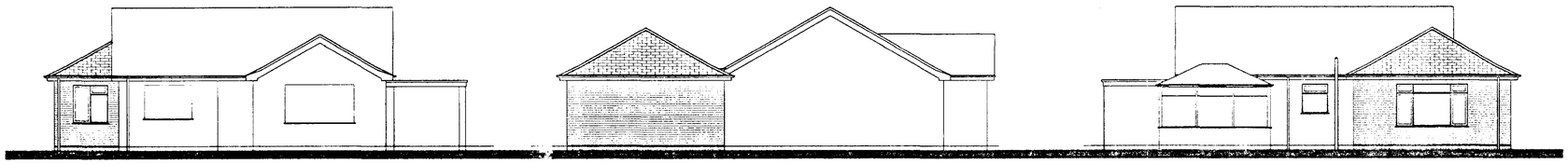
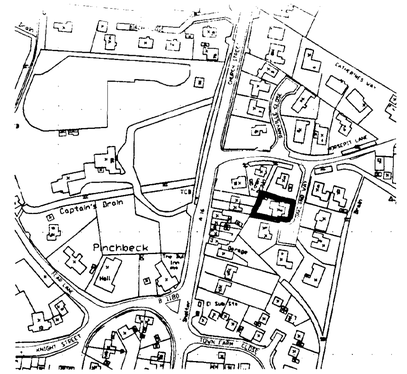
E L E V A T I O N S



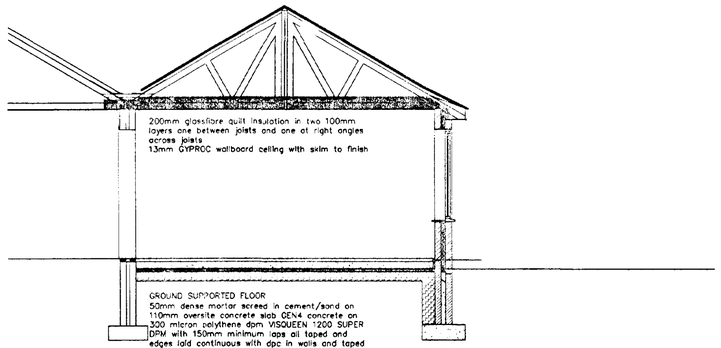
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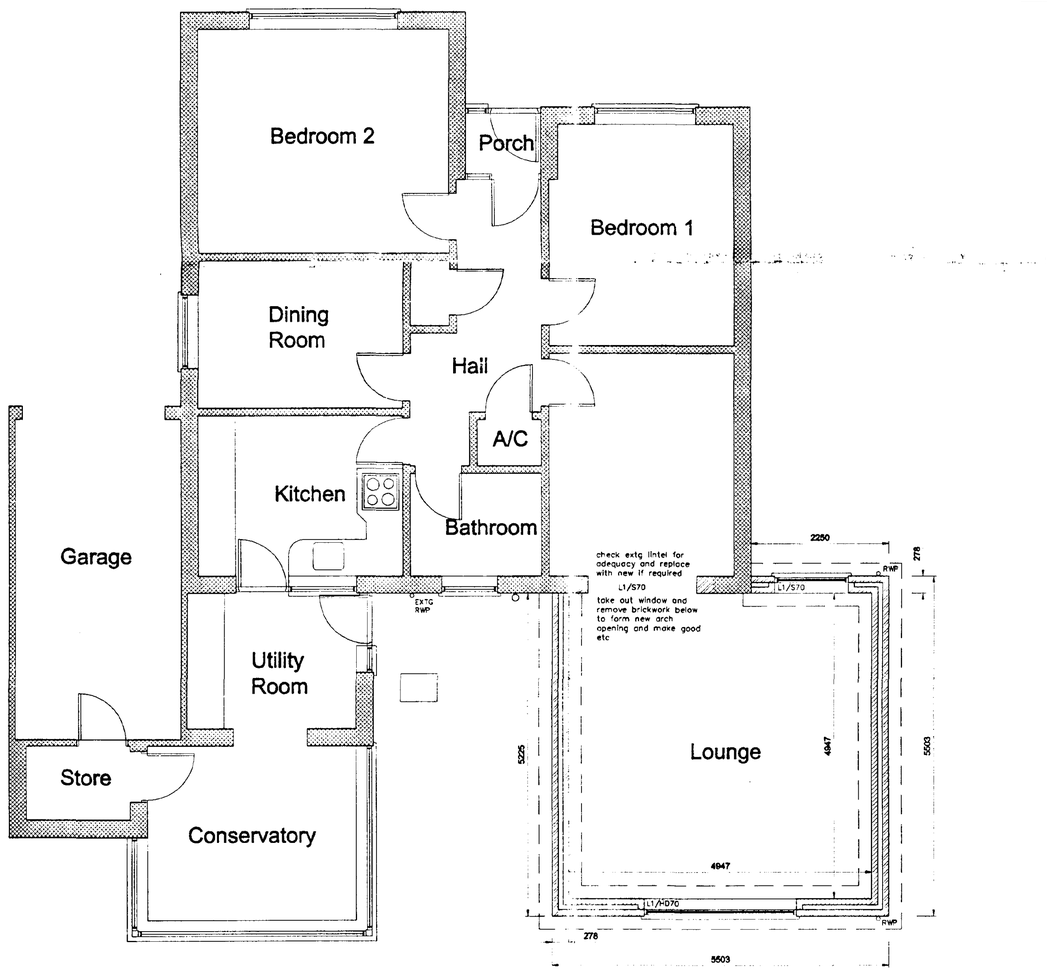
side

