NOTE: USE AN APPROVED TYPE WALL TIE SYSTEM AT EXISTING/NEW CAVITY WALL ABUTMENT.

1.80 max. 1.20m DP. WINDOW. (I.G.U. IS LIMIT.)

0.800

BATHROOM

BEDROOM

CUP'D

EXISTING LEVEL FLOORS

EXISTING OPENING TO BE WIDENED DOWN TO FORM DOOR OPENING. EX. LINTEL TO REMAIN OVER. DO ALL MAKING GOOD AS NECESSARY

L A N D I N

NEW TIMBER STUD WALLS (BUILT OFF DOUBLE UP JOISTS)

BEDROOM

3.800

REMOVE EXISTING DOOR

FROM NEW DOOR OPENING IN CAVITY WALL & FIT INTERNAL DOOR, FRAME & FLUSH DOOR (RE-USE) AS AN ALTERNATIVE FORM A 0.9m WIDE DOORWAY. PROVIDE DEVELOPMENT LENGTH OF LINTEL OVER & I.G.U. WITH 150mm MIN. END BEDS

1.80 max. 1.20m DP. WINDOW. (I.G.U. IS LIMIT.)

0.800

FIRST FLOOR

NOTE: FLOOR JOISTS TO BE BUILT INTO EXISTING WALL (100mm MIN. OR ALTERNATIVELY USE APPROVED TYPE MECHANICALLY FIXED JOIST HANGERS.

50x175mm SC3 TIMBER JOISTS @ 400mm CRS. 18mm FLOORING GRADE T&G CHIPBOARD DECKING LAID OVER & FLOOR LEVEL WITH EXISTING

DOUBLE UP JOISTS UNDER TIMBER STUD WALL

ROUTE LATERAL RESTRAINT STRAPS TO FLOOR STRUCTURE 30x5mm GALV. M.S. STRAPS COMPLETE WITH 50x38mm SOLID TIMBER NOGGINS UNDER STRAPS BETWEEN JOISTS.

JOIST PLAN

SIDE

EXISTING ROOF TILES RE-USED.

LEAD & LEAD FLASHINGS DRESSED UP 150mm MIN. (CANTILEVER ABOVE)

FRONT

ROOF PLAN

EXISTING 22mm CONCRETE TILES ON 25x38mm SAWN TREATED TIMBER BATTENS ON 38x19mm SAWN TREATED TIMBER SECONDARY BATTENS ON SARKING FELT ON 50x175mm SC3 TIMBER RAFTERS @ 400mm CRS. WITH 100mm GLASS FIBRE QUILT BETWEEN & OVER

EXISTING 100mm CAVITY WALL

EXISTING ROOF TILES TO BE RE-USED ON 25x38mm SAWN TREATED TIMBER BATTENS ON UNDERFELT TO BS 747 (TYPE 1F) LAPPED 150mm BOTH HORIZONTALLY & VERTICALLY

NEW 100mm CAVITY WALL CONSTRUCTION WITH FACING BRICKWORK TO MATCH EXISTING

EXISTING ROOF TILES RE-USED ON 25x38mm SAWN TREATED TIMBER BATTENS ON UNDERFELT TO BS 747 (TYPE 1F) LAPPED 150mm BOTH HORIZONTALLY & VERTICALLY

NEW 100mm CAVITY WALL CONSTRUCTION 100mm FACING BRICKWORK TO MATCH EXISTING 50mm CAVITY (PART FILLED WITH 'ISOTHERM' CAVITY WALL INSULATION) 100mm 'CELLCON' INSULATION BLOCKWORK CAVITY WALL TIES SPACED AT 900mm HORZ & 450mm VERT. (TIES SPACED 225mm VERT AROUND OPENINGS.)

NEW 6mm ASPHALTED VENTILATED SOFFIT AS EXISTING (COMPLIES WITH B. REGS.)

ROUTE 50x38mm GALV. M.S. LATERAL RESTRAINT STRAPS TO WOOF STRUCTURE AS SHOWN AT VERGE & CEILING LEVEL TO JOINT SAND TRUSSES. COMPLETE WITH 50x38mm SOLID TIMBER NOGGINS UNDER STRAPS BETWEEN TRUSSES.

