Pitched roof construction:

Interlocking concrete tiles to match existing installed to manufacturers recommendations on 25x38 fully treated battens on earking felt on gangnail roof trusses at max 600mm ctrs.

Roof pitch to be confirmed on site with new ridge level matching existing.

Roof trusses to comply with BS 5268 parts 2 and 3.

Roof truss manufacturers to supply design certificate before installation.

All structural timber to be grade SC5 and marked dry or kiln dry.

Install 25x100 longitudinal ties to ridge and ceiling level where shown.

Install 25x100 diagonal wind braces to gable.

Install gangnail reducing trusses above existing roof structure with 25x175 layboard below truss ends.

Install preformed fibreglass valley gutters, installed to manufacturers instructions.

50x100 wall plates

Eaves construction and barge board to match existing.

Install 30x5mm mild steel straps at average 1800 ctrs between roof structure and walls. Straps installed at ceiling level and at edge of roof straps at gable to extend over 2nd trusses with solid noggings under.

Roof void ventilation:

Install roof void vent strips to eaves to provide min. 10,000mm² ventilation per metre. Maintain min. 50mm vent gap above insulation.

Roof insulation:

Install 2 layers of 100mm fibreglass quilt insulation with 1 layer between and 1 layer over ceiling joists.

Gutters and downpipes:

New UPVC gutters to match existing including valley gutter to conservatory roof with new 68mm dia. downpipes connected to existing 68mm dia. UPVC drains bedded on 10mm pea gravel to fall to soakpits min. 5 metre cubes at least 5.00 from building.

Cavity walls:

Constructed of 102mm facing brickwork, 65mm cavity and 100mm thick Thermalite Shield/Ard blockwork or similar with dense plaster internal finish.

Install glassfibre cavity insulation batts 65mm thick installed to manufacturers recommendations.

Average U value = 0.42 W/m²K

Damp proof insulated d.p.c. to reveals with flanges lapping by min. 15mm.

Cavity wall ties to be installed at 900mm ctrs horizontally 450mm ctrs vertically and at 225mm ctrs within 225 min of reveals.

Weep holes at centres to be sealed.

Concrete blockwork used below d.p.c. level to be class 'A'.

Install flexible d.p.c. to both skins of cavity wall and internal walls with external d.p.c. min. 150mm above ground level.

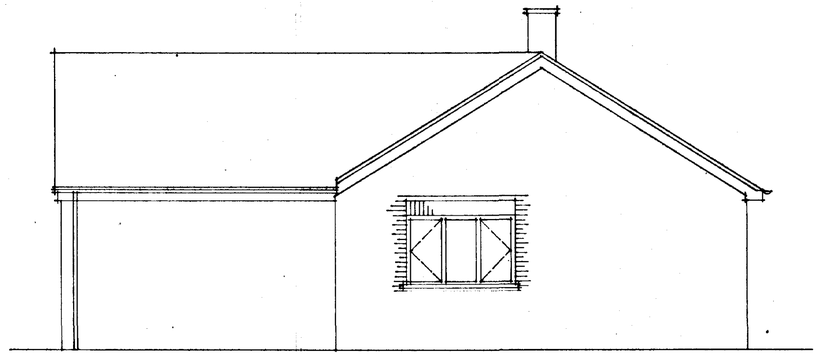
New walls to be bonded to existing with Purfix wall extension profiles.

Foundations:

