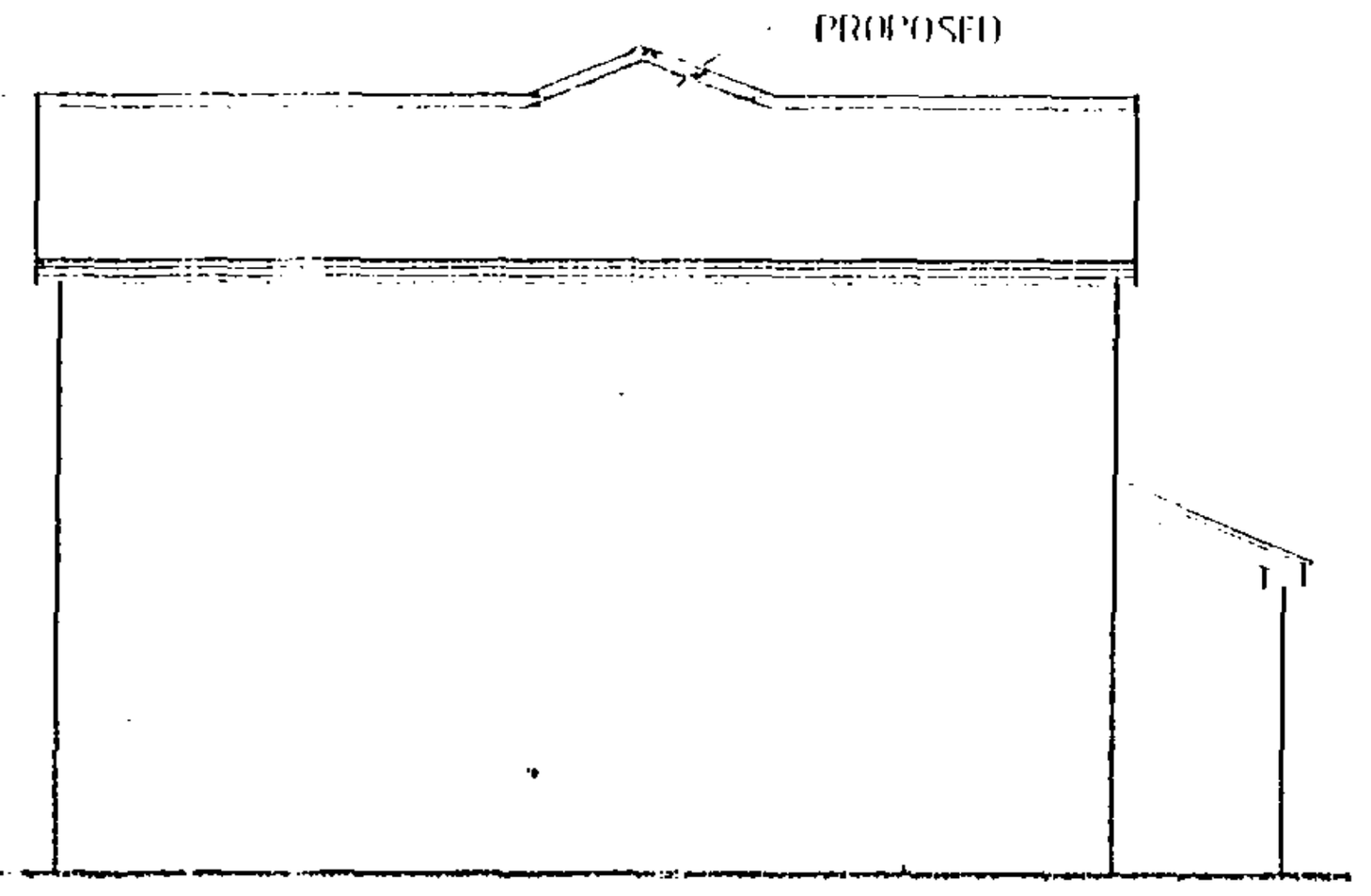
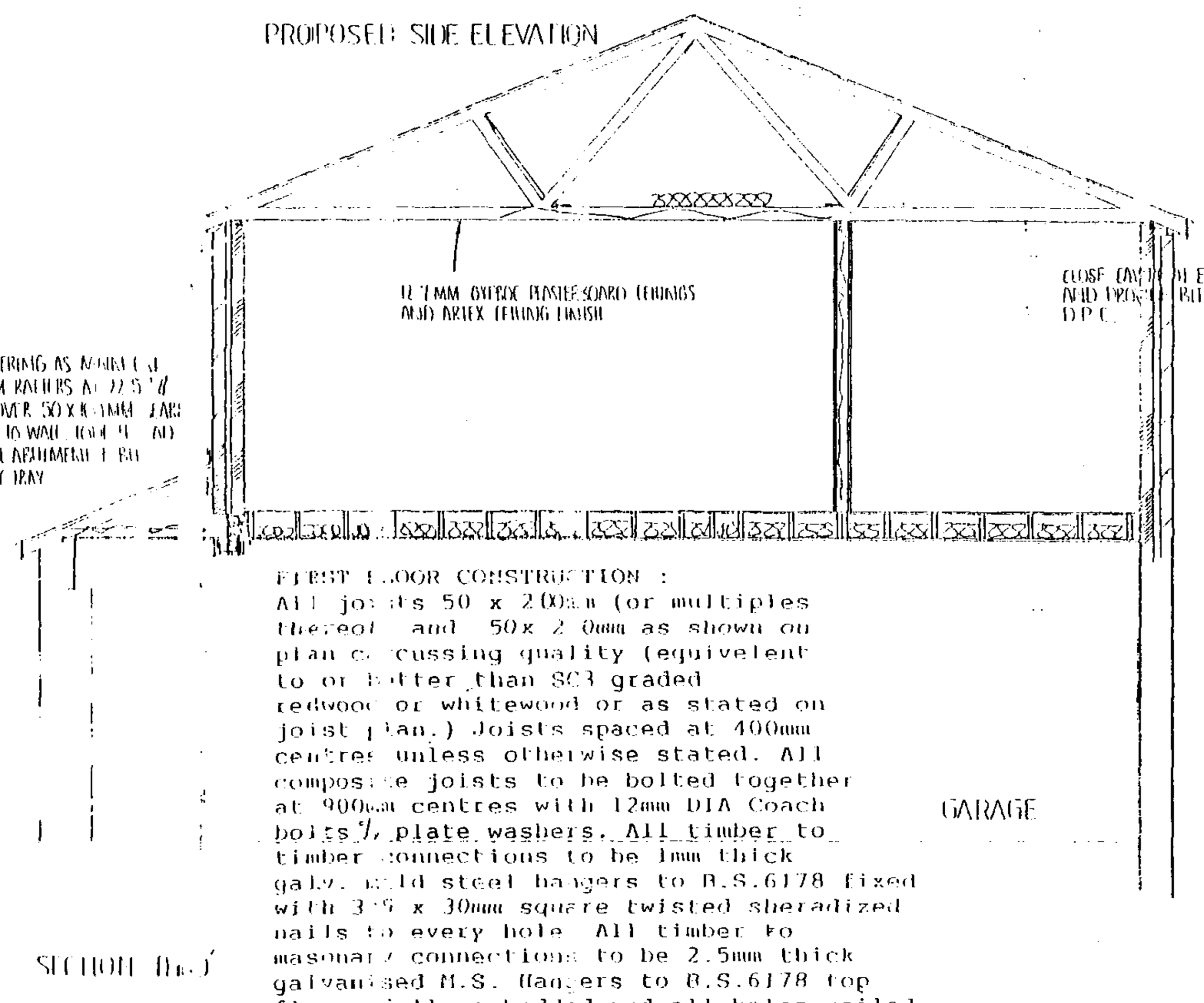
CAVITY WALL CONSTRUCTION:

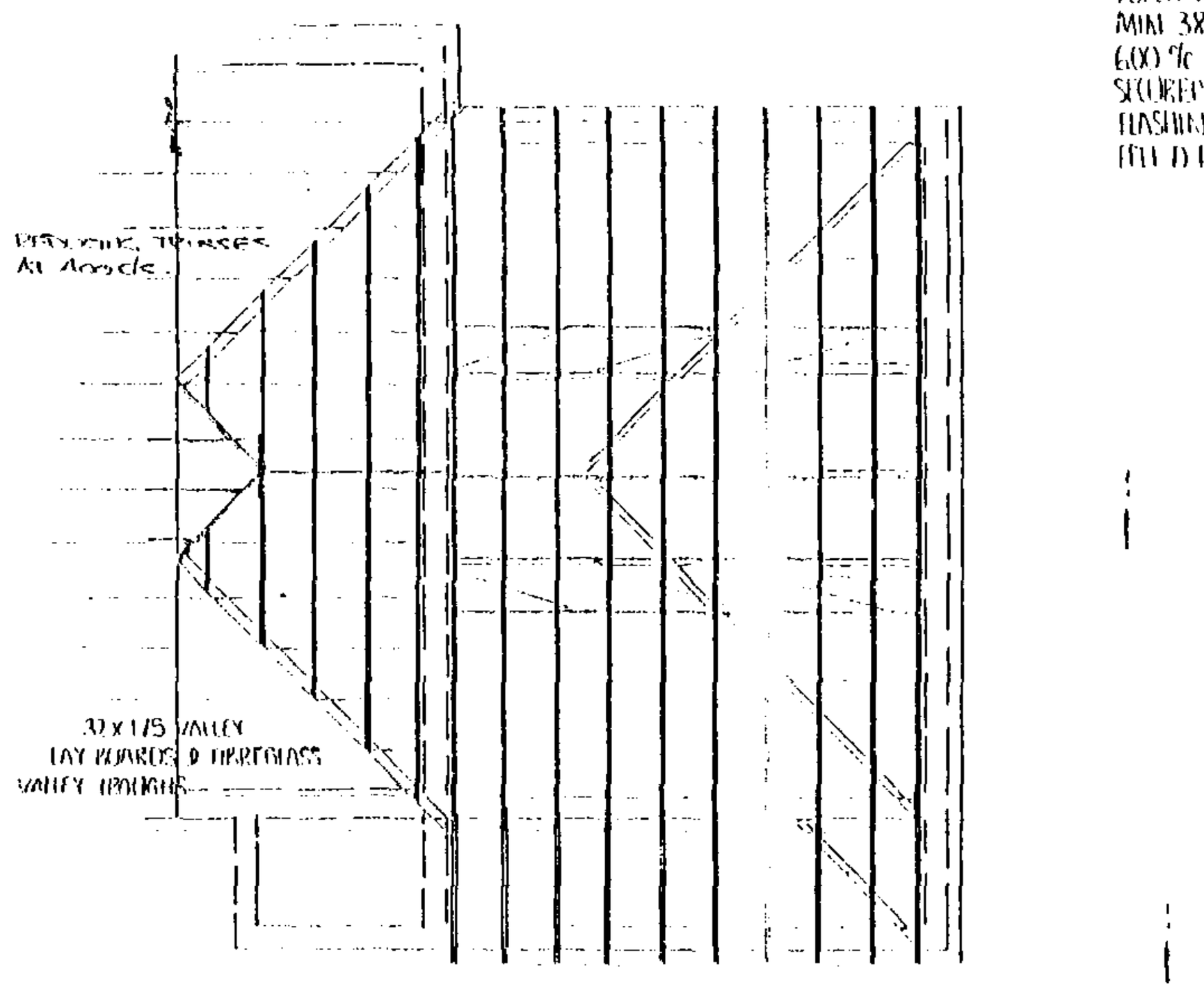
285mm cavity walling to consist: (CAVITY TO MATCH EXISTING)
100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1978 for clacium silicate bricks.
85mm cavity: Build into cavity Rockwool cavity wall insulation Boarding in accord.
Makers instructions and agreement certificate N83/1087
100mm internal cavity skin of tarmac hemelite insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 750mm horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonary walls of 100mm tarmac hemelite.
Mortar to B.R.E. digest No178 and CP 121 part 1 1973. And as recommended by bwk manufacturer. Close cavities at eaves and provide Bituminous felt D.P.C. Provide bit. felt D.P.C also to sills and jambs at closure. Provide thermal plasterboard to the int jambs of all windows and doors, at the head under lintels and also under sills. Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C cavity tray and code 4 lead flashing with a min 150mm upstand @ all roof/wall abutments.



PROPOSED SIDE ELEVATION



SECTION A-A



ROOF PLAN

FIRST FLOOR CONSTRUCTION :
All joists 50 x 200mm (or multiples thereof and 50x 200mm as shown on plan or trussing quality (equivelent to or better than SC3 graded redwood or whitewood or as stated on joist plan.) Joists spaced at 400mm centres unless otherwise stated. All composite joists to be bolted together at 900mm centres with 12mm DIA Coach bolts % plate washers. All timber to timber connections to be 1mm thick galv. mild steel hangers to B.S.6178 fixed with 3.5 x 30mm square twisted sheradized nails to every hole. All timber to masonary connections to be 2.5mm thick galvanised M.S. Hangers to B.S.6178 top flange fully embedded and all holes nailed. Stud wall built on sole plate. Provide solid strutting at mid joist span. Provide 30 x 5mm once bent (900/100) galv.M.S. lateral restraint straps to external walls where shown (at 2m max %) fixed with 4N 50mm 8 gauge CST. Screws or 5N 3.5 x 50mm galv. round wire nails 10 3N joists min %/solid blocking supports in between joists
Finish 18mm T&G. moisture resistant chipboard type C4 to B.S.5669

ROOF COVERING:
Concrete interlocking roof tiles on 38 x 25mm treated softwood battens, guage to suit tiling on B.S.747 type 1F untearable roofing felt or silimlar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, antisipated wind velocities and roof pitch.

ROOF CONSTRUCTION:

Wall plates generally 100 x 50mm treated softwood (OR TO MATCH EXISTING) with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at Max 1.2M % Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed, together with min. 100 x 25mm sawn SW binders and bracing in accordance with B.S.5268 Part 111 1985 (and any subsequent amendment)
Trusses spaced at maximum 600mm centres and pitched at 22.5°; TO MATCH EXISTING TO BE CHECKED ON SITE BY TRUSS MANUFACTURER
Provide 30 x 5mm once bent (900/100) galv.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 2.0M fixed with 4N 50mm 8 gauge CSK screws or 5N 3.5 x 50mm galv. round wire nails to 2N trusses/ceiling joints minimum %solid blocking blocking support and edge packing.

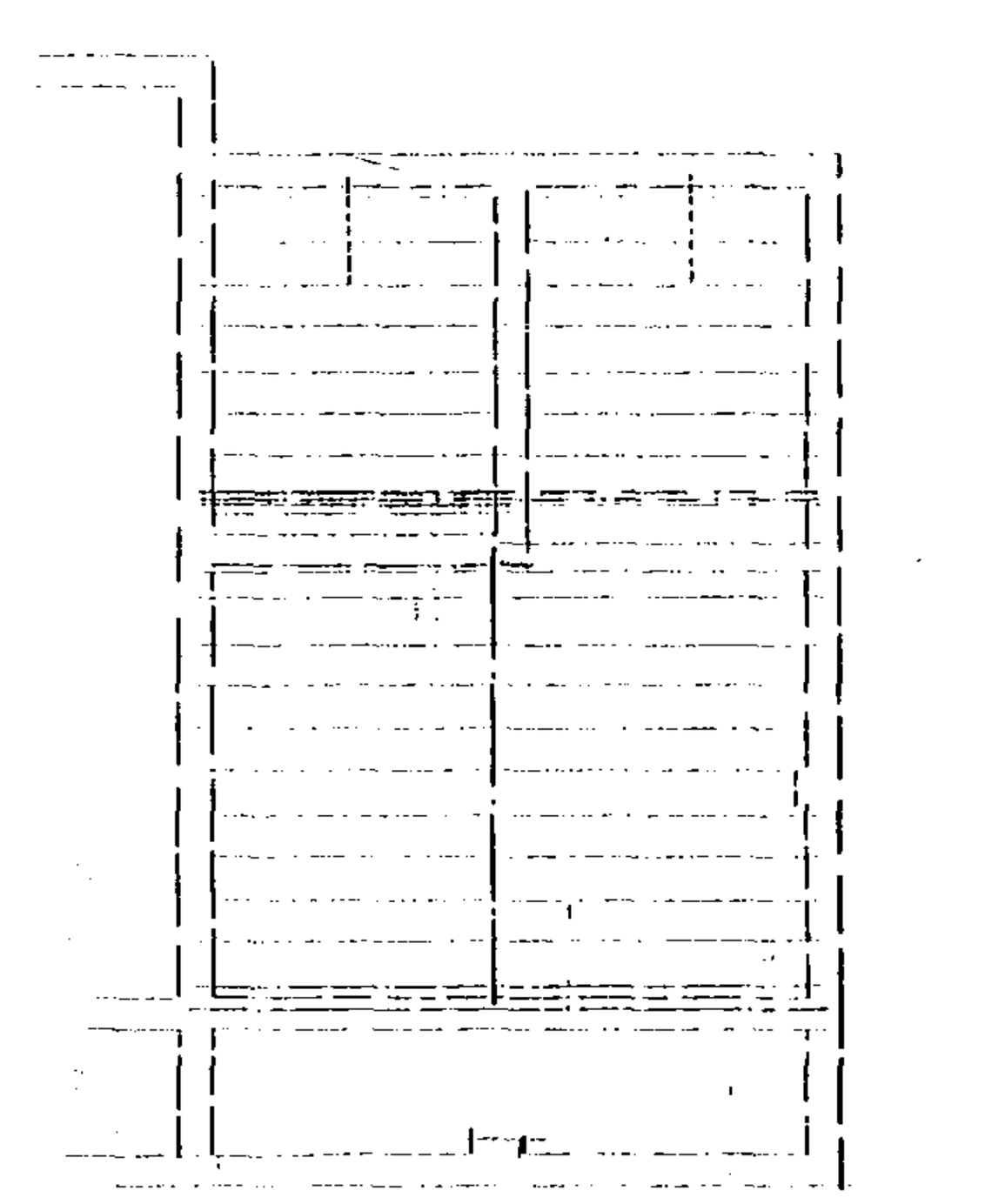
ROOFSPACE VENTILATION AND INSULATION:

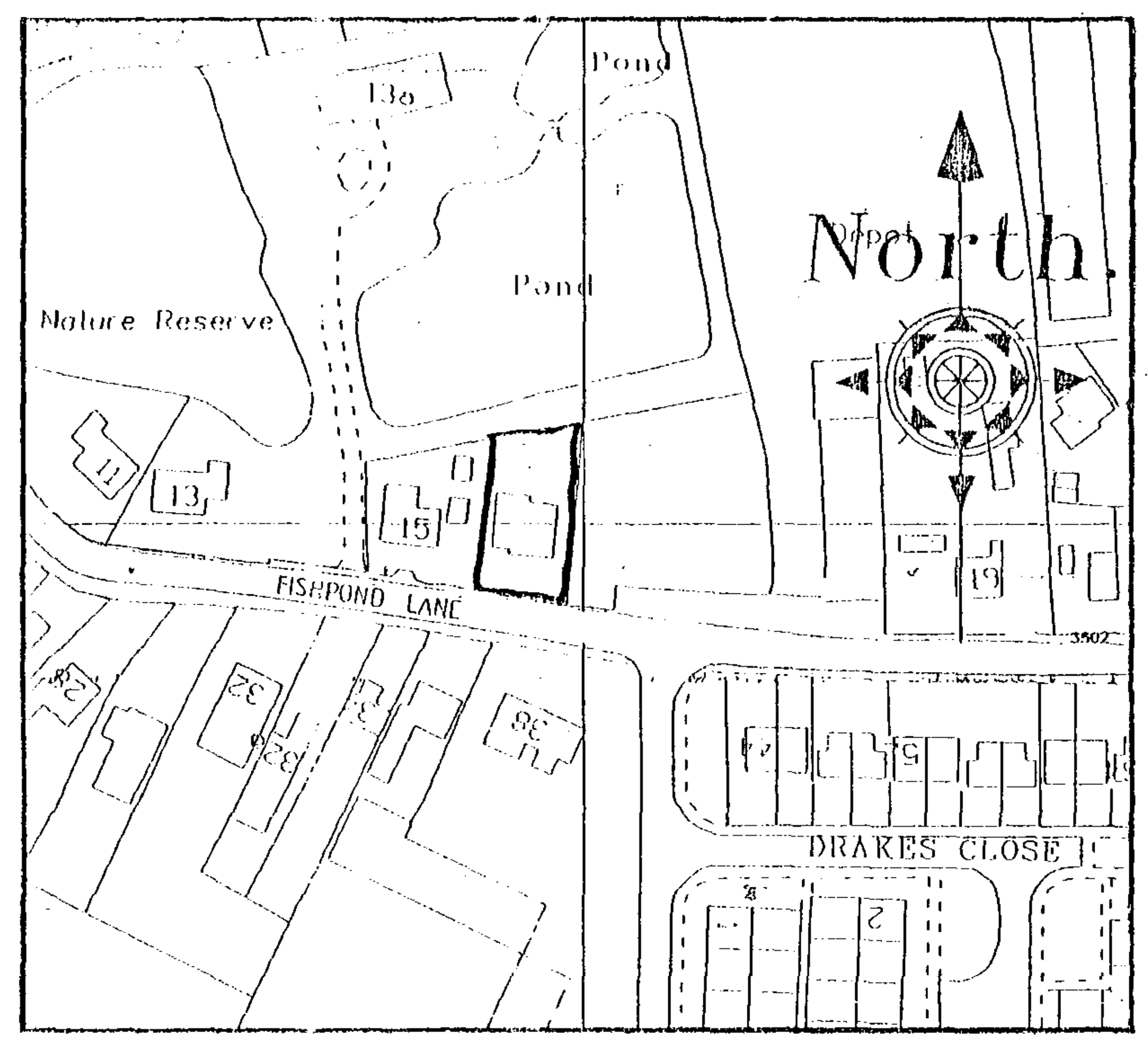
Provide eave to eave ventilation equivelent to 10,000mm²/m run. Use either ventilating soffit boards, continuous soffit ventilation strips or continuous over fascia ventilation system: Marley or sim.approved. Provide 100mm fibreglass insulation quilt inbetween ceiling ties and 150mm fibreglass insulation quilt over ceiling ties (total 250mm thickness). Ensure to maintain a minimum 50mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal.

FASCIA, SOFFIT, BARGE BOARDS, R.W GOODS TO MATCH EXISTING

CEILINGS : 1N° LAYER 15MM GYPROC 'FIRELINE' PLASTERBOARD & ARTEX
200 MM FIBREGLASS INBETWEEN JOISTS
SURROUND BEAMS WITH 2 N° LAYERS STAGGERED GYPROC FIRELINE

HOT WATER AND SPACE HEATING.
Extend and upgrade existing system as required. Ensure timer switch, suitable zone and boiler control interlocks, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented

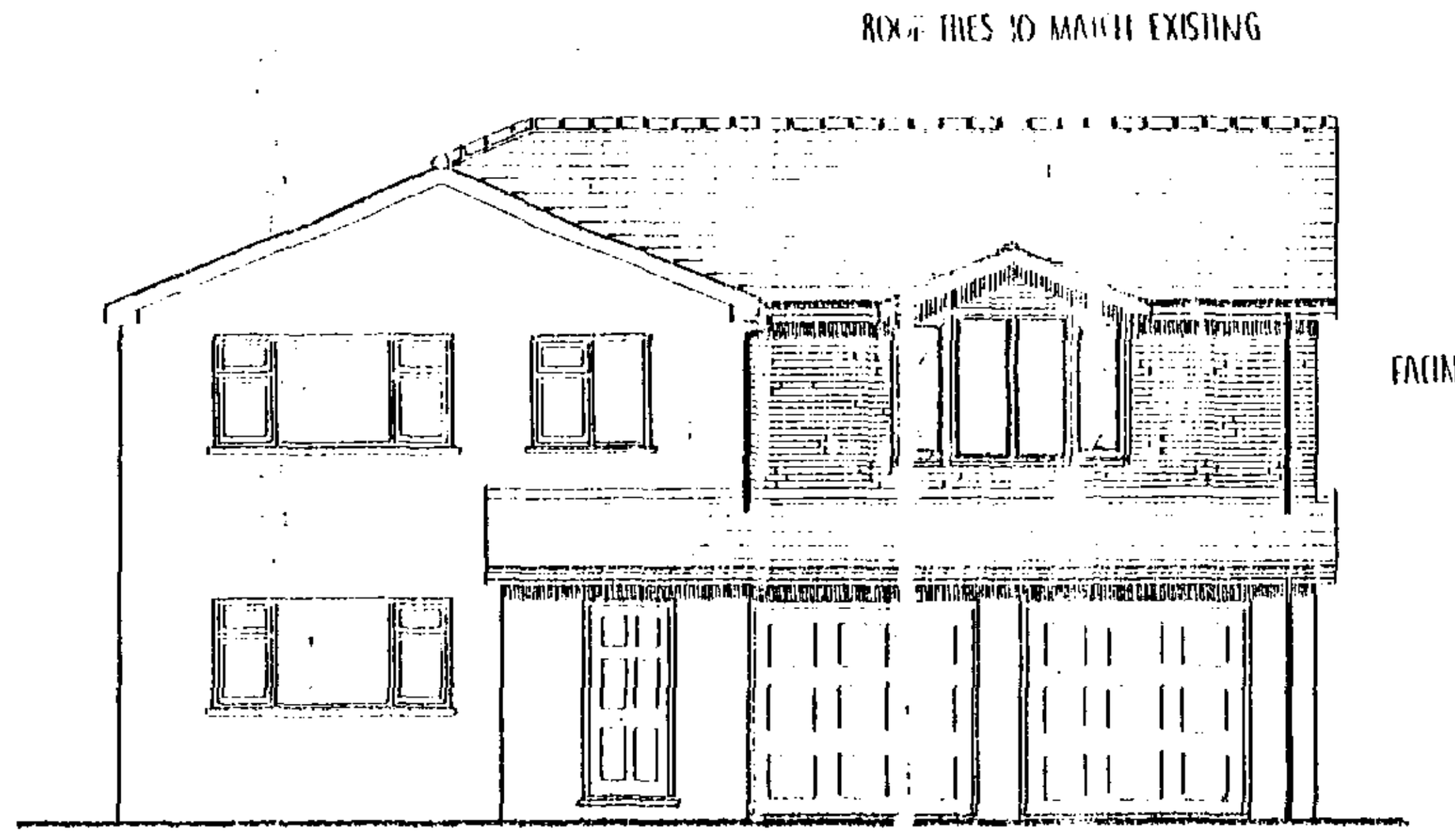

FLOOR JOIST PLAN



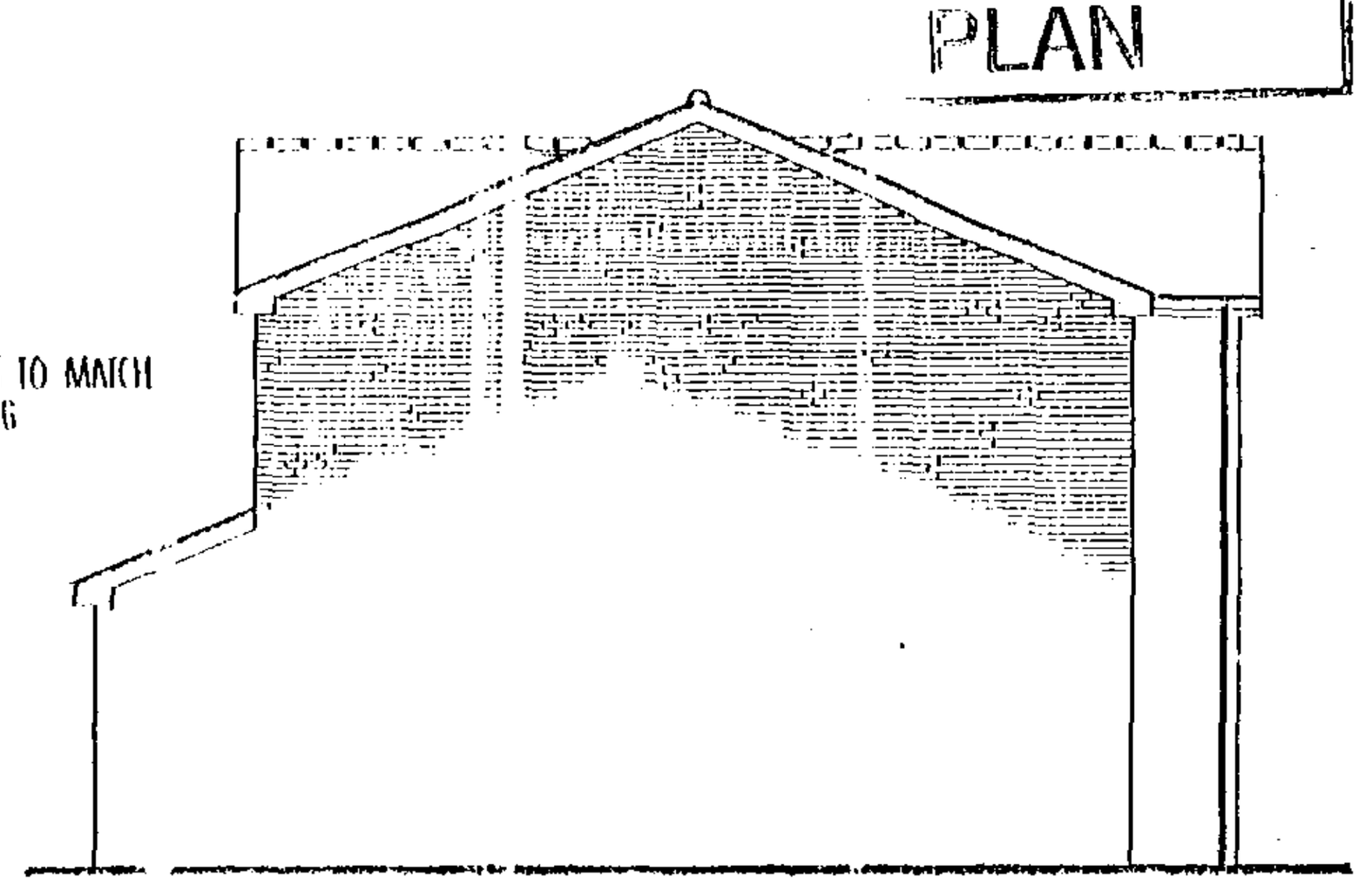
LOCATION PLAN 1:1250

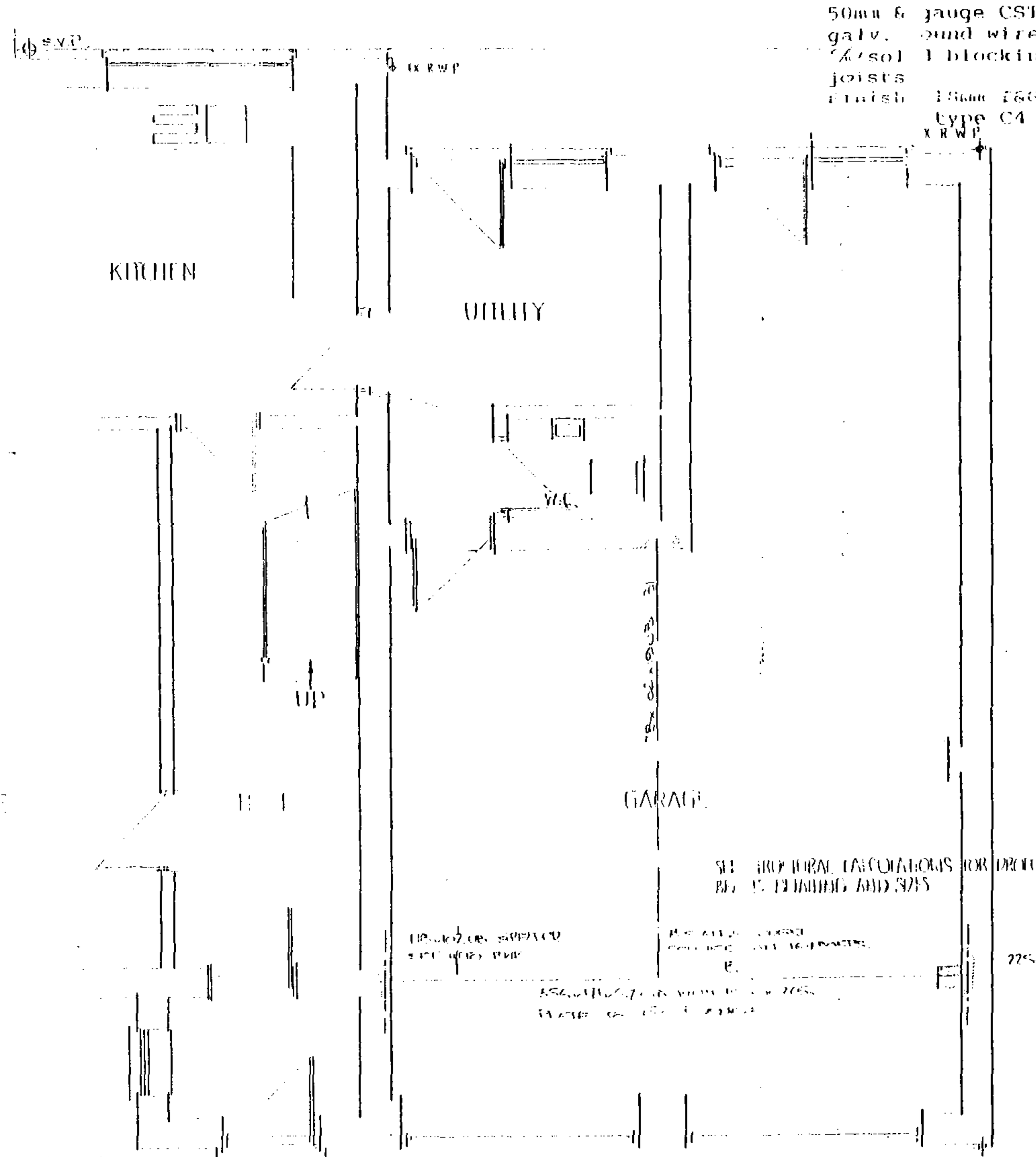
DETERMINED PLAN

ROOF TILES TO MATCH EXISTING


PROPOSED FRONT ELEVATION

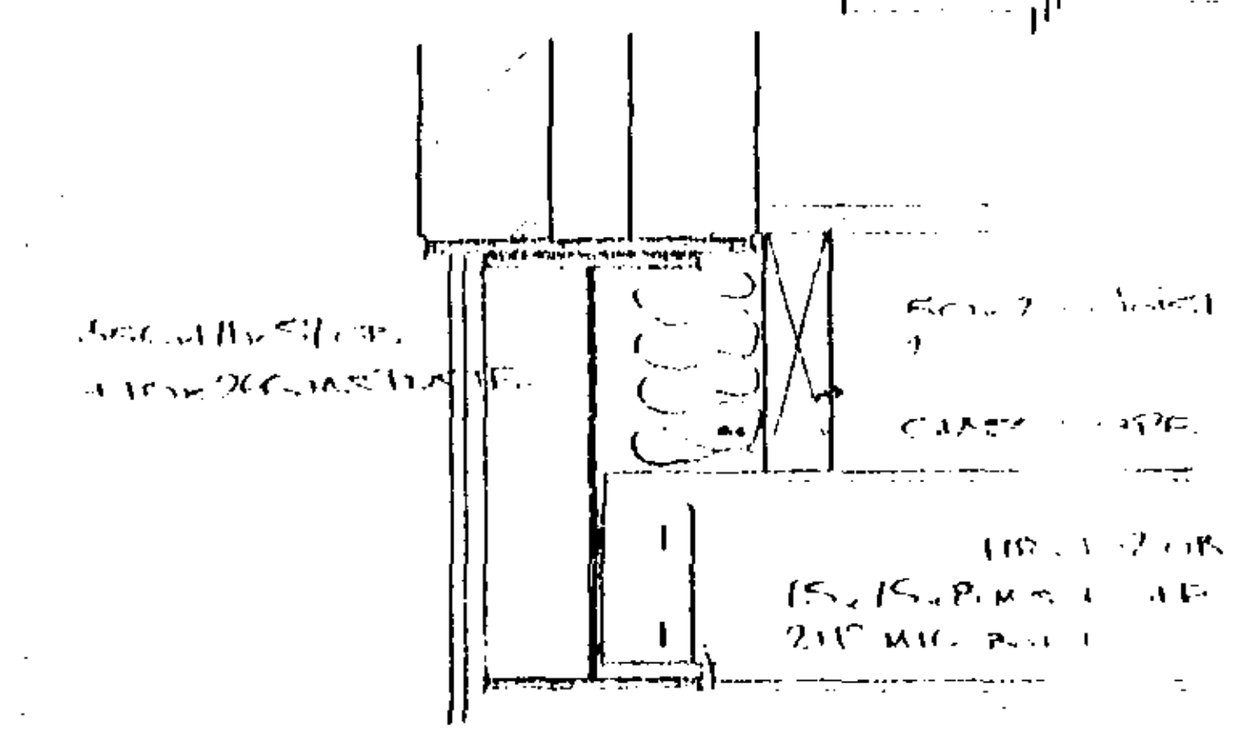
FACING BWK TO MATCH EXISTING


PROPOSED SIDE ELEVATION



EXISTING FOUNDATIONS TO BE CHECKED BY LOCAL AUTHORITY BUILDING CONTROL OFFICER PRIOR TO COMMENCEMENT ON SITE

EXISTING GROUND FLOOR


BEAM DETAIL

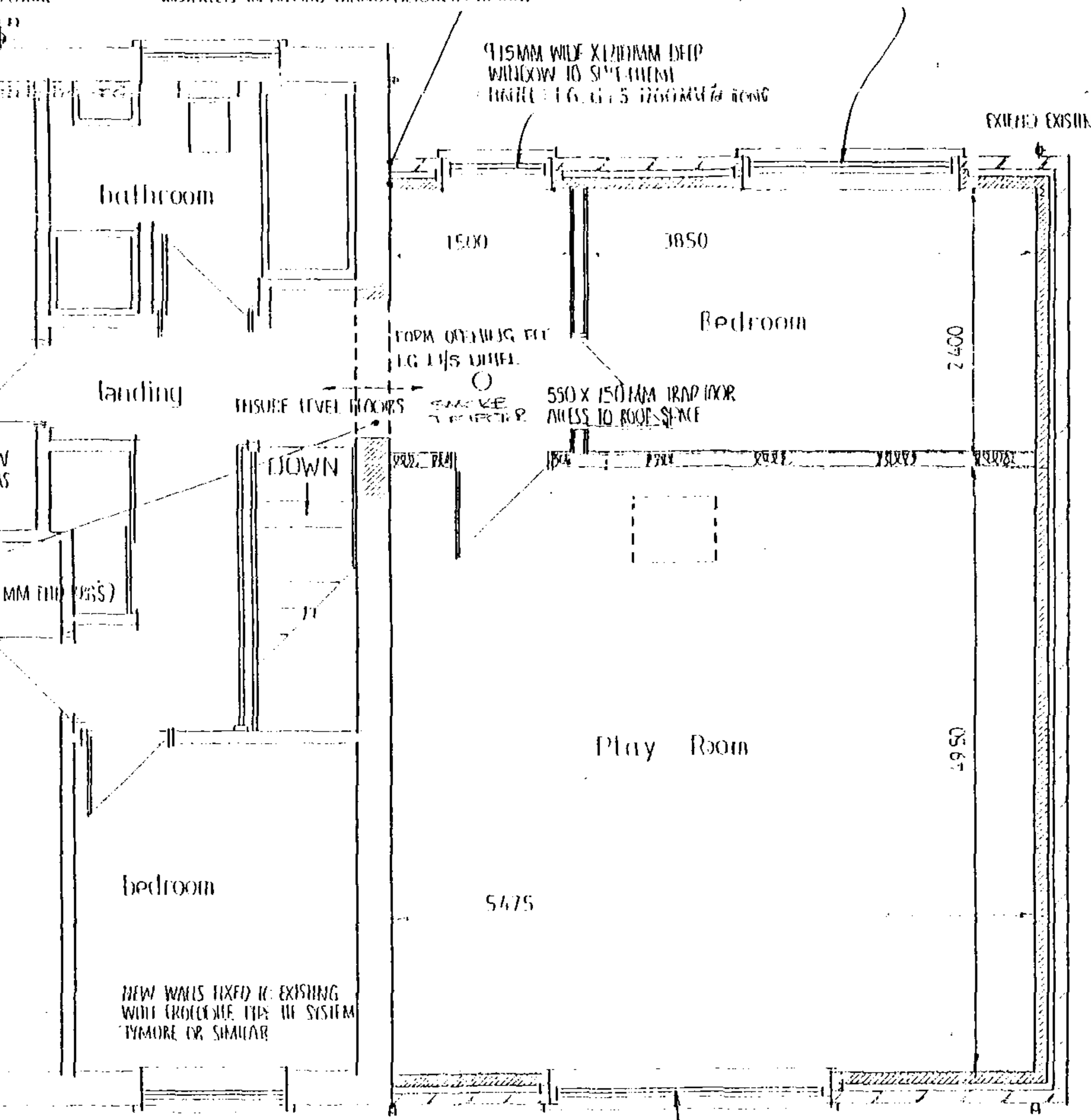
Stud walls to consist of 38 x 89mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

"TIMORE" OR SIMILAR MASONRY TIE SYSTEM INSTALLED IN ACCORD MANUFACTURERS DETAILS

1770 MM WIDE X 1200 MM DEEP WINDOW TO SUIT CLIENT LINTEL I.G. L1/HD 2100 MM % LONG

915MM WIDE X 1200MM DEEP WINDOW TO SUIT CLIENT LINTEL I.G. L1/S 1200MM % LONG

EXTEND EXISTING RWP TO FIRST FLOOR GUTTER



REMOVE EXISTING LANDING WINDOW AND LINTEL. FORM NEW OPENING AS SHOWN 900MM WIDE REDUCING OPENING TO FFL AND BLOCK UP REMAINING WINDOW OPENING. INSTALL I.G. L1/S LINTEL OVER NEW OPENING MIN 1200 MM LONG (150 MM END BRGS) AND FORM ARCHWAY UNDER GIVING MIN 2.0 M HEADROOM

R.W.P. TO SHOE ONTO SINGLE STOREY PITCHED ROOF

R.W.P. TO SHOE ONTO SINGLE STOREY PITCHED ROOF

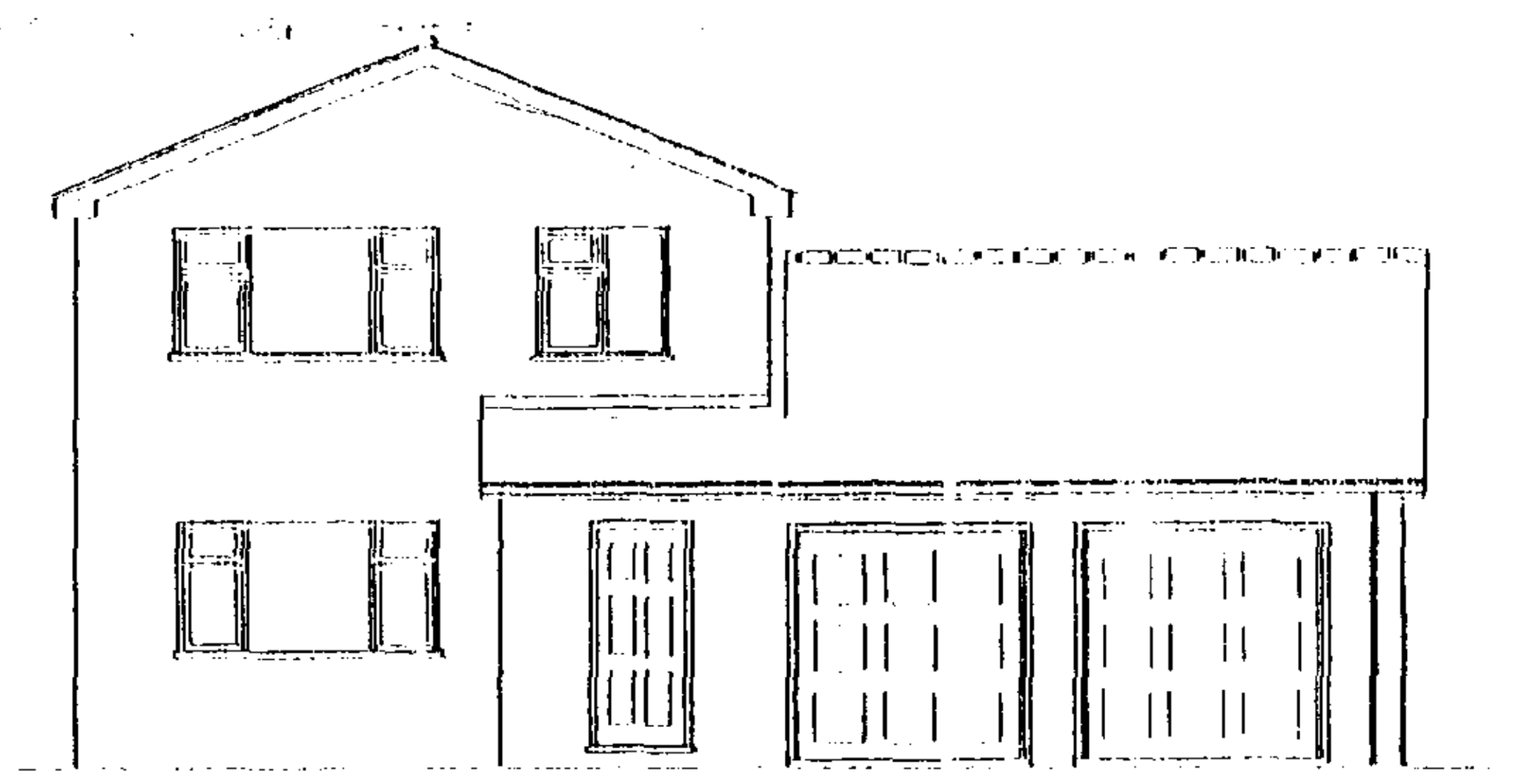
2339MM WIDE X 1500 MM DEEP WINDOW TO SUIT CLIENT. ROLL AREA, FAN LINTEL: I.G. L1/D 2700 MM % LONG

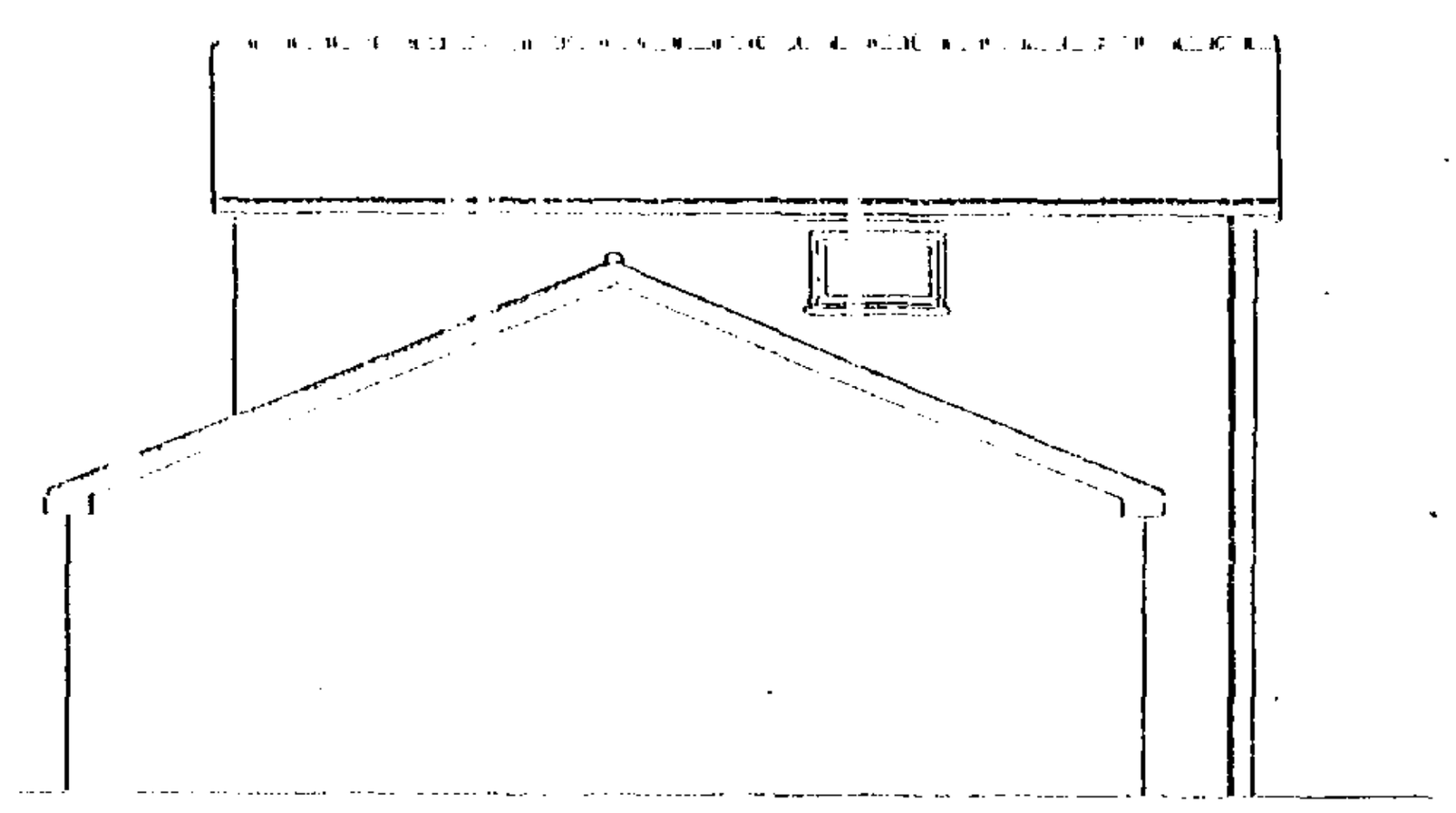
ALL NEW WINDOWS TO BE DOUBLE GLAZED. ALL GLAZING BETWEEN FFL & 800mm TO BE SAFETY GLASS TO BS 6206. ALL WINDOWS TO BE TRICKLE VENTED.

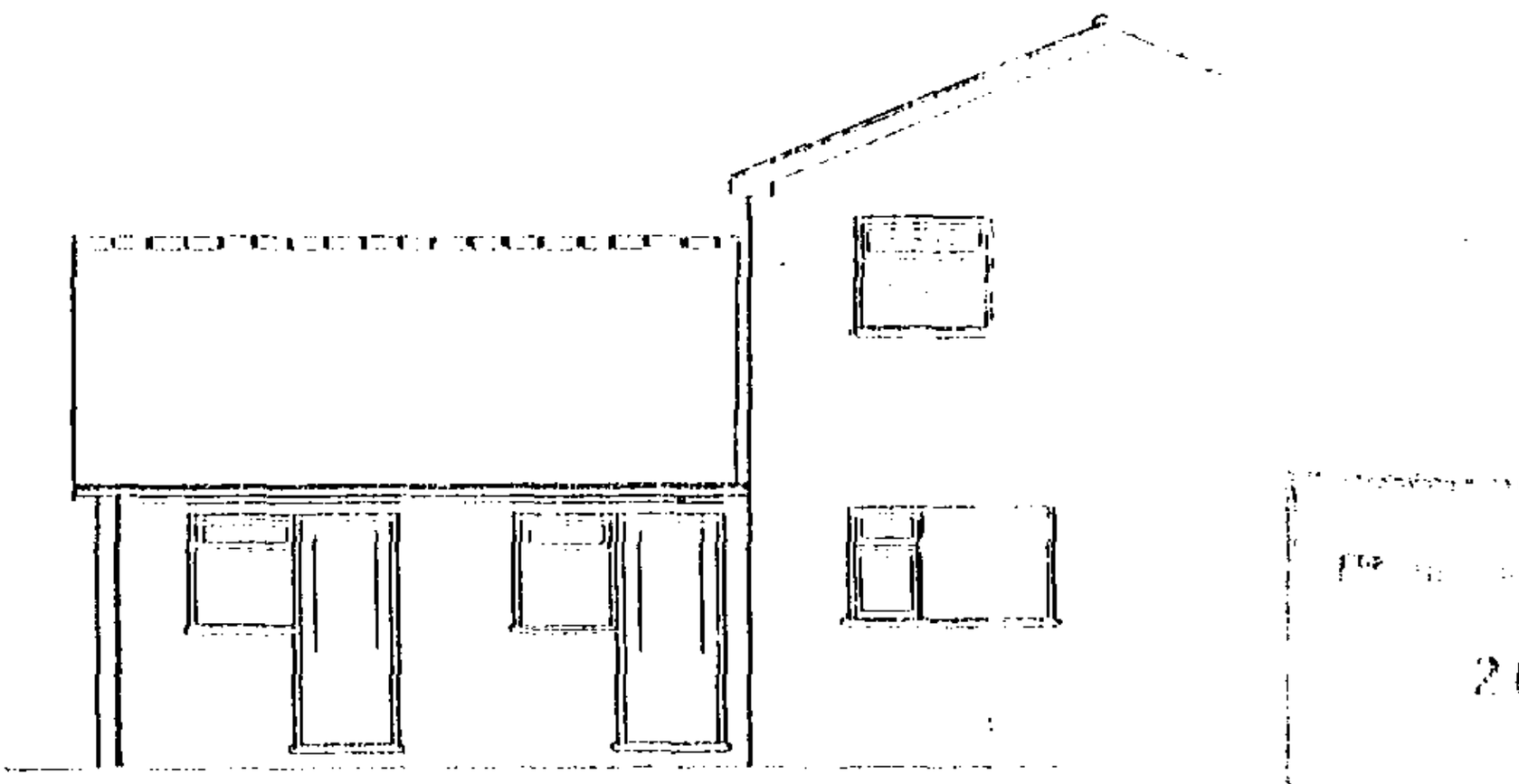
PROPOSED FIRST FLOOR EXTENSION

LINTELS:
Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm % above trays.

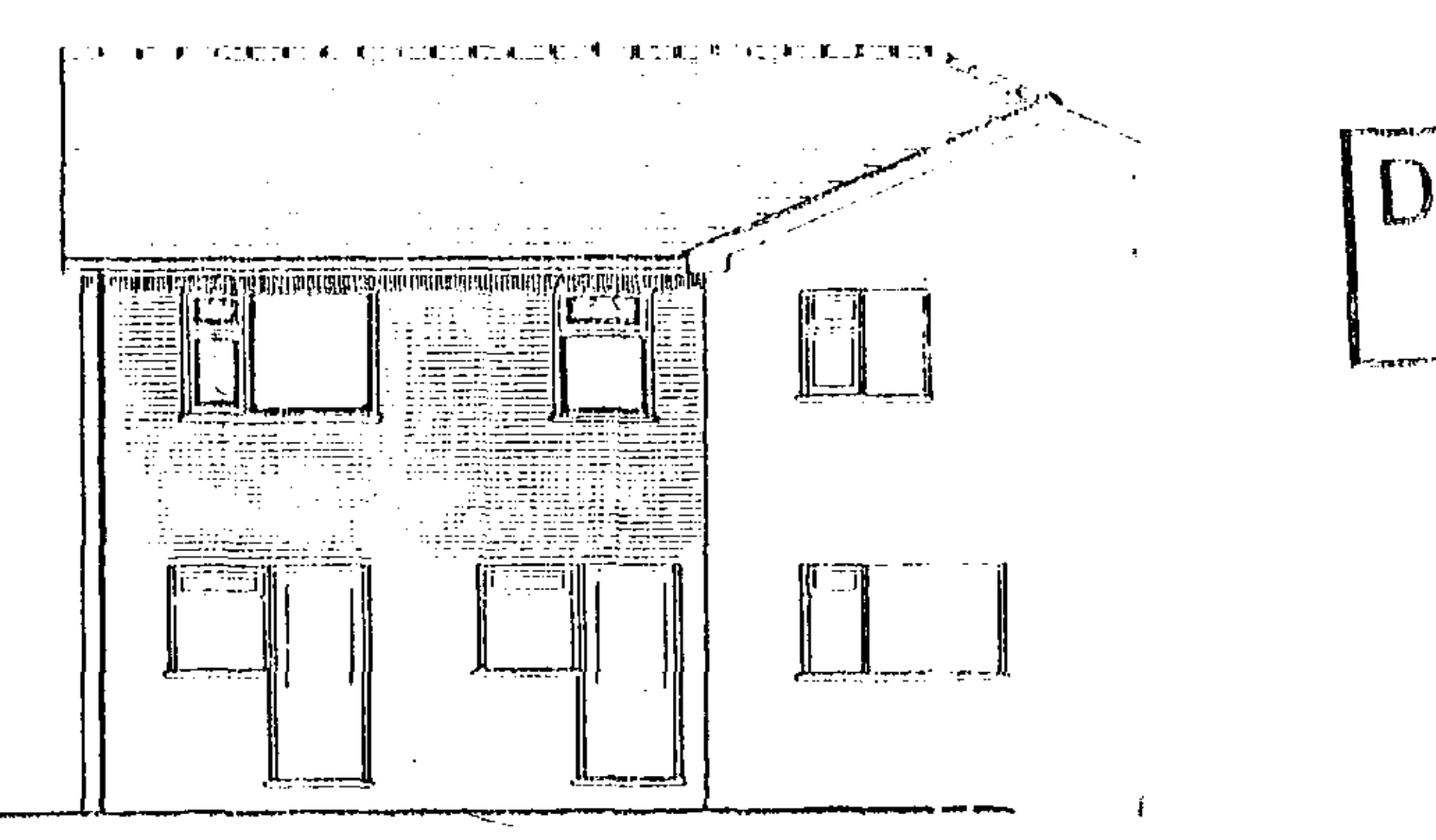
VENTILATION:
All window opening lights to have area to exceed 1/20th from floor area. All habitable rooms to have Trickle Ventilators in window/door heads giving ventilation equivelent to 8000mm²


EXISTING FRONT ELEVATION


EXISTING SIDE ELEVATION


EXISTING REAR ELEVATION

20 NOV ...
125/03


PROPOSED REAR ELEVATION

DETERMINED PLAN

revision	date	init.	revision details.
A	MAR 97	JC	B. Regs.

COOPER ARCHITECTURAL DESIGN

Client. MR J.C. FEENY

Project. PROPOSED EXTENSION TO HOUSE
15a FISHPOND LANE, HOLBEACH,
SPALDING: LINCOLNSHIRE

Drawing. PLAN AS EXISTING / PROPOSED

Scale 1:50 1:100 1:1250 | Drawing No. 9616 - 1 A.

Date. DEC 1996 | Drawn. JC.