

SPECIFICATION

Roof construction:

Install interlocking tiles to match existing installed to manufacturers recommendations on 25x50 fully treated battens on Proctor Roofshield or similar breathable sarking with eaves carrier on built up timber roof structure formed of:

38x150 rafters at 400mm max. cts.
47x147 ceiling joists at 400mm max. cts.
100x100 timber prop installed where indicated to support top of hip rafters and ridge beam.
63x175 hip rafters
38x175 ridge beam
25x100 collars at ridge.
50x100 wall plates
Timbers supported on house wall by 38x100 timbers bolted to wall at 600mm cts.
All new roof pitches to be approx. 20 degrees.
Eaves to all new roofs to be constructed to be similar to existing but with approx. 250mm projection. No roof void vents required.
Install 30x5mm mild steel straps at average 1800mm cts. between roof structure and external walls. Straps to extend over 3 timbers where at right angles and to be supported by noggings.
Install code 4 lead stepped and straight flashings between new lower roofs and house wall.
All structural timber to be grade SC3 marked dry or kiln dry

Ceilings:

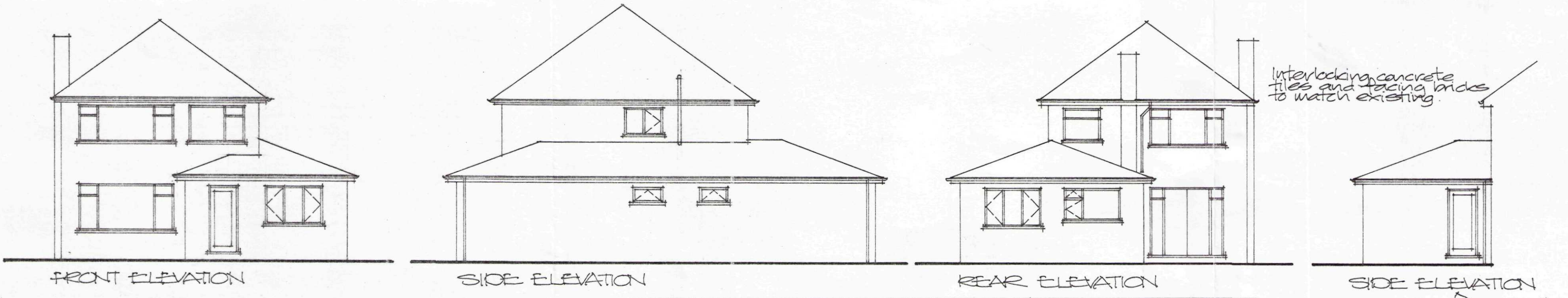
Formed of 9.5mm thick plasterboard with either Artex or skim finish. Perimeter to be supported.

Roof insulation:

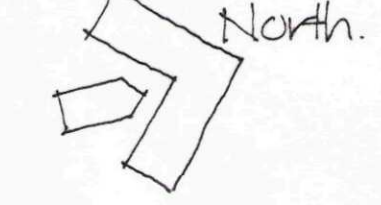
Install 100mm fibreglass quilt insulation between ceiling joists and 150mm thick quilt over joists to all new ceilings.

Gutters and downpipes:

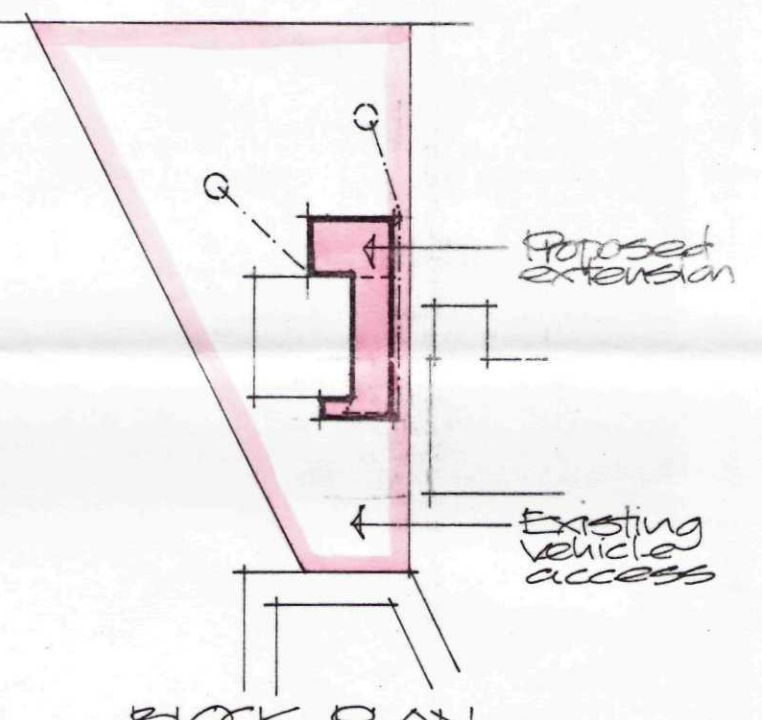
Install 112mm dia. h.r.upvc gutters and downpipes to match existing, new downpipes connected to 110mm dia. UPVC drains bedded on 100mm peagravel to fall to soakpits min. 1 metre cube at least 5 metres from building. (Refer to site plan).



