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

Roof constructed of interlocking concrete tiles to match existing installed to manufacturers recommendations on 25x25 battens on sarking felt on softwood rafters spacing to match roof rafters with noggins at 450mm ctrs.
Roof trusses to comply with BS. 5268 parts. Design certificate to be supplied by roof truss manufacturer before work starts on roof structure.
Longitudinal ties to ridge and ceiling to be 38x100
All structural timber to be strength grade SC3 (New) roof timbers to match existing and to be checked (approx. 24 - 35°)

30x5mm mild steel straps to be installed at average 1800 ctrs. around complete new roof perimeter with straps fixed at ceiling level and at slope of roof. Straps to extend over 3 no rafters/ceiling ties where parallel to wall with solid noggings under.

6x 25x150 fascia board to match existing. 112mm dia. PVC-U to match existing gutters and down pipes.
Roof void ventilation strip between wall and rear of fascia board giving min equivalent of 10mm clear vent gap.
Roof insulation not to obstruct roof ventilation.
50x50 wall plates.
Blockwork steel to tops of cavity walls.

50x5mm mild steel lateral restraint straps to be installed @ average 2000 ctrs. between suspended floor structure and external walls with straps extending over min 3 no. joists where parallel with walls with 38x100 solid noggings under.

Outline of existing flat roof fascia at overall cavity thickness above existing ground floor external wall openings.
Existing lintels to ground floor openings to be checked for suitability before work proceeds.

Existing ceiling to be retained (plasterboard & skim) insulation between joists to be retained.
New cavity walls constructed of 105mm facing brickwork to match existing ground floor brickwork. Cavity 50mm with 100mm dia. standard block work of similar approved.
Internal finish to be 11mm sand/cement render with 5mm tile finish.
65mm thick Kingspan cavity insulation installed to manufacturers recommendations. U value = 0.35W/m²deg.C.
Dormer insulated & PVC to be installed to reveals U value = 2.0W/m²deg.C.
Stainless steel wall ties to be installed at 450mm ctrs vertically and 900mm ctrs. horizontally.
Ties to be installed at 225mm ctrs vertically within 225mm of reveals.

Existing concrete strip foundations to be exposed for inspection by L.A. building inspector to confirm suitability before work proceeds. (Foundations previously specified as 225x450).

New lintels to external wall openings to be 'A' type U.P.S. steel lintels with cavity tray d.p.c. over to new walls and 'type U.P.S. to openings in existing walls.
Lintel above opening to existing side access door to be 'A' type U.P.S. with render finish to match existing and to inner skin blockwork with cavity tray d.p.c. above this lintel.
All lintels to be installed to manufacturers recommendations.

New U.P.V.C. framed windows to match existing and to be double glazed throughout with obscure glass to bathroom and dressing room windows.
All glass within 800mm of floor level to be safety glass to BS 6206 to comply with part 'N' of the building regulations.
Windows to be fitted with trickle vents to give min. ventilation per room of 4000 sq. millimetres.

New suspended floor formed of ex 25mm thick T and G floor boarding (except bathroom which to be formed of 18mm thick exterior quality plywood with T and G joints sealed with silicon sealant) on ex. approx. 100 packer timbers on existing floor joists at 400mm ctrs. (To be checked on site)
Minimum 38mm thick solid strutting to be installed to centre of spans of all joists.

Above ground drainage to comply with BS 5572 polypropylene waste from sinks and basin to be 40mm dia. with 32mm dia. waste from wash basin. Combined wastes to be 32mm dia. 75mm deep seal traps to all fittings with shower trap being accessible for cleaning.

Bath and wash basin wastes to be sited below floor finish and above joist level with access to rodding point.

Bathroom ventilation (including existing): Install mechanical extract fans capable of extracting at a rate of not less than 15 litres per second.

Install mains operated battery back up self contained smoke alarms.
Alarms to be installed at least 300mm from any wall or light fitting and not more than 3000 from any bedroom door. Alarms to be interlinked.

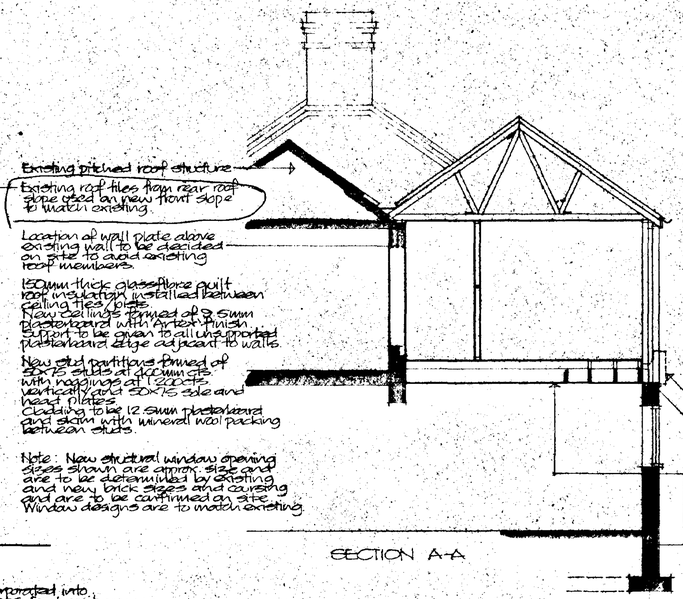
Remove existing window frame from former bathroom and balcony door, form enlarged opening into extension. Make good finishes.

