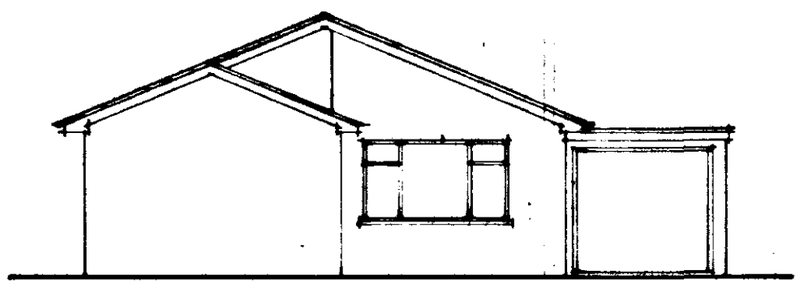
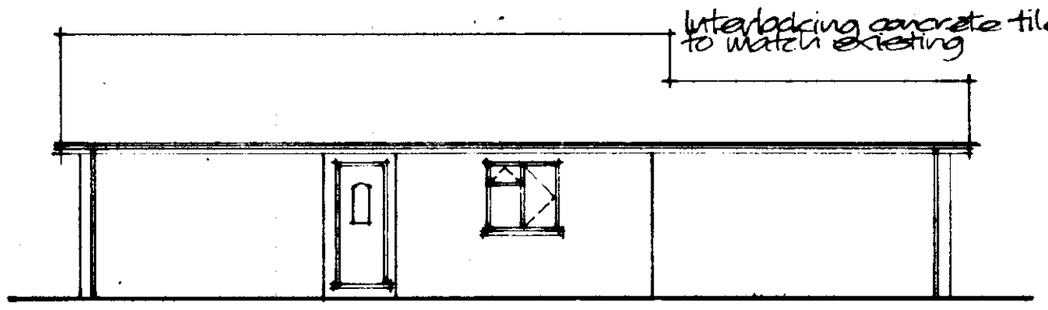
Do not scale off this drawing

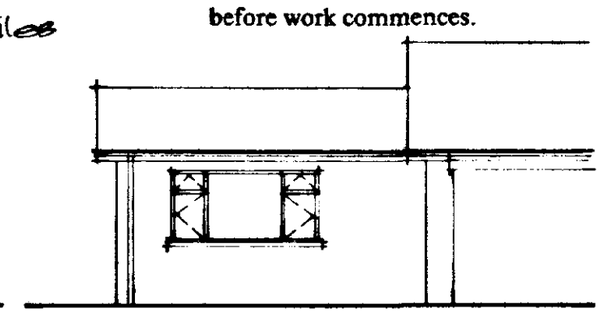
All site dimensions to be checked before work commences.