rear



LOCATION PLAN Scale 1:2500





FLOOR PLAN

GENERAL
The contractor shall make provisional allowance for works of an unforeseen nature, eg buried objects, such as redundant rainwater cisterns, soakaways, wells, service pipes, cables and drains including soft spots etc.

FOUNDATIONS
As decribed

SUB-STRUCTURE WALLING
Walls below ground to be in Type A dense aggregate concrete blocks laid with cement mortar joints 1:4 cement/sand mix. Cavity walls to be constructed in two skins of 100mm thick blocks with 75mm cavity tied together with stainless steel wall ties. Cavity to be filled with lean mix concrete ST1 or equal to within 230mm of ground level and struck off to fall to the outer leaf.

WALLS
External walls to be of cavity construction with 103mm clay facing bricks to match extg, 75mm cavity with 75mm DRITHERM, 100mm HEMELITE medium density blocks to the inner leaf.
Wall ties to be stainless steel wire type at the rate of 750mm centres horizontally and 450mm centres vertically with every other tie course staggered by 375mm. Provide additional ties at unbonded closures in the cavity walling at 225mm centres vertically and within 150mm of the blockwork return of the closure.
Include ANCONMESH BR60 stainless steel bed joint reinforcement in the brickwork and blockwork joints above and below window openings to provide anti-crack/crack control measures. Mesh to carry past openings by 750mm.
Provide horizontal dpcs at 150mm above GL in both leafs of walling using ZEDCOR polythene dpc material.
Use DAMCOR insulated dpc material as vertical dpcs at cavity closures.
All work to comply with BS5628:Pt3:1985 etc.

LINTELS
Lintels in cavity walling above ground to be pressed steel galvanised type as manufactured by IG and to be as code indicated for opening or as otherwise instructed. All lintels to have a minimum of 150mm end bearing and to be installed to the manufacturer's instructions and details.

ROOF CONSTRUCTION
Form new roof in trussed rafter system using double hip end construction as TWINAPLATE or similar manufactured under licence by local timber frame/trussed rafter fabricator all in accordance with BS5268:Part3:1985 etc.
Roof to be securely fixed to 100mm x 50mm wallplates bedded on top of blockwork walling with galvanised mild steel anchor straps 30mm x 2.5mm at 2000mm centres to locate and anchor wallplate.
Calculations for the trussed rafter roof system to be provided by the trussed rafter manufacturer and forwarded to Building Control for approval 14 days prior to the roof being erected.

SECRET GUTTER
Form secret gutter between new and extg roofs with 75mm x 50mm softwood bearers supporting 18mm WBP plywood decking so fixed as to provide 1:40 fall from centre point to outer edges. Provide and fix layboards up slope of both roofs to carry lead lining. Lead lining to be in CODE 5 milled sheet lead to BS1178:1969 carried up on layboards 450mm and dressed over angle or tilt fillets. Lay isolating membrane using Sisalkraft Building paper below lead. Carry lead over and beyond gutter into pvc gutters.

RAINWATER GOODS
Provide and fix 115mm half round guttering with 68mm diameter down pipes in PVC-U material to match extg. Goods to be complete with all fittings and accessories including clips, brackets, connectors, adaptors, bends, outlets, stopends etc and connect to 110mm diameter PVC-U underground drain laid to fall 1:70 and run to new soakaway.

SOAKAWAY
New soakaway to be as shown on plan and sited not less than 5000mm away from all buildings and shall be sized 1.2 metres x 1.2 metres x 1.0 metres deep filled with broken brick rubble to 300mm below ground level with a layer of 300 micron polythene over filter media and backfilled to ground surface with topsoil. Seed or re-lay turf and make good.

ROOF COVERING
Provide lay and fix concrete interlocking tiles, as MARLEY or REDLAND, to match existing bungalow and fixed all in accordance with the manufacturer's instructions and detailed specification including all accessories, fittings and fixings etc. Battens to be 25mm x 38mm preservative treated tiling battens fixed at gauge centres on unteq:able uncert.y. All work to be in strict accordance with BS5534:Part1:1990 & Part2:1986.

