Roof construction:

Interlocking concrete tiles to match existing installed to manufacturers recommendations on 25x50 preservative treated battens on sarking felt on original roof trusses at max. 600mm ctrs.
Roof pitch to be same as existing.
Roof trusses to comply with BS 5268 parts 2 and 3 and truss manufacturer to supply design certificate before work starts on roof structure.

25x100 longitudinal ties at ridge and ceiling level and 25x100 diagonal ties/braces at gables.
50x100 wall plates.

All structural timber to be grade SC3 and marked dry or kiln dry.

Eaves to be constructed to be similar to existing and to incorporate roof void ventilation of min. 1500mm² per metre.

Install preformed fibreglass valley gutters to manufacturers instructions.

Install code 4 lead flashings at junction of roof and new chimney stack.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation with 1 layer between and over ceiling joists. Maintain min. 50mm vent gap above insulation at eaves.

Lateral restraint:

Install 30x5mm mild steel straps at average 1800 ctrs between roof structure and walls and between ceiling joists and walls. Straps installed at ceiling level and at slope of roof. Straps to extend over 3 no. joists/trusses where at right angles with solid noggings under.

Suspended floor:

18mm thick moisture resistant flooring grade T and G chipboard on 47x170 joists at 400mm ctrs. Install double joists below stud partitions bolted together at 600mm ctrs. Install solid struttting at mid span where spans exceed 2.500.

Ceilings:

Install 12.5mm plaster board with 'artex' finish at first floor with all joints and perimeter supported. Install 12.5mm plasterboard with artex finish to ground floor (not garage) with perimeter supported. Install 12.5mm thick fireline board with artex finish to garage with all joints and perimeter supported.

Install 100mm thick fibreglass quilt insulation between joists over garage.

Ground floor:

Formed of 65mm thick lightly reinforced sand/cement screed on 300 gauge polythene separating membrane on 50mm thick 30 grade expanded polystyrene insulation on 100mm thick grade 5:1:2 concrete slab on 1200 gauge polythene dpm on min. 150mm hardcore well consolidated and blinded. Garage floor as above but with no screed or insulation and float finish to concrete slab.

Foundations:

225x100 (225x450 to internal walls) grade 5:1:2 concrete strip foundations min. 750mm deep (1000 in shrinkable soil) depth to be agreed on site with L.A building inspector.

Below ground drainage:

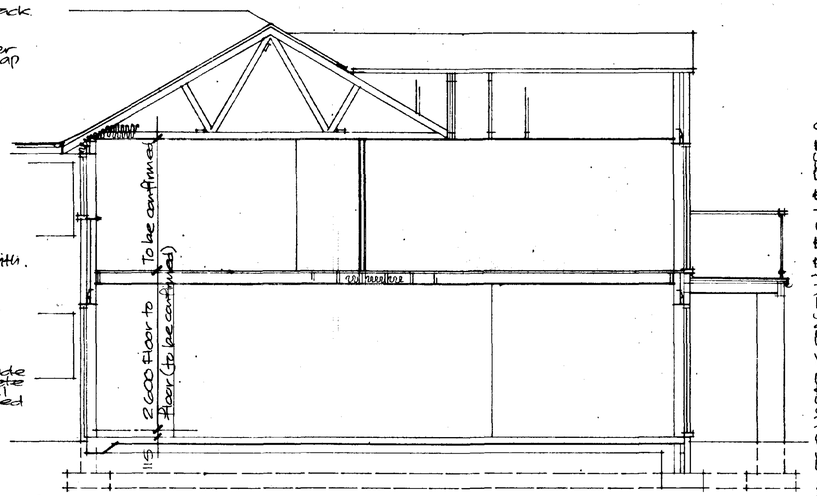
Seal off/remove redundant fwl drains. New drains serving extension and new existing to be 90mm dia. UPVC bedded and surrounded in 100mm pea gravel to fall at approx. 1in 40. Incorporate to existing septic tank which is to be checked for size and stability.
Install new preformed polypropylene inspection chamber.
Drains passing through walls to be protected by preformed slab lintels with min. 50mm clearance around pipes and protection from vermin entry drains to be protected by paving slabs or similar where less than 600mm below ground.

