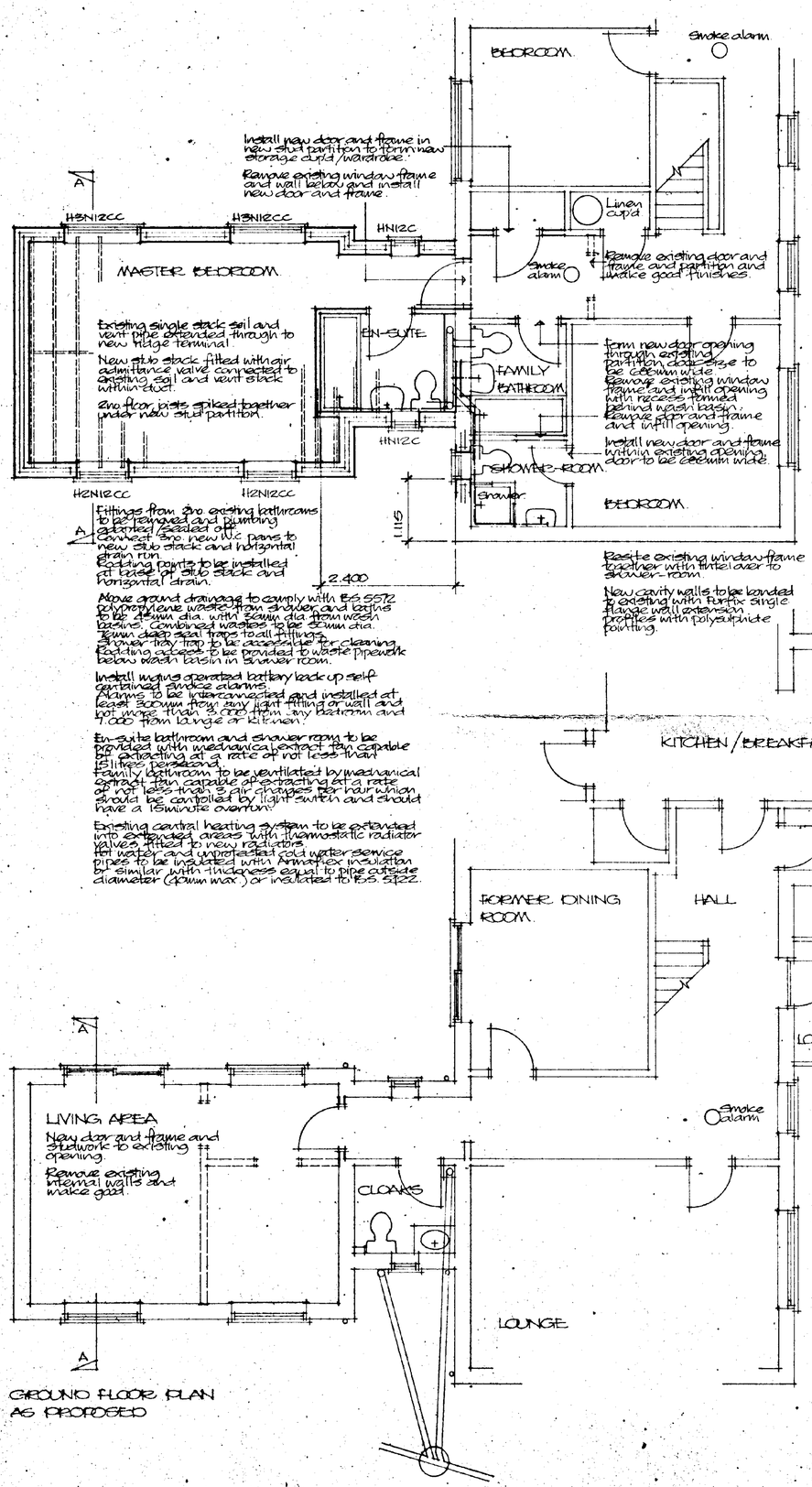
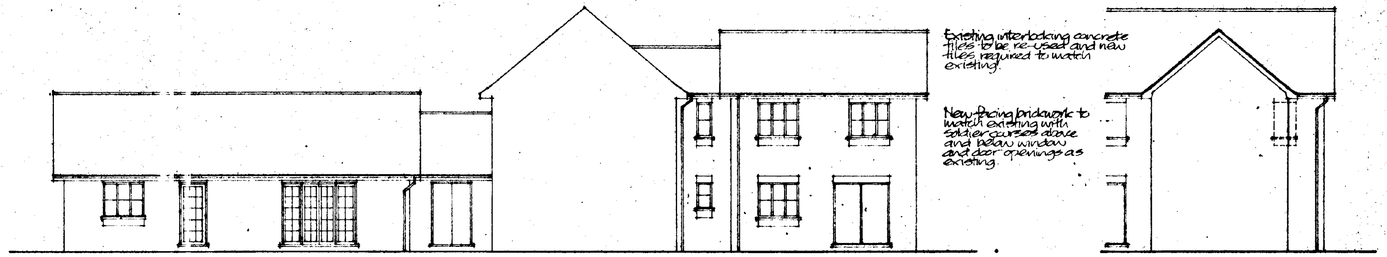
