

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

New cavity wall to be constructed of 102mm thick facing brickwork to match existing cavity and 100mm solid Standard Cordon or similar approved blockwork. 25mm thick Cymolite cavity insulation installed to manufacturers' recommendations. U value = 0.25 W/m² K. 25mm thick Cymolite cavity insulation installed to manufacturers' recommendations. U value = 0.25 W/m² K. 25mm thick Cymolite cavity insulation installed to manufacturers' recommendations. U value = 0.25 W/m² K.

New first floor ceilings formed of 25mm plasterboard with Arter finish. All walls to be plastered and finished to match existing.

16 type L1650 steel lintels over new 25mm wide openings and type L1650 over 2400 wide opening with cavity. 25mm thick Cymolite cavity insulation installed to manufacturers' recommendations. U value = 0.25 W/m² K.

UPVC window frames to be double glazed and fitted with trickle ventilators giving min. 400mm² vent per room.

Internal finish to all walls except steel walls to be 11mm sand/thin coat with 2mm thick finish.

Existing 25mm thick plasterboard ceiling with Arter finish to be retained to areas excluding garage. Existing 25mm glass fibre insulation between joists to be retained.

Existing central heating system to be extended into proposed with thermostatic radiator valves for water and unheated cold water service pipes to be insulated with material of thermal conductivity not greater than 0.05 W/mK and thickness of pipe outside diameter (max 40mm) or insulated to BS 5422.

Existing concrete strip foundations to be checked for suitability before work starts on site and agreed with L.A. building inspector.

New stud partitions formed of 50x15 s.w. studs at 400mm c/c, with noggin at 1200 c/c. Vertically clad both sides with 12.5mm plasterboard and 25mm mineral wool insulation packing between studs.

150mm thick mineral wool roof insulation laid between ceiling ties. Ventilation gaps not to be obstructed.

Roof constructed of interlocking concrete tiles to match existing and to be installed to manufacturers' recommendations on 25mm deep battens on existing rafters. Roof trusses at 400mm c/c on profile to match existing. (approx. 50% to be checked on site). Roof trusses to comply with B.S. 5262 part 3. Manufacturer of trusses to supply design certificate before work starts on roof structure.

25x100 longitudinal ties at ridge and ceiling and 25x100 diagonal ties at gables.

25x100 mild steel straps to be installed at average 1.800 c/c around roof perimeter and to be installed at ceiling level and at slope of roof to extend over 300mm rafters/ceiling ties at gables with solid noggin under.

Garage doors and soffits/piazza boards to match existing. Cavity or similar roof void ventilator strips installed in gables to give equivalent of 100mm wide clear ventilation gap.

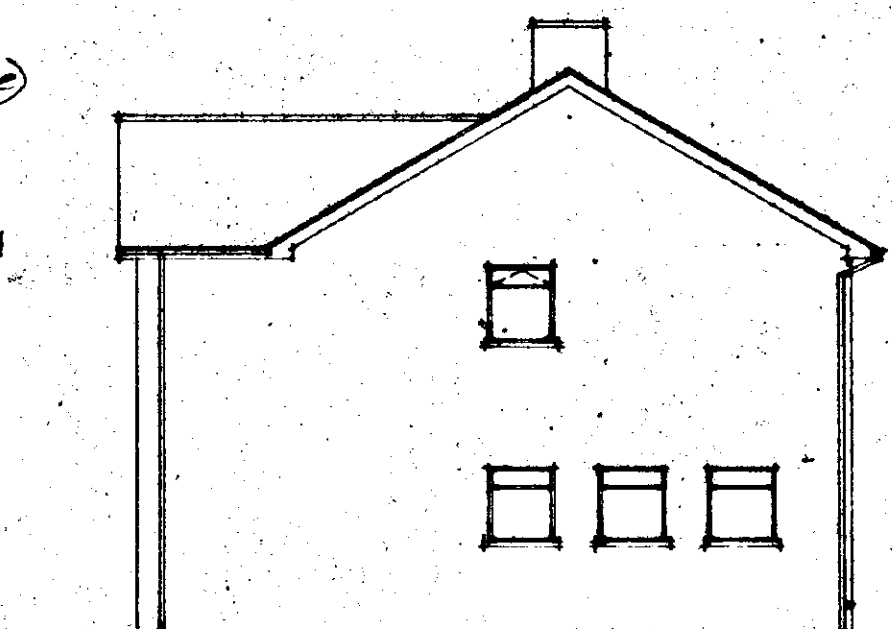
Blockwork made to top of cavity. 50x100 wall plates. 12mm hr. UPVC gutters with 65mm dia. downpipes to match existing.

