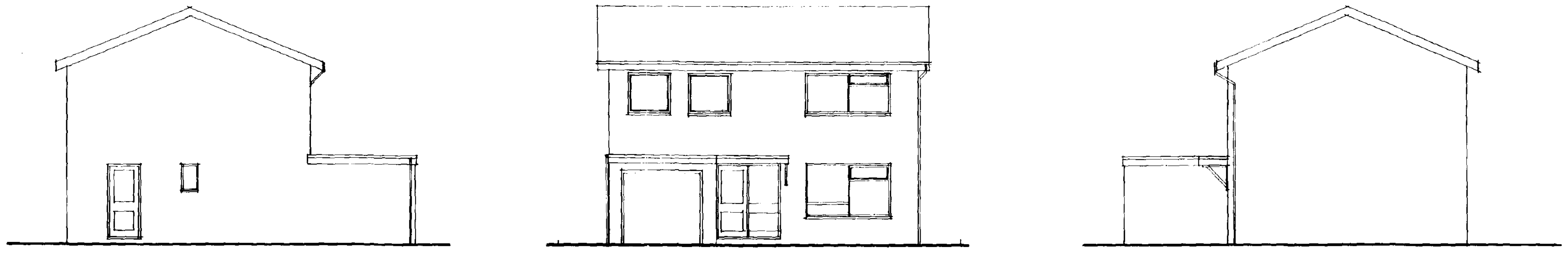
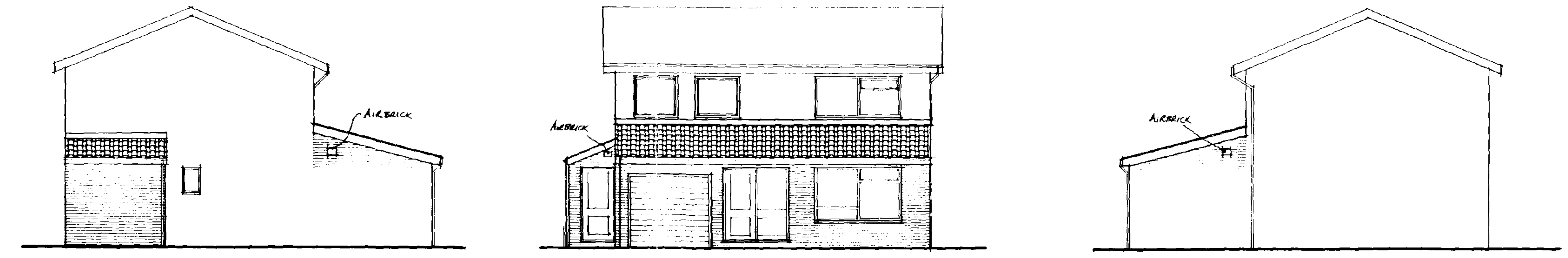

SIDE

FRONT

SIDE

EXISTING ELEVATIONS


AIRBRICK
AIRBRICK
AIRBRICK
SIDE

FRONT

SIDE

PROPOSED ELEVATIONS

FOUNDATIONS.
PROVIDE 890 x 225 mm THICK FOUNDATIONS IN C15P CONCRETE TO FRONT WALL OF GARAGE.
PROVIDE 450 x 150 mm THICK FOUNDATIONS TO ALL 100 mm EXTERNAL WALLS IN C15P CONC.
PROVIDE 700 x 225 mm THICK FOUNDATIONS IN C15P CONCRETE TO ALL 265 mm WALLS
ALL FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA AS DETERMINED ON SITE WITH L.A. BUILDING INSPECTOR.
WALLS BELOW GROUND LEVEL TO BE CONSTRUCTED IN CLASS 'A' BLOCKWORK WITH LEAN MIX CONC. CAVITY FILL, TERMINATING MIN. 150 mm BELOW DPC TAPERED TO EXTERNAL FACE.

EXTERNAL WALLS.
BUILD 265 mm THICK CAVITY WALLS COMPRISING OF 100 mm FACE BRICK – COLOUR TO MATCH EXISTING.
FORM 65 mm THICK CAVITY FILLED WITH 'ROCKWOOL' CAVITY BATTS (65 mm). INTERNAL SKIN TO BE 'TARMAC' HEMELITE 100 mm THICK BLOCKS WITH 13 mm PLASTER FINISH (11 mm THISTLE HARDWALL AND 2 mm THISTLE FINISH)
PROVIDE GALVANISED STEEL WALL TIES SPACED @ 900 mm HORIZONTALLY AND 450 mm VERTICAL CENTRES. REDUCE SPACINGS TO 225 mm VERTICAL CENTRES AT JAMBS.
FORM 100 mm PORCH WALLS COMPRISING OF 100 mm FACE BRICK TO MATCH EXISTING.
NEW WALLS TO BE BONDED TO EXISTING STRUCTURE USING 'EXPAMET' WALL STARTERS.

INTERNAL WALLS.
PROVIDE 50 mm THICK PLASTERBOARD AND BONDED INSULATION TO GARAGE WALLS AS INDICATED ON PLAN. TO ACHIEVED 'U'-VALUE OF 0.6.

DPC.
HORIZONTAL PVC. DPC TO BE MINIMUM 150 mm ABOVE SURROUNDING GROUND LEVEL. DPC TO INNER SKIN TO BE CONTINUOUS WITH DPM IN FLOOR.

GROUND FLOOR.
60 mm THICK MINIMUM SAND / CEMENT SCREED 1:3 MIX WITH JOINTLESS AREAS NOT EXCEEDING 15 m². LAID ON 100 mm THICK C10P CONCRETE SLAB WITH 35 mm FLOORMATE 200 INSULATION BENEATH. INSULATION TO BE TURNED UP AT JUNCTION WITH EXTERNAL WALLS. ALL JOINTS CLOSELY BUTTED AND TAPED. A GAP OF 12.5 mm TO BE LEFT AROUND HOT WATER

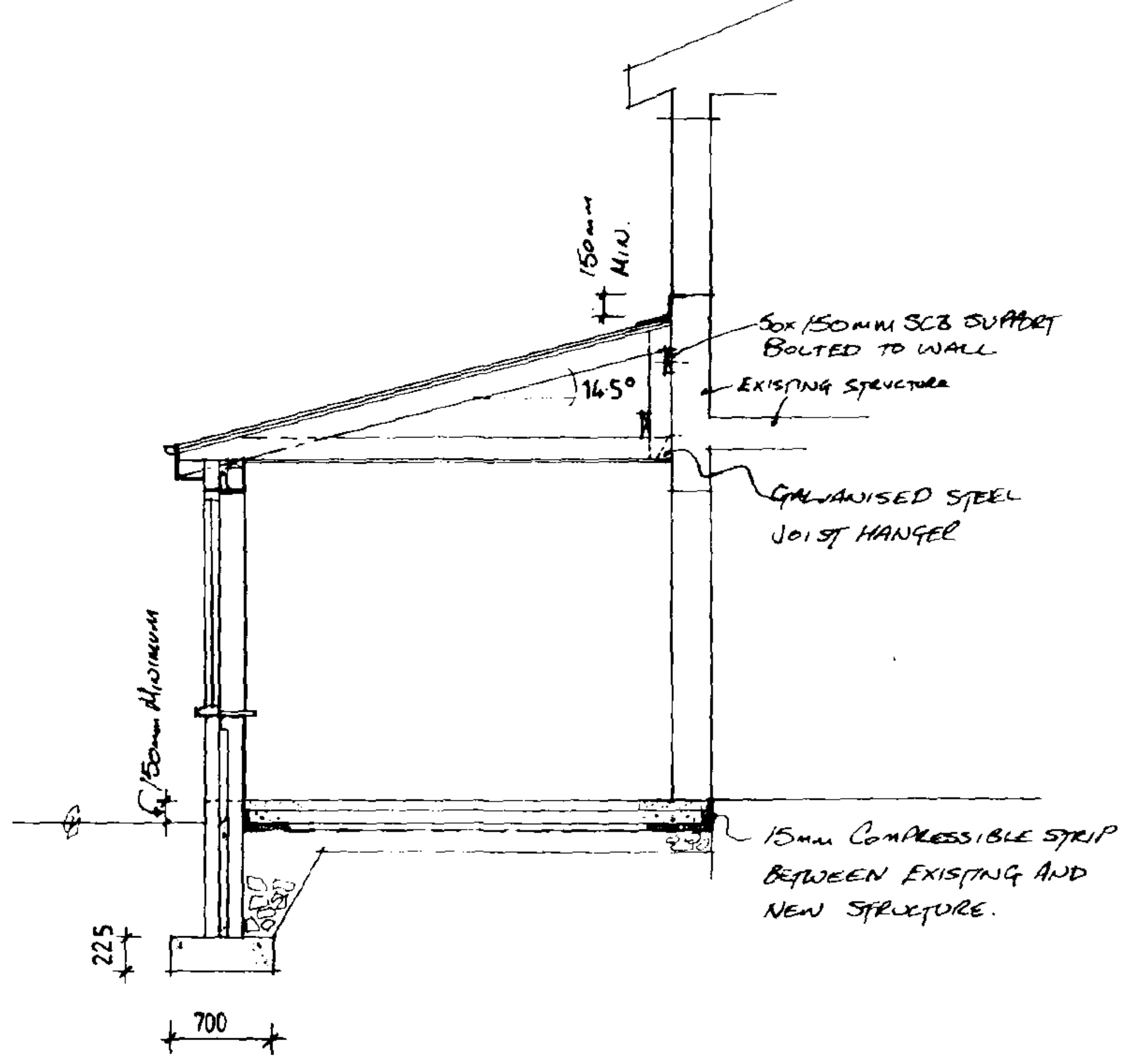
GROUND FLOOR (CONTINUED).
PIPES. THESE ARE TO BE LAGGED WITH PROPRIETARY MATERIAL. PROVIDE CONDUITS FOR ELECTRIC, WATER AND GAS SERVICES.
PROVIDE 15 mm COMPRESSIBLE STRIP MATERIAL BETWEEN EXISTING AND NEW FLOOR SLABS.
PORCH FLOOR CONSTRUCTION AS BEFORE WITHOUT FLOOR INSULATION.

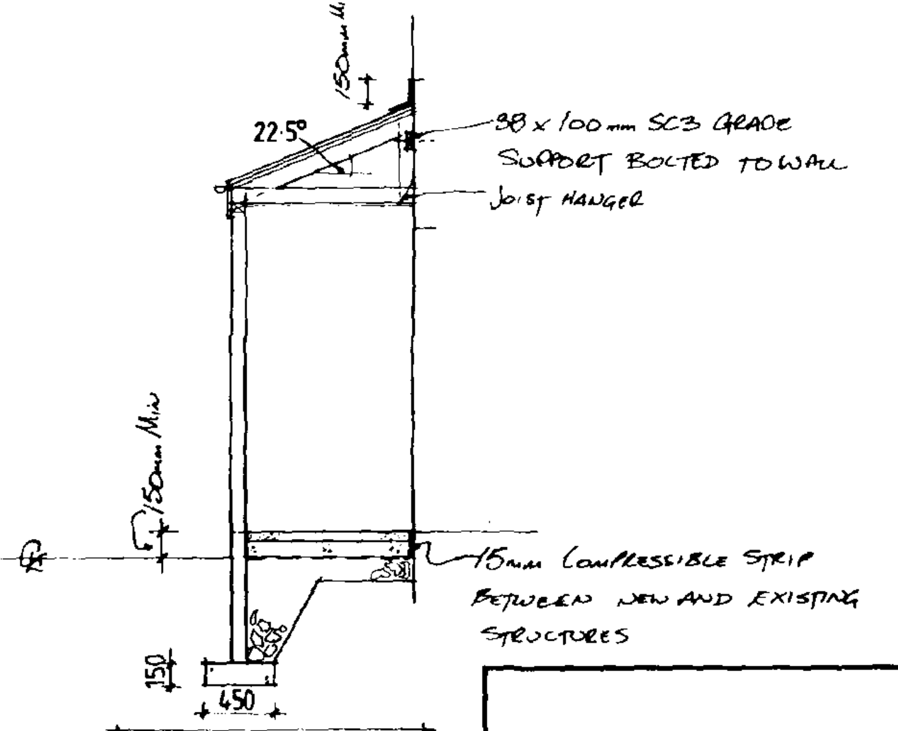
EXTERNAL JOINERY
WINDOWS AND DOORS TO BE STANDARD 'BOULTON AND PAUL' UNLESS OTHERWISE STATED.
WHERE CAVITY IS CLOSED AT CILL AND JAMB USE 'DAMCOR' INSULATING DPC BETWEEN EXTERNAL BRICKWORK AND BLOCKWORK RETURN.

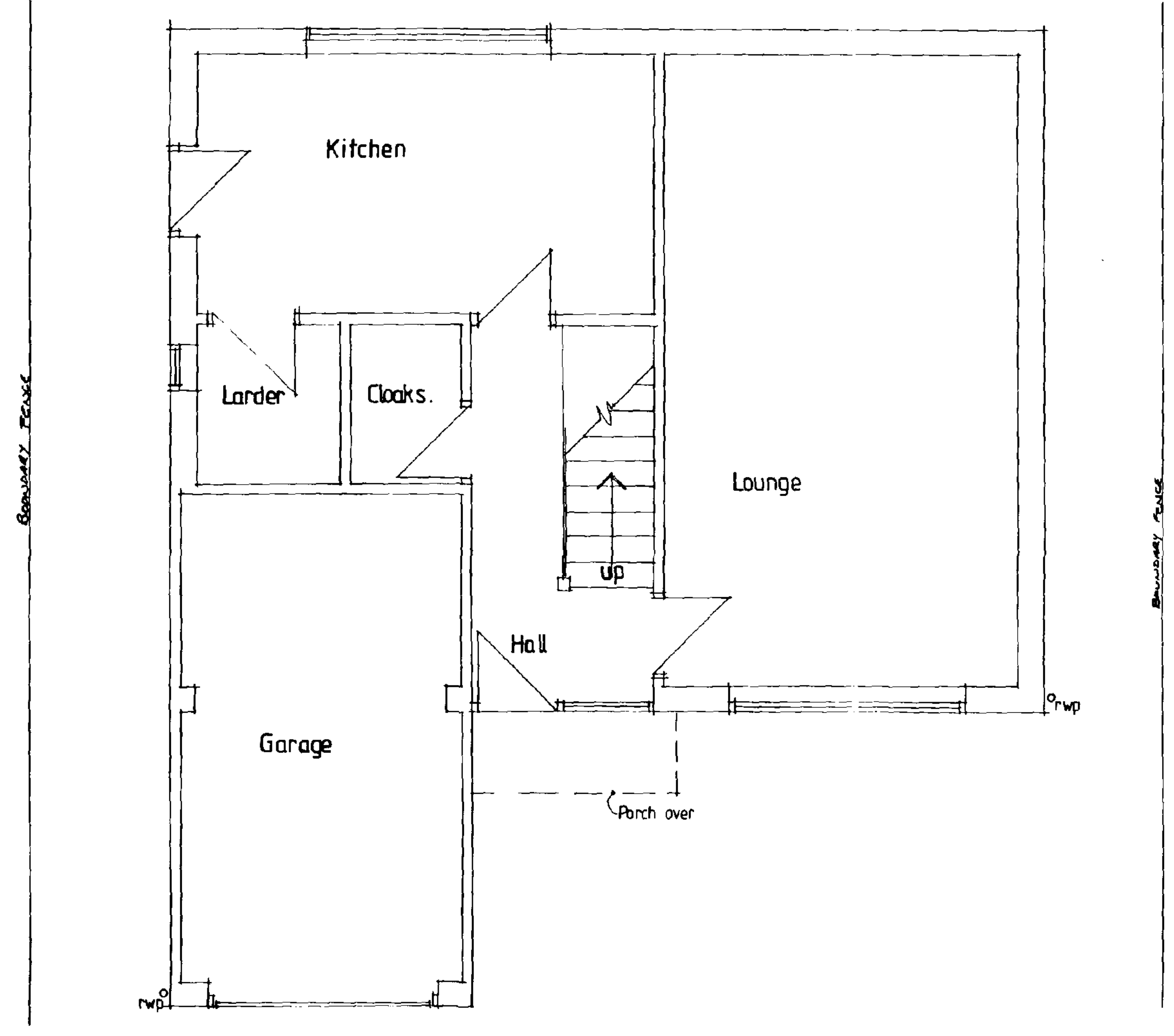
ROOF STRUCTURE.
MAIN LEAN-TO ROOF.
ROOF FINISH TO BE TILES TO MATCH EXISTING ON 38 x 25 mm TREATED SOFTWOOD BATTENS ON ROOFERS FELT. MINIMUM HEADLAP 100 mm
RAFTERS TO BE 50 x 150 mm SC3 GRADE @ 600 mm c/c.
CEILING JOISTS TO BE 50 x 150 mm SC3 GRADE @ 600 mm c/c
SUPPORTED BY GALVANISED STEEL JOIST HANGERS AND 50 x 150 mm SC3 GRADE SUPPORT BOLTED TO WALL.
BINDER TO BE 50 x 150 mm SC3 GRADE.

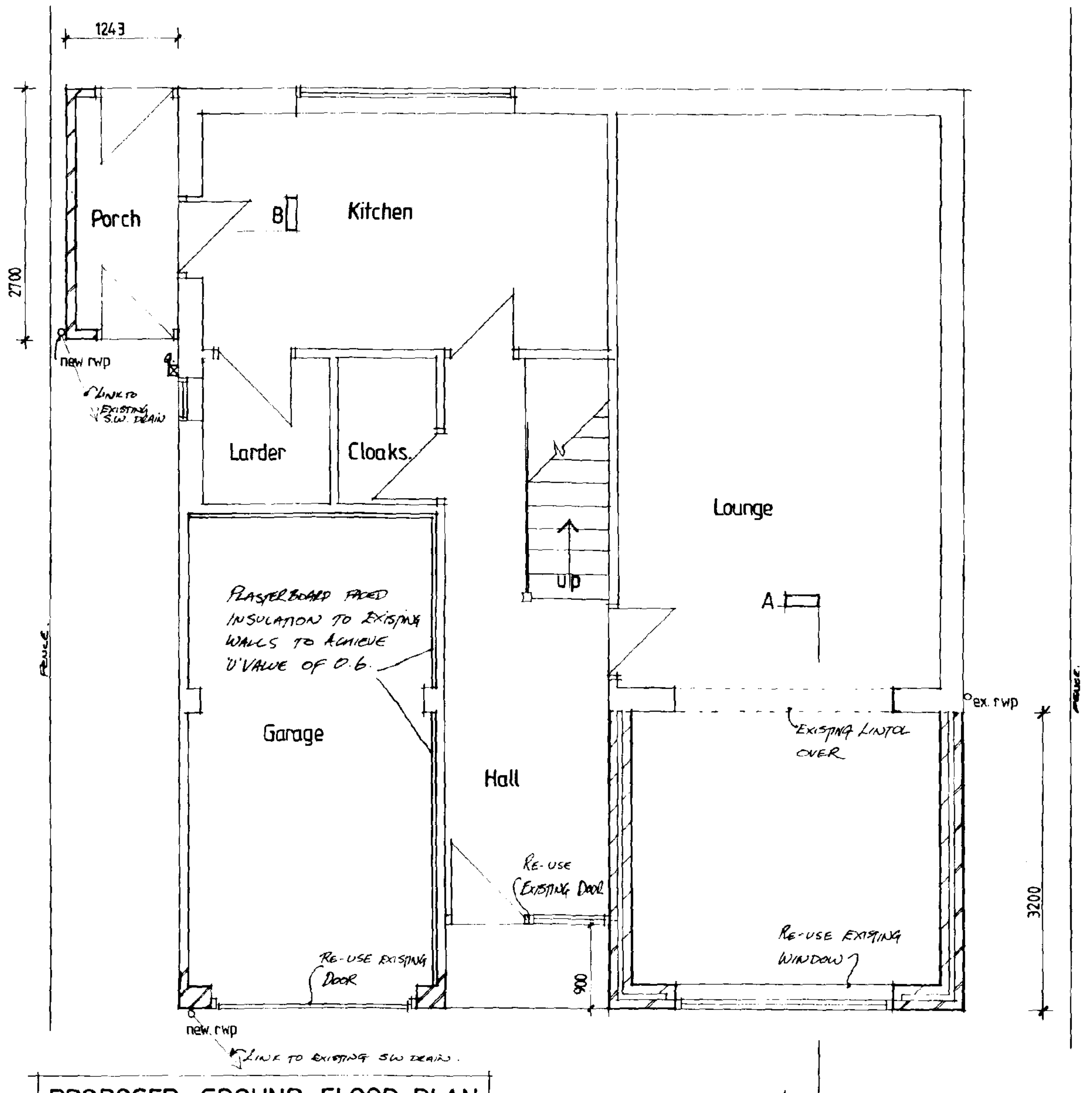
PORCH ROOF.
ROOF FINISH TO MATCH EXISTING ON 38 x 25 mm TREATED SOFTWOOD BATTENS ON ROOFERS FELT. MINIMUM HEADLAP 75 mm.
RAFTERS TO BE 38 x 100 mm SC3 GRADE @ 600 mm c/c
CEILING JOISTS TO BE 38 x 100 mm SC3 GRADE @ 600 mm c/c.
SUPPORTED BY GALVANISED STEEL JOIST HANGER AND 38 x 100 mm SC3 GRADE SUPPORT BOLTED TO WALL.

VENTILATION TO ROOF VOID.
PROVIDE PROPRIETARY EAVES VENTILATION SYSTEM TO PROVIDE ROOF VOID VENTILATION EQUIVALENT TO A 25 mm GAP RUNNING LENGTH OF EAVES.
CROSS VENTILATION TO BE PROVIDE EQUAL TO 10 mm CONTINUOUS STRIP WITH A MINIMUM 50 mm FREE AIRSPACE.


150 mm MIN.
50 x 150 mm SC3 SUPPORT BOLTED TO WALL
EXISTING STRUCTURE
14.5°
GALVANISED STEEL JOIST HANGER
150 mm MINIMUM
15 mm COMPRESSIBLE STRIP BETWEEN EXISTING AND NEW STRUCTURE.
225
700
SECTION A-A


150 mm Min
22.5°
38 x 100 mm SC3 GRADE SUPPORT BOLTED TO WALL
JOIST HANGER
150 mm Min
15 mm COMPRESSIBLE STRIP BETWEEN NEW AND EXISTING STRUCTURES
150
450
SECTION B-B


Kitchen
Larder
Cloaks.
Lounge
up
Hall
Garage
Porch over
rwp
rwp
BOUNDARY FENCE
BOUNDARY FENCE
EXISTING GROUND FLOOR PLAN


1243
2700
B
Porch
B
Kitchen
new rwp
LINK TO EXISTING S.W. DRAIN
Larder
Cloaks.
Lounge
up
A
PLASTERBOARD FACED INSULATION TO EXISTING WALLS TO ACHIEVE 'U' VALUE OF 0.6.
Garage
Hall
ex. rwp
EXISTING LINTOL OVER
RE-USE EXISTING DOOR
RE-USE EXISTING WINDOW
RE-USE EXISTING DOOR
3200
900
new rwp
LINK TO EXISTING SW DRAIN.
FENCE
FENCE
A
PROPOSED GROUND FLOOR PLAN

FLASHINGS.
PROVIDE CODE No. 4 LEAD FLASHINGS TO ALL ABUTTING ROOF AREAS. MINIMUM UPSTAND 150 mm.

LINTOLS
PROVIDE THE FOLLOWING LINTOLS COMPLETE WITH CAVITY TRAY OVER:

L1/S	165 mm HIGH	ABOVE LOUNGE WINDOW
L1/S	125 mm HIGH	ABOVE FRONT DOORWAY
L9	100 mm HIGH	ABOVE GARAGE DOOR
L10	70 mm HIGH	ABOVE PORCH DOORWAYS.

ALL LINTOLS TO HAVE MINIMUM 150 mm END BEARING AND ARE TO BE INSTALLED TO MANUFACTURERS INSTRUCTIONS.

INSULATION TO ROOF VOID.
PROVIDE 200 mm THICK FIBRE GLASS INSULATION TO ROOF VOID LAID BETWEEN CEILING JOISTS EXCEPT IN PORCH ROOF.

EAVES
CLOSE CAVITY AT EAVES. PROVIDE 'MARLEY' PREMIER 112 mm HALF ROUND uPVC GUTTER TO MATCH EXISTING LAID TO 1:600 FALL. COMPLETE WITH 68 mm DOWN PIPES.
PROVIDE 25 mm TIMBER FASCIA AND FIX 10 mm EXTERIOR GRADE PLYWOOD SOFFIT

DRAINAGE.
NEW DRAINS TO BE FLEXIBLE CLAY PIPES OF 100 mm DIAMETER AND SURROUNDED IN PEA GRAVEL.
UNDER BUILDINGS SURROUND IN 150 mm CONCRETE WITH FLEXIBLE JOINTS OF 25 mm POLYSTYRENE. WHERE DRAINS PASS THRO' FOOTINGS PROVIDE LINTOL OVER AND COMPRESSIBLE MATERIAL.

DETERMINED

**CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES.**

revision	date	init.	revision details

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project
EXTENSIONS TO 45 HELMSLEY WAY
SPALDING
for
Mr TANG

0944/94

drawing
PLANS AND ELEVATIONS –
EXISTING AND PROPOSED

scale
1:50, 1:100

drawing no
2591-01