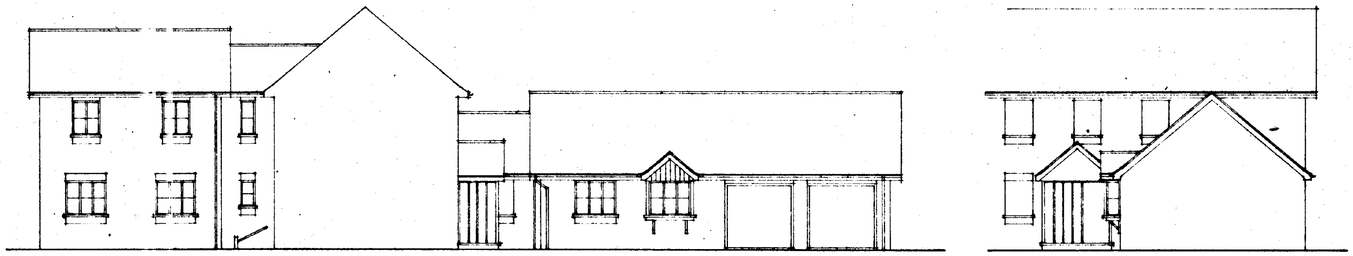
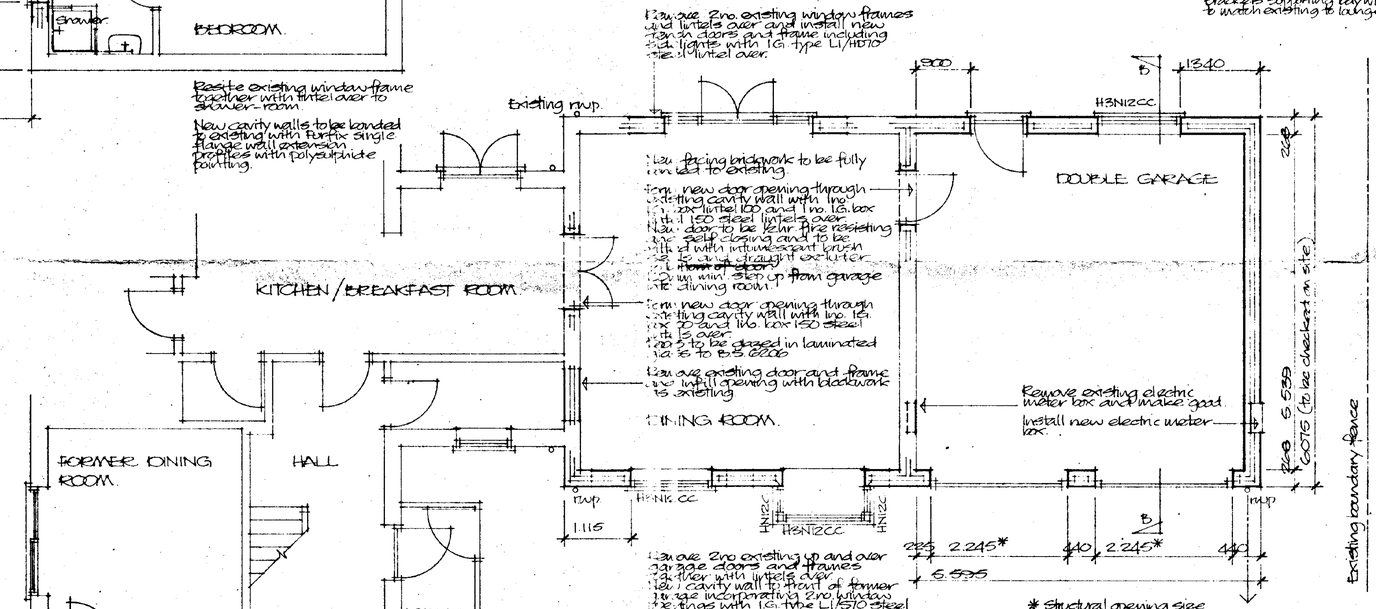








