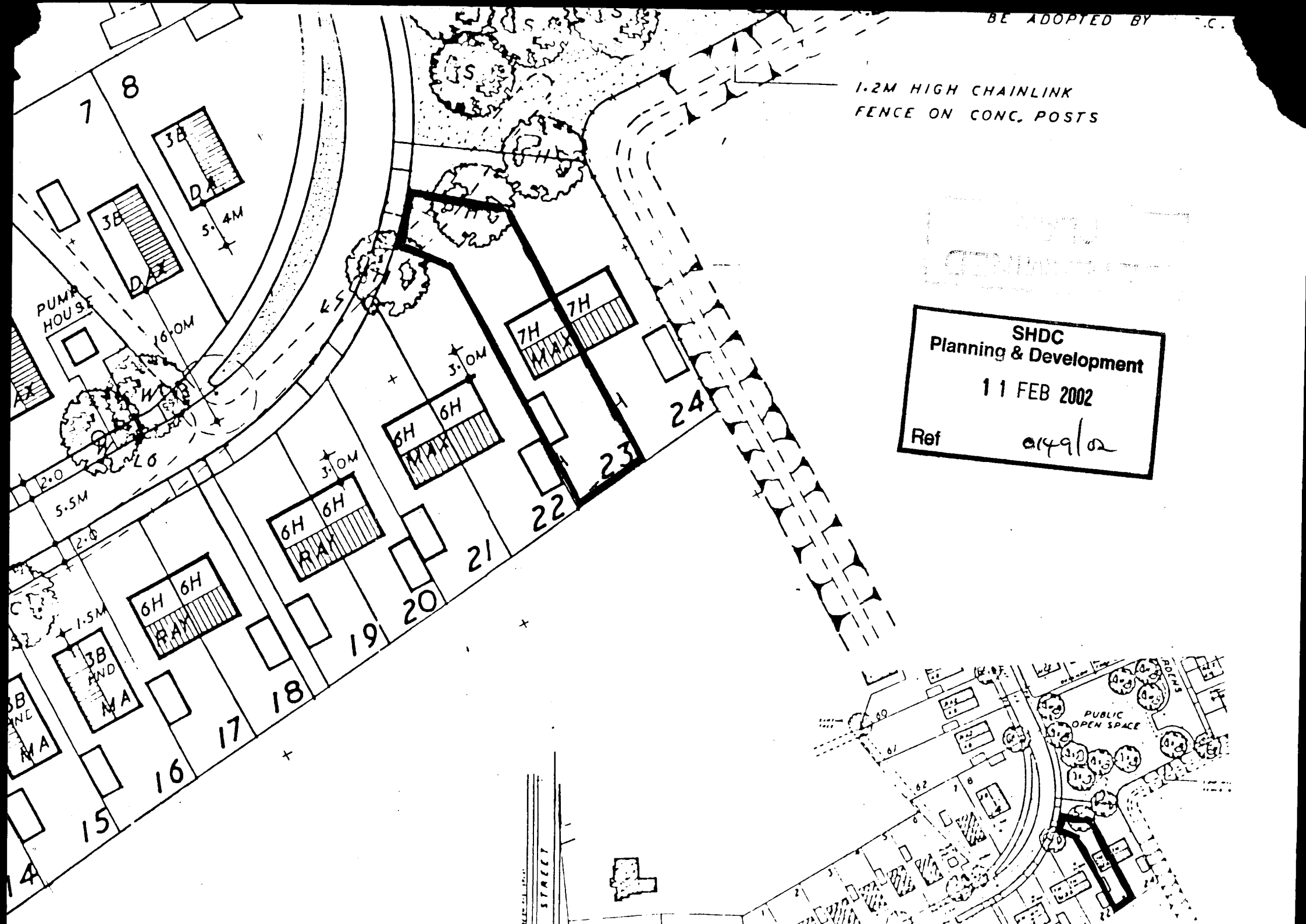
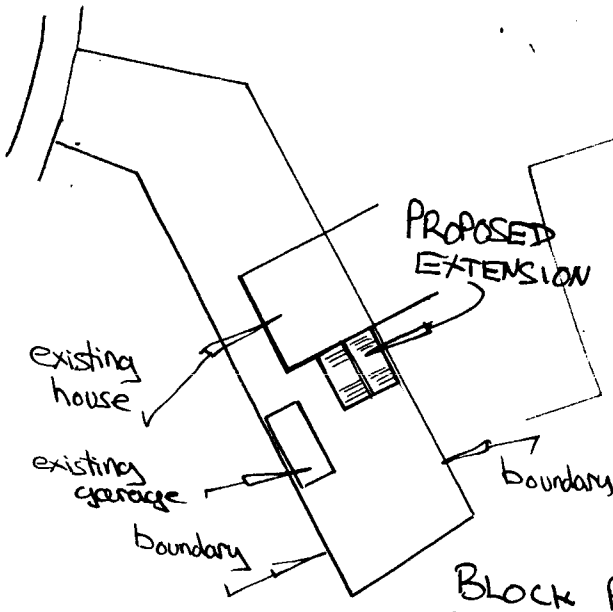

