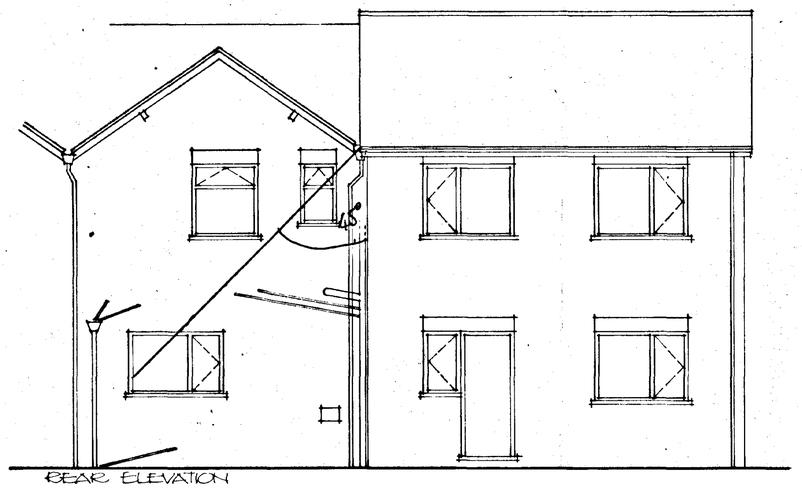
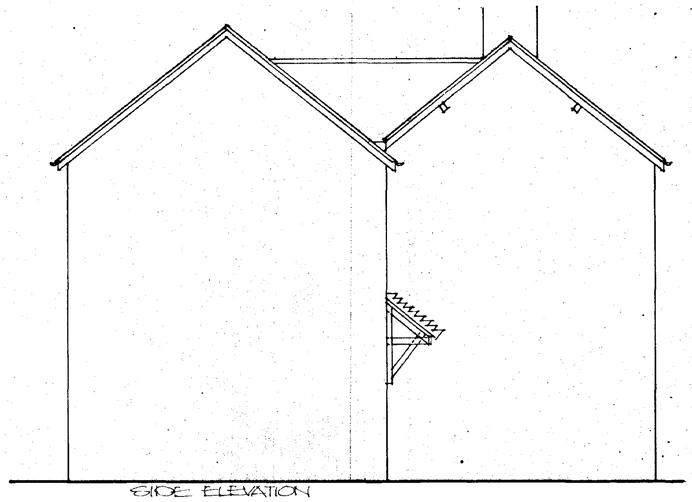
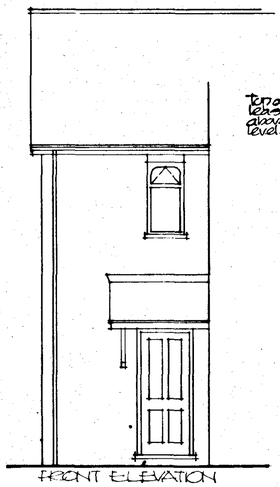
Do not scale off this drawing.
All site dimensions to be checked before work commences.



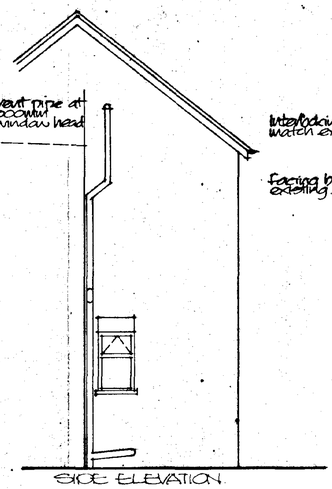
REAR ELEVATION



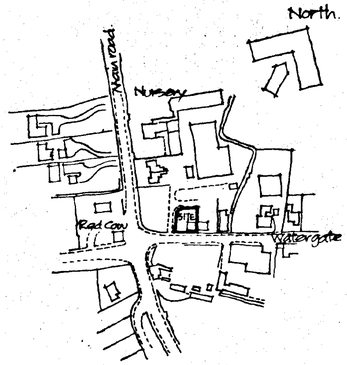
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



LOCATION PLAN
Scale 1:2500

Windows and doors:

New windows and doors to be white UPVC to match existing. Existing external doors to be re-used to utility together with both W.C. window frames. All external doors and opening windows to be draught stripped.
All glazing to be double glazed with all glass to doors and any glass to adjoining window, and within 800mm of floor being safety glass to BS 6206.
Trickle vents to be installed giving min. 8000mm² vent to bedrooms and study and min. 4000mm² to W.C. and utility and existing first floor W.C.

