

GENERAL SPECIFICATION :-

- SITE PREPARATION:-** DEMOLISH EXISTING GARAGE AND CART AWAY. MOVE POLYTUNNEL, GLASSHOUSES, OIL TANK AND SHED TO BE REPOSITIONED LATER. REMOVE EXISTING SLABS AND VEGETABLE SOIL MIN 150mm FROM PROPOSED DWELLING EXTENSION AND NEW GARAGE AREA AND CART AWAY. EXCAVATE FOR NEW STRIP FOUNDATIONS MIN 1m DEEP OR TO MATCH EXISTING DWELLING. BELOW INVERT LEVELS. AND TO SATISFACTION OF LOCAL AUTHORITY REQUIREMENTS. SIZE OF STRIP TO BE IN ACCORDANCE WITH TABLE 12 TO BLDG. REG. A/2. REQUIRED STD. MIX CONC. TO BE INSERTED TO SUIT GROUND CONDITIONS WHEN EXPOSED AND LEVELLED BY MEANS OF LEVELLING PEGS.
- CAVITY WALL CONSTRUCTION BELOW DPC:-** TO BE BUILT IN BRICK OR CLASS A BLOCK MIN. 300mm WIDE WITH 100mm CAVITY BETWEEN SKINS UP TO TWO COURSES BELOW DPC. REMAINING COURSES TO BE "COMMON" BRICK TO EXTERNAL SKIN WITH PORTLAND CEMENT USED BELOW DPC. CAVITY TO BE CLEAR AT LEAST 225 mm BELOW LOWEST DPC. STAINLESS STEEL WALL TIES INSERTED IN CAVITY 900mm HORIZ. AND 450mm VERT. IN ACCORDANCE WITH TABLE 6 TO BLDG. REG. A/1/2. NOTE BUTTERFLY WALL TIES NOT SUITABLE FOR 100mm CAVITY.
- OVERSITE PREPARATION:-** SURPLUS SOIL EXCAVATED TO ALLOW 150mm CLEAN Hardcore TAPPED AND BLINDED WITH SAND TO RECEIVE 120kg POLYTHENE MEMBRANE SEALED INTO MAIN DPC. WITH LIQUID ASPHALT. MIN. 100mm CONC. SLAB WITH 85mm COMPOSITE "CELOTEX" INSULATION BOARD WITH VAPOUR CHECK TO UPPER AND LOWER SURFACES AND INSTALLED TO MANUFACTURERS SPECIFICATION WITH 65mm SAND AND CEMENT SCREED SUITABLY REINFORCED WITH CHICKEN WIRE MESH. INSERT PERIMETER INSULATION WITH UNDER FLOOR HEATING INSERTED AND FINAL FLOOR TILES TO CLIENT SPECIFICATION TO RUN AT EXISTING FINISHED FLOOR LEVELS. ANY EXPOSED DRAIN LINES TO BE HAUNCHED IN CONCRETE TO SATISFACTION OF LOCAL AUTHORITY WHERE FOUND TO BE PASSING UNDER PROPOSED NEW EXTENSION.
- CAVITY WALL CONSTRUCTION ABOVE DPC:-** NEW EXTERNAL SKIN BUILT IN MIN. 100mm CLASS A BLOCKWORK WITH 100mm CAVITY. INTERNAL LEAF 100mm "THERMALITE" TURBO THERMAL BLOCKWORK. LOADBEARING AS REQUIRED WITH CAVITY COMPLETELY FILLED WITH 100 mm "DRI-THERM 32" FIBRE SLABS FITTED TO MAKERS INSTRUCTIONS. STAINLESS STEEL WALL TIES INSERTED AS NOTE 2 WITH WALL TIES DOUBLED TO 255mm VERTICAL CENTRES AT OPENING REVEALS. CONSTRUCT NEW OPENINGS AND INSERT "THERMABATE" CAVITY CLOSURES WITH LINTELS OVER AS SPECIFIED. TAKING CAVITY UP TO PLATE LEVEL AND FIX 75mm x 100mm WALL PLATES AS REQUIRED. CAVITY WALL INSULATION SHOULD BE CONTINUOUS WITH ROOF SPACE INSULATION.
- DPC S:-** HORIZONTAL AND VERTICAL DPC'S PROVIDED AT ALL NEW WALLS, REVEALS OF WINDOWS, EXTERNAL LINTELS, CAVITY CLOSURES AND PLATE LEVELS TO BE "ASTOS" BITUMENOUS FELT OR APPROVED EQUIVALENT.
