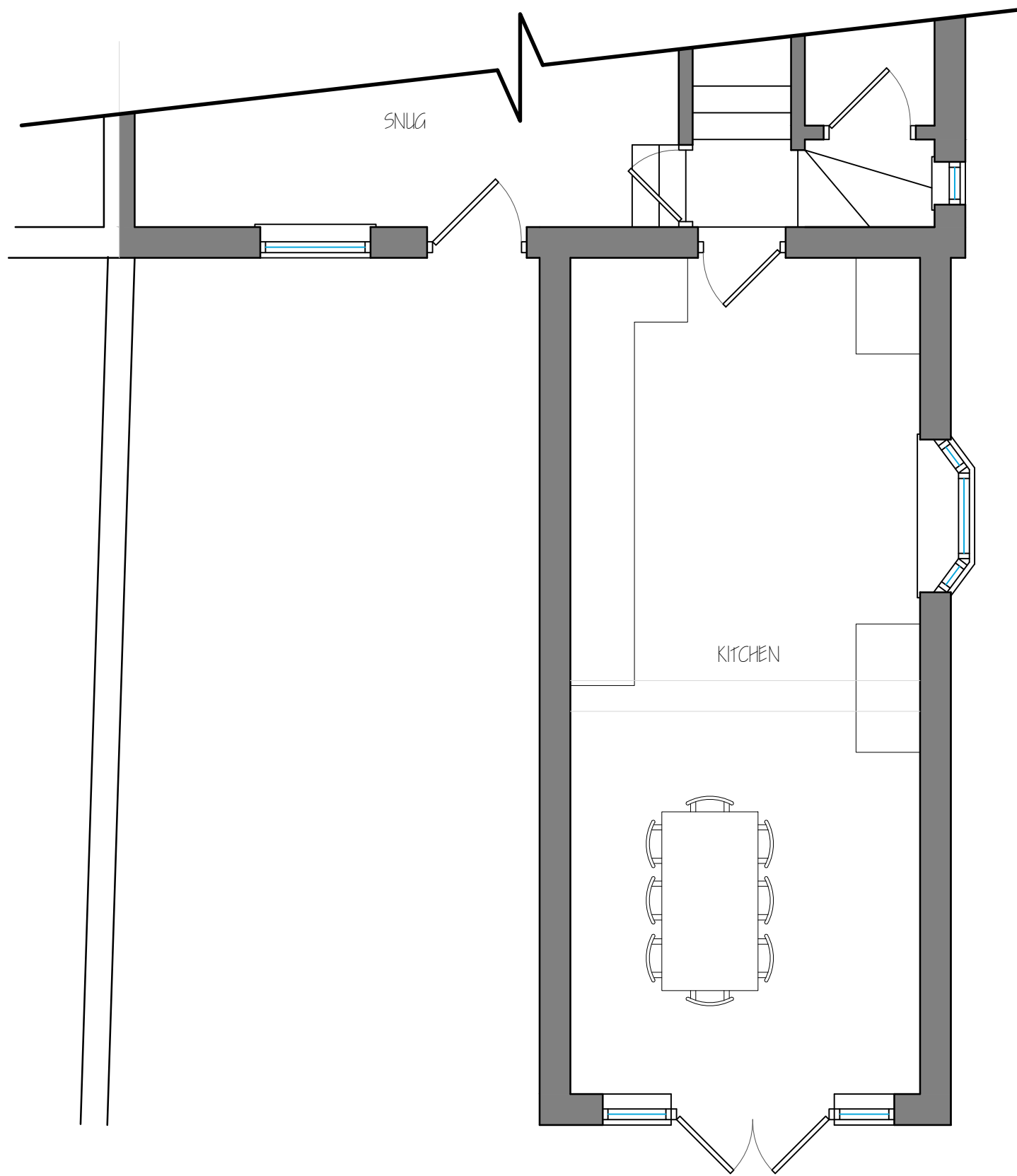
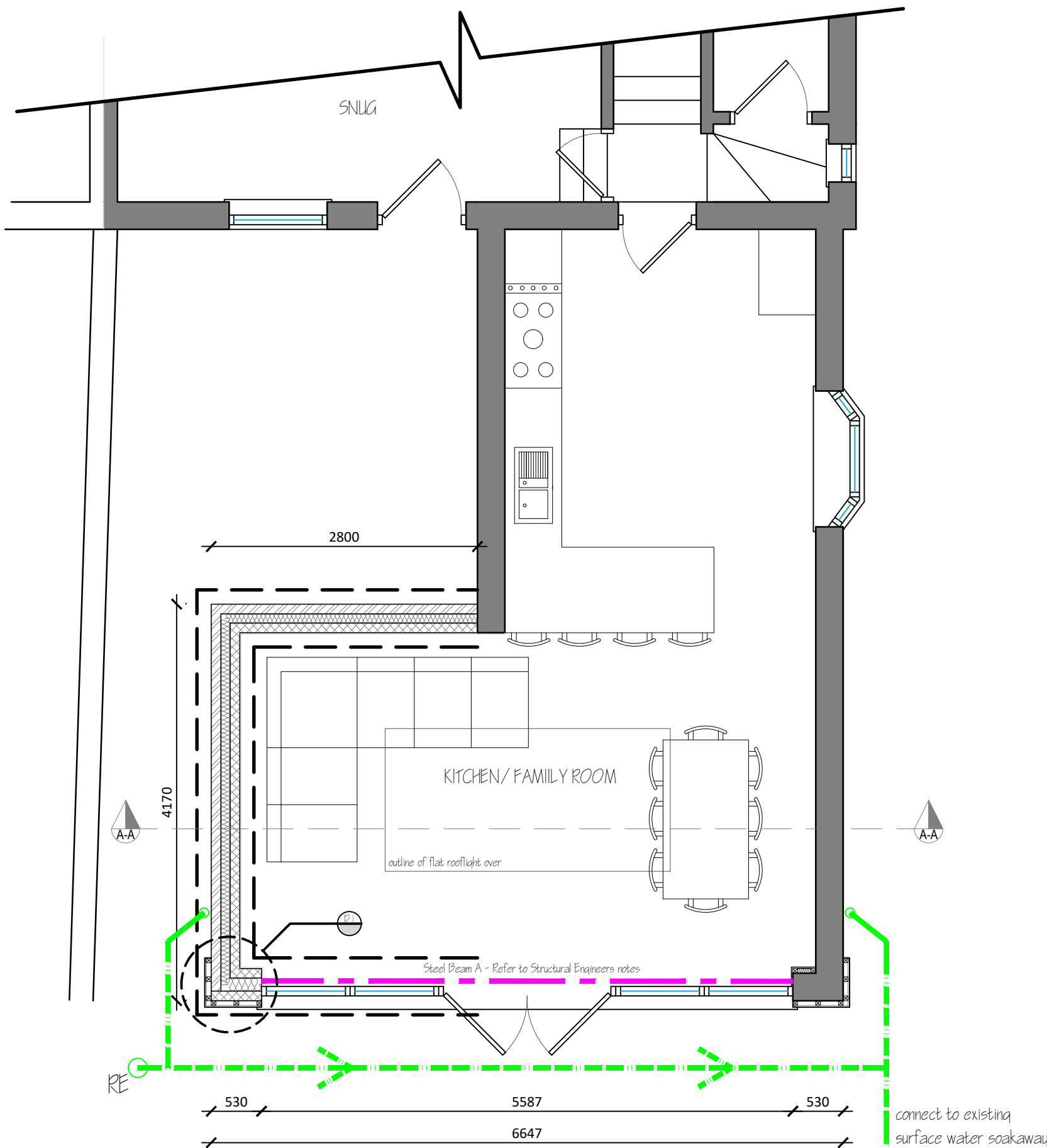