Lintels:

Install 1 no. type L1/5 steel lintels to all new openings in external walls installed to manufacturers instructions with cavity tray dpc above all ground floor lintels and new lintel to window to existing W.C.
No type internal 100 steel lintels to openings in internal walls.
Two no. box lintel 100 steel lintels above altered first floor opening into extension and within floor void to support first floor wall where shown.

Gutters/downpipes:

Install 112mm hr. UPVC gutters with 68mm dia downpipes including hopper head to valley gutter.

Suspended floors:

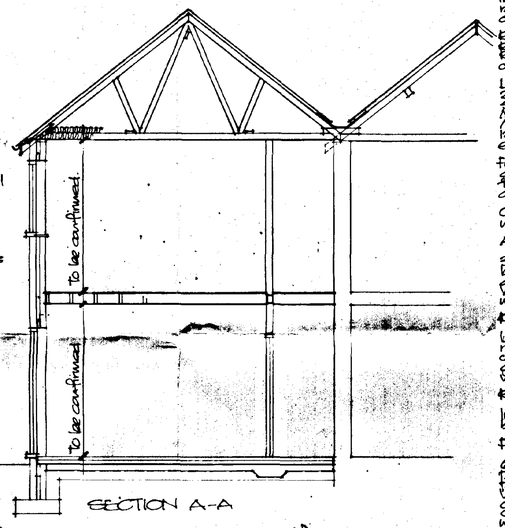
Constructed of 18mm thick moisture resistant T&G flooring grade chipboard on timber joists at 400mm c/s with solid strutting to centre of each span.

Ceilings:

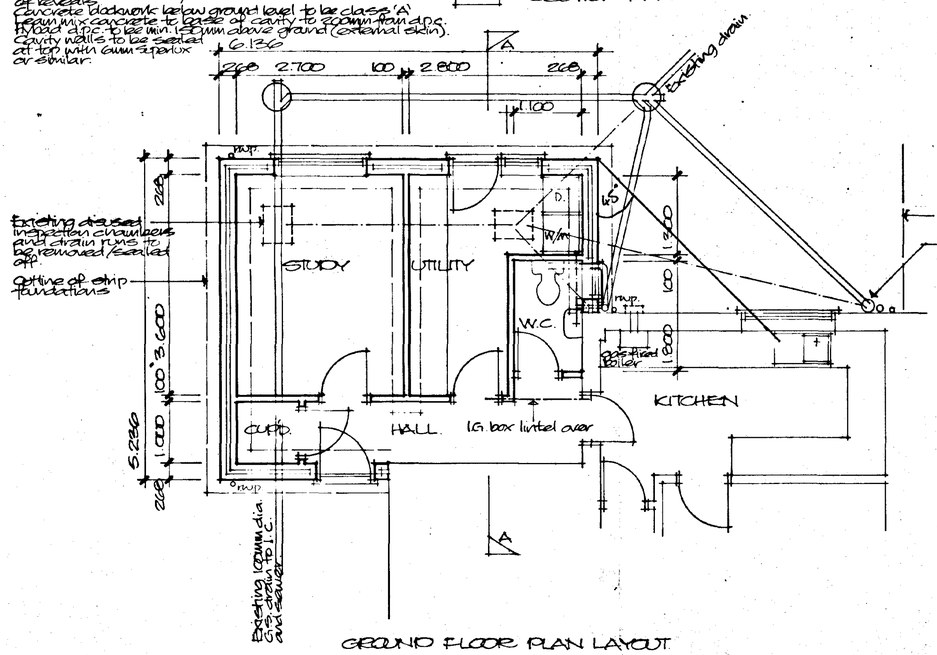
All ceilings formed of 12.5mm thick plasterboard with all edges supported and artex finish.

