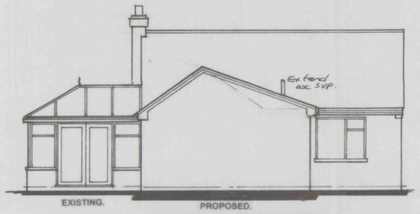


SIDE ELEVATION.

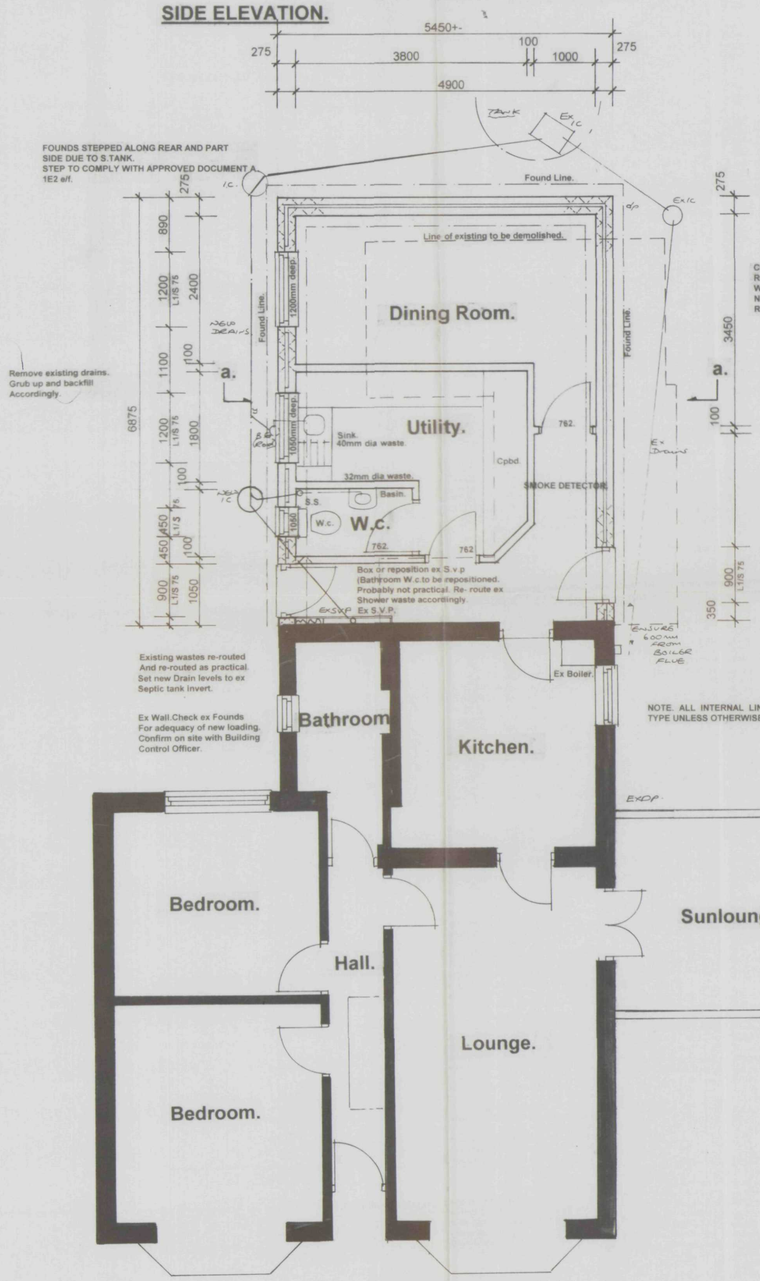


REAR ELEVATION.