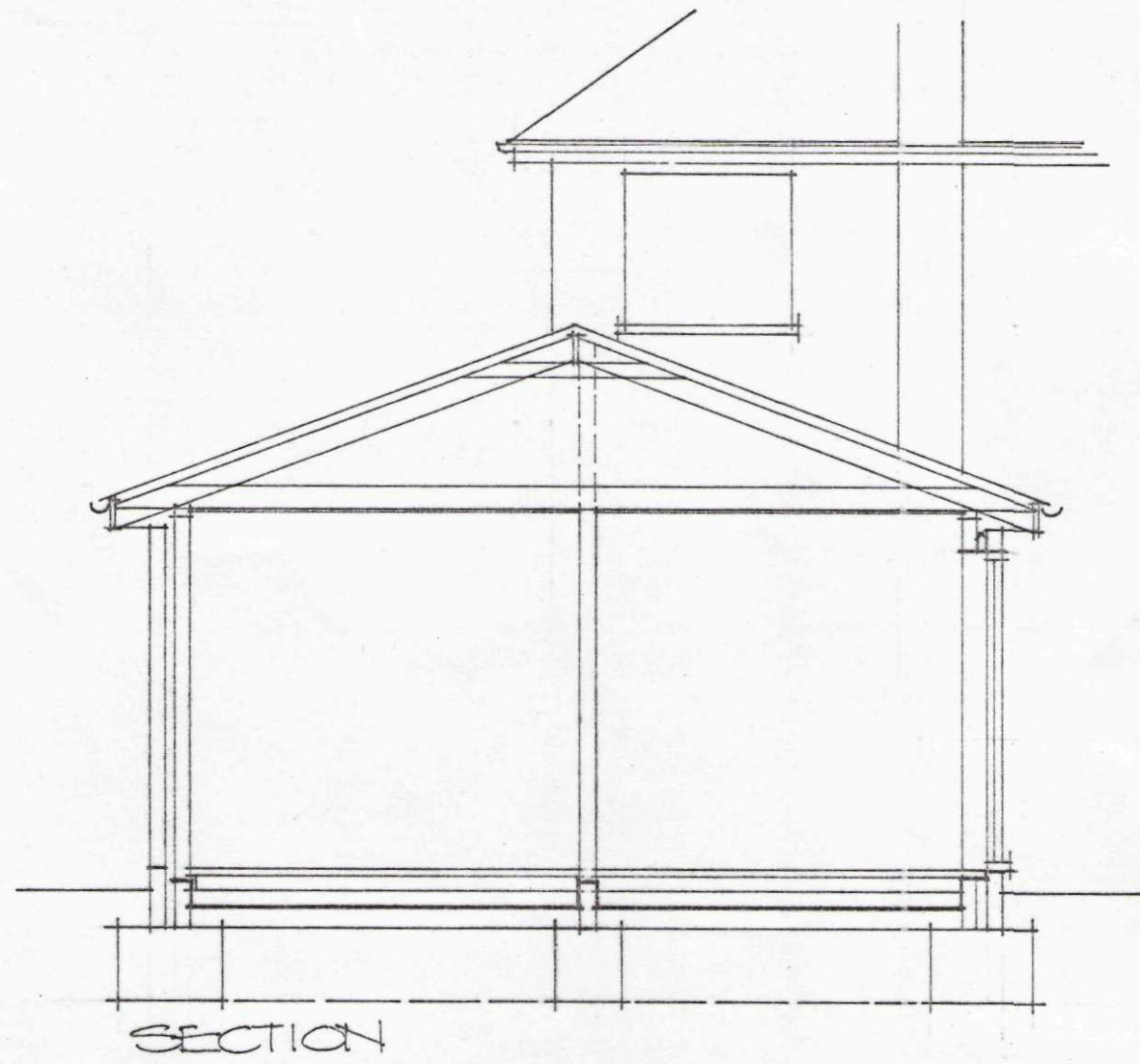
Do not scale off this drawing
All site dimensions to be checked
before work commences.