Cavity walls:

Constructed of 102mm facing brick, 65mm cavity and 100mm thermalite standard block with dense plaster internal finish.
Cavity insulation to be 65mm fibreglass/mineral wool batts installed to manufacturers instructions.
Average U value = 0.42 W/m²K
Provide insulated dpc to reveals with flexible lapping by min. 150mm.
Cavity wall ties to be installed at 450mm c/s vertically approx. 675mm c/s horizontally and 225mm c/s within 225mm of reveals.
Concrete blockwork below ground level to be class 'A' 7.5N/mm² mix concrete to base of cavity to 200mm from dpc.
Provide dpc to be min. 150mm above ground (external skin).
Cavity walls to be sealed at top with 6mm sparlox or similar.



SECTION A-A



GROUND FLOOR PLAN LAYOUT

Roof construction:

Interlocking concrete tiles to match existing installed to manufacturers recommendations on 25x38 mm treated battens on sarking felt on gang nail roof trusses at max 600mm ctrs.
Roof pitch to match existing (approx. 50°).
Roof trusses to comply with BS 5268 parts 2 and 3. Roof truss manufacturer to supply design certificate before work on roof structure starts.
Long tie at 2500 c/s to be installed at ridge and ceiling level 25x100 diagonal wind braces to be installed at each gable.
50x100 wall plates.
Min. 38x150 fascia board.
Min. 25x100 barge board to match existing.
12mm external grade plywood soffit installed above rafters to match existing detail. Projection of eaves and barge boards to match existing.
Form valley gutter of code 5 lead supported on 18mm thick external grade plywood on timber bearers. Valley gutter to be fitted to fall to outlet. Lead and plywood taken up under new and existing tiles on top of rafters with tiles lapping lead/ply by min 300mm.
Cut back existing rafter ends and locate new wall plate on existing wall.
All structural timber to be min. grade SC3 marked dry or kiln dry.
30x5mm mild steel straps to be installed at average 1.800 c/s between roof structure and perimeter walls. Straps to be installed at ceiling level and at slope of roof. Where straps at right angles to trusses they are to extend over min. 3 trusses with solid noggings under.

Roof ventilation:

Install Glidevale ref BV 601 F rafter ventilator gutter to eaves between rafters at top of facing brickwork or similar approved to give equivalent of 10mm wide clear vent gap. On opposite side of roof behind valley gutter install tile vents to give equivalent of 10mm wide continuous vent gap.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation with 1 layer between and 1 layer over ceiling joists.

Floor construction:

65mm thick sand/cement screed lightly reinforced on 500 gauge polythene separating membrane on 50mm thick 5:1 grade expanded polystyrene bm 100mm grade 21 concrete slab on 1200 gauge polythene dpm, sealed to existing and formed over new wall dpc. on 150mm hardcore well blinded and consolidated. Concrete slab thickened to 200mm x min. 400mm below internal walls not built off foundations.

Foundations:

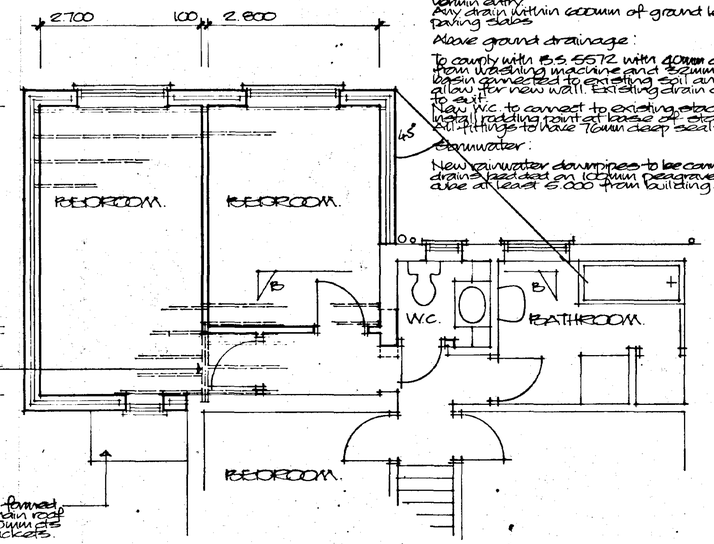
225x600 grade ST4 concrete strip foundations (225x450 to internal walls) to be min. 750mm deep (1.000 in shrinkable soil)