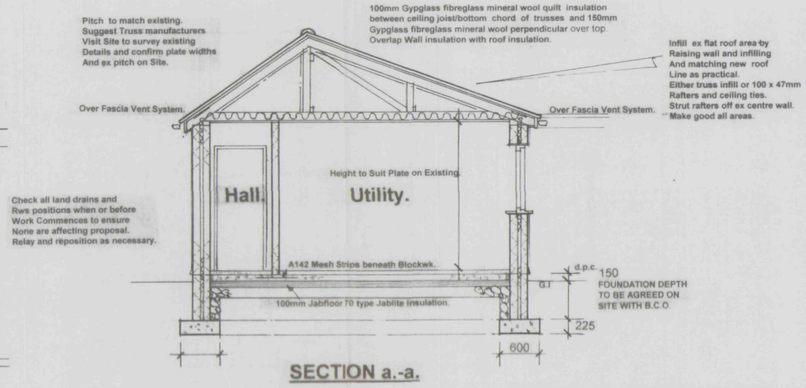
SEE Also EXISTING ELEVATIONS FOR GUIDANCE ETC.



SIDE ELEVATION.



PROPOSED FLOOR PLAN.



SECTION a.-a.

STORM DRAINAGE.
Fit brown squareline rainwater gutters at 1:600 falls or level depending on length etc (shown on elevations) & square upvc downpipes to BS 4576: Part 1: 1989 & strictly to the manufacturers instructions. Gutter brackets at 2mt c-cs. & necessary outlets and stop ends etc. Downpipes to be secured using the necessary proprietary clips and all the necessary offsets and swan necks etc. Downpipes to be connected into Underground drains via adaptor. Underground drains to be 110mm dia Hepworth Supersleeve or Osma uPvc 110mm dia, or sim approved), with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to Falls of 1:100 run to 1m cube rubble filled soakaway min 4.5m from building & 3.5m from boundaries. Fill soakaway hole with rubble to within 450mm of ground level overlayed with polythene sheet and backfilled to ground level with topsoil. All work carried out to BS 8301 1985. Provide access rodding points as shown on plan at change in directions.
ALL EXISTING DISCHARGES & SOAKAWAYS TO BE INVESTIGATED/ REPOSITIONED WHEN WORK COMMENCES. ENSURE NO LIVE DRAINS EXIST BENEATH PROPOSAL.

SOIL DRAINAGE.
Underground drains to be as Storm Drains above with falls of Min 1:80 and Max 1:40. Fall of drains from gullies to be 1:40. Drains running through walls to have Pre stressed concrete lintels provided over. Provide min 50mm space around, filled with compressible material, opening to be masked with durable rigid sheet to prevent the ingress of fill or vermin or a length of pipe (as short as possible) built in with joints as close as possible to the wall faces(within 150mm) and connected to rocker pipes with a length of at most 600 mm and flexible joints. A drain trench should not be excavated lower than the foundations of any building nearby unless either where the trench is filled with concrete up to the lowest level of the building or where the trench is further than 1mt from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm.
Provide roddable access to all bends and junctions. Lowest connection to S.v.p. min 450mm above adjacent drain invert. Min fall 1:40. Install Inspection chambers. If less than 600mm deep & with max one branch per side use 250mm dia Osma type Upvc i.c. or Hepworth 225mm dia vitrified clay i.c. Chambers 600mm to 1000mm deep use Osma 450 Dia polpropylene on 150mm granular or concrete bed (or Hepworth). Access to Inspection Chambers over 1.2mt deep to be restricted.
Lightweight inspection chamber covers to be screw down type.
Run Drains to: Ex Septic Tank:
All drains to be tested to Local Authorities satisfaction and BS.8301.

SOIL WASTES ABOVE GROUND.
Ex 110mm dia. upvc. S.v.p exists at head of drain new terminating through roof aid min 900mm above nearest opening window with durable cage cover. 75mm dia above roof. W.c. waste in110mm dia upvc. Sink, washing machine wastes in 40 mm dia upvc. Washing machine to have necessary upstand trap. Basin waste in 32mm dia (or 40mm if required). Wastes exceeding 1.7mts in length to have anti-vac traps fitted. Wastes not exceeding 1.7mts in length to have 76mm P.Traps fitted. Utility wastes to have bottle gullies fitted with roddable access etc. Install stubstacks as shown with screw down sealed cap or air admittance valve as indicated on plan. Sockets to both S.v.ps and Stubstacks to be min 450mm above drain invert. Bend at foot of Svp to have min radius of 200mm at the centre line.