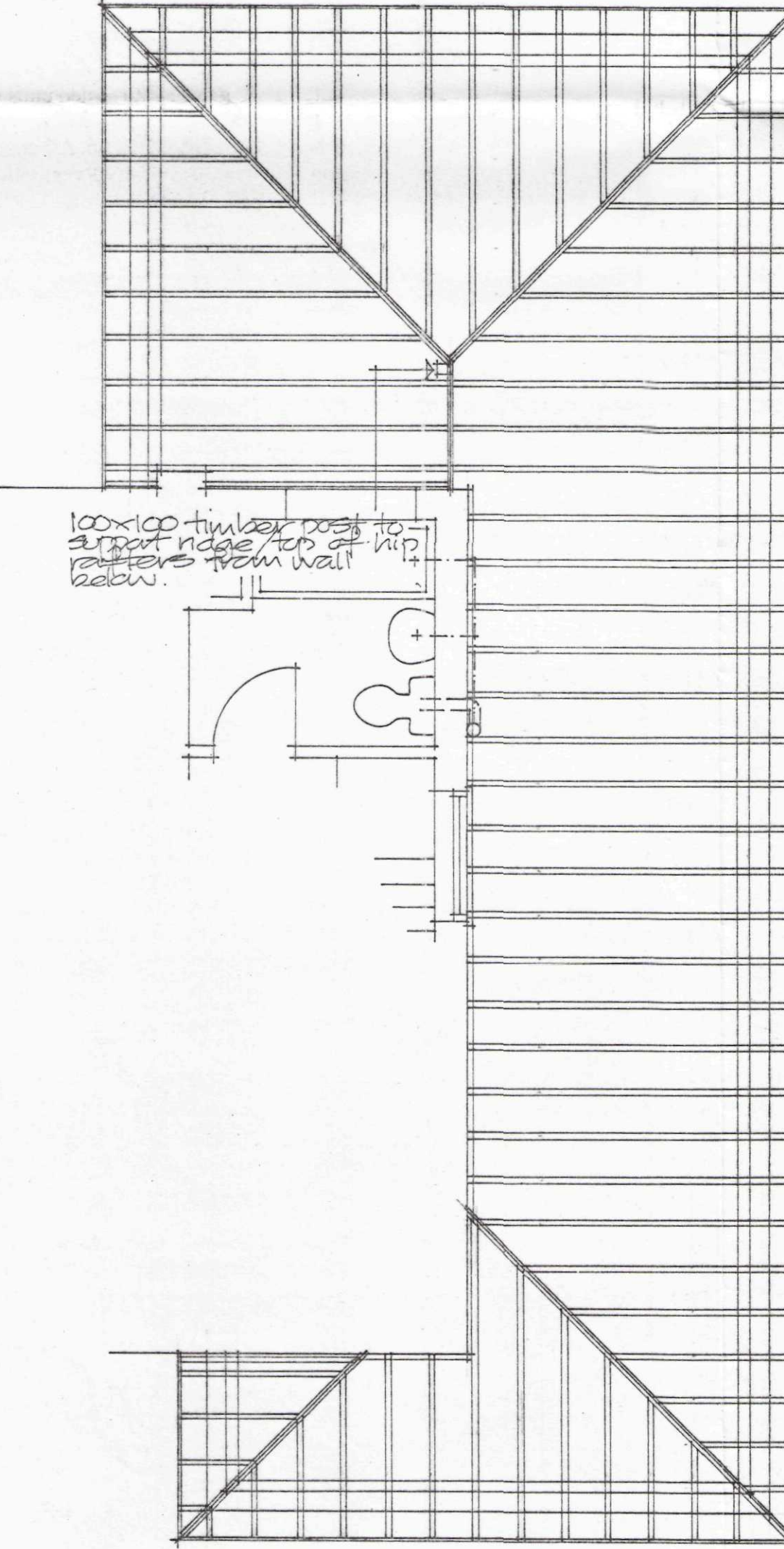
LOCATION PLAN Scale 1:250



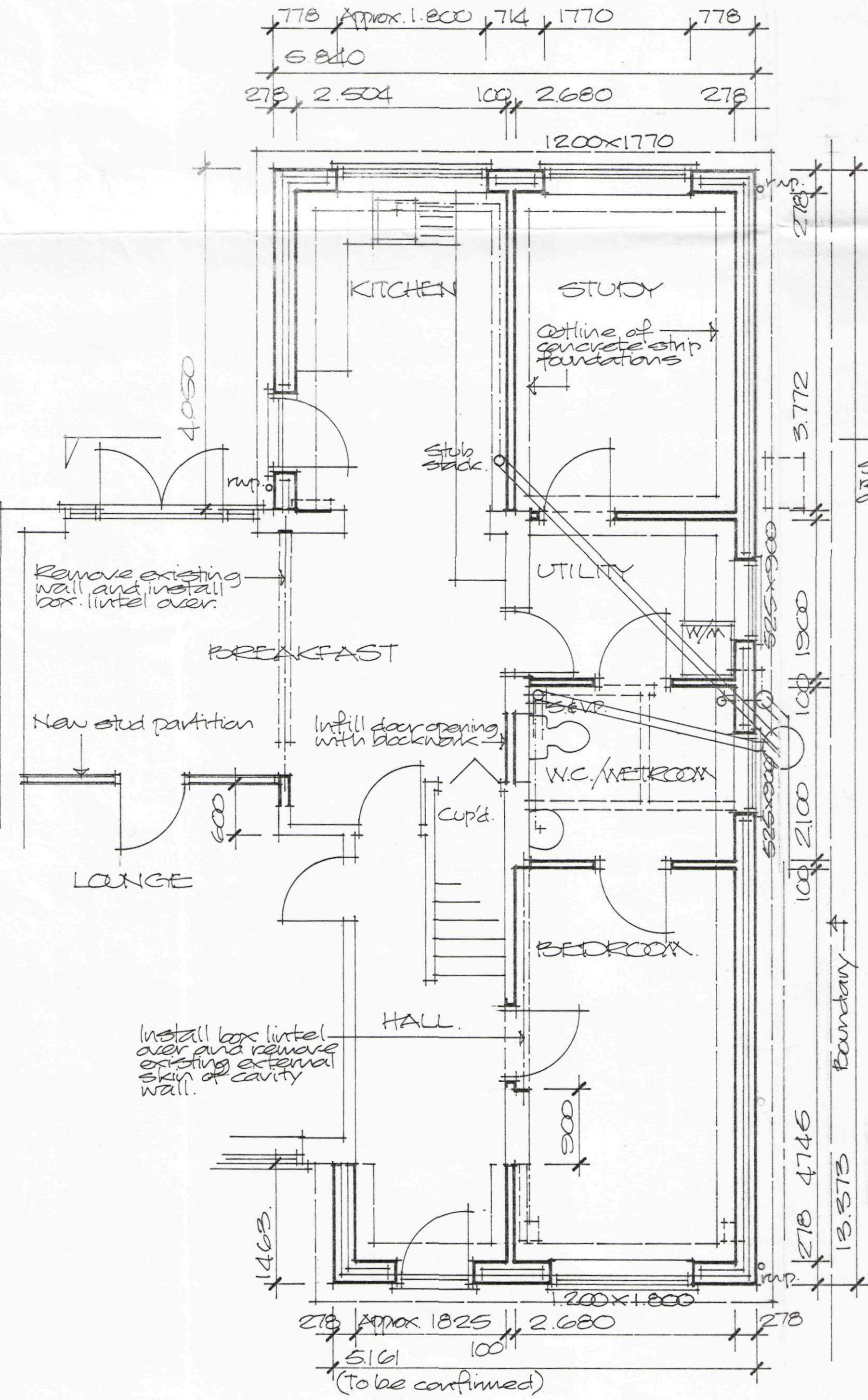
BLOCK PLAN Scale 1:500



SECTION



ROOF STRUCTURE LAYOUT



Cavity walls:

Constructed of 103mm facing brick, 75mm cavity and 100mm Celcon or Thermalite standard blockwork with either dense plaster or 12.5mm plasterboard and skim on dabs internal finish.
Install 75mm thick Dritherm cavity insulation batts to manufacturers recommendations.
Average "U" value = 0.33W/M2K.
Install Dacor insulated DPC to reveals with frames lapping by min. 15mm.
Install wall ties at 900mm cts. horizontally, 450mm cts. vertically and at 225mm cts. within 225mm of reveals.
Install Hyod DPC min 150mm above ground level with DPM lapping inner wall DPC.
Concrete blockwork used below DPC level to be class A.
Install concrete fill to base of cavity to within 225mm of DPC level unless trenchfill foundations used. New walls generally bonded to existing with Furfix wall extension profiles.

Lintels:

Install IG type L1/S75 steel lintels to all new openings through external walls. Install IG box lintel 100 steel lintel clad in 12.5mm plasterboard and skim on timber cradles to replace wall over breakfast room. Install IG box lintel 100 lintel to door opening between hall and new bedroom and to support wall above where skin of cavity wall removed. Install IG internal 100 lintels to 100mm internal door openings. Check existing affected lintels for suitability.

Ground floor construction:

Approx. 50mm thick sand/cement screed on 100mm thick grade Gen 3 concrete slab with 25mm thick expanded polystyrene perimeter insulation on 100mm thick SD grade expanded polystyrene insulation on 1200 gauge polythene DPM lapped over wall DPC on minimum 150mm thick hardcore well consolidated and blinded.

Foundations:

Install 700mm wide x 225mm deep grade Gen3 concrete strip or 700mm wide trenchfill foundations (450mm wide to single skin walls.) min. 750mm deep (1.000m deep in shrinkable soil). Depth to be agreed on site with LA building inspector.

Windows and doors:

Windows to be white UPVC glazed with sealed units with min. 16mm gaps and incorporating Low E coating to give min "U" value of 2.0 W/M2K. Any glass to doors and any other glass within 800mm of floor to be safety glass to BS6206. All openings to be draught sealed. Install trickle vents to provide min. 8000mm2 background ventilation to study and bedroom and 4000mm2 to WC/wetroom, utility and kitchen.
Window sizes shown on drawing to be confirmed on site.
Reuse existing window frame to kitchen but check that it complies to latest requirements.
Install reduced size window to first floor stair landing.

Heating and hot water:

Extend existing central heating system and hot and cold water services into proposal with thermostatic valves fitted to all new radiators. New heating and hot water pipes to be insulated with Armaflex or similar insulation of thickness to match pipe outside diameter.

Drains above ground:

To comply with BS 5572 with 40mm dia. polypropylene waste from kitchen sink, shower and washing machine and 32mm dia. waste from wash basin all fitted with 75mm deep seal traps except shower which is to have a 50mm deep cleanable trap. Kitchen fittings connected 110mm dia UPVC stub stack fitted with air admittance valve above flood level and rodding point at base. New WC and wash basin connected to new 110mm dia. soil and vent stack within duct that also serves existing first floor bathroom. Install rodding point at base of stack. Washing machine and wetroom shower gully connected to back inlet gully.

Drains below ground:

New drains to be 110mm dia UPVC bedded and surrounded in 100mm peagravel to fall at approx 1in60 to connect to existing drains. Install new preformed polypropylene inspection chamber on existing drain run. Any new drain within 600mm of floor level to be protected by reinforced concrete slab laid on compressible layer on peagravel surround. Drains passing through walls to be protected by pre-stressed concrete slab lintels with min. 50mm clearance and protection from vermin entry and gas sealed.

Mechanical ventilation:

Install extract fan to kitchen mounted in cooker hood to extract at a rate of 30 litres per second. Install extract fan in utility to extract at a rate of 30 litres per second. Install extract fan in WC/shower to extract at a rate of 15 litres per second.

Lighting:

Install in at least 1 room, compact fluorescent or fluorescent tube type low energy light fittings.

DETERMINED
PLAN

SHDC
Planning & Development
- 2 APR 2004
Ref: 0448/04

Project
PROPOSED EXTENSION
TO HOUSE
15 ABBOTS DRIVE,
CROWLAND.
Client
MR I. SPENCER

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591
Scale 1:50/1:100
Date March 04
Drg. no.
04/15/01