LIMITATIONS

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval. The drawing must not be used as a contract document alone. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the builder/contractor and will be his responsibility from commencement of site works. The works will not be supervised or inspected on site by Poddingtons or any representative thereof. It is the client or their appointed agents responsibility to conttol workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant Code of Practice. Materials shall conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

HEALTH AND SAFETY

The employer/client shall ensure that the selected contrator is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for building sites and work places. The employer/client is advised that should the works need to comply with the Construction Design and Management Regulations an Independant Planning Supervisor will be required.

SCOPE OF THE WORKS

The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

FOUNDATIONS:
Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class. Deepen foundation concrete under chimney to 300mm min. Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice note 3 and any subsequent amendment.

SUB STRUCTURE WALLING:
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M²) In 1:3 cement mortar. Bricks below DPC to be F.L. designation and to B.S.3921 1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C level. Internal 100mm walls below D.P.C. in class A concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to ext. face of wall.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

CAVITY WALL CONSTRUCTION:

265mm cavity walling to consist:
100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1978 for clacium silicate bricks.
65mm cavity: Build into cavity Rockwool cavity wall insulation Boarding in accord.
Makers instructions and agreement certificate N83/1087
100mm internal cavity skin of tarmac hemelite insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonary walls of 100mm tarmac hemellite.
Mortar to B.R.E. digest No178 and CP 121 part 1 1973. And as recommended by bwk. manufacturer. Close cavities at eaves and provide Bituminous felt D.P.C. Provide bit. felt D.P.C also to sills and jambs at closure. Provide thermal plasterboard to the int. jambs of all windows and doors, at the head under lintels and also under sills. Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C cavity tray and code 4 lead flashing with a min 150mm upstand @ all roof/wall abutments.

FLUE CONSTRUCTION:

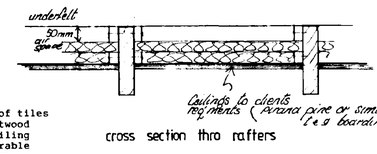
225mm internal diameter clay flue liners to B.S.1181:1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min 600mm above ridge line and terminate in corbelled out brickwork: weak mix. Conc. infill around flue as work proceeds: trim roof around flue no timber within 40mm of flue. At flue/roof intersection provide code 4 lead flashing and courses engineering bricks.

OPEN FIRE:

To be capable of burning smokeless fuel. Hearth to be constructed of non-combustible material and be min 125mm thick and project from wall face by 500mm and passed sides by min 150mm. In accordance with approved document part J (part C 1-25). Appliance to be in accordance with building regulations. Provide louvered permanent vent in external wall to give min 50% of the appliance throat opening area positioned 150mm above floor level. Provide pre-stressed concrete lintel over chimney opening.

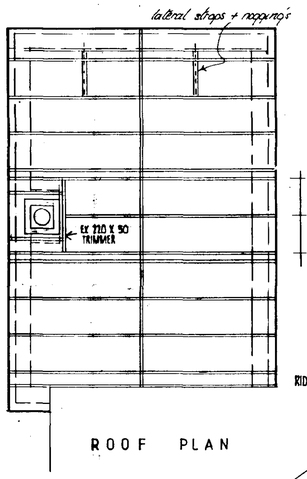
GROUND FLOOR CONSTRUCTION:

70mm sand/cement screed on 500 gauge p.v.c. dpm. on 35mm thickness Celotex double-R General Application boards GA2033, product code GA2033 (thermal resistance 1.53m²k/w) layed in strict accordance with manufacturers instructions. Insulation on 100mm concrete oversite slab ST4 to B.S. 5328:1990 on 1200 gauge (300 micron) p.v.c. d.p.m. with welted joints and lapped into wall d.p.c.'s.150mm min (max 600mm) well blinded and consolidated clean limestone or crushed carrstone hardcore base.

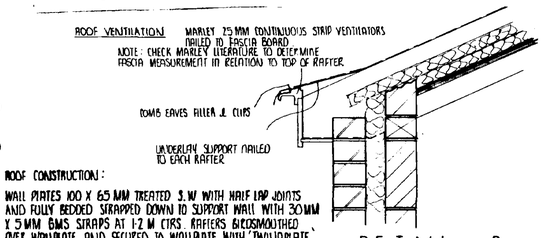


cross section thro rafters

ROOF COVERING:
Concrete interlocking roof tiles on 38 x 25mm treated softwood battens, gauge to suit tiling on B.S.747 type 1F untearable roofing felt or similar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, antisipated wind velocities and roof pitch.

