Ceilings formed of 9.5mm thick plasterboard with artex finish. Edges of plasterboard adjacent to walls to be supported.

Internal finish to walls to be 11mm sand/cement render with 2mm thistle finish.

Roof insulation to consist of 2 layers of 100mm thick glassfibre insulation, 1 layer between joists and 1 layer over joists.

Code 4 lead flashings between new roof finish and existing wall.

Flat roof finish (built up felt/chippings) to garage to be taken up under new roof tiles on min. 12mm thick exterior quality plywood supported on new rafters.

Lintel to patio doors to be LG type L1/1070 and lintel to door/sidelight to be LG type L11, both to be installed to manufacturers recommendations.
Contractor (Cowmy) steel lintels to openings in internal walls.

Cavity walls constructed of 102mm thick facing brickwork, 75mm cavity and 100mm thick Tarmac Hemelite Standard blockwork. Cavity insulated with 75mm thick Isoglass or similar installed to manufacturers recommendations.
Average U value = 0.57 w/m²k.
Concrete insulated d.p.c. to reveals
U value = 1.2w/m²k.
Wall ties to be installed at 450mm cts. vertically and near 300mm cts. horizontally. Ties to be installed at 225mm cts. within 225mm of reveals.

Extend brickwork above existing wall.

New sliding patio doors to be provided with trickle ventilators giving min of 8000mm² ventilation.

Provide mechanical ventilation to cloaks capable of extracting at a rate not less than 15 litres per second to terminal at ridge terminal.
Extract fan to be controlled by light switch with 15 minute overrun.

All above ground drainage to comply with BS 5572
40mm dia. polypropylene wastes from sink and basin with 32mm dia. galvanised waste. 32mm waste from wash basin. All to connect together with W.C. to 110mm dia. stub stack within 300mm distance of W.C. and reading point at base.
All fittings to have 76mm deep seal traps.
Stub stack to be within duct and to connect to extended existing drain run (former W.C. connection.

Existing drain runs passing through walls to be protected by precast concrete lintels and to have min. 50mm clearance around pipe with Supersix or similar seals to prevent vermin entry.

225x100 concrete strip foundations (225x450 to internal walls) grade ST4, min. 750mm deep (1000mm if made soil). Foundation adjacent to existing garage to be determined on site.

Pitched roof constructed of interlocking concrete tiles to match existing house installed to manufacturers recommendations on 25x38 battens on sarking felt on built up roof constructed of:
- 38x100 rafters at 450mm cts.
- 50x147 ceiling joists at 450mm cts.
- 32x150 ridge board
- 25x100 collars at ridge
- 50x100 wall plates
- 25x100 at diagonal wind braces to gable.

Roof pitch to match existing (30°) to be checked on site.
All structural timber to be stress grade SC3 and to be marked dry or kin dry.

Upvc fascia board and soffit

Eaves projection approx. 225mm.

Roof void ventilation strip to be incorporated in soffit to provide min. equivalent of 10mm wide vent gap and min. 50mm vent gap to be provided above insulation.
Roof void ventilation equivalent to eaves ventilation to be provided by ventilated roof tiles where proposal joins existing garage. These vents to vent roof space above insulation level.

Masterboard seals to tops of cavities.

112mm hr Upvc gutters with 65mm dia. downpipes.

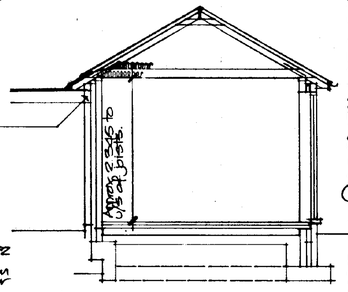
30x5mm mild steel straps to be installed at average 1800 cts. around roof perimeter. Gaps to be installed at ceiling level and at eaves of roof. Straps to extend over min. 3no. rafters/ceiling joists at gable with solid noggings under.

