

FRONT ELEVATION

SIDE ELEVATION (north - facing No. 24)



REAR ELEVATION

ELEVATIONS AS PROPOSED
1:100

ROOF CONSTRUCTION

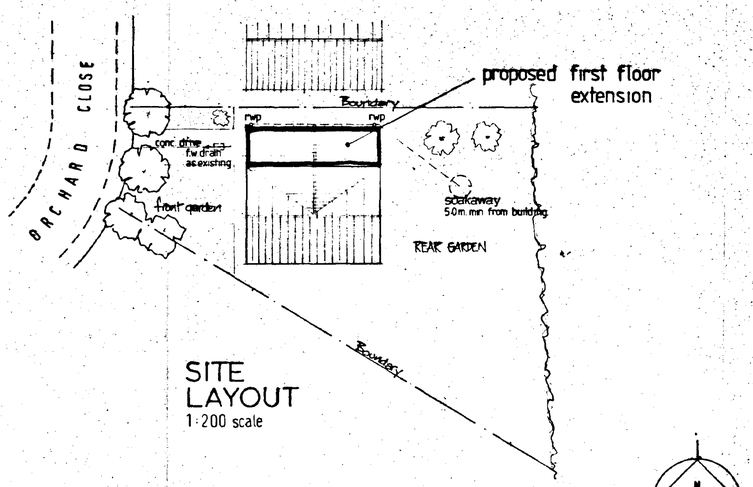
Concrete interlocking tiles to be identical to existing and suitable for roof pitch - to be confirmed by site inspection.
25 x 38mm sw treated battens on reinforced felt which is to lap existing.
Traditional Roof construction with sizing & spacings of timbers as indicated on sections. Check existing roof members for condition, fixings etc.
75 x 100mm SW wall plate to be strapped to wall at 2.0m c/c max.
using 30 x 5mm galv. straps of NLT 1.0m length.
Provide lateral restraint straps at rafter & ceiling joist level to gable using 30 x 5mm galv. straps spanning 3 No. members with s.w. pack between.

300mm insulation quilt to be provided to roof space, comprising 100mm layers between & across ceiling joists. Ensure that insulation does not impair air flow across roof void. Eaves vents to be incorporated providing equiv. to 10mm continuous air gap to opposing eaves.

12.5mm plasterboard & artex/skim finish to ceilings - apart from ground floor garage ceiling where 12.5mm Fireline to be installed.

