Heating:
Utility/Lobby and store to be unheated.
Install small electric oil filled radiator in toilet.

Plumbing:
Remove existing w.c. and wash basin for re-use and seal off disused drainage.
Re-sited w.c. and wash basin to be connected to new 110mm dia. stub stack fitted with air admittance valve and sliding joint.
All appliance waste from washing machine to be 40mm dia and 32mm dia. from wash basin. 76mm deep seal traps to both fittings.
All above ground drainage to comply with BS 5572.

Stub stack to be connected to re-sited inspection chamber with 110mm dia. Upvc. drain bedded and surrounded in 100mm deep gravel to fall approx. 1 in 40.
Drain to be protected by paving slabs where within 600mm of ground level.

Lintels:
Install I.G. type LI/S steel lintels to external openings with cavity tray d.p.c. above window openings.
I.G. box lintel 75 to w.c. door opening.
Lintels to be installed to manufacturers recommendations.

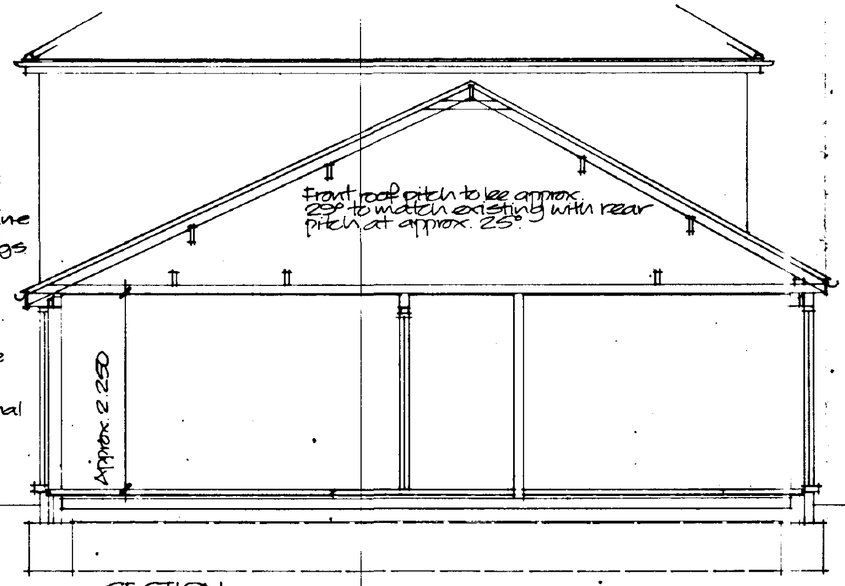
Ceilings:
To be formed of 9.5mm plasterboard with Artex finish. All edges of plasterboard to be supported.

Cavity walls:
Constructed of 105mm facing brickwork, 50mm min. cavity and 75mm Celcon standard blockwork to gable and 100mm Celcon standard blockwork to front and rear walls with dense plaster internal finish.
Min. average 'U' value = 0.447 W/m²K.
Dampcore insulated d.p.c. to reveals.
Wall ties to be installed at 450mm cts. vertically and 900mm cts. horizontally with ties at 225cts. within 225 of reveals.
Cavity superlux or similar seals to tops of cavities.