Upvc window and door frames all to be double glazed with 12mm gap between glass min. and Argon fill.
(total floor area = 114.30 Area of all openings = 28.75m² : 25.15%
∴ U value of windows/doors to be at least 2.5w/m²k. All openings to be draught sealed.

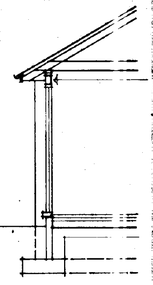
All glazing to be safety glass to BS 6206

Hyload dpc to each skin with 4mm lapped over internal dpc. to be min. 150mm above ground to external skin.
Concrete infill to base of cavity to within 150mm of dpc level (chased).
Concrete blockwork used below d.p.c. to be class A.

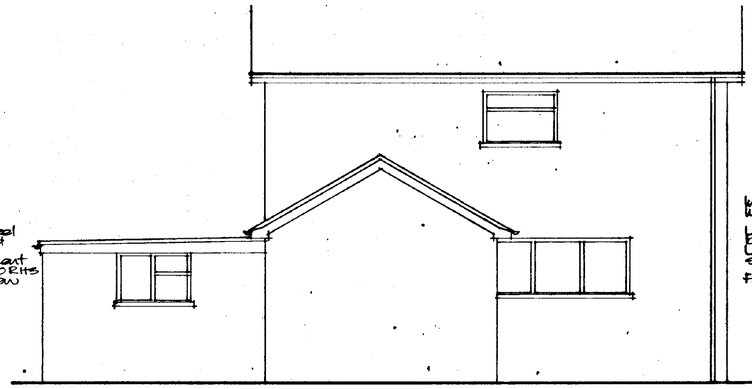
Floors constructed of min. 65mm thick lightly reinforced sand/cement on 500 guage Visqueen separating membrane on 50mm 30 grade Celotex insulation on 100mm concrete slab grade ST4 on 1200 guage Visqueen d.p.m. on min. 150mm hardcore well consolidated and blinded.



