in the Building Regulations, to have toughened glass to satisfy British Standard 6262:part4:1994.

LINTELS

Catnic Cougar or similar approved open backed galvanised steel lintels factory insulated over all external openings fixed to British Standard 5977 and manufacture's recommendations.
Weep holes to be provided at 450mm centres.
Refer to Robust Details 3.09 & 3.10 for insulation requirements.

INTERNAL WALLS

100mm approved blockwork with 13mm plaster finish to both sides built off thickened concrete slab.

PARTY WALLS

2 skins of 100mm 3.5N/mm2 interlyte solid blocks or similar approved with 50mm minimum cavity plastered on both sides with 13mm plaster achieving a density of 328kg/m2, butterfly wall ties to be used.

Walls to be taken up to the underside of the roof and fire stopped.

ABOVE GROUND DRANAGE

All sanitary fittings to have 75mm minimum deep seal traps.

Waste pipe diameters : wash hand basin and bidet 32mm minimum,
sink, bath and shower 40mm minimum,
W.C. 100mm minimum.

All waste pipes to connect internally to the soil and vent pipe separately, terminating with a suitable durable cage 900mm minimum above window heads.

All to be in accordance with British Standard 5572 : 1978 and British Standard 8301 : 1985.

ROOF

Concrete interlocking roof tiles/slates fixed to Manufacturer's recommendations and to British Standard 5534 : part1 1997 laid on 50 x 25mm timber treated battens on non-bearable sarking felt on trussed rafters at 600mm maximum centres, the supplier of the roof trusses is to ensure that the design fully complies with British Standard 5268 : part3 and in addition to provide requirements to the stability of the roof including longitudinal and diagonal gable bracing, calculations for the roof to be submitted to the Local Authority for approval 28 days prior to commencement on site.

100mm minimum glassfibre insulation to be laid between trusses with 150mm above and 12.5mm plasterboard and skim.

Galvanised steel straps at 2m maximum centres across 2no trusses where parallel to the external walls with solid timber packing between trusses and the last truss and wall at strap positions.

SMOKE DETECTORS

Mains operated self contained smoke alarms complying to British Standard 5446 : part 1, to each floor.

Where more than 1 alarm is to be installed then they should be interconnected in accordance with the Manufacturer's instructions and permanently wired to a separate fuse circuit at the distribution board.

Approved alarms to be positioned centrally on the ceiling within 7m of the kitchen and living room doors and within 3m of bedroom doors.

FIRST FLOOR

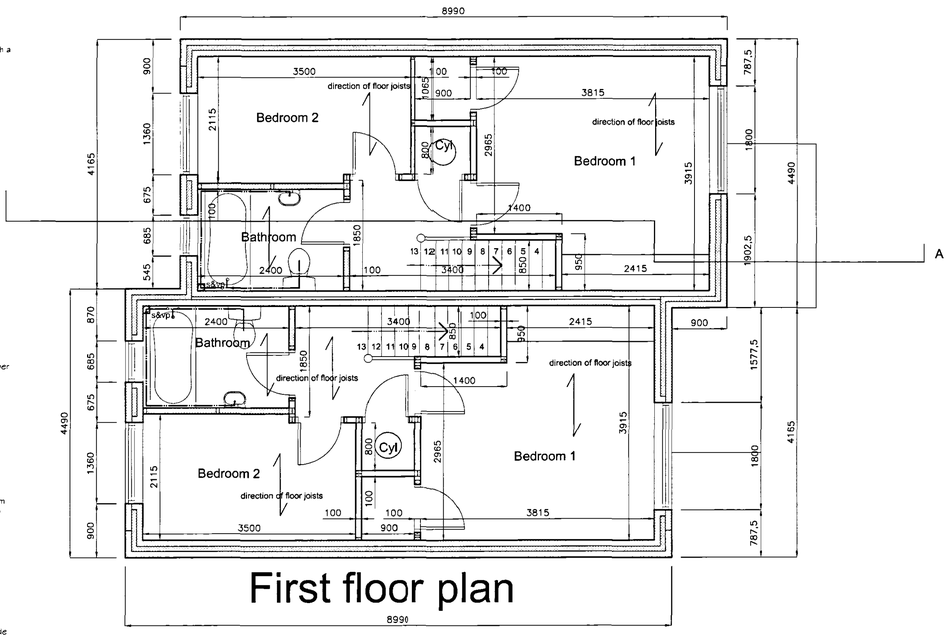
19mm t & g boarding on 50 x 200mm joists at 400mm centres supported using joist hangers with 9.5mm plasterboard and skim to ceilings.

Provide strutting at mid span where spans exceed 2.5m.

Galvanised mild steel straps at 2m maximum centres across 3no joists and fixed to the inner skin where parallel with external walls. Provide strutting/packing between each joist and last joist and wall where metal anchors are positioned.

Double up joists under first floor partitions where parallel with the joist span and to form opening for stairs.

Additional joist to be provided under the bath where parallel with the span.



First floor plan

NOTES

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Dimensions must not be scaled from this drawing. The Contractor is to check and verify all building and site dimensions before work is put in hand.

The Contractor is to check and verify with all the Statutory Authorities and the Employer the location and condition of any under ground or overhead services or confirm that none exists prior to work commencing on site.

The Contractor shall comply with enactments regulations and working rules relating to safety health and welfare of work people

REVISION

A-22.05.04: General amendments

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Planning & Development
05 JUL 2004
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hipkin sims sanderson partnership

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project
Proposed development
Ayscough Avenue
Spalding
Lincolnshire

title
Block 1: Working Drawing

date	April 04
scale	1 : 100/50
drawn	
dwg no	5545B-U1-P01a