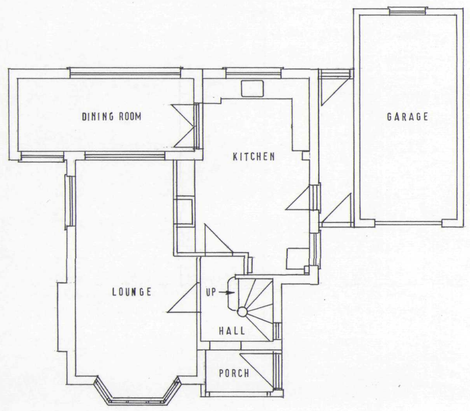


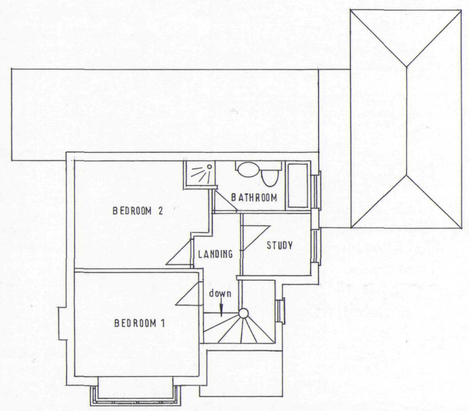
EXISTING FRONT ELEVATION



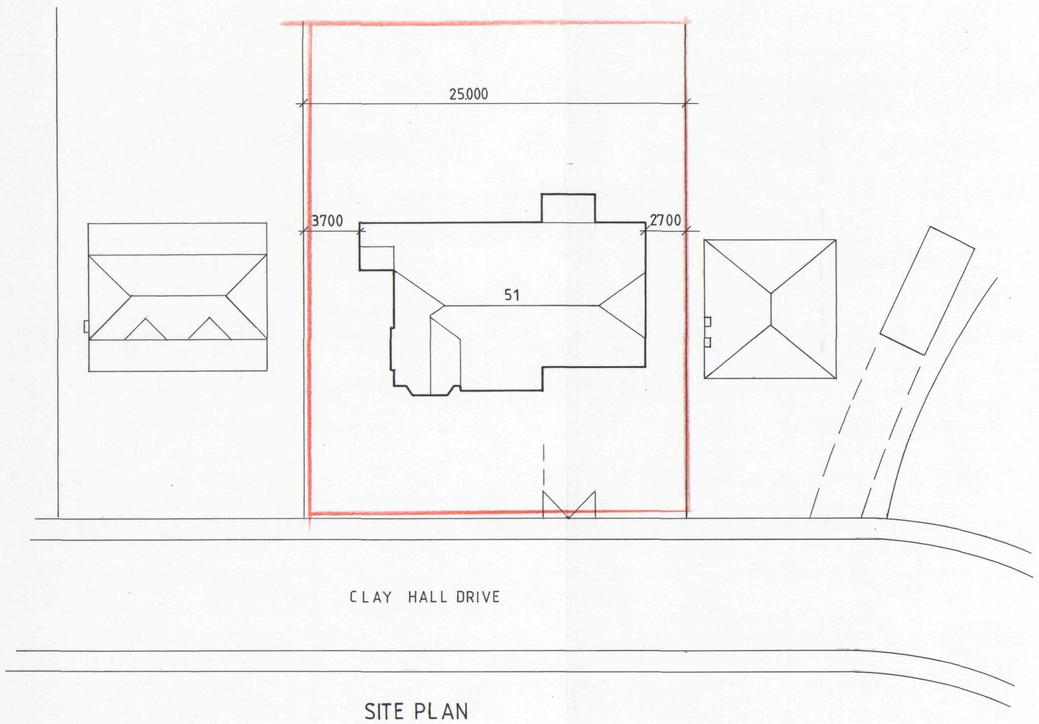
EXISTING REAR ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



SITE PLAN

ROOF CONSTRUCTION:

Tiles to match existing, to be laid on 38mm x 25mm treated battens
on beathable roofing felt. Fixed in accordance with manufactures instructions.
Rafters 150mm x 50mm at 400mm ctrs. double at dormer cheeks. Ceiling: 150mm x 50mm. Ridge board: 225mm x 25mm.
Purlin 2 No. 225mm x 50mm bolted together at 600mm ctrs.
100mm x 50mm wall plate.
Bat 700mm x 32mm x 2·5mm galv. roof holding down straps at 2000mm ctrs.
250mm insulation laid between rafters.
Roof ventilation to be provided by means of a 25mm clear air space at eaves.
Pitched roof and dorma cheeks, 2 layers of Isowooll high perforance slabs between rafters and studding-75mm each.
50mm gyproc thermaline super to underside of rafters and face of studding.

EXTERNAL WALLS:

285mm cavity construction. Facing brick to match existing-103mm.
Dritherm cavity insulation - 85mm.
Inner skin: 100mm x 3·5N/mm^2. Leaves tied together with galv. butterfly wall ties
to be used at 450mm vertical crs. 900mm horizonal and 300mm vertical crs to jambs
and any opening B.S.1243 : 1973.
Steel galv. lintols by Birtley installed in accordance with manufactures instructions min. 150mm bearing.
See attached for calculations of steel work etc.
Internal lintols to be pre-stressed concrete 100mm x 65mm.
225mm x 50mm floor joists at 400mm crs. Double joists bolted together beneath stud partitions.
150mm x 50mm solid strutting between joists. Insulate with 200mm quilt. Lay 18mm T&G chipboard over
All cavites to be closed at eaves.

PLASTERING:

12·5mm plasterboard to ceilings with skim coat. 12mm render, 3mm set to walls.
The garage ceiling to be double boarded and skimmed for 30 minutes fire protection.
Propriety metal cladding system fixed in accordance with manufactures instructions
to give 30 minutes fire protection for U.B's.

GENERAL NOTES:

New brickwork to be connected to existing by toothing. Blockwork to be tied to existing with crocodile ties.
R.W. Goods to match existing to connected to existing storm drain.
Foul drains: 100mm polypipe with 450mm dia plastic m/o. connecting to existing drain.

All rads. to be fitted with thermostatic valves.
25mm jablite to window and door reveals (Damp core) Fitted with fire escape hinges.
Extractor fan in ensuite to provide extaction 15litres/second. to be vented through roof via tile vent.
Bedrooms 2 & 3 to be provided with one light fitting capable of accepting lamps luminous efficacy greater than
40 lumens per circuit watt.
Existing garage: Demolish, and grubup foundations and cart away

FOUNDATIONS:

Excavate 1000mm deep x 600mm wide and trench fill with 20N concrete to 225mm below existing ground level.
New floor slab: 150mm 50mm clean consolidated hardcore.
25mm sand blinding.
100mm Interlocking styrafoam insulation
1200g polythene D.P.M. turned into horizontal D.P.C.
100mm 20N concrete oversite with tamp finish.
60mm 1:3 cement and sand screed.
New garage slab: 200mm 50mm clean consolidated hardcore.
2000g poly D.P.M. laid on 25mm sand blinding.
125mm thick 25N concrete oversite, laid in 2 bays with 12·5mm flexible expansion joint. steel float finish
with 75mm fall from back to front.

window schedule

door schedule

Revisions :-

JOHN WINSTANLEY M.C.I.O.B.

DESIGN & BUILD CONTRACTOR

WINSHAW WELL FARM.
DERBY ROAD.
KIRKBY IN ASHFIELD.
NOTTINGHAMSHIRE. NG17 7QQ.

drawn by J. Winstanley Date 4. 12. 03.

Title :-
Proposed house extension to enclude 3 bedrooms, ensuite, utility, study & double garage for Mr & Mrs S. Atterbury.
51, Clay Hall Drive. Spalding. Lincs. PE11 2EB.

DETERMINED - PLAN

floor area :-

SHDC Planning & Development 01 MAR 2004 Ref 278/04

area of site

scales :-
Elevations & plans 1 : 100
Site plan 1 : 200

SHEET 1 OF 2 SHEETS

drawing no. 34·J·W·128