Existing central heating system to be extended into extension with thermostatic radiator valves fitted to new radiators.
Hot water and unprotected cold water service pipes to be insulated with Armaflex insulation or similar with thickness equal to pipe diameter (40mm max.) or installed to BS 5422.

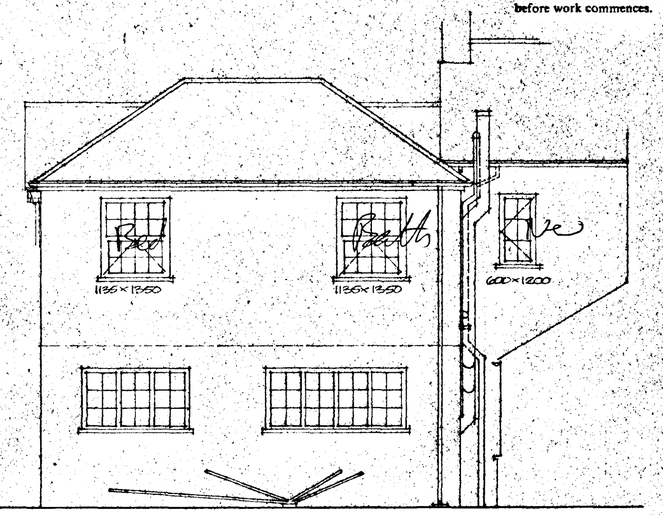
FRONT ELEVATION



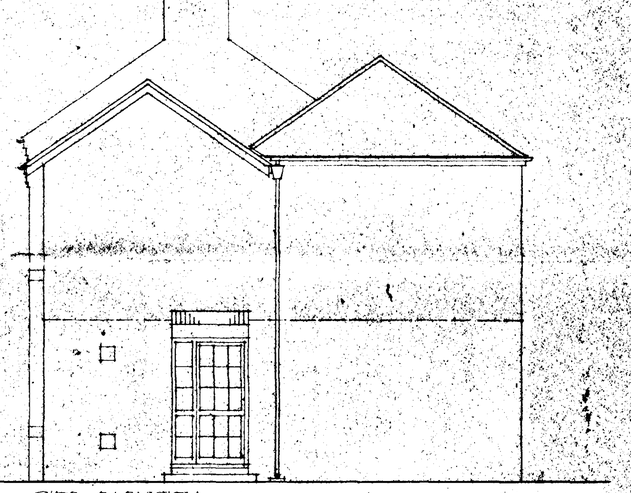
SECTION A-A



REAR ELEVATION



SIDE ELEVATION



Ventilating roof tiles to be incorporated into lower part of the rear roof slopes. Each unit approx 320mm wide to be checked) therefore 3 units per metre to be installed.

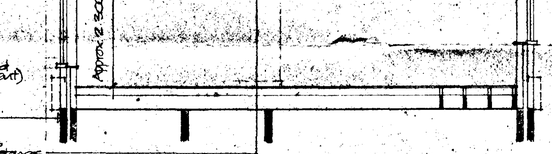
Form valley gutter between front and rear roofs formed of code 3 lead supported on min. 12mm thick exterior quality plywood supported on timber framing and taken up under new and existing roof tiles with sarking felt formed over.
Valley gutter to have min. 100mm total fall to run from head.
Valley gutter to continue between hip roof and existing gable.

New front roof to continue line of existing and to be of built up construction formed of:
Tiles battens and felt as rear roof.
50x150 rafters at 450mm ctrs.
47x147 ceiling plate at 450mm ctrs.
50x150 ridge board
38x100 purlins
Purlins to front eaves to be exposed and finished with black stain preservative.
12mm exterior quality plywood soffit above rafters.
Ex 150x50 fascia board extending existing facing brickwork taken up between rafter ends.
Small roof void vent between top of brickwork and u/s of soffit (to give equivalent of 10mm clear vent)