Cavity walls:

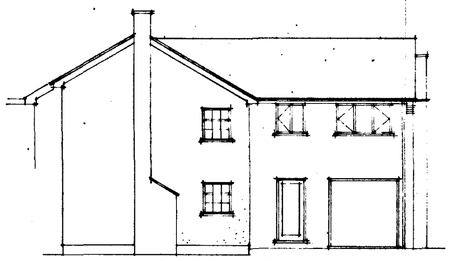
Constructed of 100mm facing brick, 65mm cavity and 100mm thermalite standard blocks with dense plaster internal finish. Install 65mm thick fibreglass batt cavity insulation to manufacturers recommendations. Average U value = 0.45 w/m²k.
Dampcore insulated d.p.c. to reveals with min. 150mm lapping by min. 150mm.
Install cavity wall ties at 900mm ctrs horizontally, 450mm ctrs vertically and at 225mm ctrs within 225mm of reveals.
Tops of cavities to be sealed.
Concrete blockwork below d.p.c. level to be class 'A'.
Internal blockwork walls to last 100mm thermalite.
Install concrete fill to bases of cavities to within 225mm of d.p.c. level.

Stud partitions:

Install internal stud partitions at first floor level formed of 50x75 studs at 400mm ctrs with 50x75 sole and head plates and noggings at 1200 ctrs. Clad both sides with 12.5mm plasterboard and skim. Install fibreglass quilt packing between studs.



SECTION A-A


FRONT ELEVATION

Gutters and downpipes:

Extend existing UPVC gutters and install new 65mm dia. UPVC downpipes connected to 110mm dia. UPVC drains bedded and surrounded in pea gravel to fall to soakaways min. 5 metre clear at least 5.00 from buildings.

Balcony balustrade:

To be min. 1.100 high and to have vertical balusters with max. 99mm gaps.

Balcony construction:

Formed of promenade tiles bedded in bitumen to built-up felt roof finish to min. BS 747 standard on 25mm thick exterior grade plywood decking on firrings to fall at 1in 40 on 50x150 joists at 400mm ctrs with plasterboard ceiling below.
Joists supported on 200x200 timber bolted together at 2 equal ctrs spanning between piers and garage wall as proposed. Felt roofing dressed into wall with min. 150mm upstands and combined with cavity tray d.p.c.

Windows/external doors:

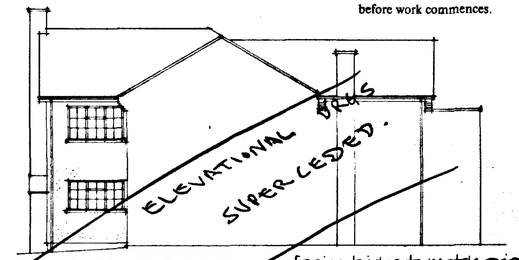
UPVC windows and external doors and frames. All glazing to be double glazed with glass to doors and any glazing within 800mm of floor level to be safety glass to BS 6206. All opening lights to be fitted with trickle vents to provide 8000mm² background ventilation to lounge, kitchen and bedroom and 4000mm² to utility, bathroom and WC.
Windows to provide at least 1/20th floor area as ventilation to lounge and bedroom.
Install ref. 1070 up and over garage door, type to be agreed.

Mechanical ventilation:

Install extract fan to kitchen mounted in cooker hood to extract at a rate of 30 litres per second.
Install extract fan to utility to extract at a rate of at least 30 litres per second.
Install extract fan to bathroom to extract at a rate of 15 litres per second.
Install extract fan to WC to extract at a rate of 15 litres per second to be controlled by light switch with 15 minute over run.

Lintels:

Install LG type L1/550 steel lintels to openings up to 1650 span and type L1/HD250 to larger spans. Install cavity tray d.p.c. above lintels where not protected by eaves overhang.



SIDE ELEVATION

facing bricks to match existing brickwork (chimney stack to front elevation).


