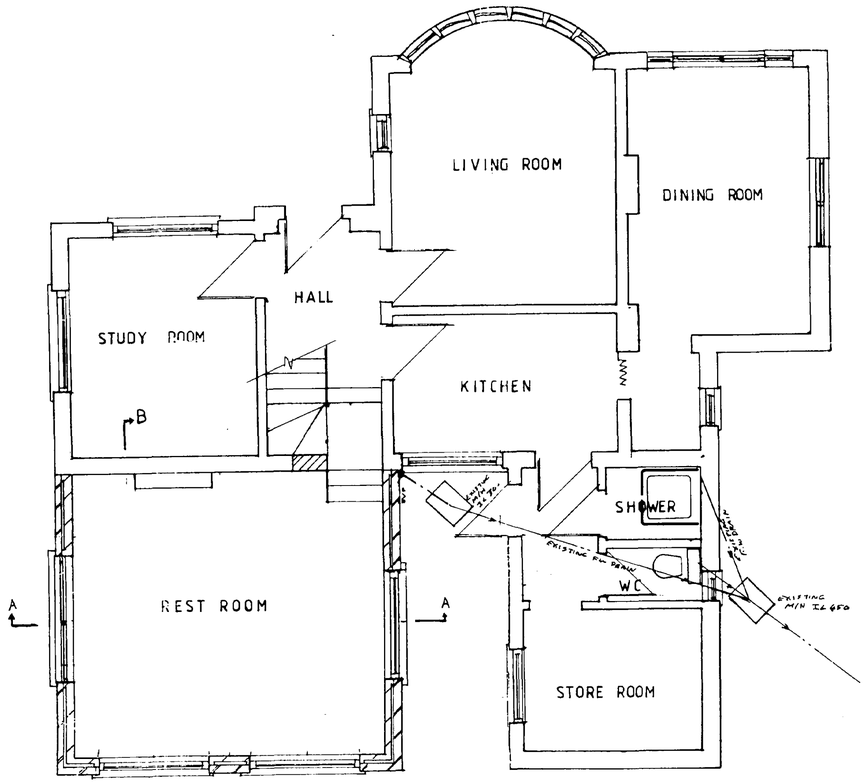
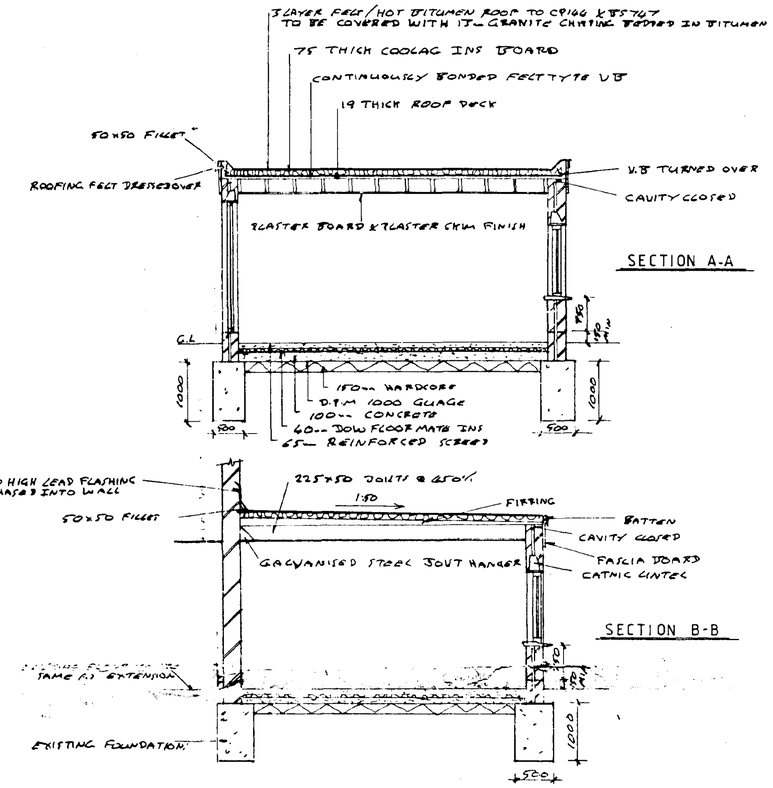
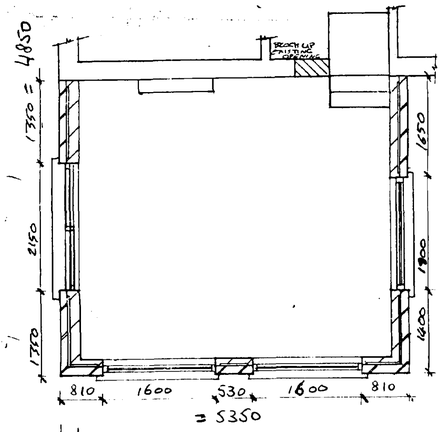
157 5.7