EXISTING 225mm CAVITY WALL

NOTE: REMOVE EXISTING BARGE BOARDS & SOFFIT

25x100mm TERRACOTTA WIND BRACE

EXISTING ROOF TRUSSES RE-USED (SEE SECTION) 25x100mm ROOF BRACINGS AS SHOWN TO RELEVANT STANDARDS.

NEW ROOF CANOPY OVER GARAGE. 50x100mm RAFTERS & CEILING RAFTERS @ 600mm CRS. POLY CARBONATE AS MANUF. SPEC.

GROUND FLOOR

EXISTING WATER DRAINS TO EXISTING SEPTIC TANK

RE-USE EXISTING S.W. DOUBLE GLAZED WINDOW

RE-USE LINTEL OVER

EXISTING CAVITY WALL TO BE DEMOLISHED

NEW CONC. FLOOR

KITCHEN

UTILITY

CUP'D

W.C.

LOUNGE

HALL

GARAGE

EX. BRICK DRIVES SIDE BOUNDARY

NOTE: BOND NEW BRICKWORK NIBS TO EXISTING WALL BREY CAVITY COURSE

NOTE: ALL ELECTRICAL INSTALLATIONS TO BE CARRIED OUT BY COMPETENT QUALIFIED ELECTRICAL ENGINEER

NOTE: SIDE FOUNDATION AROUND EXISTING GAS & LINES & SEWER PIPES TO BE FOUND CONNECTED WITH 3/8 BARS @ 150mm CENTRES BARS / LINKS TO BE BOUND WITH 3/8 ROUND ALL STEEL TO HAVE 50mm IN COVER.

1.500

FOUNDATIONS: CONC. STRIP FOUNDATIONS UNDER ALL WALLS AS SHOWN. 700x225mm UNDER CAVITY WALLING THICKER CUT FOOTINGS UNDER PIERS. FOUNDATIONS TO BE TAKEN DOWN MIN. TO EXISTING FOUNDS ON SITE MIN. 1.00m MIN. IF SHRINKABLE SUB SOIL IS FOUND ON SITE. ALL EXCAVATION WORK IS TO BE PROBED & INSPECTED ON SITE WITH L.A. BUILDING INSPECTOR PRIOR TO CONCRETE BEING PLACED.

SECTION

0.450

0.150

RE-USE CONC. SIDE FOUNDATION

FLOOR CONSTRUCTION: 50mm SAND / CEMENT SCREED 100mm CONC. OVERSITE SLABS (S.30m MIX. 50mm. FLOOR SLAB INSULATION 1200 g. POLY DPM (LINKED TO DPC) 150mm COMPACTED & BLINDED HARDCORE BASE.

NOTE: CLOSE CAVITY ABOVE DOOR & WINDOW OPENINGS COMPLETE WITH 'DAMPCORE' INSULATED DPC SYSTEM OR OTHER APPROVED SYSTEM.

50x100mm S.W. TIMBER WALL PLATE BEDDED ON SAND CEMENT & HELD IN POSITION USING 5x30mm GALV. M.S. ANCHOR STRAPS NO. STRAPS TO EACH PLATE

12.7mm GYPROC PLASTERBOARD WITH PAINTED FINISH

200mm FIBREGLASS INSULATION QUILT BETWEEN & OVER TRUSSES

50x38mm S.W. TIMBER BEARERS TO WALL USING ROUND WIRE NAILS AT 300mm CRS.

BEDROOM

BEDROOM

2 No. LAYERS 12.7mm FIRELINE BOARD STAGGERED JOINTS. (150mm INSULATION BETWEEN JOISTS)

GARAGE

UTILITY

NEW CONC. SLAB WITH 'DPC' OVER AS NECESSARY

DPC 150mm MIN. ABOVE FOOTPATH.

0.225

0.750 MIN.

0.700

REAR

FACING BRICKWORK TO MATCH EXISTING.

PROJECT: PROPOSED EXTENSION OVER GARAGE AND ALTERATIONS

AT: 'ROSELLA', ROMAN BANK, HOLBEACH BANK, LINCS.

CLIENT: MR & MRS P. WAKEHAM

SCALES: 1:50, 1:100.

DRAWN: LWB

SOUTH HOLLAND DC HOUSING & PLANNING 16 SEP 1998

Ref. 0922/98

DETERMINED PLAN