Suspended timber floor constructed of 150mm flooring grade Tard A chipboard on solid timber joists approx 125mm thick (to be checked on site). Existing joists (timber flat roof joists) consist of 10x150 joists at 400mm c/c over existing office, utility, lobby etc. and 6x200 c/c over garage spanning 4.651 and 10x200 c/c at 400mm c/c over garage spanning 4.651. Existing floor finish to be retained and existing joists checked. Solid strutting or herringbone strutting to be installed to centre of existing joist span, solid strutting to be min. 25mm thick.

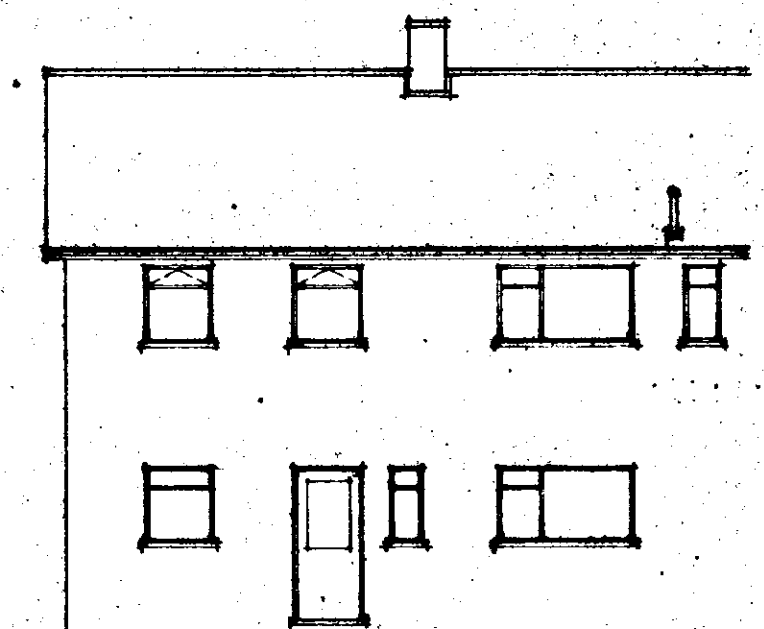
Install 25x100 mild steel lateral restraint straps at average 1.800 c/c between existing joists and existing walls. Straps to span over min. 250 joists where at right angles with min. 25x100 solid noggin under.

Existing 25mm thick superior ceiling to be retained over garage but with added 12.5mm plasterboard nailed through superior to joists. Plasterboard to have taped and skimmed joints and to be sealed at joint with surrounding walls. 150mm thick mineral wool quilt insulation to be installed between joists over garage.