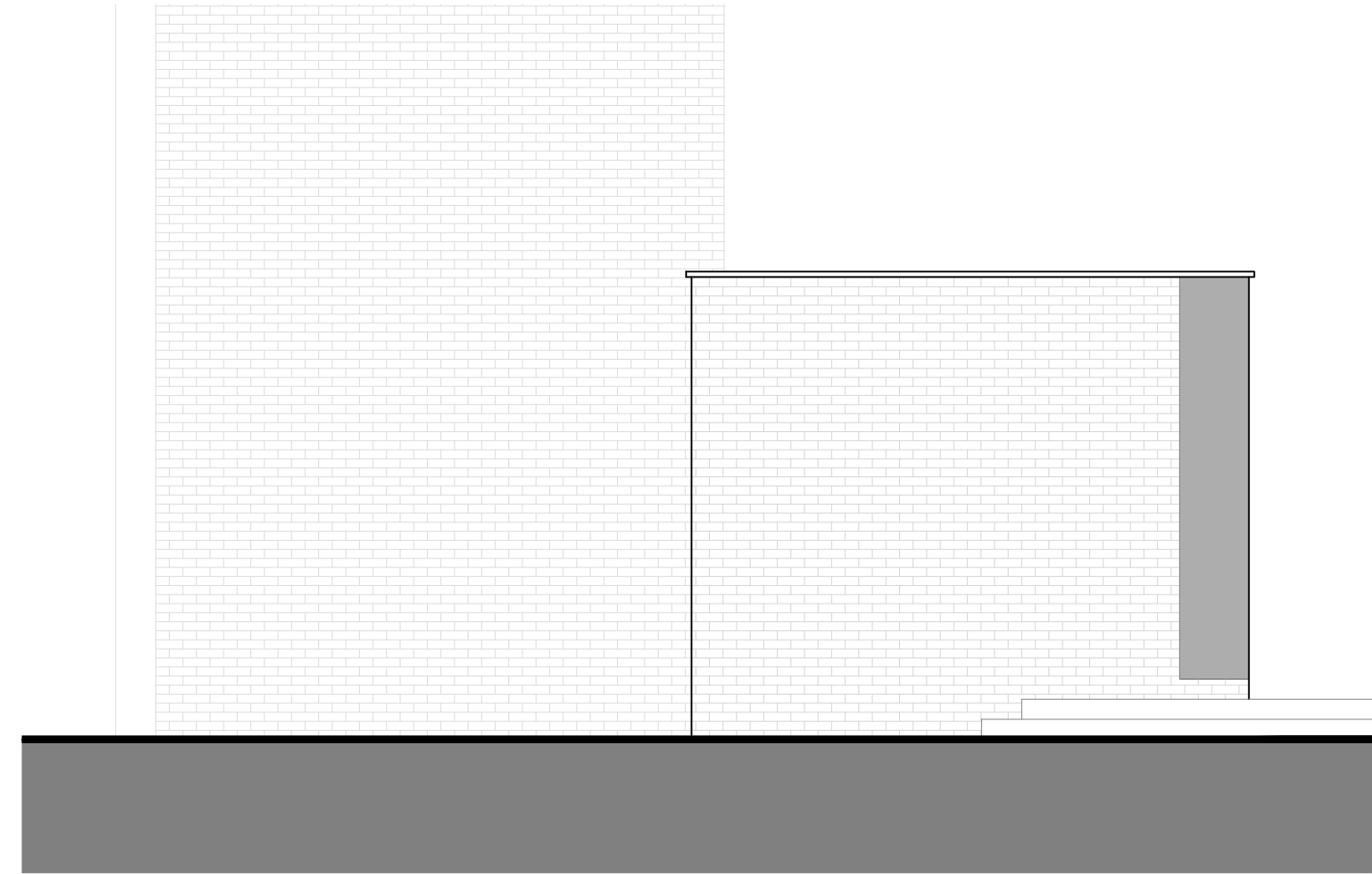