- UPPER FLOOR CONSTRUCTION:-** MIN. 63mm x 220mm TIMBER JOISTS SET AT 450mm C/C'S TO RUN AT EXISTING LEVELS SET IN NEW WALLS WITH METAL JOIST HANGERS WITH MIN 38mm WIDE x FLOOR JOIST DEPTH STRUTTING INSERTED AS REQUIRED WITH ANY PARKING TO BE OF A SUITABLE NON-COMPRESSABLE NATURE WITH 22mm THICK CHIPBOARDING OVER TO FORM FLOOR WITH MIN 15mm PLASTERBOARD UNDER TO FORM CEILINGS. INSERT UNDER FLOOR HEATING AS REQUIRED.
- UPPER FLOOR PARTITIONS:-** NEW INTERNAL PARTITION WALLS TO BE 100mm STUDWORK TO BS5268 FACED EACH SIDE WITH MIN. 15mm THICK PLASTERBOARD. STUDWORK TO BE SUPPORTED ON DOUBLE JOIST TRIMMERS WHERE PARALLEL AND 100mm SQ. SOLEPLATES WHERE AT RIGHT ANGLES TO EXISTING AND NEW TIMBER MEMBERS.
- SOUND INSULATION:-** MIN. 200mm MINERAL WOOL (DENSITY 10kg/m³) TO BE INSERTED INTO NEW GROUND FLOOR CEILING VOIDS TO ACHIEVE 10kg/m³ SOUND INSULATION. MIN. 25mm UNFACED MINERAL BATTS (DENSITY 10kg/m³) INSERTED IN PARTITION WALLS SEPARATING BEDROOMS FROM OTHER ROOMS.
- ROOF CONSTRUCTION:-** PROPOSED NEW EXTENSION MAIN ROOF PITCH APPROX 33° AT SIDE AREAS WITH APPROX 13° PITCH IN CENTRAL AREA TO BE MADE OF CUT FABRICATED TRUSS RAFTER CONSTRUCTION SPACED AT MAX 600mm C/C'S WITH BIRDSES PEAK TIE AND BRACING TO BS5268 PT3 WITH TRUSS RAFTERS TO BE FITTED AS SHOWN ON GENERAL SECTION ON SHEET 3 AND REFERENCE TO APPLICABLE CALCULATION SHEET'S RW/23/001/X. REMAINING AREAS OVER EXISTING MAIN ROOF TO BE CONSTRUCTED WITH DIMINISHING RAFTERS Laid ON LAYBARDS AS SHOWN ON SHEET 3. IN THE AREA WHERE THE NEW ROOF IS TO BE LOCATED THE EXISTING ROOF TILES (NOT FELT OR BATTERS) ARE TO BE REMOVED SO THAT NO OVERALL ADDED LOADING WILL BE IMPOSED. 1 LAYER ROOFING GRADE BREATHER FELT WITH 25mmx38mm SAWN TIMBER BATTERNS TO SUPPORT MATCHING INTERLOCKING CONC. ROOF TILES AND LOW PITCH "CENTURION" TILES BOTH Laid IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION. FIX MATCHING SIDE FASCIAS AND SOFFITS MIN. 15mm THICK PLASTERBOARD (DENSITY 40kg/m³) UNDER NEW JOISTS TO FORM CEILINGS.
- LATERAL RESTRAINT:-** MILD STEEL STRAPS MIN. CROSS SECTION 5mm x 30mm TO BE PROVIDED TO EXTENSION AT ALL NEW EXTERNAL WALLS AT CEILING LEVEL AND GABLE END 2m PITCHING. GROSS STRAPS MUST EXTEND OVER AT LEAST 3 TIMBER MEMBERS WITH NOGGIN'S INSERTED.
- INSULATION:-** MIN. 100mm "CELOTEX" GALVANO INSULATION TO BE INSERTED BETWEEN NEW JOISTS IN NEW ROOF SPACES WITH ADDITIONAL 60mm INSULATION LINER BOARD UNDERSIDE OF RAFTERS AND CEILING JOISTS IN ROOF VOIDS AND BE CONTINUOUS WITH CAVITY WALL INSULATION AS SHOWN ON GENERAL SECTION ON SHEET 3.
- FLASHING:-** GRADE 5 LEAD FLASHING OR PROPRIETRY CAVITY TRAY PROFILES FITTED TO VALLEYS TO NEW ROOFS FITTED AS PER MAKERS INSTRUCTIONS.
- LINTELS:-** 1IG STEEL LINTEL LV/S100 TO BE INSERTED OVER NEW EXTERNAL OPENINGS WITH 1IG STEEL BOX LINTEL 100 OVER NEW INTERNAL OPENINGS. ALL EXTERNAL LINTELS TO BE INSULATED AND HAVE MIN. 150mm END BEARINGS UNLESS OTHERWISE STATED AND INSERTED TO MANUFACTURERS INSTRUCTIONS.

