Do not scale off this drawing

All site dimensions to be checked before work commences.

Roof construction:

Interlocking concrete tiles to match existing installed to manufacturers recommendations at min 22½° pitch on 38x38 fully treated battens on layer of similar breathing sarking on 25x50 fully treated counter battens located above rafters at 600ctrs ref G.A. 2035 insulation board (50mm thick) installed to manufacturers recommendations on 18mm thick exterior grade plywood on 47x220 rafters at max 600mm cts. Install 12.5mm plasterboard with skim finish to underside of plywood between rafters. Rafters to be built into existing wall at ridge and supported on wall plate at eaves.

Average 'U' value of roof 0.25 W/m²K.

Install code 4 lead flashing between top of roof and existing wall.

75x100 wall plate.

Install 200x5mm mild steel straps between roof structure and external walls and existing house wall at average 1.800ctrs straps to extend over 3 no. timbers at gables (installed above plywood)

Install 2 no. Velux roof GHL top hung roof windows ref. 104 (550x980)

Install ex. 225x150 fully treated fascia board with underside at same level as underside of projecting brick stretcher course which is above brick dental course.

Install 112mm dia. h.r. UPVC gutter with 68mm dia. downpipe connected to 110mm dia. UPVC drain bedded on 100mm pea gravel to fall to new soakpit min. 1 metre cube at least 5.000 from building.

All structural timber to be grade SC3 and marked dry or kiln dry.

Cavity walls:

103mm thick approx reclaimed facing brickwork to match existing. 65mm cavity and 100mm thermalite standard blockwork with internal finish of 12mm plaster.

Install 65mm thick fibreglass batt cavity insulation installed to manufacturers recommendations.

Average 'U' value = 0.45W/m²K.

Damp proof insulated d.p.c. to reveals with frames lapping by min. 150mm. Cavity wall ties installed at 900mm cts horizontally 450mm cts vertically and at 225mm cts within 225mm of reveals.

Seal top of cavity.

Concrete blockwork below d.p.c. to be class 'A'.

Install two d.p.c.'s to walls min. 150mm above ground level (external skin). 100mm thick Thermalite standard block internal walls.

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

Ground floor:

65mm thick lightly reinforced sand/cement screed on 500 gauge polythene separating membrane on 50mm thick SD grade expanded polystyrene insulation on 100mm thick grade 5:1 concrete slab on 1200 gauge polythene d.p.m. on min. 150mm hardcore well consolidated and dinded.

Foundations:

700mm wide grade ST4 concrete trenchfill foundation min. 750mm deep (1.000 in Shinglade soil) Depth to be agreed on site with L.A. building inspector. Care to be taken with foundations adjacent to existing garden wall. Foundation to internal walls to be 450mm wide.

Windows/external door:

UPVC window and door frames with 2 no. sliding sash frames to living room and side hung casement opening to W.C. Install new replacement side top hung frame to existing bedroom.

All windows to be double glazed and to have safety glass to be 800 to door and to cill level within 800mm of floor level.

All openings to be draught sealed.

Install trickle vents to provide 5000 mm² background ventilation to living room and bedroom and 4000mm² to W.C.

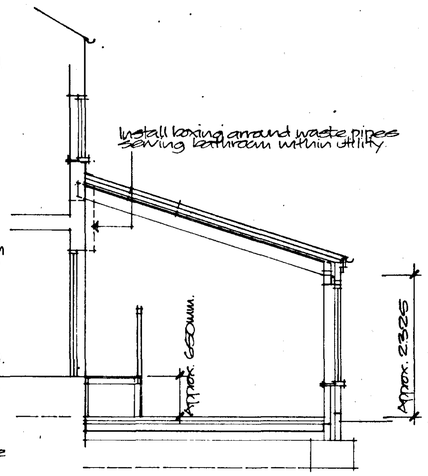
Windows to living room and bedroom to provide min. 1/20th of floor area as ventilation to room. Bedroom window to be suitable for fire escape.

Approx window sizes:

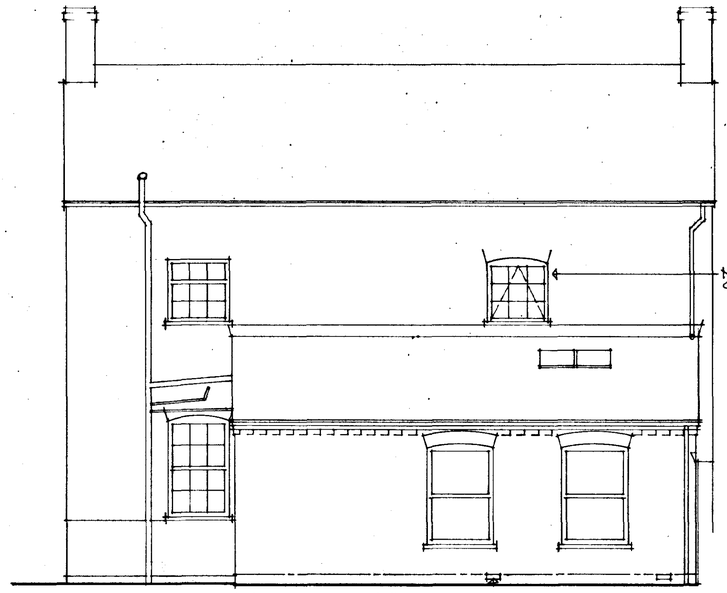
Living room (2 no.) 1085 x 1650 deep

W.C. 450 x 1150 deep

Bedroom 1000 x 1.000 (to ~~bedroom~~ window)

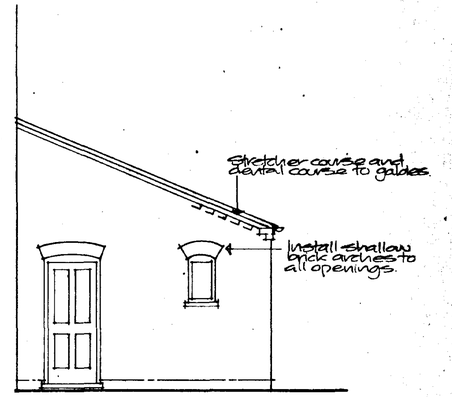


SECTION A-A



REAR ELEVATION

Extend existing floor void vents (void below lounge) with 2 no 110mm dia. UPVC pipes to each vent terminating at external wall with penscope vent and 65x110 plastic air vents below d.p.c. Vent ducts to be relocated if required.



SIDE ELEVATION

Lintels:

Install I.G. ref. LI/S50 steel lintels to external openings with cavity trays d.p.c. above openings in cavity. Install garden trimmers with lintels to all openings. Install 90 x internal 100 steel lintel to W.C. door.

Heating and hot water:

Extend existing heating and hot water services into extension. Install new wall mounted c/f fitted balanced flue boiler in utility to replace existing boiler in kitchen.

Boiler to be fitted with timing controls and boiler control interlock.

Install suitable guard to flue outlet.

New radiators to be fitted with thermostatic valves.

Hot water pipes to be insulated with Armaflex or similar insulation of thickness to match pipe outside diameter.

Mechanical ventilation:

Install extract fan in utility to extract at a rate of 30 litres per second.

Drainage below ground:

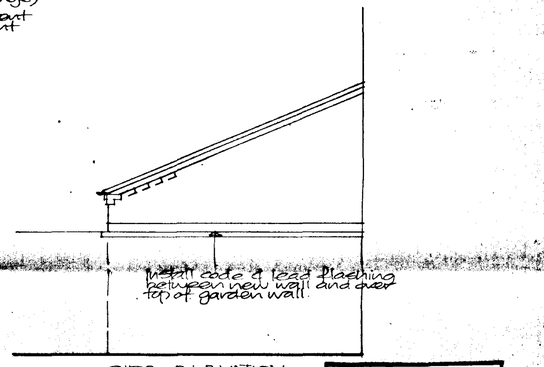
To be 110mm dia. UPVC bedded and surrounded in 100mm pea gravel to fall at approx. 1 in 40 to connect to existing inspection chamber and septic tank.

Drain to be protected where it passes through wall with prestressed concrete lintel with min. 50mm clearance around pipe and protection from vermin entry.

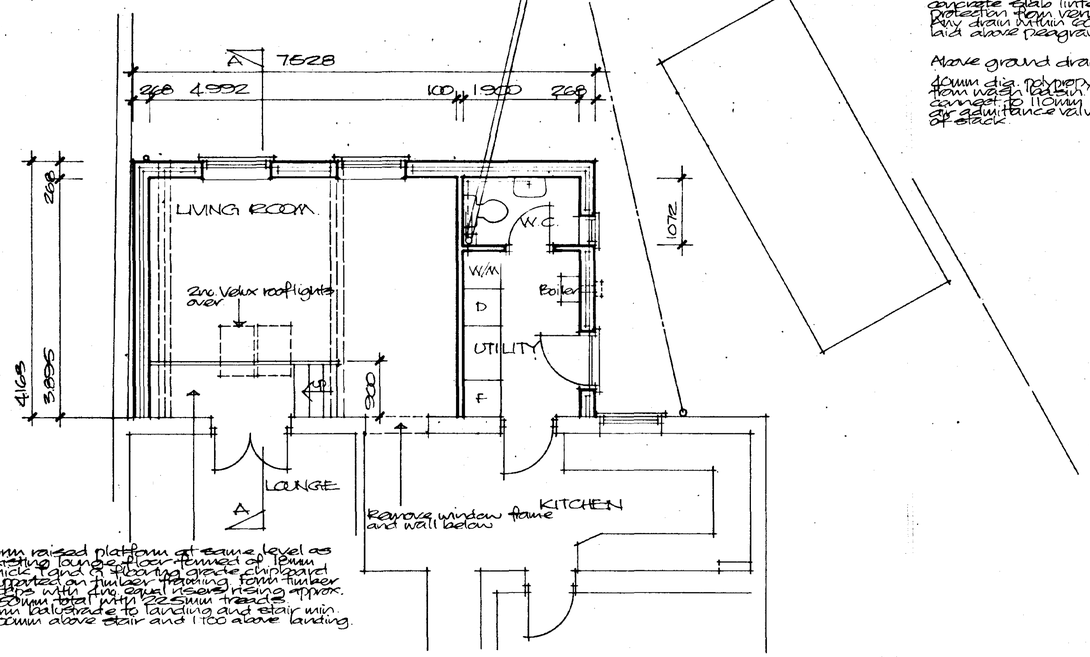
Any drain within 600mm of ground level to be protected by paving slabs laid above pea gravel surround.

Above ground drainage:

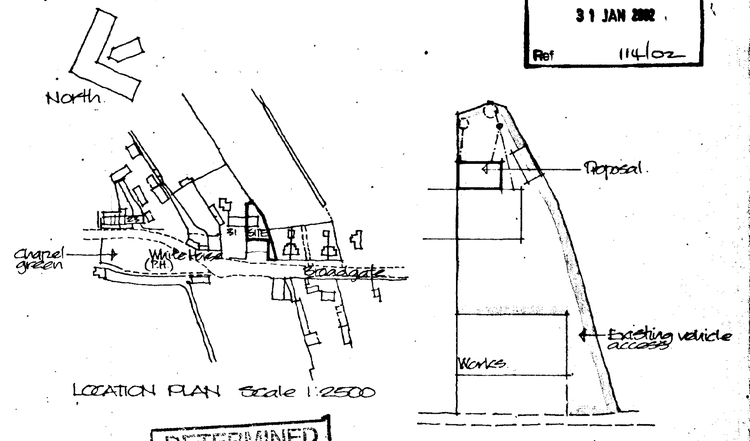
40mm dia. polypropylene waste from washing machine and 32mm dia from wash basin. All fitting to have 75mm deep seal trap and to connect to 110mm UPVC soil stack within ventilated duct and fitted with air admittance valve above flood level. Install rodding point at base of stack.



SIDE ELEVATION



Form raised platform at same level as existing lounge floor formed of 18mm thick t&g and glueing grade chipboard supported on timber treading. Form timber steps with duo easi risers rising approx. 450mm total with 225mm treads. 1mm balustrade to landing and stair min. 900mm above stair and 1100 above landing.



LOCATION PLAN Scale 1:2500

BLOCK PLAN Scale 1:500

SHDC
Planning & Development
31 JAN 2002
Ref 114/02

DETERMINED PLAN

Project
PROPOSED EXTENSION TO HOUSE
38 BROADGATE, WHAPLODE DROVE.

ALAN HORNSBY
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
MR & MRS F. MARTINO

Scale 1:50
Date Jan. 02

Drg. no.
02/01/01

Summit DS(UK) 0098