REAR ELEVATION

Heating and hot water:

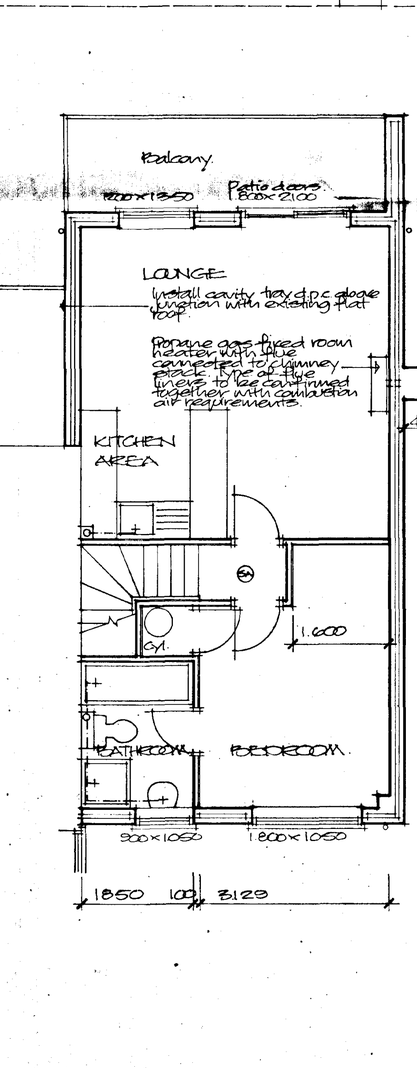
Install new floor mounted oil fired balanced flue boiler serving water heating system. Position of boiler to be determined. Boiler to be fitted with timing controls and boiler control interlock.
Fit suitable guard to fire outlet.
Heavy radiators to be fitted with thermostatic valves.
Install hot water cylinder with min. 120 litre capacity. Cylinder to be factory insulated with 50mm thick foam insulation. Install cylinder strap.
All new hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.

Smoke alarms:

Install mains operated battery back up self contained smoke alarms 'SA'. Alarms to be interconnected and installed at least 300mm from any light fitting or wall.

Above ground drainage:

40mm dia. polypropylene wastes from utility sink, washing machine, baby shower and kitchen sink and 32mm dia. from wash basins. Combined wastes to be 50mm dia.
All fittings to have 75mm deep seal traps.
All fittings to connect to 2no new 110mm dia. upvc soil and vent stacks in duct to run to ridge vents.
Install rodding points at base of each stack.



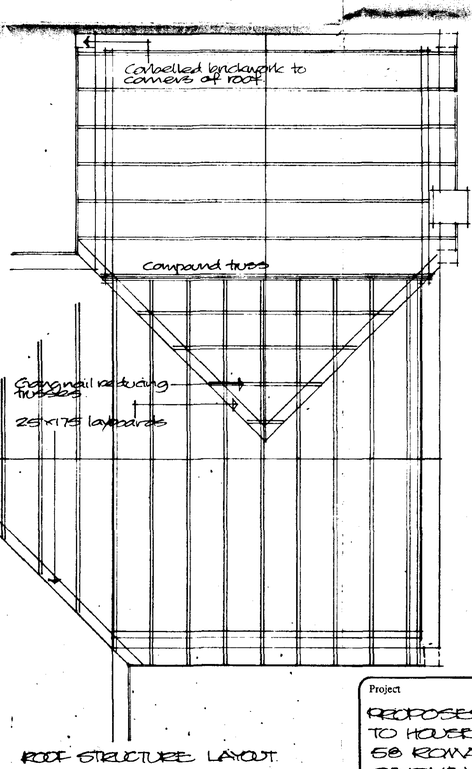
Connect existing stub stack serving kitchen to new drainage.

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

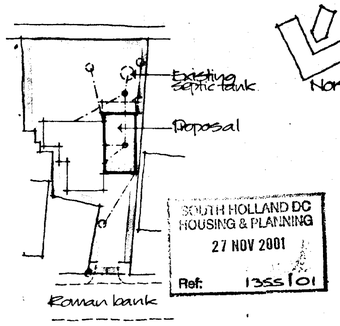
Blockwork wall between dwelling and garage to be clad with 25mm thick expol thermal board plus to provide min. 0.6w/m²k U value.