REVISIONS:-

- ⓑ AMENDED IN LINE WITH SHDC LETTER DATED 06/07/2023.

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SCALE:- 1:100,(AT A1 SIZE) 1:500 & 1:1250.

DATE:- FEB/23 SOUTH HOLLAND DISTRICT COUNCIL

PLAN No.

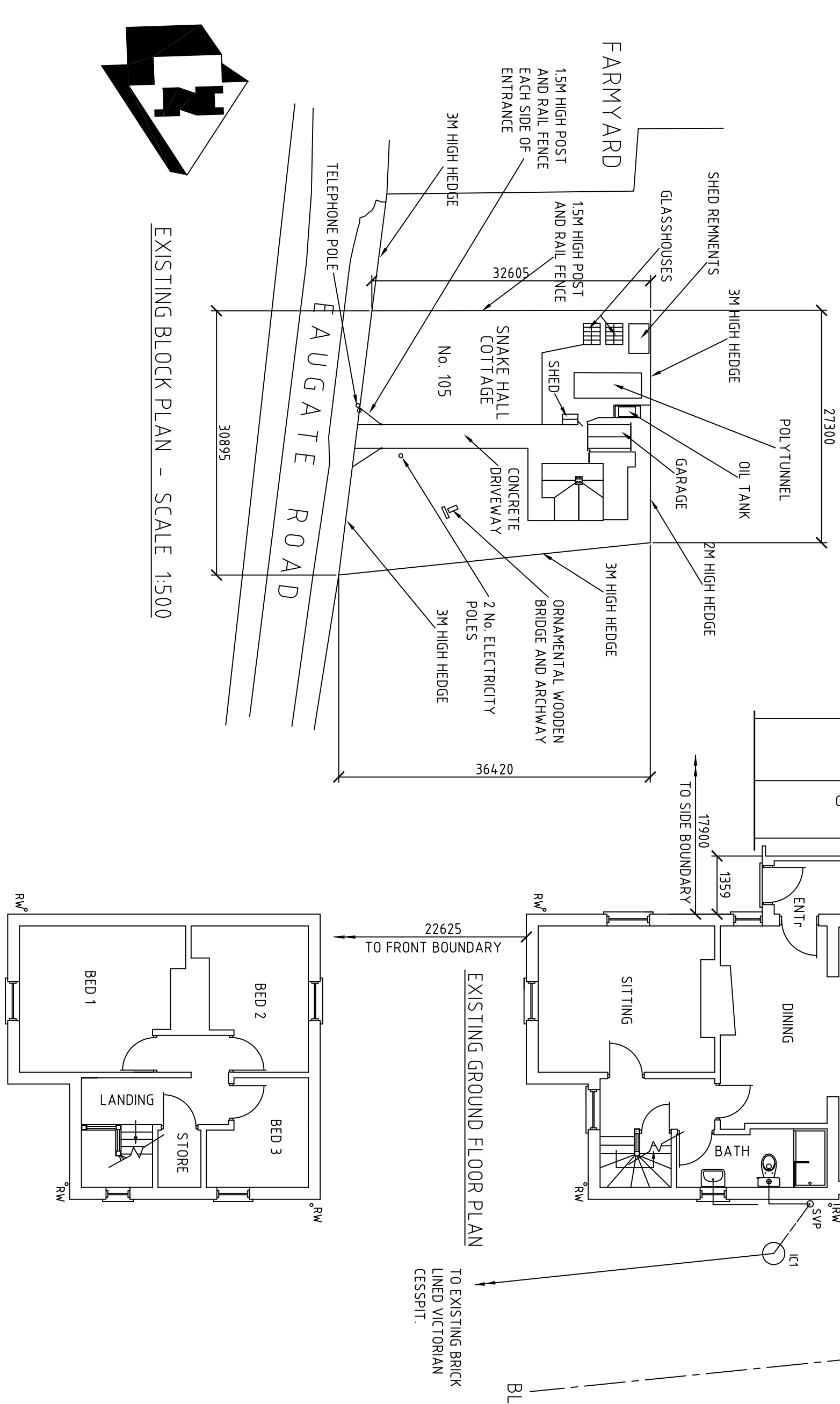
DWG.No. RW/23/001/B

GENERAL NOTES :-

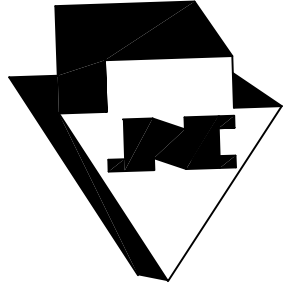
- THERMAL INSULATION OF ALL NEW CAVITY WALLS μ VALUE NOT TO EXCEED $0.18 \text{ W/m}^2 \text{K}$.
- THERMAL INSULATION OF ALL NEW CEILINGS UNDER ROOF VOIDS μ VALUE NOT TO EXCEED $0.15 \text{ W/m}^2 \text{K}$.
- THERMAL INSULATION OF ALL NEW GROUND FLOORS μ VALUE NOT TO EXCEED $0.18 \text{ W/m}^2 \text{K}$.
- THERMAL INSULATION OF ALL NEW DOUBLE GLAZED WINDOWS IN WOOD/PLASTIC μ VALUE NOT TO EXCEED $1.4 \text{ W/m}^2 \text{K}$.