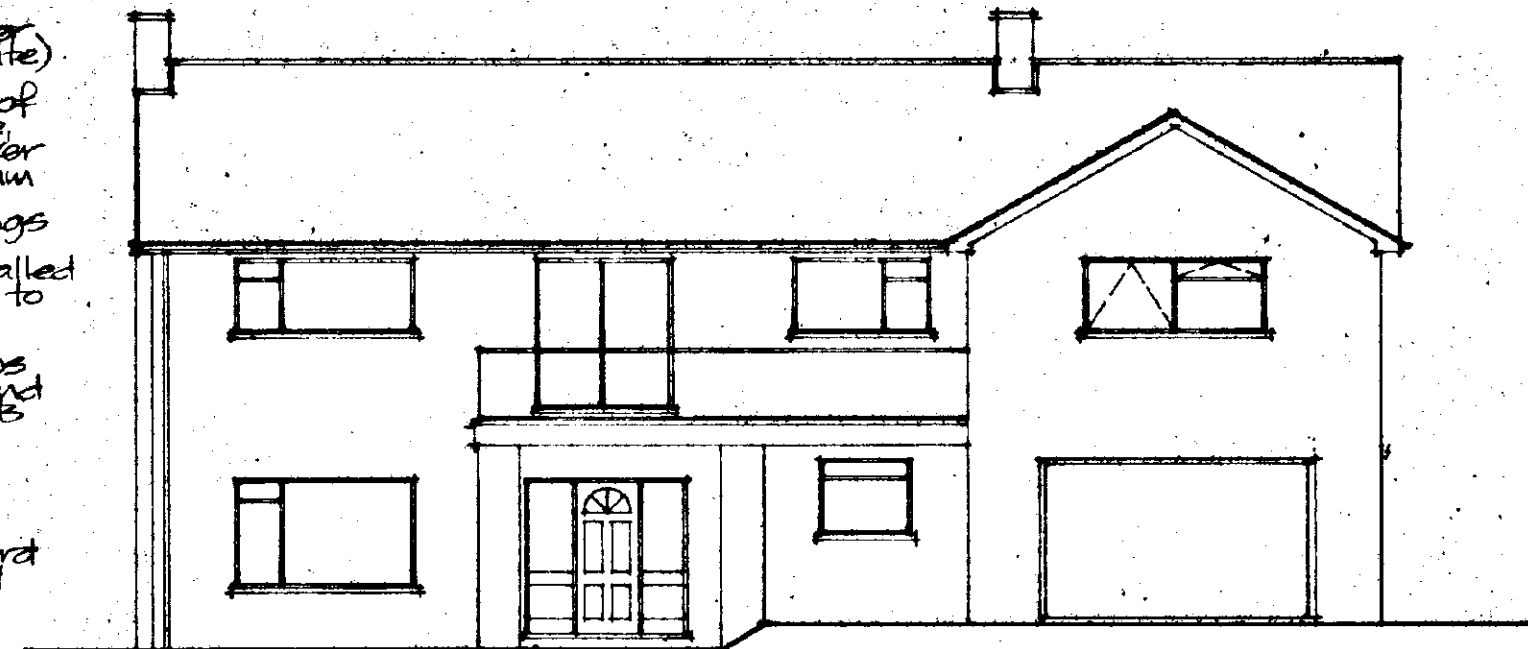
Existing steel lintels in garage to have exposed portions plastered with min. 15mm thick sand/basement render.



SIDE ELEVATION



PART REAR ELEVATION



FRONT ELEVATION

Form new gable end over 25mm wide opening through side wall between roof joists with 250 L.A. box lintel 150 steel lintels over.

Code 4 lead flashings between existing chimney stack and new roof finish.

No structural timber (roof trusses) to be within gable of existing chimney stack.

Existing cable ladder and large board retained.