FOUNDATIONS.
Concrete strip foundations min depth 750mm (or 1mt if soil is of a shrinkable nature) to be agreed on site with B.C.O. Any reinforcement to be incorperated as sections. Suggest due to close proximity of existing Soil Storage vesseltank Client seek the advice of a Chartered Structural Engineer. Foundation width shown on floorplan layout and deepening note.
Grade GEN 3 Concrete (unless stated otherwise). Concrete to BS 5228, BS8110, Aggregates BS882.

FLOOR.
150mm blinded and consolidated hardcore backfilled and rammed to internal foundations, compacted in 225mm layers. 1200g polythene d.p.m. linked to wall dpc. Min 150mm d.p.m laps. Lay 100mm Jabfloor 70 type Jablite insulation over polythene with the joints taped and perimeter upstand all in accordance with the Manufacturers specification. Perimeter insulation to be installed to manufacturers details which does not penetrate through the screed. Clarify on site.

NOTE: POLYTHENE D.P.M. MAY BE LAID ON TOP OF JABLITE IF AGREED BY B.C.O. INSPECTORS. 100mm site concrete (GEN 4 Grade or RC 30 where reinforcement is incorperated). 65mm sand /cement screed.
All new and existing floors to be level. Take out existing brickwork in new opening down to invert of hardcore level to avoid hardspots.

D.P.C.
Install Astos or similar d.p.c. to BS6398 min 150mm above G.L. and 18mm thick Damcor insulated d.p.c. to all reveals. Fit dpc to external lintels (See lintel notes).

MASONARY/WALLS.
Render blockwork to all elevations with brick eaves detail. 75mm cavity with 75mm Dri-therm installed to manufacturers instructions to extend 150mm below the perimeter insulation of the floor. 6no s/s or galv wall ties to BS 1243 at 900mm centres horizontally and 450mm centres vertically. 225mm centres at all jamb openings. Masonary bricks and blocks to be to BS 3921, BS 6073 Part 1 and BS 5628. Mortar 1:1:5 cement: lime: sand with airentraining.
Lay CELCON, THERMALITE OR DUROX internal thermal block with 12mm thick, 2 coat gypsum plaster/skim finish. Incorporate piers as indicated. Use Catnic/Furfix or Bluebird fixings to tie new to existing with ties to manufacturers spec at 225mm c.cs.
(SHOULD any BLOCKS NOT LISTED ABOVE BE INSTALLED CHECK MANUFACTURERS DETAILS AND INSUALATED CAVITY WIDTH TO COMPLY WITH NEW B.REGULATIONS REQUIREMENTS OF 0.35).
Walls to achieve a 'U'Value of not exceeding 0.35m2 degrees C.
External Rendering. Rake out joints 10mm in blockwork. Outer Skin in 100mm blockwork with render finish. Finish to consist of 2 coats of rendering to BS 5262.(also any guidelines set out by Block manufacturers). Joints to blockwork to be raked out 10mm. Render mix to be 1 part cement; 1 part lime; 6 parts well graded sharp sand. Nominal mix 1:1:6.Install steel render stops Ref.547 above openings and d.p.c. (Bell Stop).

LINTELS.
Install I.G. type steel lintels to manufacturers instructions, min end bearing 150mm. All external lintels to have a tray d.p.c. installed in accordance with BS.5268 which should extend to the edge of the toe and at least 100mm beyond each end of the lintel to shed moisture clear of reveals. See ref nos on plan. Ensure lintels have manufacturers insulation installed.