BE ADOPTED BY
1.2M HIGH CHAINLINK
FENCE ON CONC. POSTS
SHDC
Planning & Development
11 FEB 2002
Ref 0149/02
PUMP HOUSE
PUBLIC OPEN SPACE
STREET

PROPOSED DINING ROOM EXTENSION AT WELBY DRIVE FOR MR+MRS CEASAR




BLOCK PLAN
1:500




LOCATION PLAN

SHDC
Planning & Development
11 FEB 2002
Ref 0149/02

PROPOSED DINING ROOM EXTENSION AT WELBY DRIVE GOSBERTON FOR MR+MRS CEASAR DATE JAN' 2002

SHDC
Planning & Development
11 FEB 2002
014912
Ref

boundary

4·0m

275mm 3·45m. 275mm

Refit existing double-glazed sliding patio unit (1770mm wide x 2070mm high). Provide CATNIC CAVITY insulated steel lintol over 2100mm long. -min' 150mm end bearings

To soakaway

rodding eye

R.W.P.

PROPOSED EXTENSION.

Fit new P.V.C double glazed window (1200mm x 1200mm). Provide CATNIC CAVITY insulated steel lintol over (CG70) 1500mm long -min' 150mm end bearings

300mm

Use FURFIX stainless steel profiles in strict accordance with manu' inst's + to satisfaction of building inspector

KITCHEN

3·2m 2·8m

DINING

Take out existing sliding patio doors + refit into new extension
- provide new pair of french doors in softwood by John Carr within softwood door lining
- do all making good-bonding in new masonary with extra to satisfaction of building inspector.

Any glazing to doors to be toughened safety glass.

LOUNGE

HALL

FLOOR PLAN - 1:50

Connect rainwater pipes (R.W.P.) to soakaway 5·0m from buildings via 100mm osma P.V.C underground drain with 100mm pea gravel surround at fall of 1 in 150 - use proper R.W.P → drain sealed adaptors. Soakaway to be 1·2m ø and 1·2m deep filled with clean brick/tile rubble to within 300mm of ground level - cover with polythene sheet.

NTS

boundary

275mm

existing garage.

3·975m.

3·7m

Use FURFIX bonding profiles (stainless steel) in strict accordance with manu' instructions and to satisfaction of building inspector

4 no gable anchor straps - (see notes)

Provide 2 no. layers 100mm fibreglass quilt insulation

CATNIC CAVITY lintol (min' 150mm end bearings)

12·5mm GYPROC plasterboard with ARTEX finish - stagger and fibremesh all joints - use proper GYPROC 40mm nails at 150mm c/s.