PLAN





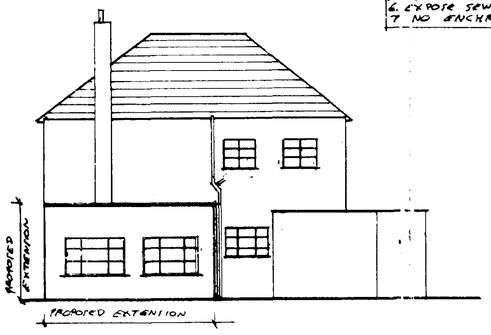
GENERAL ARRANGEMENT

1. LINTELS TO EXISTING REAR OPENING TO BE EXPOSED & REMOVED IF NECESSARY
2. D.P.M TO BE LAPPED TO D.P.C

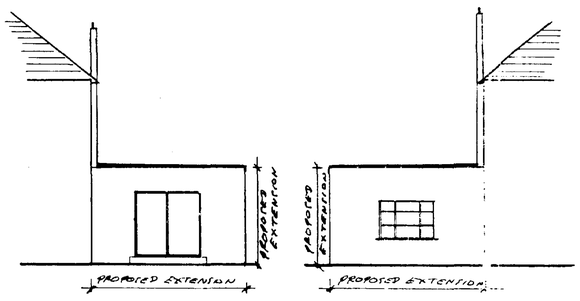
? CUDER TO LOCATE THE POSITION OF THE STORM WATER DRAIN & FOUL WATER DRAIN PRIOR TO BUILDING COMMENCEMENT.

GENERAL NOTES
1. WINDOWS TO BE DOUBLE GLAZED.
2. NO CITREX/SECOND EXTRACTOR FAN TO BE PROVIDED
3. DRAINS UNDER EXTENSION TO BE OPENED UP, CHECKED & RELAID AND IN 150m CONCRETE SURROUND.
4. ANY CRACKING TO BE REPAIRED
5. EXISTING FOUNDATION UNDER HEARTH TO BE OPENED UP & CHECKED
6. EXPOSE SEWERS UNDER EXTENSION, REPAIR IF NECESSARY & ENCASED IN CONCRETE
7. NO ENCROACHMENT

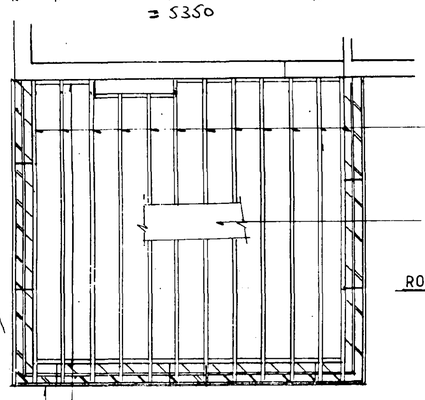
2.8m High



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATIONS



ROOF PLAN

CONSTRUCTION NOTES
All works are to comply with current Building Regulations and relevant C of P and the latest BS. All dimensions and levels are to be checked on site prior to commencement of works. New materials are to match existing.

FOUNDATIONS
Trench foundations to be excavated to the widths and depths indicated. Minimum 1.0m below lowest ground level.

Where in close proximity of trees, to be founded at greater depth in accordance with the NHBC Standards Chapter 4.2.

All sections of existing foundations encountered to be removed.

Trench to be filled with mass concrete in 1:3:6 mix sulphate resisting cement finished with level surface, 3 brick courses below lowest ground level.

Base of excavations to satisfaction of Local Authority Building Inspector.

SOLID GROUND FLOOR
To be minimum 100mm thick concrete slab (1:2:4 mix) reinforced with A142 mesh. On "Visqueen" Super DPM 300mu thick or similar polythene DPM laid free of joints on sand blinded well-compacted hard-core minimum 150mm thick. DPM to lap with DPC in walls (turned up walls as necessary).

STRUCTURAL TIMBER
To comply with BS 5268 and to be stress graded SC3. All timber to be treated against insect and fungi attack.

LATERAL RESTRAINT
To be provided by 30 x 5 steel straps fixed to joists and wall plates and built with walls at intervals of not more than 1600 centres.