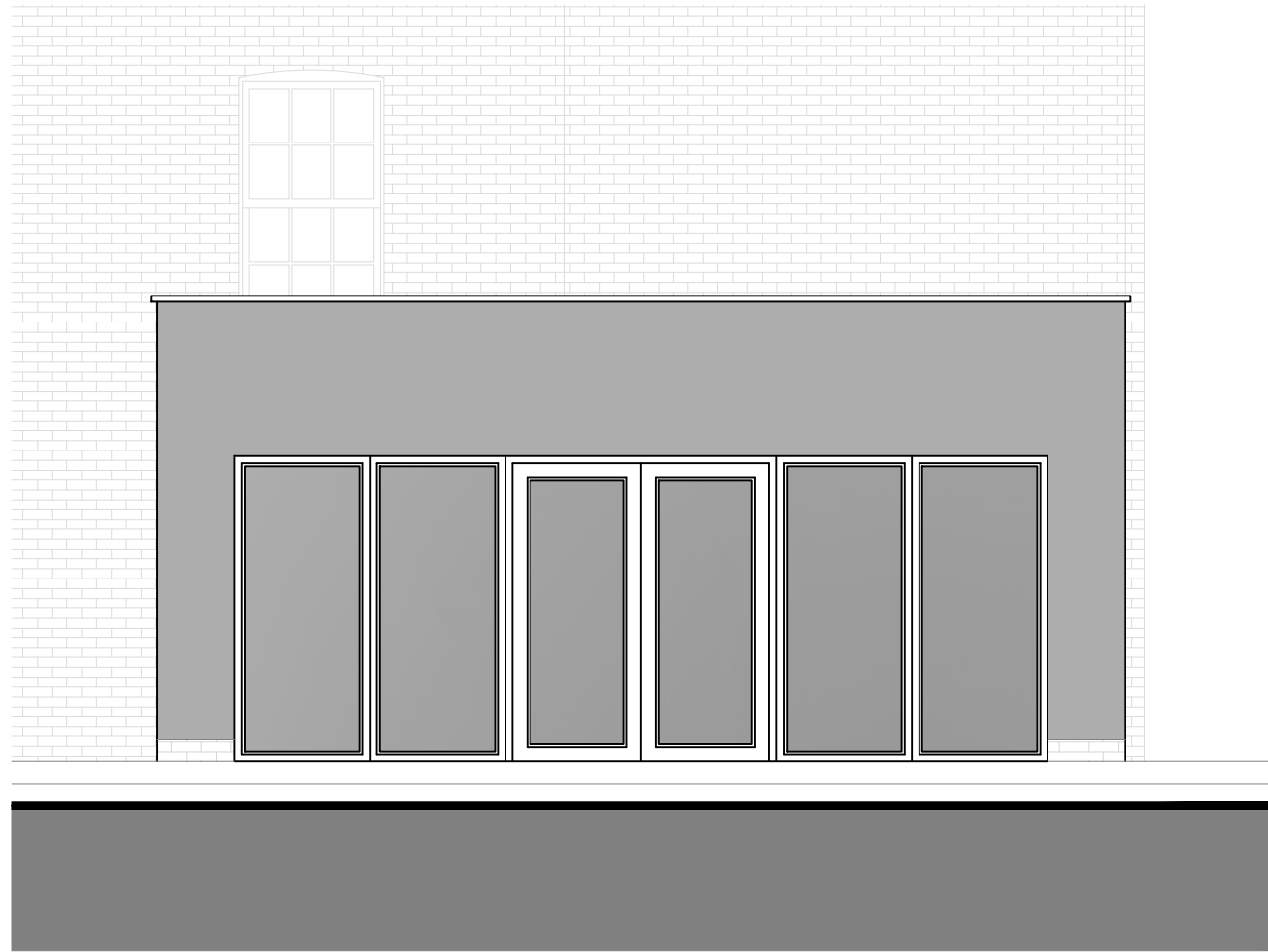
EXISTING GROUND FLOOR PLAN
Scale 1:50



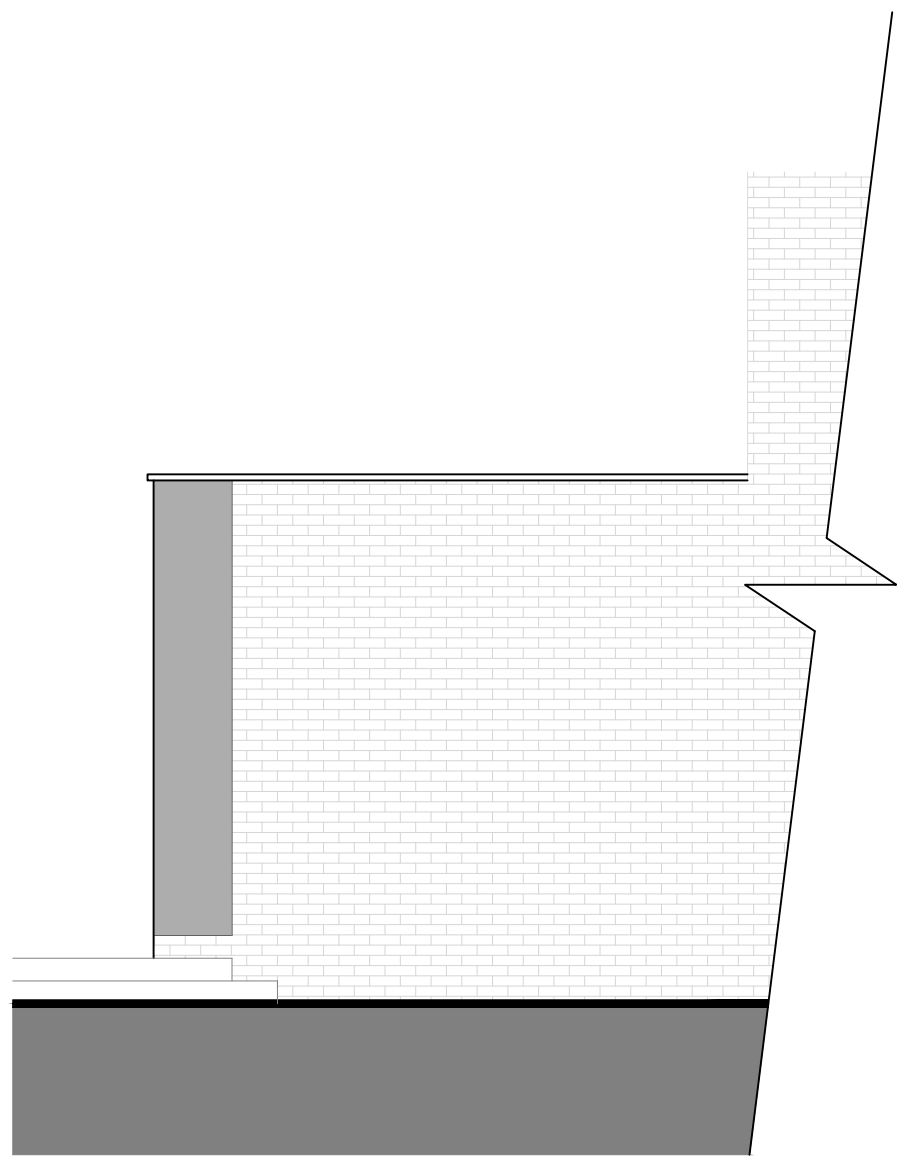
PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED SIDE (NORTH) ELEVATION
Scale 1:50