Provide ALFRELEX insulated D.P.C's to all reveals + cills. Set all frames 25mm over the insulated D.P.C

D.P.C.

Path or G.S.

150mm

Provide P.V.C clampcourses under all walls, at level as indicated.

Hand dug foundations to depth according to ground strata as verified by the Local Authority on site - strip type - all 620mm wide x 230mm thick minimum with GEN 3 concrete. Minimum depth to be that of existing.

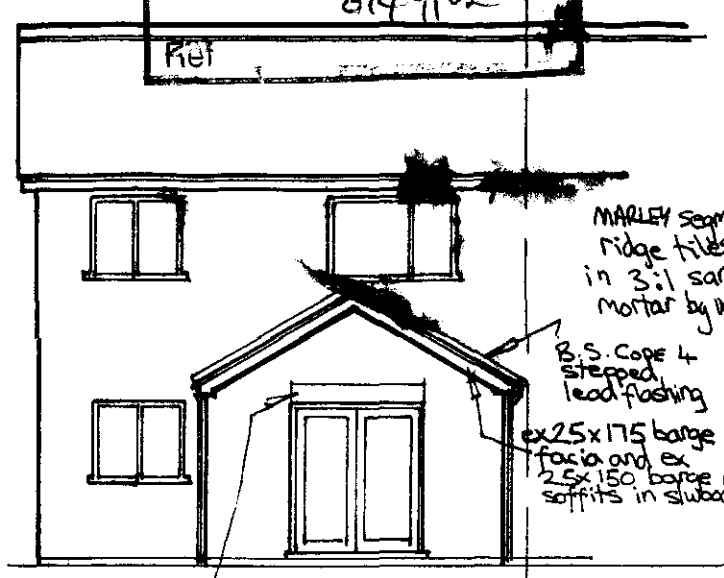
Provide P.V.C cavity tray D.P.C over patio doors onto lintol + extending for 100mm beyond ends of lintol. Provide stopends and weep holes at 450mm centres

25x100mm longitudinal ties and diagonal bracing

Noggins to ceiling joists (see notes)