DETERMINED PLAN

SOUTH HOLLAND D.C. PLANNING DEPT. 21 MAR 1995 REF. 0318/95

A	Date	Revisions

BROADGATE BUILDERS LTD

The Race Ground
Spalding
Lincolnshire
PE11 3AP

Telephone: 01775 725618
Facsimile: 01775 725097

Client
MR. & MRS. R. HARDHAM

Job Title
PROPOSED EXTENSIONS AND ALTERATIONS TO EXISTING HOUSE AT 26 VICEROY DRIVE, PINCHBECK, SPALDING.

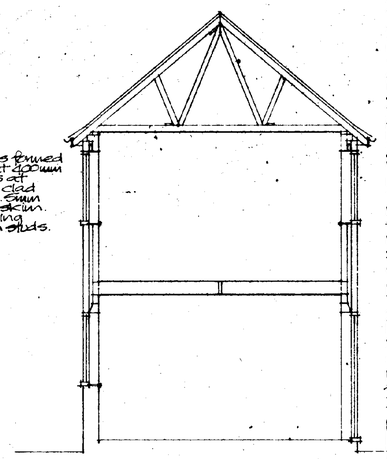
Drawing Title
PLANS AND ELEVATIONS AS PROPOSED

Scale 1:50 & 1:100

Date March 95 | Drawn by ACH

Drg. No. F.000395 B. | Rev

New stud partitions formed of 50x75 studs at 400mm ctrs with noggings at 1200ctrs vertically clad both sides with 12.5mm plasterboard and skim. Mineral wool packing installed between studs.



SECTION A-A

Roofs constructed of interlocking concrete tiles to match existing (existing to be re-used also).
on 25x38 Calcured battens on sarking felt on gang nail roof trusses at 600mm ctrs (existing trusses to be re-used over master bedroom/ ensuite).
New roof slopes pitch to match existing (approx 40°).
New roof trusses to comply with BS 5268 part 3.
Manufacturer of roof trusses to supply design certificate before work starts on roof structure.

25x100 longitudinal ties to ridge and ceiling level 25x100 chevron bracing to struts to new garage roof.
All timber to be stress grade S.C.3. unless otherwise stated.
30x5mm mild steel straps to be installed at average 1800 ctrs. to roof perimeter and to be installed at ceiling level and slope of roof. straps to extend over 3no. rafters/ceiling ties at gables with solid noggings under.
Range boards, fascias and ventilated soffits to match existing.
Soffits to have ventilation slots giving min. equivalent of 5mm clear continuous gap at roof void ventilation. Blockwork seals to tops of cavities.

Upvc. gutters and downpipes to match existing.
50x100 wall plates.

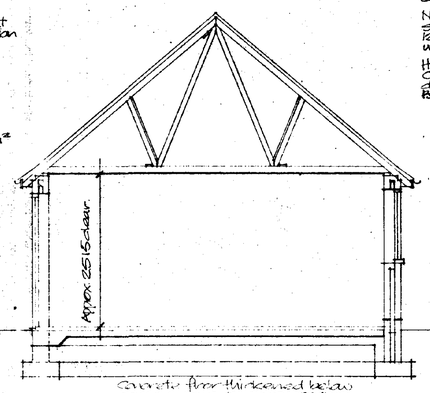
New Bolton & Paul timber window frames to match existing to be double glazed throughout except garage window and door.
Glass to doors to be safety glass to BS 6206 to comply with part 'N' of building regulations.
Trickle vents to be installed to provide min 4000mm² ventilation per room.

New suspended floor constructed of 18mm T&G. Type 5 moisture resistant chipboard flooring on 47x150 joists at 400mm ctrs with 1no row of 38x38 solid strutting to mid span. Install 30x5mm m.s. lateral restraint straps at 2.000 max. ctrs. between joists and walls. Straps to span min. 3no. joists with min. 38x100 solid noggings under.

Lintels to existing ground floor openings below first floor extension to be checked for suitability. Cavity tray d.p.c.s installed above these lintels.

New cavity walls constructed of 103mm facing brick, 65mm cavity and 100mm standard dense blockwork.
50mm thick fibreglass cavity insulation installed to manufacturers recommendations to new walls to first floor extension. Cavity insulation around new dining room to be blown mineral fibre installed into new and existing cavities by approved installer.
Where insulated walls abut existing brickwork provide insulated d.p.c. to be installed to new facades. U value = 1.2 W/m²deg C.
Wall ties to be installed to new walls at 450mm ctrs. vertically and 900mm ctrs. horizontally. Ties to be installed at 225mm ctrs within 225mm of reveals.