PROPOSED REAR (WEST) ELEVATION
Scale 1:50



PROPOSED SIDE (SOUTH) ELEVATION
Scale 1:50

PREPARATION OF SITE

Builder/contractor to strip off all turf, top soil, vegetable matter, ex. buildings/paths/etc. from the new building area and establish there is no made up ground or wide variations in the type of subsoil within the loadings area and no weaker strata exists below the soil on which the new foundations rest within such depth as may impair the stability of the structure. Where the water table can rise within 250mm of the lowest floor of the building, or where surface water could enter or affect the building/ground covered by the building should be drained by an effective means. Any subsoil drain cut/damaged during excavation should be re-routed or run to another outfall, if it has to run through the building, it is to be re-laid in pipes with sealed joints and have access points outside the building. Ensure no contaminants are present where the ground/foundations are covered by the proposed, if any found consult with JC Architectural Consultant & L.A. Building Control before carrying on with works.

FOUNDATIONS

(300mm cavity walls)
600mm wide x 225mm deep concrete strip foundations, Gen 3 mix (assuming ground bearing capacity is 80kN/M², no subsoil investigation undertaken at this stage). Any deviation found during excavation to be reported prior to commencement of any other works. All foundations taken down to suitable load bearing strata.(for extensions usually to same depth as host building). If any non-load bearing, soft spots, made up ground or differing ground conditions are found, L.A. Building Control & JC Architectural Consultant must be informed before any concrete is laid, ensuring if required the advice from a Structural Engineer can be obtained. All the above is subject to L.A. Building Control inspection & approval. If trees are within close proximity to proposed foundations refer to NHBC Standards Chapter 4.2 Building near trees as foundation depth will be subject to localised trees & bushes.

GROUND FLOOR CONSTRUCTION

As no subsoil investigations have been carried out at Building Regulation Stage, it is to be assumed that subsoil conditions are adequate to support this type of floor construction. should inadequate sub-soils be found Local Authority Building Control & JC Architectural Consultant must be informed to enable alternative & appropriate measures to be employed. min. 50mm s.sand/cement screed with electrical underfloor heating matting over, (use min. 65mm s.sand/cement screed reinforced if Jablo/70, Celotex or sim. laid on top of concrete oversite) 100mm min. concrete oversite GEN3 mix Jablo/70 130mm thk or Celotex double R zero80mm thk, with Jablo/70 or Celotex min. 25mm thk. perimeter upstands to eliminate thermal bridging, (upstand depth equal to floor insulation and screed thk. and not exceeding combined thk. of wall plaster and skirting) all boards to be laid with tight butted joints & to manufacturers instructions, DPM to be 1200 gauge polythene membrane taken up to DPC and lapped over to provide continuity with the dpc's installed within the surrounding walls, all to give 'U' value 0.22w/m²/K, min. 25mm thk s/sand blinding over min. 150mm well consolidated clean hard-core, (in excess of 100mm to max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm) If foil backed insulation is to be used install 1200 gauge polythene membrane under & over insulation to protect against adverse affect to concrete