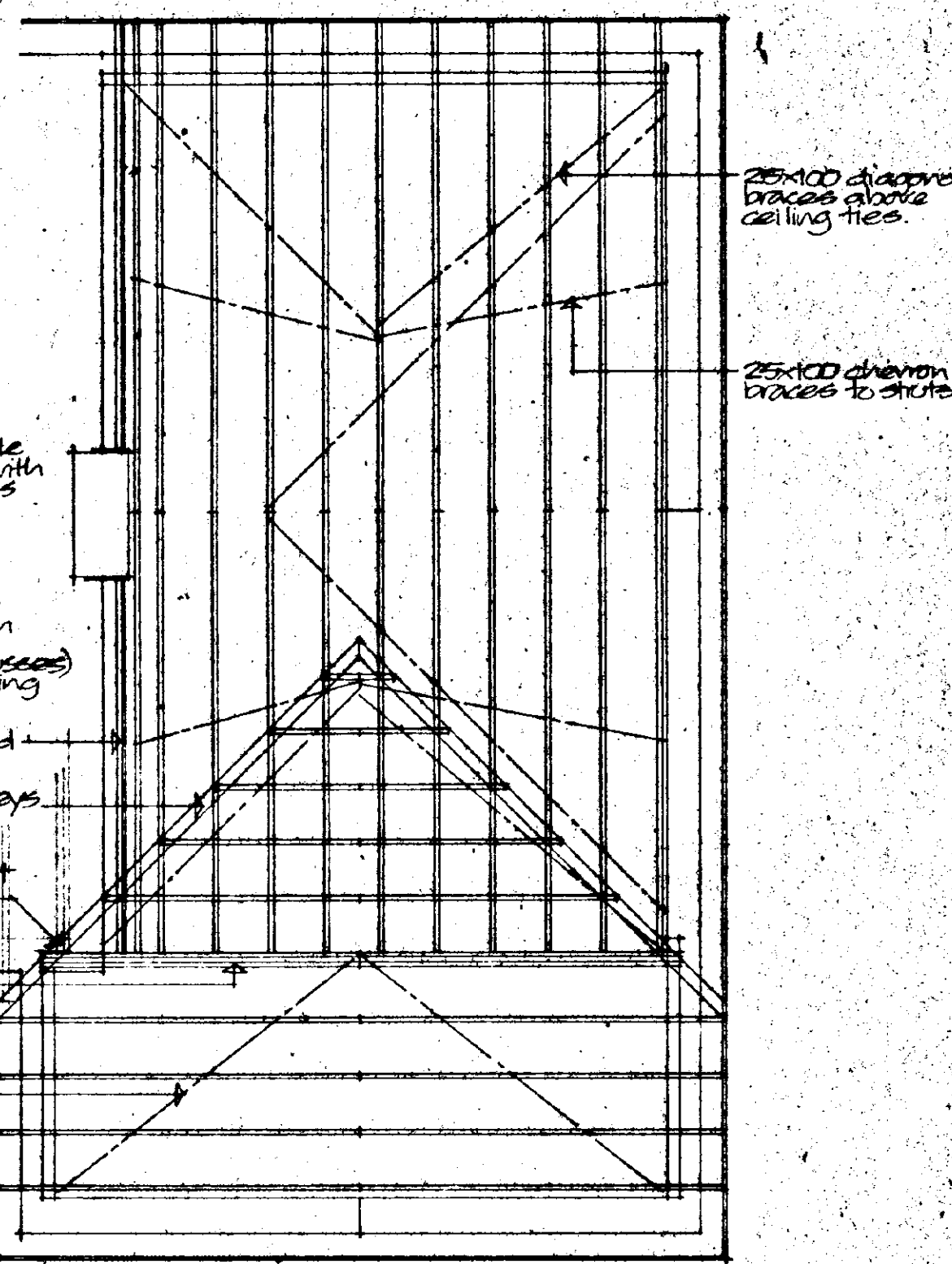
25x100 battens to valleys under end of reducing trusses.

Existing roof truss and cut back to allow for new order truss.