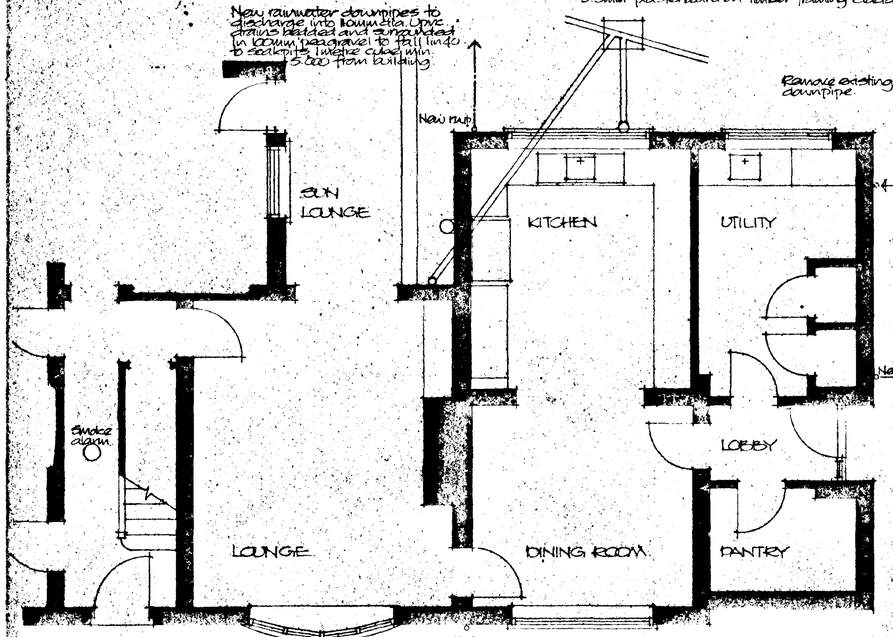
Existing cavity wall

Install 2no. 152x89x17.09 R.S.J.s over with wall plates above to support roof structure, beams to bear onto 600x1800 deep x 00 concrete pad stones at each end.
9.5mm plasterboard on timber framing cladding to beams.

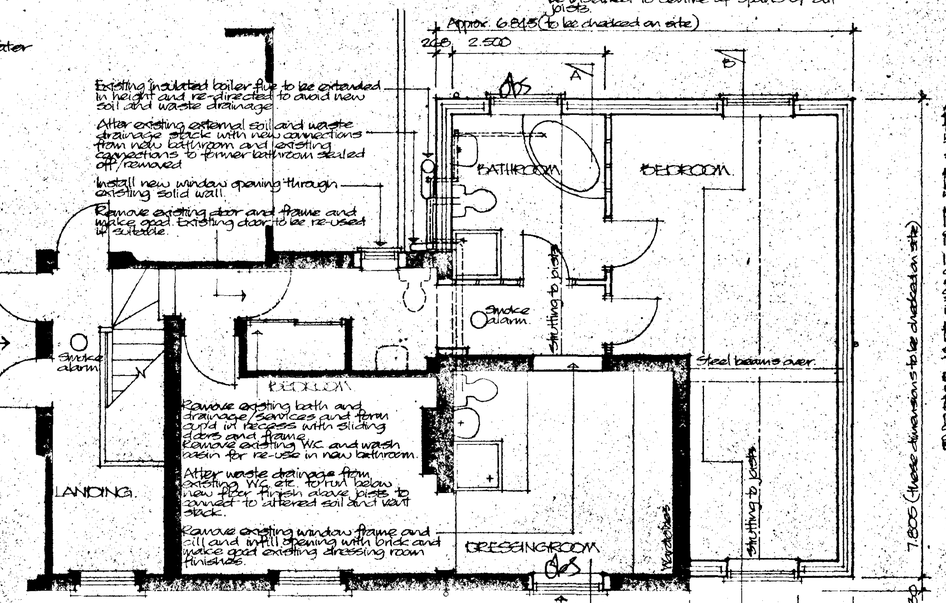
SECTION B-B



New rainwater downpipes to discharge into 100mm dia. UPVC drains bedded and surrounded in 100mm pea gravel to fall in 40 to soakaways (where shown) min 5.000 from building.



GROUND FLOOR



FIRST FLOOR

New cavity walls to be bonded to existing with flexible angle wall extension profiles with polyurethane pointing externally and galvanised metal incorporated in plaster over internal joint.

SOUTH KESTEVEN DISTRICT COUNCIL
27 FEB 1995
REF. S/0296/95

Project: PROPOSED EXTENSIONS TO HOUSE AT 52 CROSSGATE LANE, PINCHBECK, SPALDING.	ALAN HORNSBY ARCHITECTURAL SERVICES 'Little Acre' Peak Hill, Cowbit, Spalding, Lincs. PE12 6AW Tel. Holbeach (01406) 380591
Client: MR. & MRS P.E. ANDREW.	Scale 1:50 · Date Feb. 95 · Drg. no. 95/08/02

AM AOMEL 230