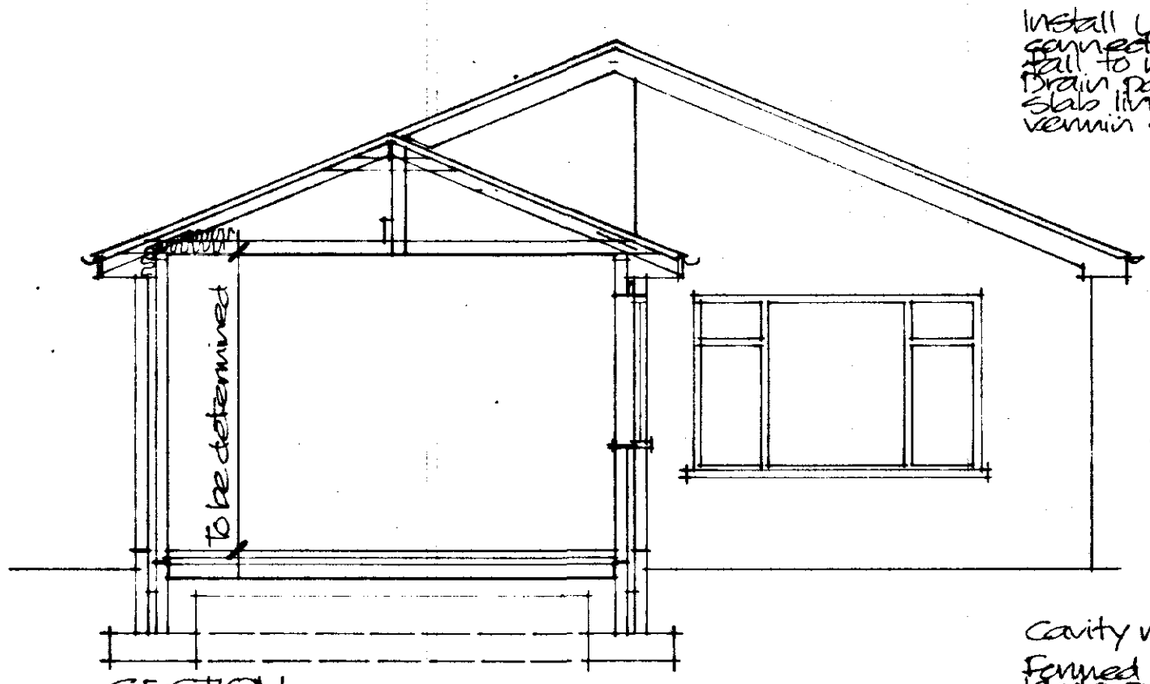
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION

Pitched roof:

Constructed of interlocking concrete tiles to match existing installed to manufacturers recommendations on 25x38 fully treated battens on sarking felt on built up timber roof structure formed of:

47x100 rafters and ceiling joists at 400mm cts
47x100 hanger at mid span of ceiling beam.
32x150 ridge board
63x175 ceiling beam installed at mid span of ceiling joists and supported mid span by hanger from ridge
Install double rafters at mid span with ceiling sandwiched between to support hanger
Install 125x100 collars at ridge.
50x100 wall plates.

All structural timber to be grade SC3 and marked dry or kiln dry.
Roof pitch approx 22½°.

Eaves to be constructed in white UPVC to match existing and to incorporate roof void ventilation to provide min 10,000mm² ventilation per metre.
Install UPVC barge boards to match existing.

Install UPVC gutters and downpipes to match existing. Downpipes to be connected to 110mm dia. UPVC drains bedded on 100mm pea gravel to spoil to new soakpit min. 1,000 cube at least 5.000 from building. Drain passing through wall to be protected by prestressed concrete slab lintel with min. 50mm clearance around pipe and protection from vermin entry.

Install 30x5mm mild steel straps at average 1,800cts between roof structure and external walls. Straps to be installed at ceiling level and at slope of roof. Straps to gable to extend over 3no. timbers with noggings under.

Roof insulation:

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

Ceilings:

Formed of 9.5mm plasterboard with perimeter support and 'Artex' finish.

Heating:

Extend existing system into proposal and alter existing in altered bedroom.
New radiators to be fitted with thermostatic valves.
Insulate new heating pipes with Armaflex or similar of thickness to match pipe outside diameter.

Cavity walls:

Formed of 103mm facing brick, 65mm cavity and 100mm Thermalite Standard blockwork or similar with dense plaster internal finish.
Cavity insulated with fibreglass batts 65mm thick installed to manufacturers instructions.
Average U value = 0.43w/m²k
Damcore insulated d.p.c. to reveals with frames lapping by min. 15mm.
Tops of cavities to be sealed.
Cavity wall ties to be installed at 900mm cts horizontally, 450mm vertically and at 225mm cts within 225mm of reveals.
Concrete blockwork below ground/dpc to be class A.
Install polyac d.p.c. min 150mm above ground level (external skin)
Base of cavities to walls to be filled with concrete to within 225mm of d.p.c. level.