- THERMAL INSULATION OF ALL NEW EXTERNAL LINTELS, GILLS AND JAMBS μ VALUE NOT TO EXCEED $12 \text{ W/m}^2 \text{K}$.
- ALL NEW STRUCTURAL TIMBER TO BE C24 GRADED AND ENDS TREATED WITH PRESERVATIVE AS REQUIRED.
- ALL DISTURBED AREAS TO BE MADE GOOD AND NEW WORK ADEQUATELY KEED INTO EXISTING
- ALL NEW EXTERNAL FINISHES TO COMPLY WITH 30min. FIRE RATING TO COMPLY WITH TABLE A2 APP. A. TO BLDG. REG. B.
- ALL DIMENSIONS QUOTED, SIZES, AND POSITION OF ALL AFFECTED UNDERGROUND PIPEWORK TO BE VERIFIED ON SITE.
- ANY EXPOSED DRAIN LINES TO BE PROTECTED TO SATISFACTION OF LOCAL AUTHORITY.
- WHERE LOADINGS ARE INCREASED TO THE EXISTING - FOUNDATIONS TO BE EXPOSED (IF REQUIRED) AT TIME OF CONSTRUCTION
- ALL NEW CONSTRUCTIONAL WORK AND MATERIALS TO COMPLY WITH REGULATION 7 TO BUILDING REGULATIONS 2010 (AS AMENDED) AND BE SYMPATHETIC TO THE CHARACTER OF EXISTING AND SURROUNDING BUILDINGS.