Stairs:
New timber staircase with 13 risers at 200mm each and standard treads at 225mm going (15 @ Pref. SL6 SW4dN.)
Handrail to be wall mounted and to be 900mm above stair pitch. Min headroom above stair to be 2.000.

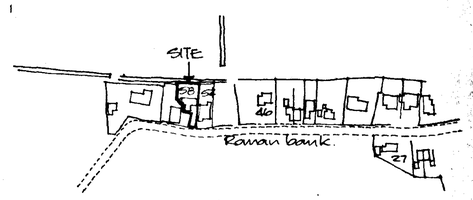
Existing electric meter cupd.



ROOF STRUCTURE LAYOUT



BLOCK PLAN Scale 1:500



LOCATION PLAN Scale 1:2500

Do not scale off this drawing

All site dimensions to be checked before work commences.

Project
PROPOSED EXTENSION TO HOUSE 58 ROMAN BANK, GEDNEY DYKE.

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

Client
MR & MRS R. REEVE

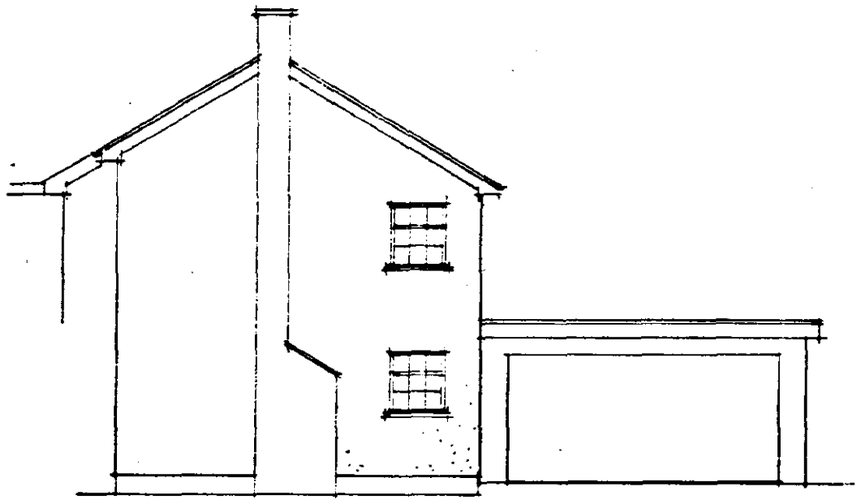
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Date Nov. 01

Drg. no. 01/82/01

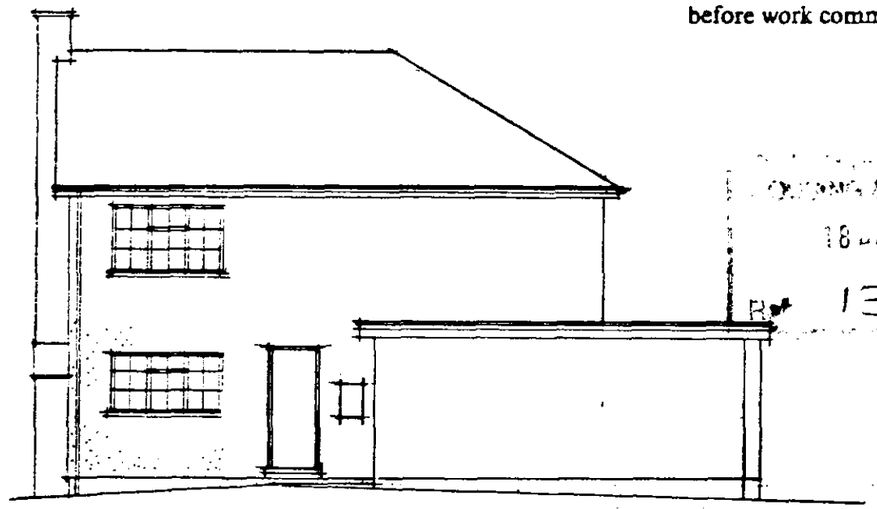
Summit DRUM1 0098

Do not scale off this drawing

All site dimensions to be checked before work commences.