Windows:

Adapt existing UPVC window or install new of similar design to main bathroom (added opening lights). Install new 1,200x1,200 UPVC window frame to small bedroom. No glass within 800mm of floor. Windows to be double glazed. Install trickle vents to provide 8000mm² background ventilation to both bathrooms. Opening lights to be draught sealed and to provide at least 1/20 of floor area as ventilation.

Lintels:

Install IG type LI/HD 50 steel lintel to new bedroom window, type LI/550 to reduced size bedroom window, and prestressed concrete slab lintel to door opening into new bedroom.

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

Floor construction:

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

Foundations:

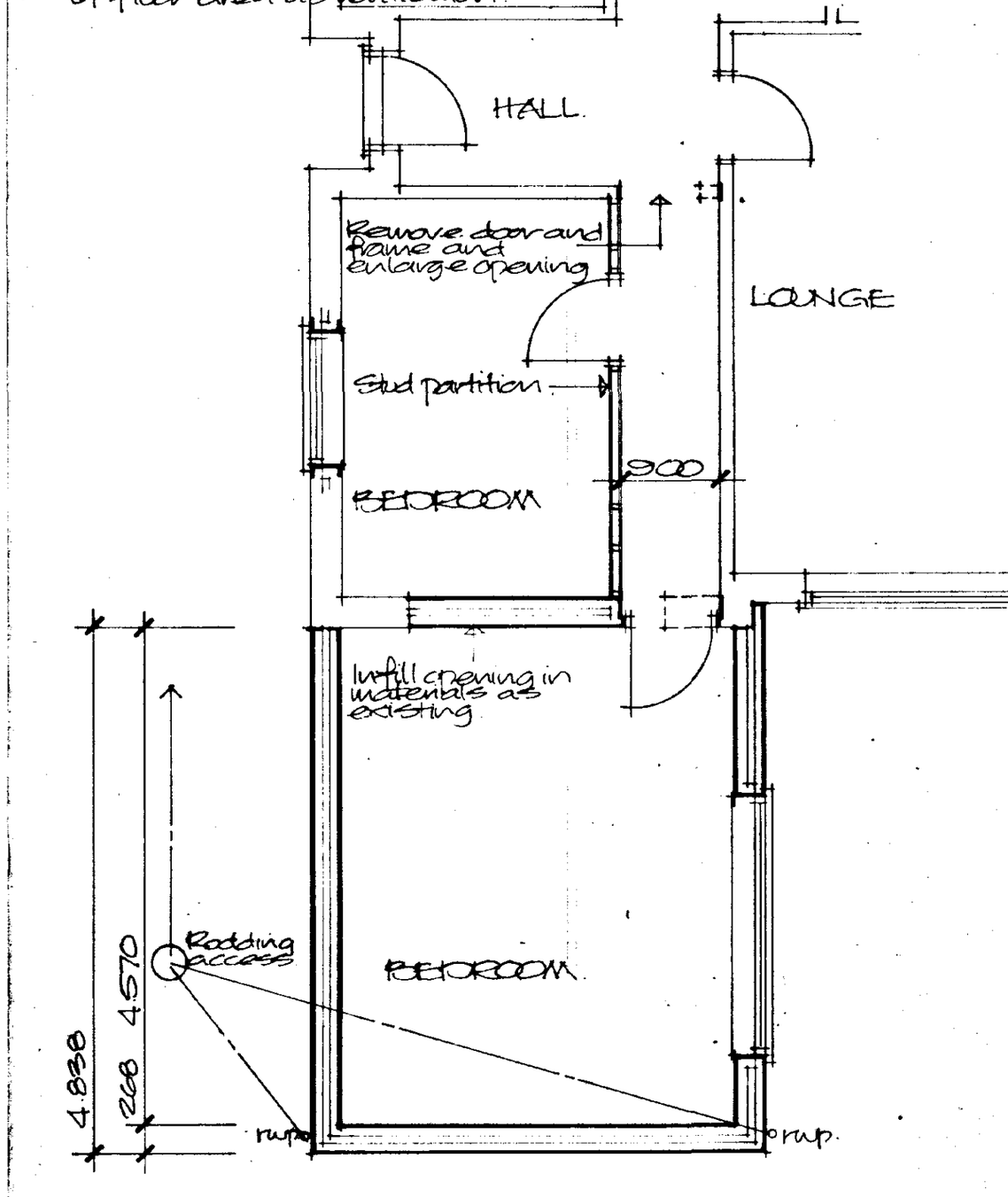
225x700 grade ST4 concrete strip foundations min. 750mm deep (1.000 in shrinkable soil). Depth to be agreed on site with L.A. building inspector.