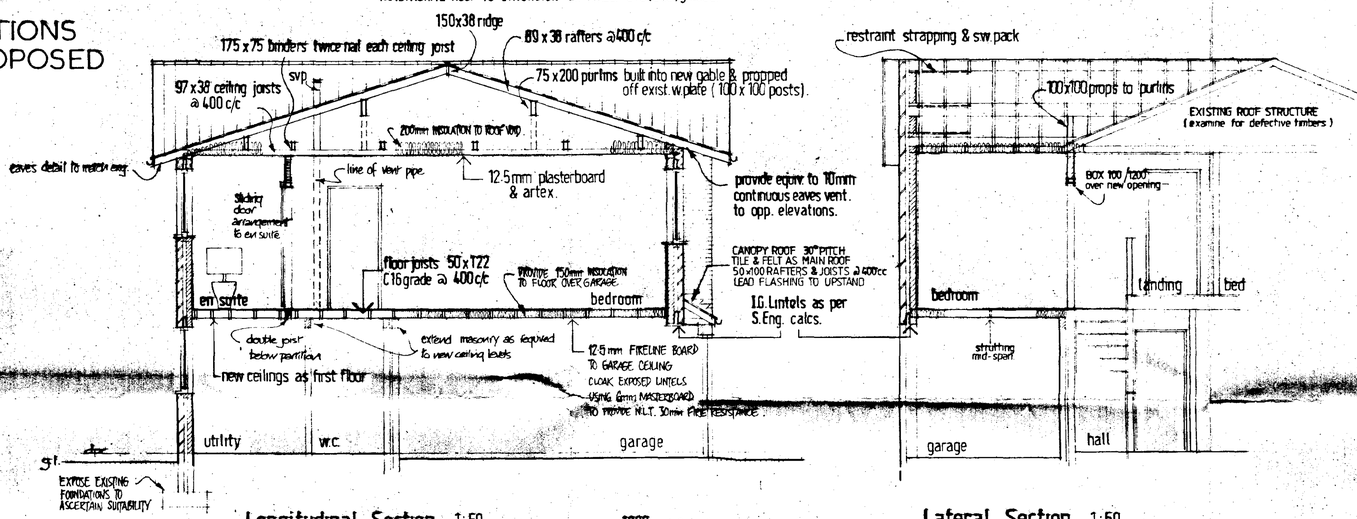
FIRST FLOOR CONSTRUCTION

***Floor of extension to be level with existing quarter landing of stairs with* Floor joists - 50 x 125 C16(SC3) grade @ 400c/c.** 18mm Weyroc decking
Provide herringbone strutting mid-span & install lateral restraint straps mid -span
30 x 5mm galv. straps spanning 3 No. joists with s.w. pack between (125 x 38)
Provide double joist directly below first floor partition - 2 No. 50 x 125 bolted together using M12 bolts @ 600 o/c.
Insulate floor area above garage using 150mm insulation quilt between joists
Ensure complete coverage with particular attention to perimeter detail to avoid cold spots.
Timber partition wall to comprise 50 x 75 s.w. studs @ 400c/c with vertical noggings @ 900c/c. 12.5mm plasterboard & skim both faces. Provide fibreglass infill.



SITE LAYOUT
1:200 scale

TRADITIONAL ROOF TO EXTENSION all timber C16(SC3) graded.



Longitudinal Section 1:50

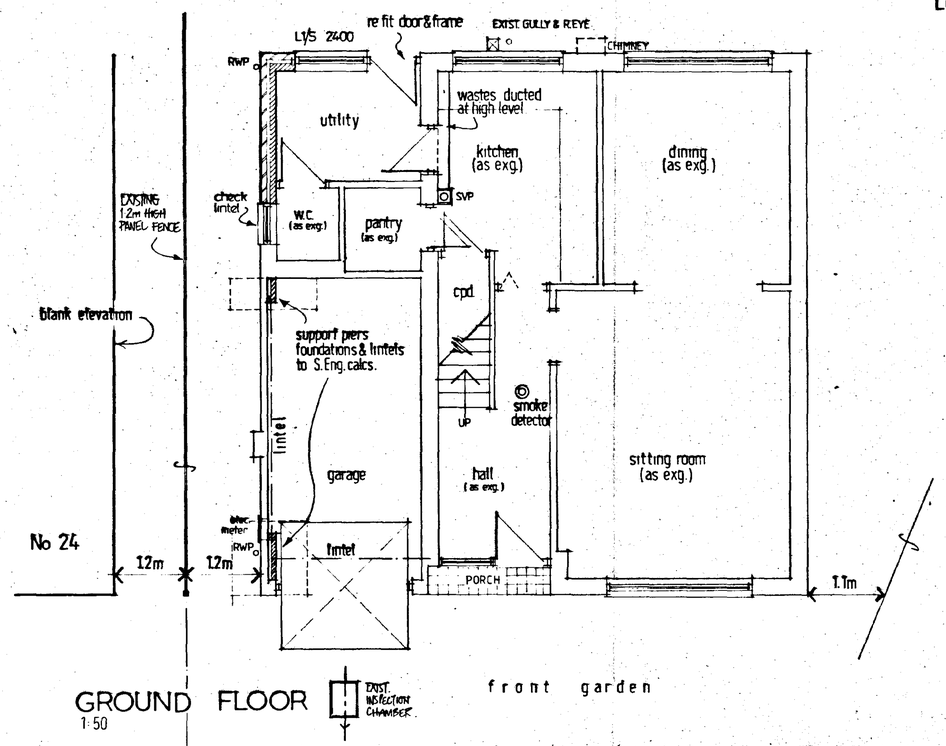
Lateral Section 1:50

WALL CONSTRUCTION

New external walls to consist 100mm facing brick to match existing.
60mm insulated cavity (Dritherm)
100mm inner leaf to be Hemelite 3.5N/mm2 block. 13mm plaster to int. finish
Install galv./st.steel wall ties at 900mm c/c max horiz. & 450mm c/c max vertically with increased no. adj openings. Incorporate insulated DPC at all cavity closers e.g. Damcor. Where door/window frames do not cloak DPC by 25mm min. install Gyproc thermal board to reveals.
Install "Furfix" mech. fixing at abutments of existing & proposed

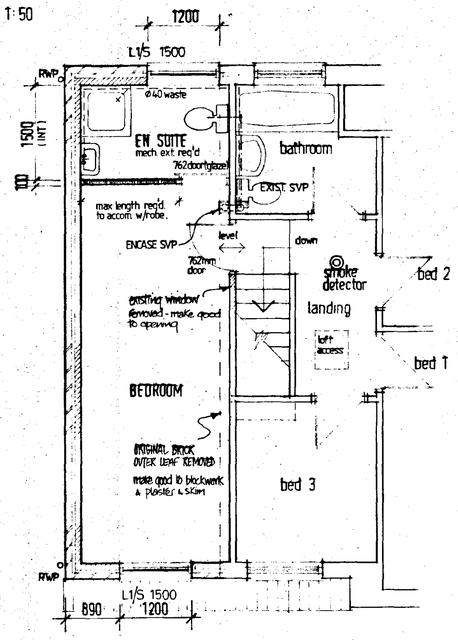
s.w. lintels to be installed to all openings as specified on plan with 150mm min. end bearings. Provide dpc cavity tray above lintels in accord. with BS 5628 Pt. 3: 1985 with a min. 2 No. weepholes per openings.
Check existing g.floor w.c. lintel for suitability for additional imposed loading.