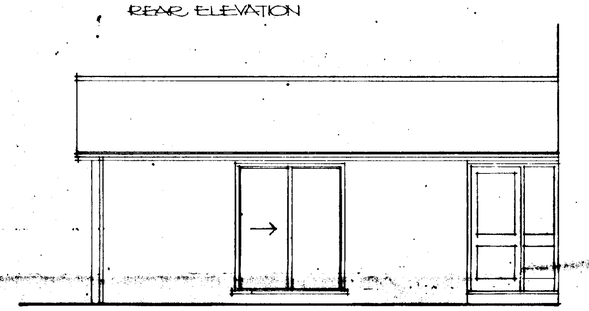
SECTION A-A

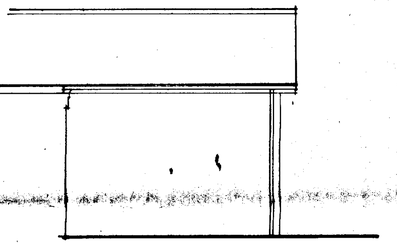

SECTION B-B

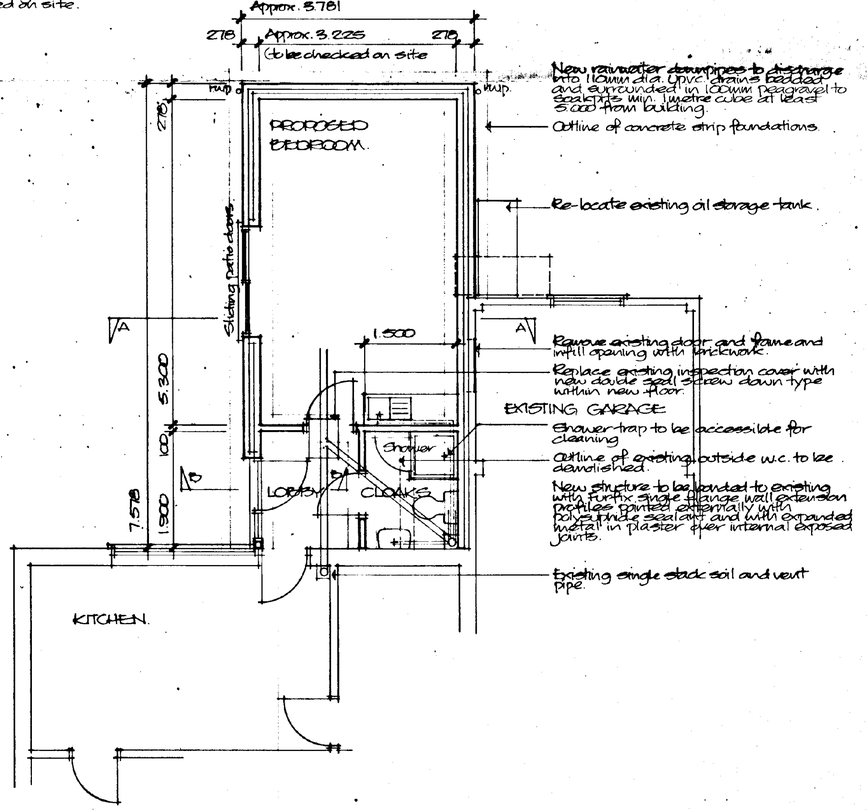
LG type L11 152mm deep steel lintel over this opening and below wall plate. Lintel to be supported adjacent to existing house on 70x70 RHS steel post supported on new brickwork at d.p.c. level. See separate detail.

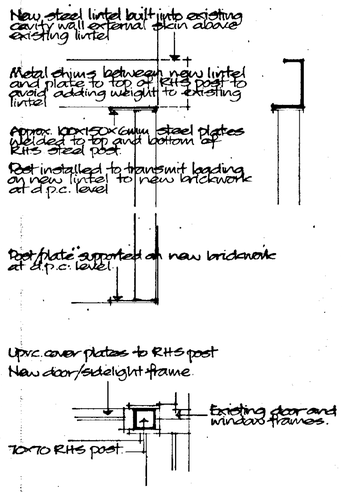

REAR ELEVATION

Interlocking concrete tiles to match existing.
Upvc fascia and soffits and bargeboards.
Upvc patio door and door and sidelight.
Facing bricks to match existing.

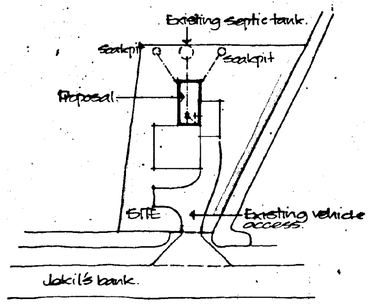

SIDE ELEVATION


SIDE ELEVATION

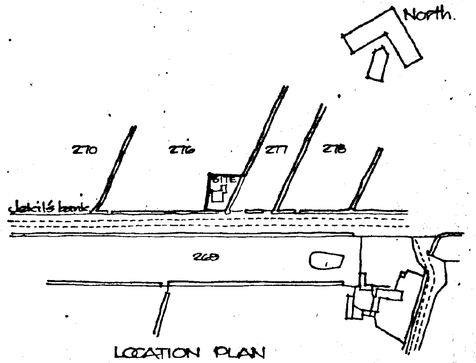




SUPPORT POST DETAIL.



BLOCK PLAN
Scale 1:500



LOCATION PLAN
Scale 1:2500

SOUTH HOLLAND DC
HOUSING & PLANNING
24 NOV 1995
Ref: 1131/95

DETERMINED PLAN

Project
PROPOSED EXTENSION TO HOUSE.
YUCCA HOUSE, JEKIL'S BANK, HOLBEACH ST JOHNS.

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

Client
J.J. & C.A. HILLIAM

Scale 1:50
Date November 95
Drg. no. 95/41/02

AM ADMEL 230

Do not scale off this drawing.
All site dimensions to be checked before work commences.