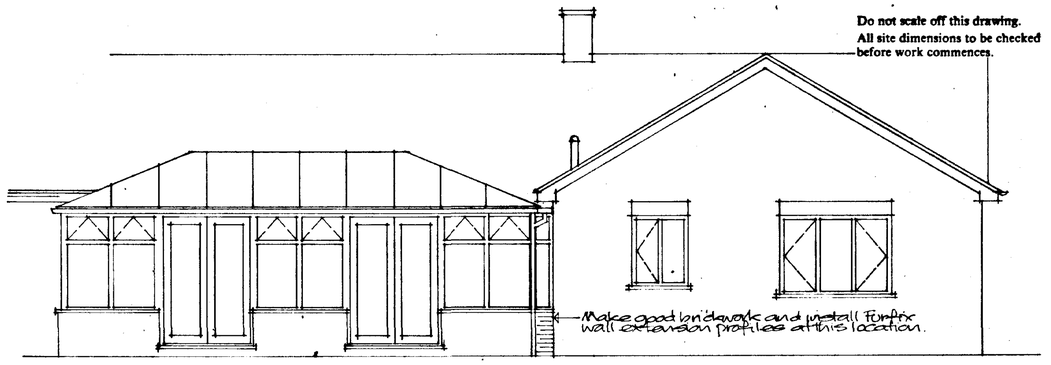
700mm wide grade ST4 concrete foundations (450mm wide to internal walls) thickness to be min. 225mm. Depth to be min. 750mm from ground (min. 1,000 in shrinkable soil) Depth to be agreed on site with L.A. building inspector.

Floor construction:

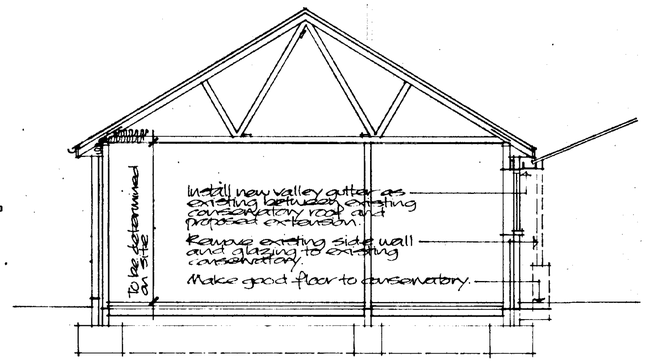
Min. 65mm thick lightly reinforced sand/cement screed on 500 gauge separating membrane on 50mm thick SD grade expanded polystyrene insulation on 100mm thick grade ST4 concrete slab on 1200 gauge polythene d.p.m. on min. 150mm hardcore well blinded and consolidated.



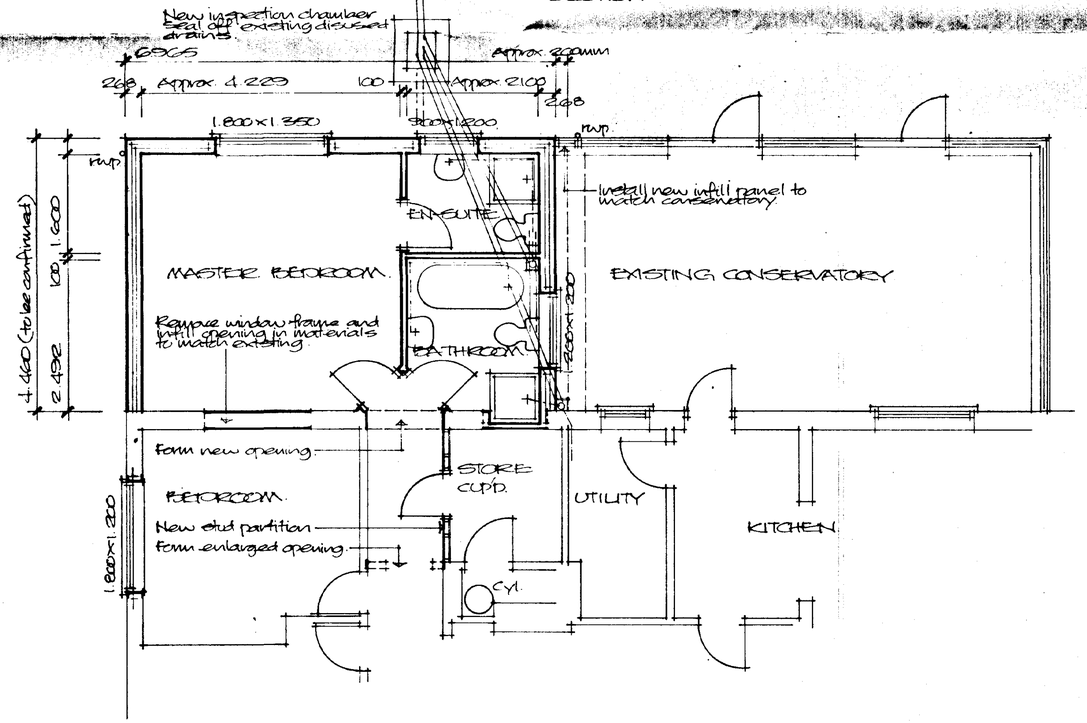
SIDE ELEVATION



REAR ELEVATION



SECTION



Windows:

New windows to have white UPVC frames to match existing and are to be double glazed.