225x600 concrete strip foundations to new garage and to front wall of former garage if no existing foundations available. Foundations to be min. 750mm deep (1.000 in shrinkable soil). Concrete grade to be ST4.



SECTION B-B

Insulation to new roofs and existing roof above new dining room to be 150mm thick rigid slab quilt laid between ceiling ties.
Ceilings to be formed of 12.5mm plasterboard with 'Artex' finish. Existing 12.5mm plasterboard ceiling above new dining room to have 'Artex' finish.
All plasterboard edges to be supported adjacent to walls.

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

1 No type L1/570 steel lintels to rear garage openings, front dining room openings and all openings to first floor extension. Type L1/1070 lintels to front garage door and rear dining room French doors.
All lintels to be installed to manufacturers recommendations.

Floor to new dining room to be formed of approx 65mm thick lightly reinforced sand/cement screed on 500 gauge Visqueen separating membrane on 50mm SD grade Jablite expanded polystyrene on existing concrete slab.

New garage floor constructed of 40mm sand/cement screed on 100mm concrete slab (grade ST4) on 1200 gauge Visqueen dpm on min. 150mm hardcore wall bondsleckated and blinded.

Hybrid d.p.c. min 150mm above ground level.
Concrete fill to base of cavities to within 200mm of d.p.c. level.
Blockwork below d.p.c. level to be class 'A'.

A	Date	Revisions

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Spalding
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PE11 3AP
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Fascimile: 01775 725097

Client: MR. & MRS R. HAKPHAM

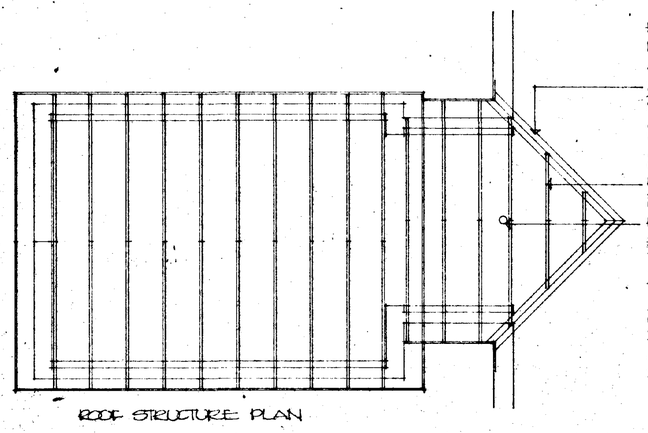
Job Title: PROPOSED EXTENSIONS AND ALTERATIONS TO EXISTING HOUSE AT 26 VICEROY DRIVE, PINCHBECK, SPALDING.

Drawing Title: SECTIONS AND ROOF STRUCTURE PLANS

Scale: 1:50

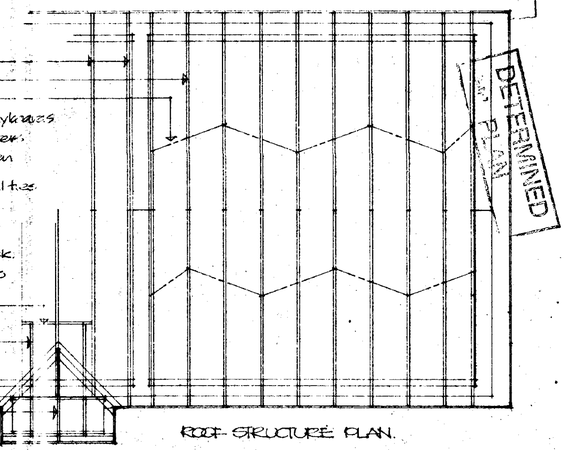
Date: March 95 | Drawn by: ACH.

Drg. No. E000395 B | Rev:



ROOF STRUCTURE PLAN

Existing roof trusses.
New trusses at 600mm ctrs.
Chevron bracing to struts.
18mm exterior quality plywood laylaces to valleys.
Preformed fibreglass valley gutter.
Code 4 lead flashing between roof levels.
Gable ladders and longitudinal ties not shown.
Reducing trusses formed of 38x100 rafters and bottom ties with 38x75 vertical strut.
Ridge vent to soil and vent stack.
Existing roof trusses re-used to first floor extension roofs.
50x100 noggings between existing ceiling ties.
50x100 purlins fixed to noggings and supported on existing wall to the purlins to be underneath rafters.
38x100 rafters and ceiling joists.
38x125 ridge purlin.



ROOF STRUCTURE PLAN.

DETERMINED PLAN
D.C.
21 MAR 1995
09.15 a.m.