VENTILATION.
All HABITABLE ROOMS to have ventilation openings equal to 1/20th floor area of the room and with some part of the ventilation opening at least 1.75m above the floor level, eg. Opening window. HABITABLE ROOMS to have trickle ventilators in top of window frames with controllable and secure ventilation opening min 8000mm sq.(draught secure). UTILITY ROOM to have an opening window (no minimum size). Background Ventilation of 4000mm sq. Mechanical Extraction 30 litres/second or Passive S.V.
SANITARY ACCOMMODATION SEPARATE FROM BATHROOM to have openable window 1/20th of floor area or mechanical ventilation at 15 litres /second per. Background Ventilation of 4000mm sq.

WINDOWS, DOORS AND GLAZING.
Windows and Doors as drawing with U.P.V.C 16mm gap Pilkington Low 'E' .05 double glazing installed. Fix windows 150mm from each end of jamb, adjacent to each opening jamb and at max 600mm c-cs. All windows to be as specified on plan as calculated for the Building Regulations etc. Any alterations to be agreed with Agent and Building Control Before ordering etc. Also if windows are ordered different from plan and are not available when work commences on site please ensure profiles are checked against dimensions ordered etc. Glazing laminated or toughened glass to BS6206, Class B in the following critical locations. WINDOWS 800mm or less above floor level. within 300mm of a door and 1500mm or less above floor level. DOOR 1500mm or less above floor level. EXCEPTION; small panes maximum 250mm wide not exceeding 0.5m2 may be 6mm annealed glass.
All windows and doors to be draughtproofed.
All doors to be double glazed.

JOINERY (INTERNAL).
Standard mouldings, architraves and skirtings to Clients choice/specification.

TIMBER.
All timber to be SC3 Grade.

CEILINGS.
12.5mm plasterboard ceilings throughout to BS.1230 and installed to manufacturers details. Support all joints and edges of boards with timber noggins. Tape all joints. Artex and cove finish to Clients requirements. Ensure boards are layed perpendicular to joist span and joints staggered and fixed at min 150mm c-cs.

SMOKE DETECTION.
It is advisable that at least Battery operated smoke alarms to BS 5446: Part 1 are installed in circulation areas within 7000mm of doors to high risk rooms and within 3000mm of bedroom doors. At least one smoke alarm to be installed to each storey. Fixing of smoke alarms should be not less than 300mm from any wall or light fitting. Where wall mounted units are installed they are to be a height between 150mm and 300mm below ceiling. Occupants of property to be provided with information on the use and maintenance of the equipment.

ELECTRICAL.
Electrical installation to comply with the latest Edition of the IEE wiring regulations. Lighting having a luminous efficiency greater than 40 lumens per circuit-watt(for example fluorescent tubes and compact fluorescent lamps, not GLS tungsten lamps with bayonet cap or Edison screw bases).

SPACE HEATING AND PLUMBING.
Re-route all heating pipes and extend system to heating engineers details/spec. Provide hot and cold water supplies to new sanitary fittings as required. Install radiators to rooms. Radiators to have thermostatic valves fitted.