CAVITY WALLS

new cavity walls, comprising of 102mm facing brickwork, 100mm cavity filled with 100mm Dritherm32 insulation installed to manufacturers instructions, insulation should commence at same level as floor insulation & butted up to roof insulation without any gaps, ensuring batts have staggered joints. 100mm aircrete 3.5N blocks to achieve a 'U' value of 0.28 W/m²/K. Blockwork to be rendered & skimmed to BSEN 13914-1-2005: Internal plastering, or, 12.5mm Gyproc plasterboard on adhesive dabs, fitted to manufacturers spec. & skimmed. Type of plastering technique employed as with all paint finishing to be clients choice. Softwood skirting board/architrave to all internal walls, type i.e. Ogee, chamfered etc. to be to clients choice. All mortar mixes/movement joints as recommended by the brick/block manufacturer & in accordance with B.S.5628:part 3 & relevant codes of practice. Stainless steel or sim. approved wallties installed to comply with B.S.1243:1978, @ 900 ctrs. horizontally & 450 ctrs. vertically, staggered and @ 300 ctrs. as near to door/window reveals as possible. Install insulated cavity closures to jambs & cills (DAMCOR or sim. approved). Class 'A' concrete or sim. approved blocks below ground level, any brickwork below ground level to be F.L. quality to B.S.5921. Any drains passing through walls to have a pre-stressed concrete lintel over with min. 50mm gap around the pipework filled with compressible material & masked on both sides of wall with rigid material in order to prevent the infestation of rodents. Any drains under proposed to be of continuous length with no joints under the floor. Ideally route all F.W. pipework around proposed if gradients can be achieved. DPC's & DPM's to be lapped & continuous, if Expanet or sim. approved wall starters are to be installed they must be fitted to manufacturers instructions.

INTERNAL STUD WALLS

Stud partitions to comprise of 75mm x 50mm head & sole plates with braced 75mm x 50mm studwork @ 400mm ctrs. min. 100mm Crown Wool Fibreglass insulation compressed between 12.5mm plasterboard and skim to both sides. Softwood skirting/architrave type to clients choice i.e. Ogee, Chamfered etc.. All off doubled up floor joists. To shower tray studwork areas, provide, 12mm water resistant boarding.

SURFACE WATER DRAINAGE TO CONNECT TO EXISTING IF THIS IS NOT POSSIBLE FOLLOWING DETAILS APPLY:

Installed to Approved Document H gutters & RWP, to be Marley or sim. approved to match existing, to be min. 68mm dia. or sq. as required. Rain water pipes to connect into reducer connected to 100mm dia. UPVC underground pipework with flexible joints to min. 1:80 gradient. French to be as narrow as practicable, bedded omnin, 100mm layer of pea gravel (10mm down), which has a compaction factor less than 0.5. Backfill with same material to min. crown of pipe, all compaction should be done by hand until a coverage of min. 300mm has been achieved, thereafter compaction can be done with a mechanical compactor. All surface water to be taken to soakaway min. 5m from nearest habitable part of building, construction of soakaway to be min. 1M3 loose brick filled to 300mm of ground level, with polythene cover & topsoil over. Soakaway is subject to appropriate percolation test being undertaken in order to ensure permeability of soil. Percolation test should be done strictly in accordance with Approved Document H2, para.1.34 to 1.38. Surface water outlets shall be designed to BRE Digest 365 Soakaway Design or CIRIA report 156

ROOF CONSTRUCTION FOR FLAT ROOF

GRP roofing system installed by specialist Over 120mm Celotex Crown-Up with firing pieces, to fall towards rainwater outlet, below. Fix 22mm external grade OSB or similar onto 47x195mm C16 timber joists @ 450 ctrs. Install all membranes and vapour control layers as per details.

REV.	DESCRIPTION	DATE



PROJECT:
SINGLE STOREY REAR EXTENSION

DRAWING:
EXISTING & PROPOSED GROUND FLOOR PLAN
PROPOSED ELEVATIONS

SIZE: A1
CLIENT: Mr & Mrs M. Dunnett
SCALE: as indicated
DRAWN BY: JC
CHECKED: 0123/17/01

DESCRIPTION:
PROPOSED SINGLE STOREY REAR
EXTENSION AT 19 UPPER WELLAND
TERRACE, SPALDING, PE12 2TA
DATE: 19/01/18
APPROVED: JC

Do Not Scale From This Drawing