2·34m CLEAR

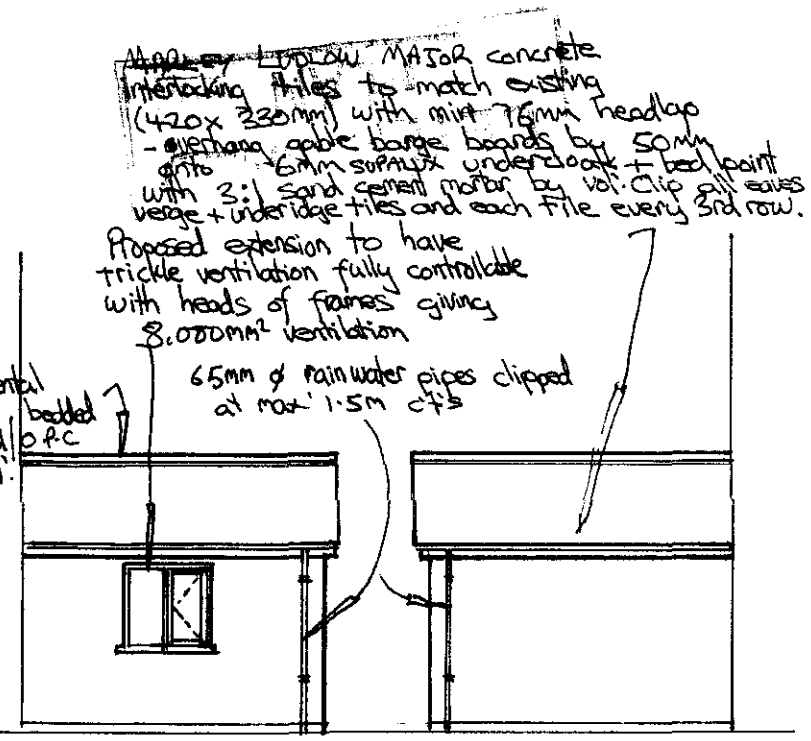
M.D.F. windowboard



MARLEY segmental ridge tiles in 3:1 sand/cement mortar bed'g o.p.c

B.S. Code 4 stepped lead flashing

ex 25x175 barge fascia and ex 25x150 barge soffits in s/wood



MARLEY LUDLOW MAJOR concrete interlocking tiles to match existing (420x330mm) with min' 75mm headlap - overhang gable barge boards by 50mm ø fixed on 6mm SUPALUX undercloak + bed/point with 3:1 sand cement mortar by vol. Clip all eaves verge + undercloak tiles and each tile every 3rd row.

Proposed extension to have trickle ventilation fully controllable with heads of frames giving 8,000mm² ventilation

65mm ø rainwater pipes clipped at max' 1·5m c/s

ELEVATIONS — SCALE 1:100.

Roof to formed at 30° PITCH to match existing using prefabricated gang nail trussed rafters by PALGRAVE BROWN at 600mm c/s - to be designed, manufactured + braced to B.S 5268 pt. 3, 1985 on 50x100mm s/wood wall plates tied down to block walls at 1200mm max c/s with 5x30x1000mm long galv' M.S anchor straps Roof + gable to be anchored together with 5x30x650mm galv' M.S. anchor straps at max' 1800mm c/s to rafters and ceiling joists fixed to 3no. members with noggins between. Roof calcs to be submitted to L.A. for approval. Tile roof with red MARLEY 420x330mm cont' int' tiles (LUDLOW MAJOR) to match exist'g on 38x50mm tanalised battens with 65mm galv' wire nails on underslates felt with min' 150mm laps. Vent roofspace with GLIDEVALE overfascia vents or similar to give equivalent of continuous 10mm gap. Fit dovetailed roll out rafter trays to ensure min' 50mm protected space between roof insulation and roof felt. Fit felt at eaves onto proprietary P.V.C. support trays to prevent sag. Fit combed fillers as vermin guard. Fix grey 100mm H/board gutters at 600mm max c/s to falls of 1 in 250 to match exist'g (P.V.C.). Provide B.S. Code 4 lead stepped flashing at abutment to main house.

Ceiling joists to be nogged with 50x50mm softwood to suit plasterboard width.

175x25mm fascia and 150x25 soffits (softwood).

Plaster all walls with thistle skim coat on av' 15mm render (sand/cement/lime) 7:1:1

Walls above ground level to be in 275mm cavity const' - outer skin L.B.C Milton Buff facing bricks bid in 5:1 sand/o.p.c mortar by vol' 75mm cavity filled with PILKINGTON DRITHERM insulation batts fitted strictly in accordance with manu' inst' - 100mm inner skin TYPE B CLUNKER blockwork bid in 6:1 sand/cement mortar by. Tie skins together with SPAFIX stainless steel tie wires at min' 900mm horizontal c/s and 450mm vertical c/s but use every block course at all door + window reveals.

Fill all cavities with lean-mix concrete to within 175mm of D.P.C.

All walls below D.P.C to be built from CLASS A 7N/mm² concrete blocks and/or CLASS B engineering bricks in 4:1 sand/cement mortar by vol.

Finished floor level to be that of existing (19mm approx above D.P.C) -comprising of - 70mm sand/cement screed (4:1 sharp sand/o.p.c by vol') on 100mm of site GEN 3 concrete on 300micron visqueen D.P.M. on 50mm thickness JABELITE floor insulation on sand blinding on min' 150mm mechanically consolidated 50mm down limestone h'core to building inspectors approval - All existing slabs/concrete to be taken up and top/veg soil removed av' 150mm deep. Note the D.P.M is to be taken up walls and linked to D.P.C.
- Also provide 25mm JABELITE to prevent COLD BRIDGE by turning up at edges.

SECTION - 1:50