Walling below DPC to be FL quality and/or Class A block with DPC to be at 150mm min. above fin. ground level and linked with existing.



GROUND FLOOR 1:50

EXIST. INSPECTION CHAMBER



FIRST FLOOR 1:50

FOUNDATIONS

Expose existing foundations to existing single storey to ascertain depth, type & suitability for additional loading of first floor extension.
Additional foundation required to support piers in garage to be provided as per S.Engineer details.

HEATING

Existing boiler to be checked to ensure adequate capacity for additional radiators to bedroom, en-suite & utility in positions to be agreed with clients.
Room thermostat / TRV's to be installed to radiators to regulate heat output.
All HW & CH pipework not contributing to room heating is to be insulated in accord. with Part L Build. Regs.

WINDOWS & DOORS

New windows to be PVC-U double glazed incorporating trickle vents of NLT 8000mm2 to bedroom & 4000mm2 vent to en-suite. *"Rapid ventilation to be provided* to bedroom by opening vent of NLT 1/20th floor area.
Safety glazing to be provided to internal door to en-suite in accord. with BS 6206 and Part N of B.Regs with clear identification of compliance.

MECHANICAL VENTILATION

En Suite - Install mechanical extractor fan rated NLT 15L/sec.

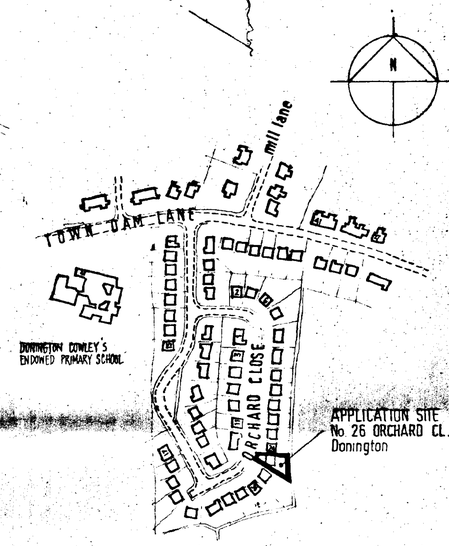
SMOKE DETECTION

Install smoke alarms in positions shown on floor plan - ground & first floor
Mains operated self-contained alarm units to B.S. 5446 Part 1 to be within 3 metres of bedroom doors and 7metres of high risk rooms to ground floor. Position to allow routine maintenance by occupants who are to be provided with information on unit and its maintenance. Alarms to be interconnected to allow detection by one unit to activate other installed units. Permanent connection to seperately fused circuit at distribution board in accord. with I.E.E. Regulations.

DRAINAGE

Foul - No alteration required to below ground drainage
New sanitaryware to En-suite to be connected to existing SVP **as indicated on plan.**
None vent pipe to rise in extension (previously external) and terminate in balloon grating.
Waste pipes from appliances to be 40mm dia. pvc-u. with discharge to soil pipe.
Provide access plugs at all changes of direction. 75mm deep seal traps to all appliances with anti-syphon traps fitted to any waste run in excess of 3.0 metres.
Where pipework is encased in ply ducting ensure adequate access panels provided.

Surface water - Provide 112mm PVC-U gutter to match existing to discharge to 68mm dia. PVC-U rwp's installed in positions shown. Where new soakaway is required provide 82mm dia. PVC-U flexi-jointed pipe below ground laid to fall to *1.2m dia. soakaway at NLT 5.0m min. from any building.*



LOCATION PLAN 1:2500 scale

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING 20 OCT 1997 Ref: 1a/a

BROADGATE BUILDERS LTD
THE RACEGROUND
SPALDING LINCS PE11 3AP
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project

PROPOSED EXTENSION No. 26 ORCHARD CLOSE DONINGTON, Lincs.

for Mr. & Mrs. Morris

drawing

Elevations
Floor Layouts
Sections
Location & Site Plans

scale	date	drawn
scales as indicated	oct. 1997	sjf
rev	drg. no.	970903/01