SPECIAL NOTES :-

- ALL NEW/REPLACEMENT WINDOWS TO BE GLAZED "SOFT" LOW-E COATED AND HAVE MIN 16mm AIR GAP UNFILLED OR MIN 12mm AIR GAP IF ARGON FILLED. MANUFACTURERS CERTIFICATE TO BE OBTAINED AND SUBMITTED TO LOCAL AUTHORITY TO SHOW COMPLIANCE OF THESE REQUIREMENTS.
- ALL NEW WINDOWS TO HAVE OPENINGS MIN 1/20TH FLOOR AREA AND BE FITTED WITH MIN 8000mm² TRICKLE VENTILATION WITH RAPID EXTRACTION TO AREAS AS SPECIFIED. WINDOWS AND DOORS SHOWN ARE TO BOUTON AND PAUL CATALOGUE AND TAKEN AS REFERENCE TO SIZE AND STYLE ONLY.
- NEW WINDOWS TO HAVE A MINIMUM CLEAR OPENING WIDTH OF CASSEMENTS WHEN OPENED AT RIGHT ANGLES TO THE FRAME AND SHOULD BE 450mm IN ANY DIRECTION. THE TOTAL AREA SHOULD EXCEED 0.33^* ALL UPPER FLOOR WINDOW OPENING PARTS TO BE BETWEEN 800-1100mm ABOVE FLOOR LEVEL.
- ALL EXPOSED STRUCTURAL STEEL SUPPORTS TO BE ENCASED IN TWO LAYERS 12.5mm PASTERBOARD WITH STAGGERED JOINTS WITH PLASTER SKIN FOR MIN. 30mm. FIRE PROTECTION. (IF REQUIRED)
- ENERGY EFFICIENT LIGHTING IN ALL NEW AREAS TO TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT (MIN REQUIREMENT 1 PER 25m² IN ACCORDANCE WITH BLDG. REG. L1B.
- DRAWING TO BE READ IN CONJUNCTION WITH CALCULATION SHEETS(RW/23/001/X) AND NO AFFECTED WORK TO BE COMMENCED UNTIL CALCULATIONS HAVE BEEN CHECKED AND APPROVED BY L.A. STRUCTURAL ENGINEERS DEPT.
- MANUFACTURERS CERTIFICATE AND CALCULATIONS FOR TRUSS RAFTER LOADINGS TO BE SUBMITTED TO LOCAL AUTHORITY PRIOR TO COMMENCEMENT OF ROOF CONSTRUCTION.
- PRIOR TO COMPLETION THE LOCAL AUTHORITY MAY REQUIRE AN ELECTRICAL INSTALLATION CERTIFICATE TO BS 1671 TO BE ISSUED BY A PERSON COMPETENT TO DO SO
- PROPOSED EXTENSION TO BE BUILT IN ACCORDANCE WITH ROBUST CONSTRUCTION DETAILS FOR DWELLINGS TSO 2001



EXISTING BLOCK PLAN - SCALE 1:500



SITE LOCATION PLAN ATTACHED

AS OBTAINED FROM CERTIFIED SUPPLIER - SCALE 1:1250

PROPOSED GARAGE WITH ACCOMODATION, GROUND AND UPPER FLOOR SIDE EXTENSION AND INTERNAL ALTERATIONS
FOR MS. R. KEARLEY, SNAKE HALL COTTAGE, 105, EUAGATE ROAD, MOULTON EUAGATE, SPALDING. PE12 0TB.