CEILING
Provide and fix 12.7mm GYPROC WALLBOARD plasterboard to ceiling. Nog out at all perimeters and board joints to fully support sheeting. Tape and fill joints and finish with 3mm skim plaster. Provide and fix plaster coving to match existing.

FASCIAS & SOFFITS ETC
Provide and fix wrot nominal 25mm treated softwood fascia to match extg and rebated to accept 6mm EXTERIOR grade plywood soffit complete with ventilation slots and fyprofr screen to give equivalent ventilation area as 10,000 sq mm per metre run and fixed to all eaves situations on new extension.

WINDOWS
New windows to be in white finished PVC-U complete with weatherstripping, locking handles, trickle vents to give controllable background ventilation of 8,000 sq mm.
Windows to be fitted with double glazing in two pane sealed units with 12mm air gap. All glazing to be to BS6262:1982 and where leve of glass is nearer than 800mm from floor or ground level shall be in Safety Glass to BS6206:1981.
Window opening lights to be not less than 5% of the floor area of the room served by them and at least one of the new openers shall be capable of allowing emergency egress, ie a clear opening of not less than 450mm x 750mm.

PLASTERING
Provide all for and plaster all new and previously unplastered internal walls with 10mm sand/lime/cement render 1:1:6 and skim to finish with 3mm multi-purpose gypsum finish plaster trowelled hard and smooth and perfectly level and flat. Include for all plaster angles and beads etc and including all reveals and soffits. Plastering to be in accordance with BS5492:1977.

MECHANICAL AND ELECTRICAL INSTALLATIONS
ELECTRICAL
Provide all for and extend electrical circuits into new extension to provide power and lighting as required. All work is to comply with the IEE Regulations current edition. Number and position of outlets and fittings to be determined in consultation with the Employer.

MECHANICAL
Provide all for and extend heating circuits into new extension provide new radiators below windows sized to meet the heat output requirements to maintain 21°internal temperature when external temperature falls below -5°Celcius. New radiators to be fitted with TRVs.
All pipework is to be concealed within the floor screed and insulated with preformed foam type pipe wrap of wall thickness not less than 18mm.

UNDERGROUND DRAINAGE
Underground drains (stormwater) to be in 110mm diameter PVC-U pipe laid to fall at 1:70 with 50mm bed of peagravel and sand mixture and with side fills and cover to a depth of 100mm to pipe of same granular mix material. Where pipe has less than 600mm of ground cover provide paving slab protection over pipe. Connect pipe to rainwater downpipe via bend set vertically and run into centre of new soakaway.

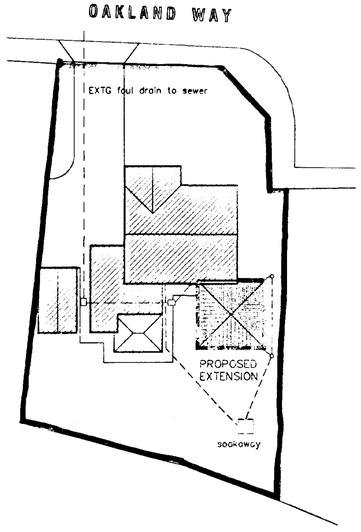
WOOD TRIMS
Provide and fix moulded softwood skirtings, architraves and window boards etc, as applicable to match the existing.

DECORATION
Include for all decoration to new surfaces, plastered walls and ceilings, skirtings, windowboards, radiators etc as applicable. Include for all proper and thorough surface preparation and preparation between coats etc all in accordance with the paint/coatings manufacturer's detailed instructions and recommendations.

STANDARDS
All materials etc to be new unless otherwise stated and all products, components, goods and materials etc to be used, fitted and installed etc shall be fit for purpose and used in strict accordance with the manufacturer's instructions and relevant code of practice.
Materials shall conform with the appropriate British Standard specification or BBA Certificate or European Code equivalent

All work shall comply with the current Building Regulations in force at the time of approval of plans.

HEALTH AND SAFETY
The Client/Employer shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with the Health and Safety legislation requirements for building sites and work places.
The contractor shall carry out the works in a safe and practical manner with due regard for all matters of Health and Safety incorporating safe working systems and practices which he shall implement.



BLOCK PLAN Scale 1:250

AMENDMENTS
A DETERMINED PLAN

SHDC
Planning & Development
25 MAR 2002
Ref 0345/02

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6 Oakland Way, Pinchbeck,
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client
Mr and Mrs D Pateman

drawing
General Arrangement
Planning Drawing

date	scale @
March 2002	1:50, 1:100, 1:250
drawn by	checked
Peter Lithgow	
job no	drawing no
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