All opening lights are to be draught stripped.

Any glass within 800mm of floor to be safety glass to B.S. of the 2nd market.

Install trickle vents to provide min. 8000mm² vent to bedrooms and 4000mm² to bathroom and ensuite.

Bathroom window to have opening light for ventilation.

Bathroom window to provide at least 1/20th of floor area as natural ventilation.

Ceiling:

New ceilings formed of 12.5mm plasterboard with 'Artex' finish. All joints and perimeter supported.

Mechanical ventilation:

Install extract fan to bathroom and en-suite to provide min. 15 litres per second extract.

Heating/hot water:

Extend existing central heating system into proposed extension and fit thermostatic valves to all new radiators.

Extend hot and cold water services.

All new hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.

Lintels:

Install 1 No. type L1/S50 steel lintels to dwg. window opening with cavity tray dpc above windows in gables. Check suitability of infill wall lintel to new opening through existing wall.

Install 1 No. box lintel to dwg. to support wall plate/roof structure to new opening in hall. Check suitability.

Install 1 No. internal 100 steel lintels above new internal door openings in 100mm blockwork walls.

Stud partitions:

Constructed of 50x75 studs at 400mm ctrs with 50x75 sole and head plates and noggings at 1,200 ctrs.

Cladding to both sides to be 12.5mm plasterboard with skim finish. Fibreglass packing installed between studs.

Above ground drainage:

To comply with BS 5572 with 40mm dia. polypropylene waste serving bath and shower and wash basins with 32mm dia. grid trained wastes. Max waste lengths to wash basins to be 3.00.

All fittings connected to new 110mm dia. soil and vent stack except shower to bathroom which is to be connected to new 110mm dia. stub stack together with existing washing machine in utility.

Stub stack to be fitted with air admittance valve installed above flood level.

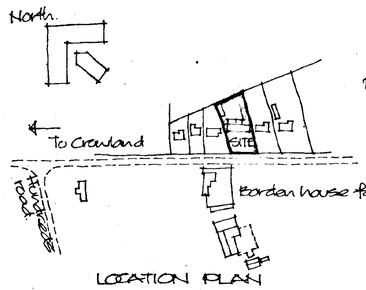
Install rodding points at base of stub stack and soil and vent stack.

Below ground drainage:

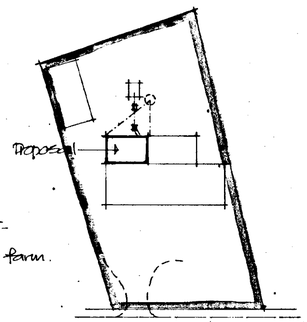
Form new approx. 450x600 inspection chamber constructed of class B engineering brickwork 215mm thick on 150mm thick concrete base on existing drain run and connect new soil and vent stack and stub stack with 110mm dia. UPVC drains. Last test and surround in 100mm pea gravel to fall at approx. 1 in 60.

Drains passing through walls to be protected by preformed concrete stub lintels with min. 50mm clearance around pipes with protection from vermin entry.

Drains within 600mm of ground level to be protected by concrete paving.



LOCATION PLAN
Scale 1:2500



BLOCK PLAN
Scale 1:500

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

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
-1 MAY 2001
Ref: H02/0524/01

Project
PROPOSED EXTENSION TO EXISTING BUNGALOW AT THORNEY ROAD, NENE TERRACE, CROWLAND.

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
MR M. DANER

Scale 1:50
Date March 01

Drg. no.
01/16/01

AM ADMEL 230