CAVITY WALLING
To have an outer skin of facing bricks to match existing and inner skin of 115mm thick Celcon or Thermalite loadbearing insulating concrete blocks. Walling tied with galvanised mild steel twist ties to BS 1243 (galvanising to minimum 940 g/m) at 450mm centres vertically and 900mm horizontally; staggered at alternate courses. Ties to be at 225mm vertical centres at cavity closer conditions. Cavity to be filled with 50mm thick glass fibre or mineral wool batts built-in as work proceeds (overall "u" value not more than 0.45W/m²K).

Internal wall surfaces to have 13mm OA render and plaster finish.

Vertical DPC to be provided at cavity closer conditions and under window cills.

A cavity tray is to be inserted where necessary into new or existing cavity walling above and in line with lower roofs of the extension.

DPC to be lead lined felt to BS 743 type 5D "Permalead" by Permanite or similar placed minimum 150mm above external ground level and lapped at least 150mm.

New walling to be toothed into existing walling at alternate courses or
New walling to be bonded to existing with "Crocodile" stainless steel wall plates, and Anchor ties fixed strictly in accordance with manufacturer's recommendations.

MOVEMENT JOINTS
10mm wide filled with flexible cellular polythene to within no more than 10mm of face of brickwork and fully sealed with mastic to BS 5628.

[illegible] manufacturer's recommendation.

CEILINGS
To be formed with 12.5mm "Duplex" plasterboard joints taped and filled and finished with 3mm board plaster setting coat smooth and level 500g polythene vapour barrier to be fixed under insulated ceiling joists.

PLUMBING
All waste pipes and fittings to be formed in heat resistant UPVC installed and in accordance with BS 5572-1978. All fittings to have minimum 76mm deep sealed traps with provision for rodding and cleansing at changes of direction of waste pipes.

RAINWATER GOODS
Rainwater goods to match and align with existing.

Rainwater pipes to discharge into existing rainwater drainage system via trapped gulley with access for cleansing.

VENTILATION
Windows to provide minimum opening of 5% of floor area of room and trickle ventilators providing not less than 8000mm.

BATHROOM
To be provided with mechanical ventilation of not less than 15 L/S (operated intermittently).

FOUNDATIONS
Existing foundations to be exposed to determine suitability to carry increased loading.

DRAINAGE
[illegible] be 100mm [illegible] jointed UPVC laid to 1:40 fall with less than 300mm cover shall be laid on 100mm concrete bed.

LINTELS
To be IG Lintels to suit respective spans having minimum 150mm bearing each side. (Bituminous felt cavity flashing to be provided over lintels).

To be concrete A200 Durox Type to suite respective spans having minimum 150mm bearing each side. (Provide bituminous felt cavity flashing over lintels).

PARTITIONS
New partitions to be formed in 75 x 50 treated softwood studwork clad both sides with 12.5 plasterboard, joints taped and filled and finished with 3mm board plaster setting coat.

STEELWORK
To be treated with 2 coats of red oxide preservative and clad and 16mm render and plaster on metal lath and treated timber blockings to provide one hour fire resistance. Ends of beams to be supported on concrete padstones with a minimum bearing of 150mm.

FLAT ROOF STRUCTURE
(Max span 5-0 m) To comprise of 19mm WBP plywood fixed to firring with: 1 in 50 fall on 50 x 225mm structural grade SC3 tanalised joists at 450 max. centres with solid blockings at mid-span.

Ends of joists to be built into walling or supported on galvanised steel heavy duty joist hangers by BAT or similar or supported on wall plates bolted to walling or supported on steel beam.

FLAT ROOF FINISH
To be formed in three layers built up felt to BS 747 as specified laid in accordance with CP144 and manufacturer's recommendations. Top layer to be finished with 12mm thick layer of white mineral chippings laid shoulder to shoulder and bonded in bitumen.

PLASTERING
All new and existing walling within new extension to be rendered and plastered with Thistle multi finish final coat plaster to an overall thickness of 13mm or to suit existing plaster thicknesses to range and blend.

CLIENT: CALDWELL SMYTHE
JOB TITLE: SINGLE STOREY REAR EXTENSION.
DRAWING TITLE: RED FOX FARM, QUADRING BANK, QUADRING SPALDING, LINCS. PE11 4RD
SCALE: 1:100 , 1:50
DATE: 15/8/97
DRAWN BY: V. VASILIOU
DRG NO: GV060

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
08 OCT 1997
Ref: 10M/94