FRONT ELEVATION



SIDE ELEVATION

18 DEC 2001
R 1355/01



REAR ELEVATION.

Project

PROPOSED EXTENSION
TO HOUSE
58 ROMAN BANK,
GEDNEY DYKE.

ELEVATIONS AS EXISTING.

ALAN HORNSBY
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'Little Acre'
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Scale 1:50/1:100

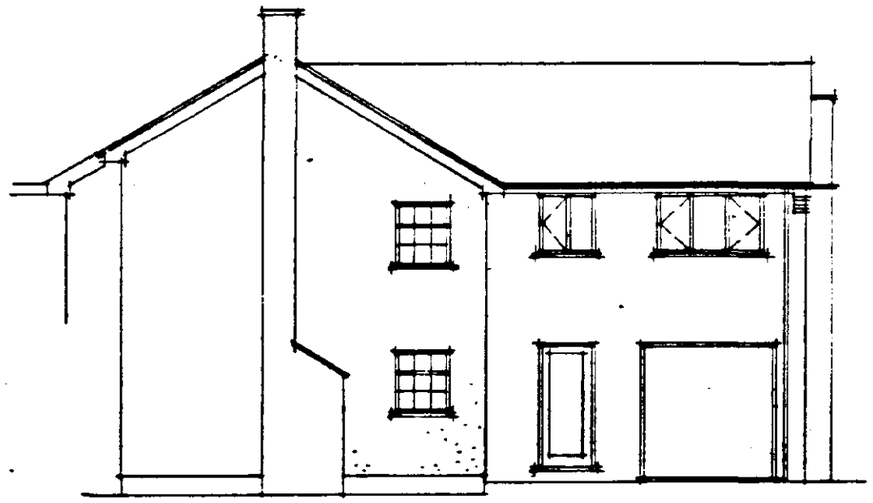
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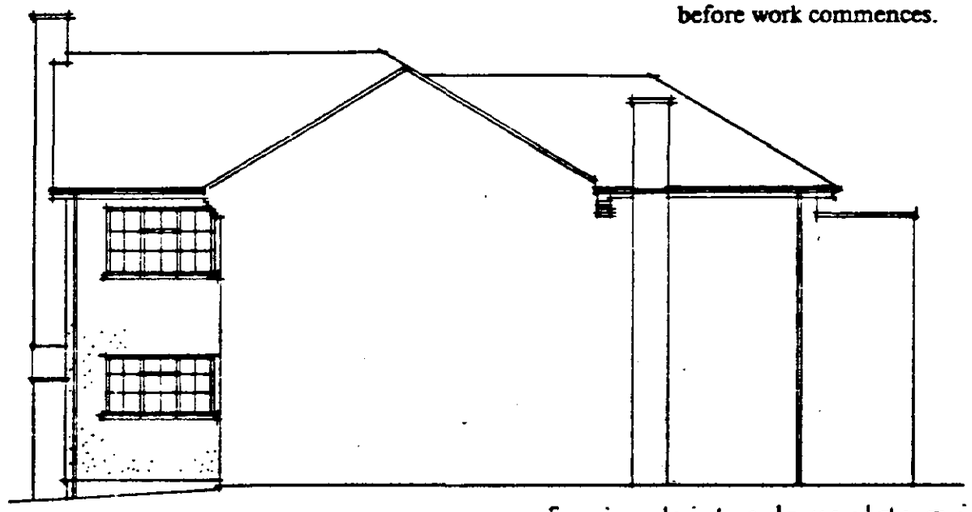
Summit DS(UK) 0096

Do not scale off this drawing

All site dimensions to be checked before work commences.



FRONT ELEVATION



SIDE ELEVATION

facing brides to match existing brickwork (chimney stack to front elevation).



REAR ELEVATION.

AMENDED PLAN
Ref. A1

SNDC
Planning & Development
- 5 FEB 2002
Ref 1355/01

REVISED ROOF DESIGN FOR
PROPOSED EXTENSION TO HOUSE
58 ROMAN BANK,
GREDNEY DYKE.
MR & MRS R. REEVE

Drg. no. 01/02/02 Feb. 02.