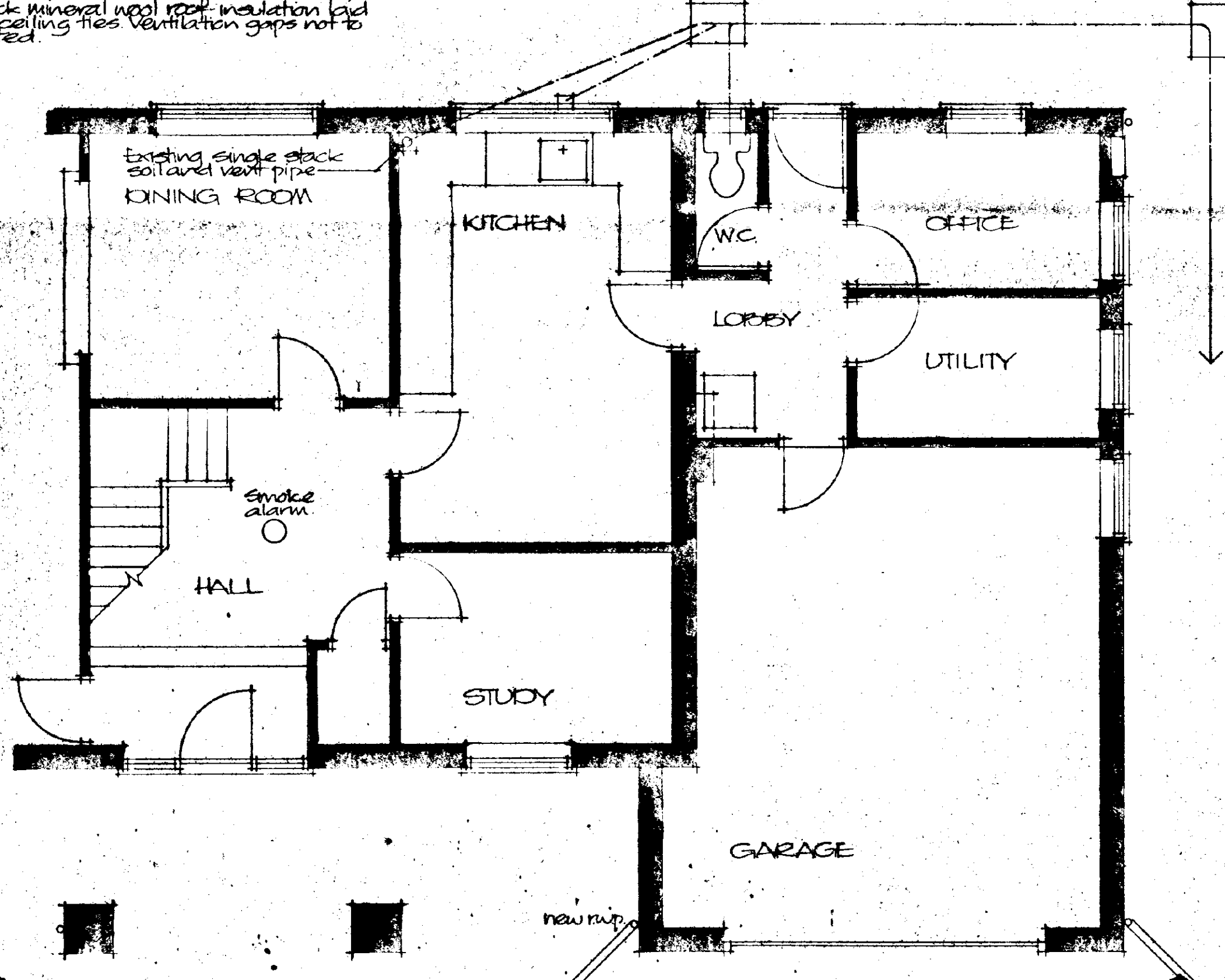
Garage composite floor supported by 25x100 joists. 25mm thick Cymolite cavity insulation installed to manufacturers' recommendations. U value = 0.25 W/m² K.

25x100 diagonal wind braces to gables.