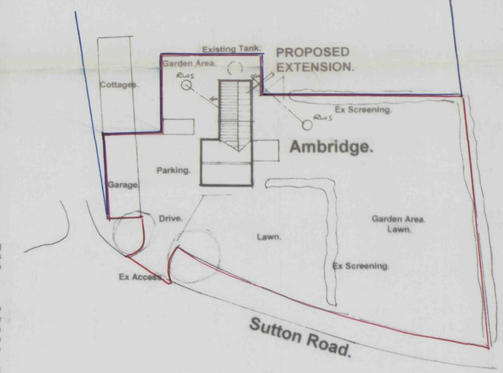
ROOF.
Lay concrete interlocking roof tiles to BS 402 and to manufacturers specification on 25x38mm tanalised sw tile battens and untearable roofing felt to BS 747 Type 1F, with min 150mm lap in each direction on ready made assymetric type trusses. CHECK ROOFPLATE WIDTHS AND PITCH BEFORE ANY ORDER PLACED.
Trussed rafters at 600mm c-cs and designed and fabricated to BS 5268. Manufacturers certificate and calculations to be submitted to BCO for checking before roof work commences. Roof bracing to be to BS 5268 and 25x100mm SC3. Diagonal bracing running from eaves to ridge at underside of rafters (also on top of ceiling joists running from eaves to inner binders if shown on section). Lap joints if necessary and nail to each rafter with 2no, 10 gauge galvanised nails. (Also web bracings at approx 45 degrees in plane of webs. Fixing as before and shown on section if required depending on span). 25x100mm Binders at ridge and node points fixed as above. Trusses to be fixed to 50x100mm wall plates bedded in 1:4 cement mortar with galv truss clips.
Incorporate layboards, deminishing trusses and GRP valley trays/tiles/ Code 4 lead to roof intersections.
Fascia board As existing. Install Over fascia type vents ontinuous to achieve min 10mm continuous air gap full length of eaves. Install roof vent RV601 between rafters and over plates to ensure airflow over insulation. Any Softwood eaves and ext roof to be to BS 4978 and BS 5268 treated to British Wood Preserving Association Commodity Specification C. Site cut sw to be saturated with appropriate preservative where cut etc.
Build up 1 course oversail in brickwork to gables. Box corbel at eaves. Corbel at 150mm per 4 courses with brick tor reinforcement mesh incorporated every 2nd course tied back into main wall.(or Galv Ties).

INSULATION.
Install 100mm Gypglass fibreglass mineral wool quilt insulation between ceiling joist/bottom chord of trusses and 150mm Gypglass fibreglass mineral wool perpendicular over top as shown on section. Ensure all ducts and pipework through ceilings/ floors/and hollow constructions or voids are sealed around.

LATERAL RESTRAINT STRAPS.
Tie roof structure to blockwork with Catnic straps at 2mt c-cs. Prefix V.L. type straps along wall plates, 30 x 5 x 1000 long. Prefix H.L. at gable walls where rafters and ceiling joists are parallel to walls spanning over min 3 members. Pack beneath H.L. straps and wall/structural member with solid bridging noggins. Noggins to extend at least half the depth of the joist and at least 38mm thick. (Or use binder positions if B.C.O. in agreement). Screw and plug fix straps to blockwork.

GENERAL NOTES.
Do Not Scale from drawings, if in doubt ask.
Contractors are responsible for checking all dimensions on site when work commences and before ordering materials.
Any discrepancies should be brought to the attention of the Designers for remedial advice as soon as possible.
All details shown on the drawing are based on typical site conditions for the area.
No responsibility can be accepted for any abnormal conditions. Any such conditions to be reported to designer for amendments or the Professional services of a Chartered Structural Engineer to be sought.
The notes shown are mainly to cover the requirements for Building Regulations. They are not a full Specification.
If materials, products & workmanship are not fully specified they are to be of the standard appropriate to the work and suitable for he purpose stated above and all work to be in accordance with good building practice and in accordance with BS8000 for Workmanship on Building Sites to the extent that the recommendations define the Quality of the finished work. All materials, products and workmanship to comply with the appropriate BS and EOTA (European Organisations for technical Approval) Standards with, where appropriate, BS or EC marks.
All materials and products to be handled/stored and used /fixed in strict accordance with the manufacturers recommendations.
Arrange Inspections of the works by Building Control Officer B.CO). Obtain Completion Certificate and forward to Employer/Owner.

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SITE PLAN 1:200.

BUILDING REGS ISSUE. A.

Architectural
Design Services.
S.J.Thrower.
3 Newgate Road, Tydd St.Giles, Wisbech, Cambridgeshire.
Tel/Fax. 01945 870022.

Proposed Extension at Ambridge, Sutton Road, Sutton St.James, Spalding.

For Mr.& Mrs.L.Negus.

General Arrangement Plan.

DETERMINED PLAN

SHDC PLANNING & DEVELOPMENT
0 1 DEC 2003
Ref. 1447/03

Scale 1: 50. 1:100	Date. Sept 03.	Chkd.	Drwn.

Drwg no.SH/98603.