Stud partition:

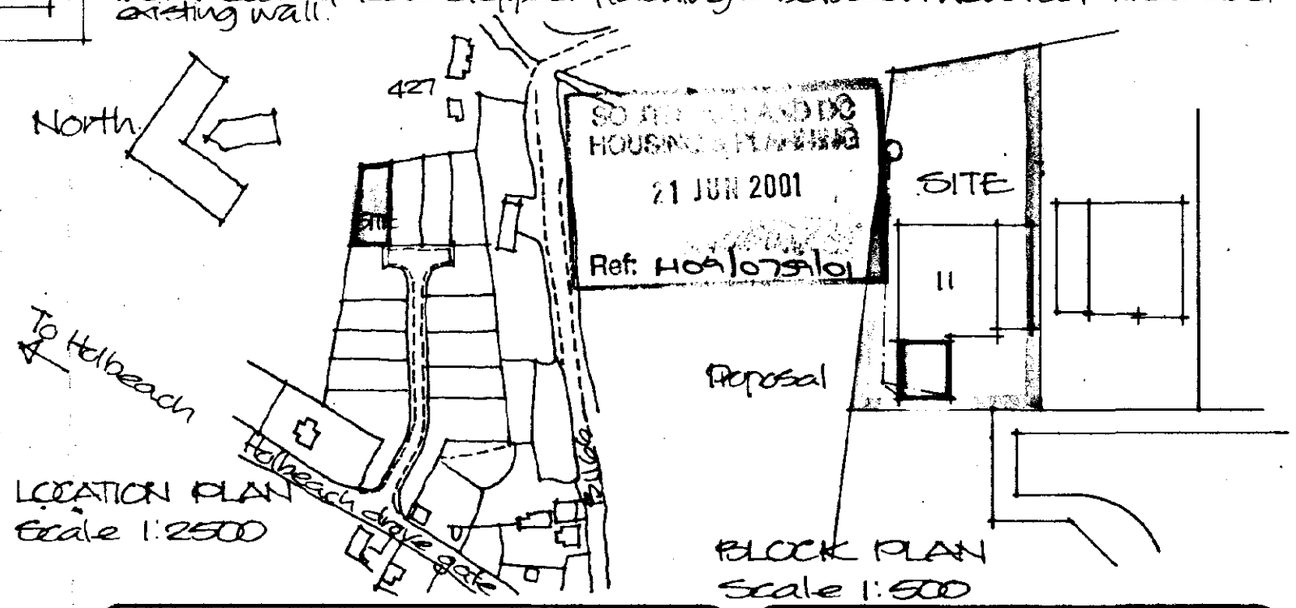
Formed of 50x75 studs at 400mm cts with 50x75 head and sole plates and noggings at 1,200 cts.
Cladding to both sides to be 12.5mm plasterboard and skim with fibreglass quilt packing between studs.

Flashings:

Install code 4 lead stepped flashings between new roof tiles and existing wall.



PLAN LAYOUT.



Project

PROPOSED EXTENSION TO EXISTING BUNGALOW 11 ST. POLYCARPS DRIVE, HOLBEACH ROAD, SPALDING.

DETERMINED PLAN

ALAN HORNSBY
ARCHITECTURAL SERVICES

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

Client

MR & MRS I.R. WRIGHT

Scale 1:50, 1:100

Date June 01.

Drg. no. 01/39/01

Summit DS(UK) 0096