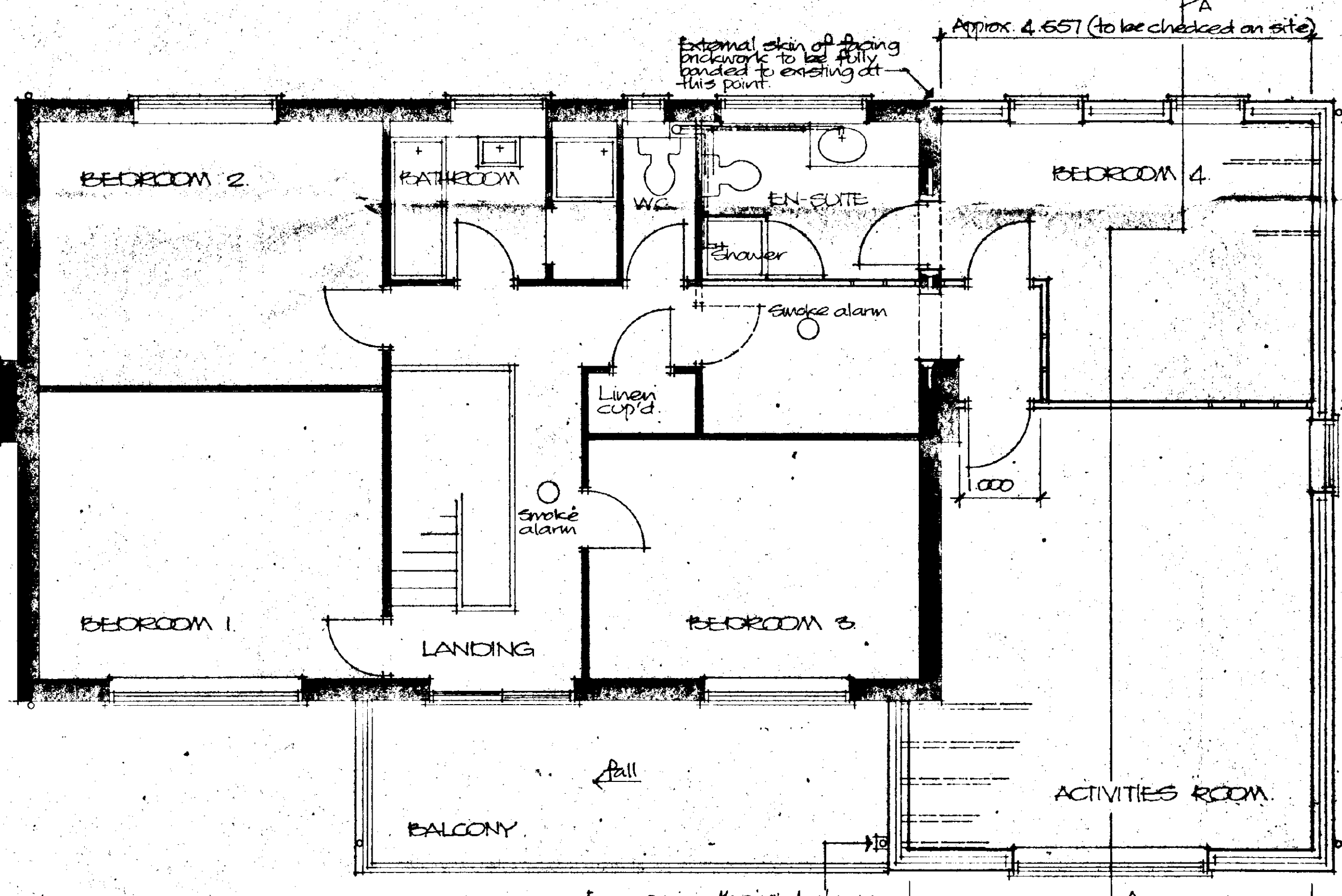
Cable ladders and longitudinal ties not shown.



ROOF STRUCTURE LAYOUT



GROUND FLOOR PLAN LAYOUT



FIRST FLOOR PLAN LAYOUT

New rainwater downpipe connected to new 100mm dia UPVC drain located to fall approx 1m to soakpit twelve cubic 5.000 from building.

Form opening through balcony roof to allow new rainwater downpipe to pass through.

Connect new W.C. to existing single stack soil and vent pipe and incorporate padding access.

All above ground drainage to comply with B.S. 5572, Part 1. All drainage to be installed to a minimum of 100mm deep. All drainage to be installed to a minimum of 100mm deep. All drainage to be installed to a minimum of 100mm deep.

Re-site existing radiator in en-suite.

Install new door opening between en-suite and bedroom with 250 L.A. type box lintel 100 steel lintels over.

Form new opening through existing cavity wall approx 800mm wide and install 250 L.A. box lintel 100 steel lintels over. Opening with expanded metal and plaster.

Check proximity of existing joists to existing chimney stack and confirm compliance with building regulations.

New stud partition supported on existing rear wall of garage.

En-suite ventilation. Install mechanical extract fan capable of extracting at a rate of not less than 15 litres per second.

Install mains operated self contained smoke alarms with battery back up. Alarms to be installed at least 300mm from any light fitting or wall and not more than 2000mm from any bedroom door. Alarms to be interlinked.

New cavity wall construction to be bonded to existing with 25mm wide cavity wall extension process with polyisocyanurate pointing to external joint and expanded metal incorporated in plaster over internal joint.

Remove existing door and frame and section of block wall between landing and bedroom and make good finishes.

For retained section of balcony balustrade to new brickwork.

Balcony roof finish to be flashed into new brickwork with min. 150mm upstand. Cavity to be new cavity wall above top of junction with balcony roof.

DETERMINED PLAN

SOUTH EAST AND D.C. PLAN DATE: 03 FEB 1995 0107195

Project
PROPOSED EXTENSION TO HOUSE
ST. JAMES ROAD, EUTTON CROSS, LONG EUTTON, Lincs.

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Scale 1:50 @ 1:100
Date Jan 95
Drg. no. 95/05/02