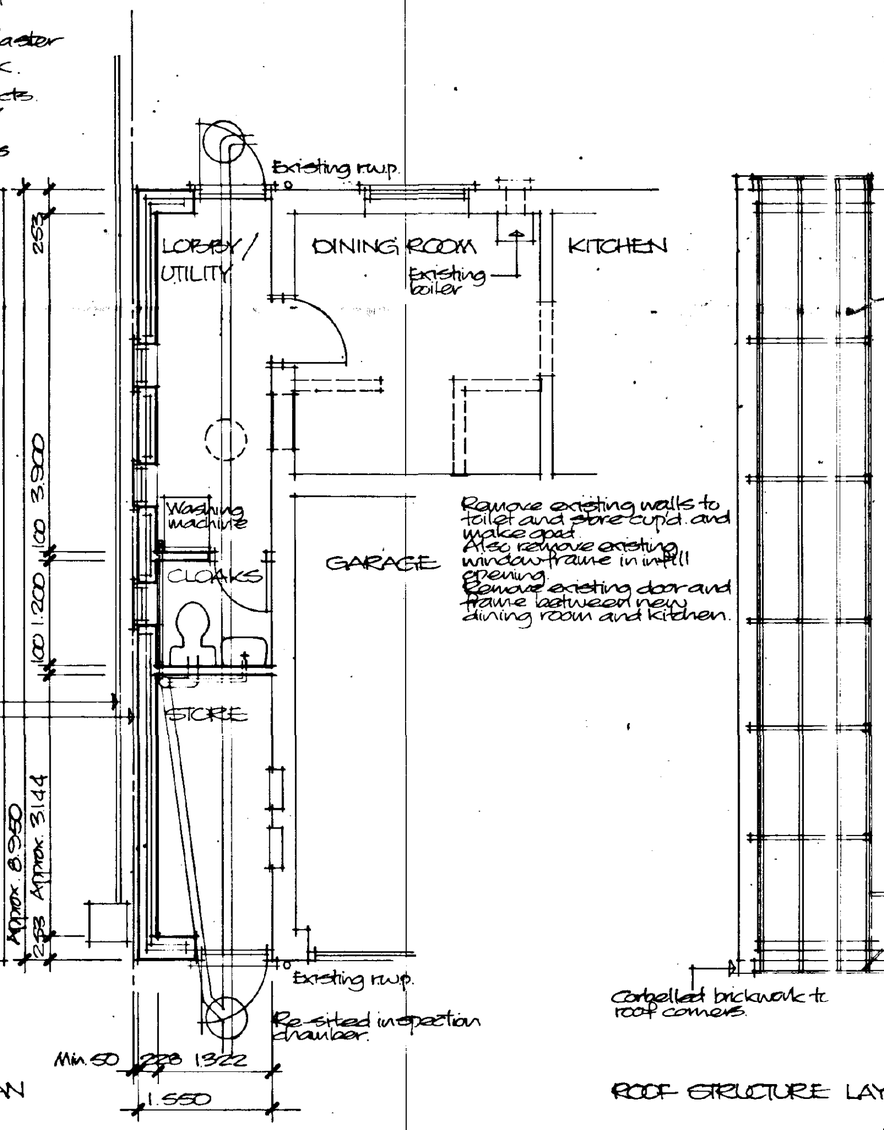
Windows:
Install Boulton & Paul ref. NO6L bottom hung inward opening window frames.
Windows to be obscure glazed.
Windows and doors to be double glazed with safety glass to BS 6206 to any glass in doors.
Windows and doors to be draught sealed.

Ventilation:
Install trickle ventilation giving min. 4000 mm² ventilation to toilet and utility/lobby.
Install mechanical extract fan to utility/lobby giving min. 30 litres per second extract.

New walls to be bonded to existing with Furfix wall extension profiles.



SECTION



PLAN

Line of existing fence
Line of boundary.

All drains passing through walls to be protected by R.C. slab lintels with min. 50mm clearance and protection from vermin entry.

New pitched roof constructed of interlocking concrete tiles to match existing (smooth Graveldry) on 25x38 treated battens on sarking felt on built up roof constructed of:
- 38x100 rafters at 450mm cts.
- 50x150 purlins at max. 1.800 cts.
- 50x150 ceiling beams.
- 38x100 ceiling joists at 450mm cts.
- 38x175 ridge.
- 50x100 wall plate and pole plate.
- 38x100 collars at ridge.

All structural timber to be grade SC3.
Code 4 lead flashings to junction between new roof and existing wall.
New Upvc. gutters to match existing at to connect to existing downpipes.
Ex 25x175 fascia board.
6mm external quality plywood soffit incorporating roof void ventilation strip giving min. 10mm wide vent gap. Min. 50mm gap to be maintained above roof insulation.
Roof insulation to consist of 100mm fibreglass insulation between joists and 100mm thick insulation over joists.

30x5mm mild steel straps to be installed between roof structure and walls at average 1.800 cts. with straps installed at ceiling level and at slope of roof. Straps at gable to extend over min. 3 rafters/joists with solid noggings under.

Floors constructed of 65mm thick lightly reinforced sand/cement screed on 50mm thick SD grade Jablite with 500 gauge Visqueen separating membrane on 100 mm thick grade ST4 concrete slab on 1200 gauge Visqueen d.p.m. on 150mm hardcore well blinded and consolidated.

Hybod d.p.m. to be min. 150mm above ground level with d.p.m. lapped over inner wall d.p.c.

Trench fill grade ST4 concrete foundations to be 600mm wide and min. 750mm deep (1.000 in unknown soil) foundation to gable to be offset giving max. projection from outside wall face of 300mm.

Remove existing walls to toilet and store cupd. and make good. Also remove existing window frame in infill opening. Remove existing door and frame between new dining room and kitchen.

25x100 diagonal wind bracing to gable (not shown).

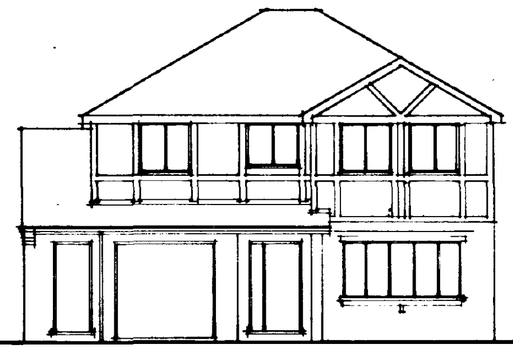
Support ends of ceiling beams, ridge and purlins on joist hangers on existing wall.

Infill above hip end to existing roof.

Existing roof.

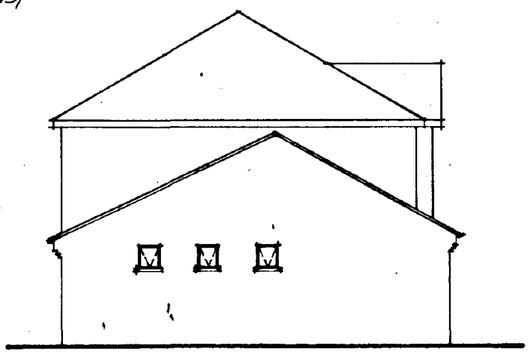
Corbelled brickwork to roof corners.

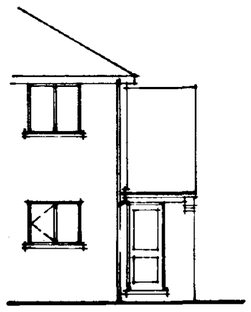
ROOF STRUCTURE LAYOUT.

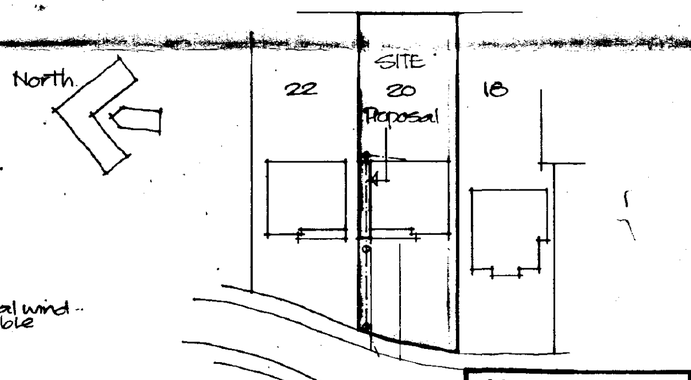

New roof tiles to match existing

New facing brick to match existing.

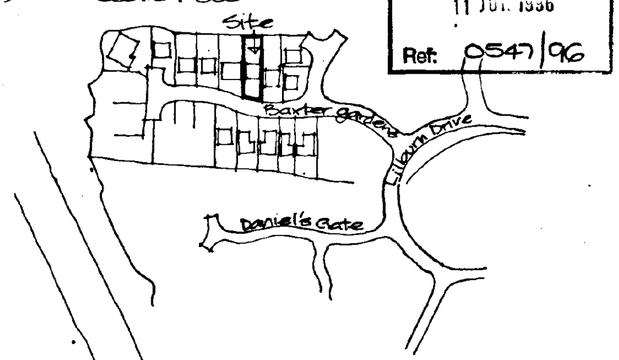
FRONT ELEVATION


SIDE ELEVATION


PART REAR ELEVATION.



BLOCK PLAN
Scale 1:500



LOCATION PLAN
Scale 1:2500

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Client
MRS J. KEMP

Job Title
PROPOSED EXTENSION TO HOUSE 20 BAXTER GARDENS SPALDING.

Scale 1:50 & 1:100

Date June 96 | Drawn by ACH

Drg. No. 96/29/01 | Rev