Lateral restraint:

Install 30 x 5mm mild steel straps between suspended floor and perimeter walls at average 1.800 c/s with straps fixed to min 3no. joists. Where at right angles with solid 50x100 noggings under

Boundary.

Existing back inlet gully and upvc pipework connected to new drains.



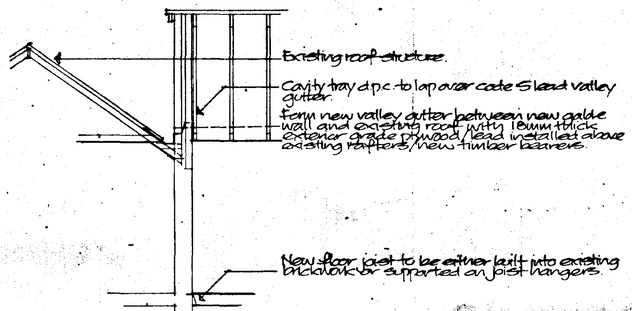
FIRST FLOOR PLAN LAYOUT.

2no. 47x147 timbers spiked together to support floor joists

New walls to be bonded to existing with further wall ties at 450 c/s installed to manufacturers instructions together with expanded metal lath plaster over joints internally.

Small roof over entrance to be formed of tiles battens and felt as main roof on 38x100 rafters at max 400mm c/s together with framing and brackets. Design to be agreed on site.

Install code 4 lead flashings to entrance roof together with cavity tray dpc.



SECTION B-B

Heating/hot water:

Existing central heating and hot and cold water services to be extended into extension.
New radiators to be fitted with thermostatic valves.
All hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.

Mechanical ventilation:

Install mechanical extract fan in utility to give min. extract of 30 litres per second.

Below ground drainage:

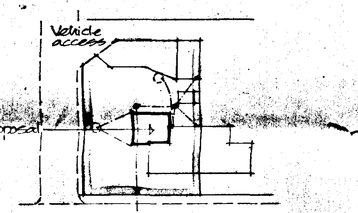
New drains to be 110mm dia. UPVC, bedded and surrounded in 100mm pea gravel to fall approx. 1 in 60.
Inspection chambers to be approx. 450mm dia polypropylene installed to manufacturers instructions.
All drains passing through walls to be protected by R.C. slab lintels and to have min. 50mm clearance with protection from mortar entry.
Any drain within 600mm of ground level to be protected by paving slabs.

Above ground drainage:

To comply with BS 5572 with 40mm dia polypropylene waste from washing machine and 32mm waste from wash basin connected to existing soil and vent stack moved to allow for new wall. Existing drain connections altered as req'd.
New W.C. to connect to existing stack.
Install roadling point at base of stack.
All fittings to have 76mm deep seal traps.

Rainwater:

New rainwater downpipes to be connected to 110mm UPVC drains bedded on 100mm pea gravel to soakpits min 1 metre dia at least 5.000 from building.



BLOCK PLAN Scale 1:500

SOUTH HOLLAND DC
HOUSING & PLANNING
05 DEC 1997
Ref: 1275/97

DETERMINED PLAN

Project: PROPOSED EXTENSION TO HOUSE 2 WATERGATE, QUADRING, SPALDING.	ALAN HORNSBY ARCHITECTURAL SERVICES 'Little Acre' Peak Hill, Cowbit, Spalding, Lincs. PE12 6AW Tel. Holbeach (01406) 380591
Client: MR & MRS T.R. WOODHEAD	Scale 1:50 / Date Nov. 97 / Drg. no. 97/44/02

AM ADMEL 730