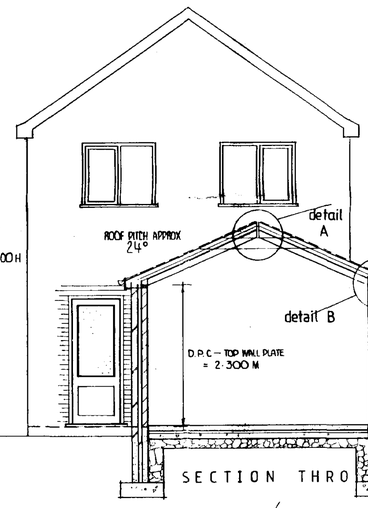


ROOF PLAN

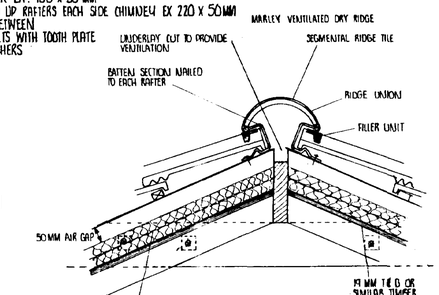


DETAIL B

ROOF CONSTRUCTION:
WALL PLATES 100 X 65 MM TREATED S.W WITH HALF LAP JOINTS AND FULLY BEDDED STRAPPED DOWN TO SUPPORT WALL WITH 30 MM X 5 MM GMS STRAPS AT 1·2 M CTRS. RAFTERS GIRDSMOOTHED OVER WALLPLATE AND SECURED TO WALLPLATE WITH 'TWINJAPLATE' GLIDE SHOES. PROVIDE 30 X 5 MM LATERAL RESTRAINT STRAPS + NOGGINGS AT GABLE END.
COMMON RAFTERS: EX. 220 X 50 MM @ 600 MM c/c & APPROX 24° PITCH
RIDGE COLLARS @ EVERY COMMON RAFTER EX. 150 X 50 MM
RIDGE: EX. 200 X 50 MM. DOUBLED UP RAFTERS EACH SIDE CHIMNEY EX 220 X 50 MM + EX 150 X 75 RIDGE COLLAR INBETWEEN
TIMBER CONNECTORS 12 MM Ø BOLTS WITH TOOTH PLATE CONNECTORS + 50 Ø GALV. WASHERS



SECTION THRO

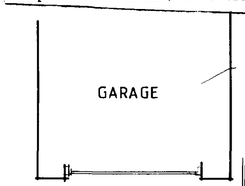


DETAIL A

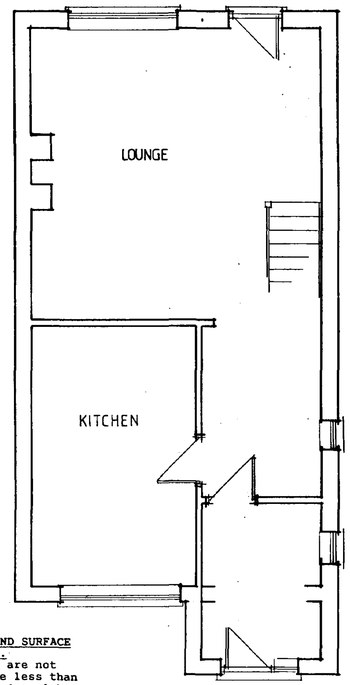
DAMP PROOF COURSE:

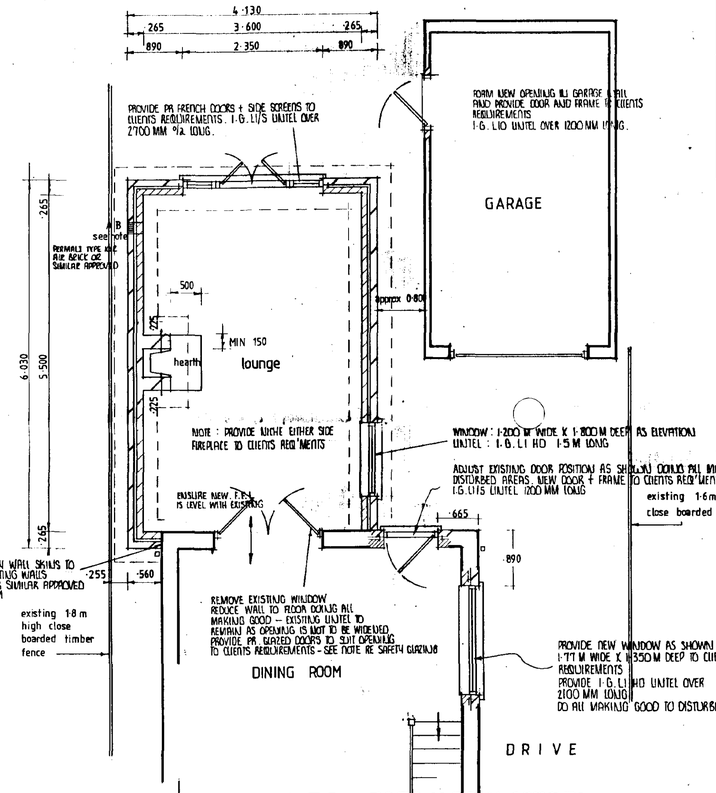
To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutments, flexible cavity trays are to be used and are to rise 225mm up the cavity. Flues to be provided with a d.p.c. at their junction with the roof by the use of 3 courses of clay engineering brickwork to B.S.3921 laid to break bond and bedded and jointed with mortar.

LINTELS:
Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm c/c above trays.



PLAN EXISTING





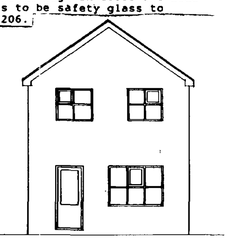
PLAN PROPOSED

VENTILATION:
All window opening lights to have area to exceed 1/20 from floor area. All habitable rooms to have Trickle Ventilators in window/door heads giving ventilation equivelent to 8000mm².

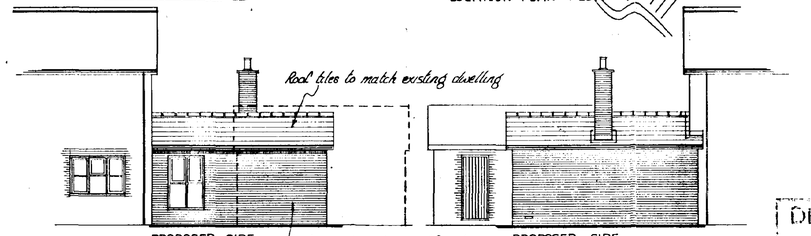
GLAZING:
All windows and doors to be double glazed with 14mm sealed units. All glazing between F.F.L and 800mm high in windows and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S.6206.

Unless the heat loss from a hot water pipe or duct contributes to space heating they shall be insulated with material having a thermal conductivity of not greater than 0.045w/m²k. All water pipes within the roof space or other unheated areas to be similarly insulated.

The plumbing installation shall be in strict accordance with water companies bylaws with careful attention to be paid to the accessability of pipe runs/fittings when laid in ground floor screeds.
Pipe runs thro' walls and ceilings to be fully sealed with expanding foam sealant to reduce heat losses to unheated spaces.

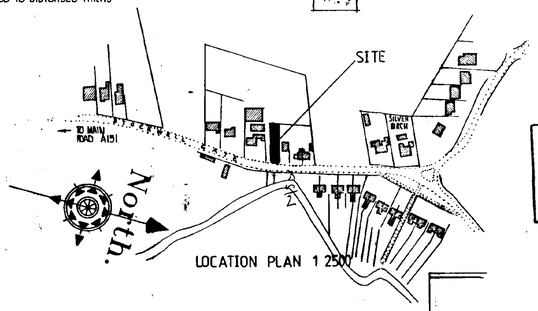

EXISTING REAR

PROPOSED REAR



PROPOSED SIDE

PROPOSED SIDE



SOUTH HOLLAND DC
HOUSING & PLANNING
09 JUN 1999
Ref: 0580/99

DETERMINED PLAN

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES.
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover reinforced concrete bridging shound be used instead of paving slabs.

SURFACE WATER DRAINAGE:
82.4mm DIA underground pipes flexibly jointed to fall 1 In 70. Pipes bedded on 50mm pea gravel: see site plan for discharge.

ELECTRIC: Socket outlets and light points to IEE regulations and N.H.B.C. standard. Works to be carried out by an NICEIC approved contractor.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
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project
PROPOSED EXTENSION AT BIRCH LODGE, STOCKWELL GATE, WHAPLODE, SPALDING, LINCS.
FOR MR. & MRS. SUMMERFIELD

drawing
PLAN EXISTING / PROPOSED

scale: 1·50 1·100 1·250 1·2500 1·20
drawing no: 2498 — 1
date:
job no: