Roof construction:

Plain tiles to match existing installed to manufacturers recommendations on 25x38 tiled treated battens on existing felt on gangnail trusses at 600mm ctrs together with built up hip roof structure and infill reducing trusses.

Roof pitch to match existing

Roof trusses to comply with B.S. 5268 parts 2 and 3

Roof truss manufacturer to supply design certificate before roof trusses installed

50x100 wall plates.

Refer to roof structure layout for further details.

Eaves to be constructed to be similar to existing but to include roof level ventilation strip to provide min 10,000mm² per metre. Maintain min 50mm vent gap above insulation at eaves.

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

50x5mm mild steel straps to be installed at average 1,800 ctrs. between roof structure and perimeter walls. straps to extend over 2no timbers where at right angles with solid noggings under.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation with 1 layer between and 1 layer over ceiling joists.

Ceilings:

All new ceilings to be formed in 9.5mm thick plasterboard with all joints and perimeter supported and artex finish.

Gutters and downpipes:

Install new UPVC gutters and downpipes of similar design to existing with new downpipes connected to new 110mm dia. UPVC drains bedded in 100mm pea gravel to fall to soakpits min 1 metre cube at least 5,000 from building.

Suspended timber floors:

Constructed of 18mm thick T & G moisture resistant flooring grade chipboard on 50x250 joists at 400mm ctrs with 2 rows of solid strutting where indicated. Joists supported on existing wall with 50x250 timber bolted to wall at max 2000mm ctrs with joists connected to this timber with timber connectors (similar to TTL or similar).

Install triple joists spiked together below stud partition.

Install 50x9mm mild steel straps at average 1,800 ctrs. between suspended floor and walls. straps to extend over 2no. joists where at right angles with solid noggings under.

Cavity wall:

Constructed of 103mm thick facing brick, 65mm cavity and 100mm thermalite standard block or similar with dense plaster internal finish.

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

Average 'U' value = 0.45 w/m²K

Install 150mm cavity wall ties to be installed at 900mm ctrs horizontally, 450mm vertical and at 225mm ctrs within 225mm of reveals.

Seal tops of cavities.

Concrete blockwork used below dpc level to be class 'A'

Install flylaid dpc to walls min 150mm above ground level (external side)

Concrete infill to base of cavity walls to within 200mm of dpc level.

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

Foundations:

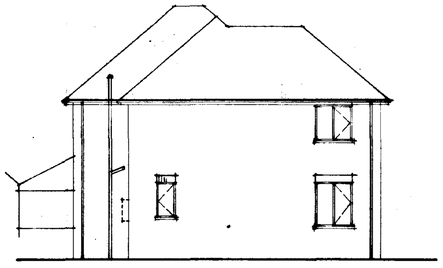
225x700 (225x450 to internal 100mm wall) grade ST4 concrete strip foundations to bear min. 750mm deep (min. 1,000 in shrinkable soil) depth to be agreed on site with LA building inspector.

Ground floors:

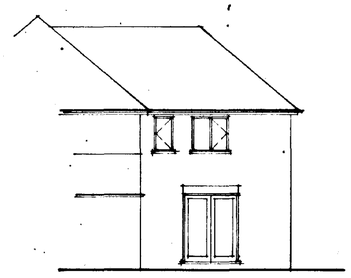
Constructed of 65mm thick lightly reinforced sand cement screed on 300 gauge polythene separating membrane on 50mm thick perimeter insulation (thickness relative to 100mm thick slabs to 5.0 concrete) on 1200 gauge polythene dpm, turned up with wall dpc on min. 100mm thick hardcore well consolidated and blinded



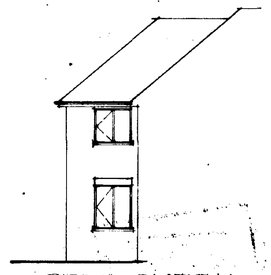
FRONT ELEVATION



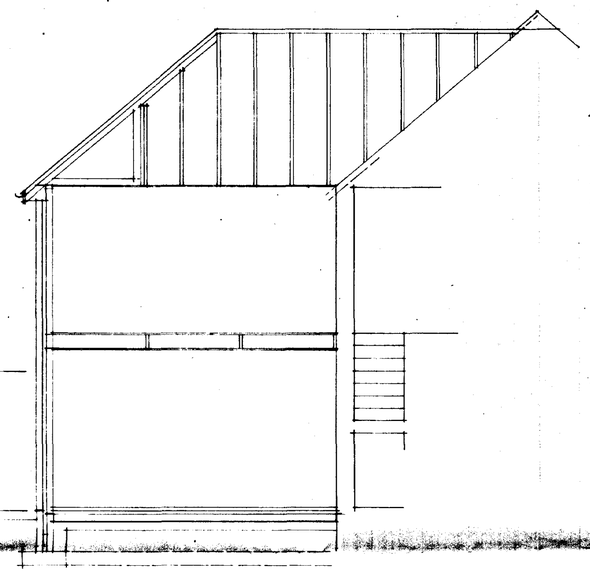
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SECTION A-A.

Windows and doors:

New window frames and external doors and frames to be white UPVC and to be double glazed with sealed units with safety glass to BS 6206 in square and to any glass within 800mm of floor level. Opening lights and door frames to be straight sealed. Install trickle vents to provide 8000mm² background ventilation to windows/doors to habitable rooms to provide at least 1/20th of floor area as ventilation.

Lintels:

Install 1 No type L1/550 steel lintels to openings up to 1,200 wide and type L1/HD 250 lintels to openings above 1,200 wide. Install cavity tray dpc above ground floor lintels.

Install prestressed concrete slab lintels above 2no. door openings through existing walls.

Install 1 No. box lintel to double door opening between lounge and study.

Heating/hot water:

Extend existing central heating and water services into proposal with thermostatic valves fitted to all new radiators.

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

Mechanical ventilation:

Install extract fan to en-suite capable of extracting at a rate of 15 litres per second.

Above ground drainage:

Install 40mm dia. polypropylene waste from wash basin and shower with 50mm dia. dismantled waste fittings to have 75mm deep seal traps (50mm deep cleanable trap to shower tray).

All wastes connected to 110mm dia. soil and vent stack within duct with rodding point at base.

Below ground drainage:

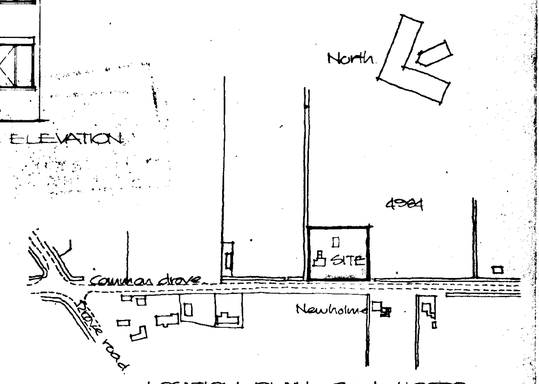
To be 110mm dia. UPVC drains bedded and surrounded in 100mm pea gravel to fall at 1 in 40 to connect to existing inspection chamber which connects to septic tank.

Drain passing through wall to be protected by prestressed concrete slab lintels with 10mm clearance around pipe and protection from vermin entry.

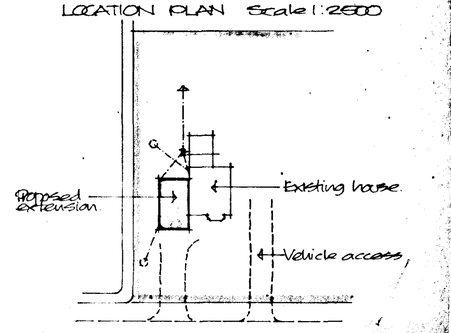
Any drains within 600mm of ground level to be protected by paving slabs laid.

Stud partition:

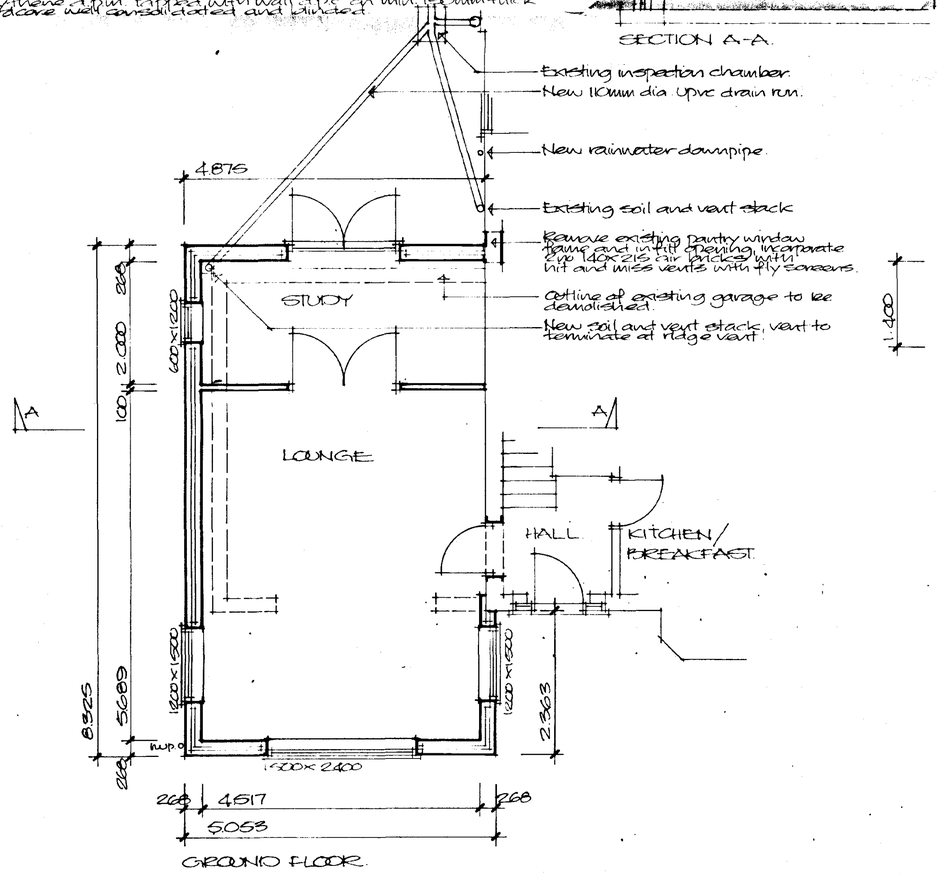
New first floor stud partition constructed of 50x75 studs at 400mm ctrs and 50x75 sole and head plates and noggings at 1,200 ctrs clad both sides with 12.5mm plasterboard and skim. Install fibreglass quilt between studs.



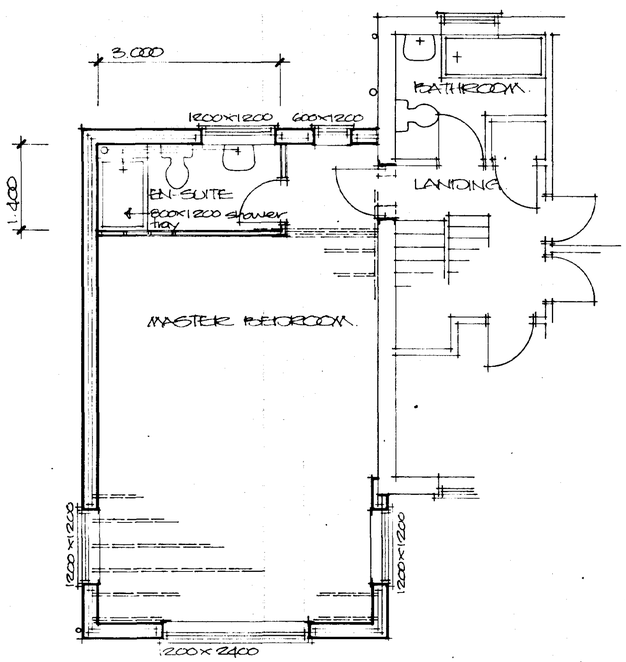
LOCATION PLAN Scale 1:2500



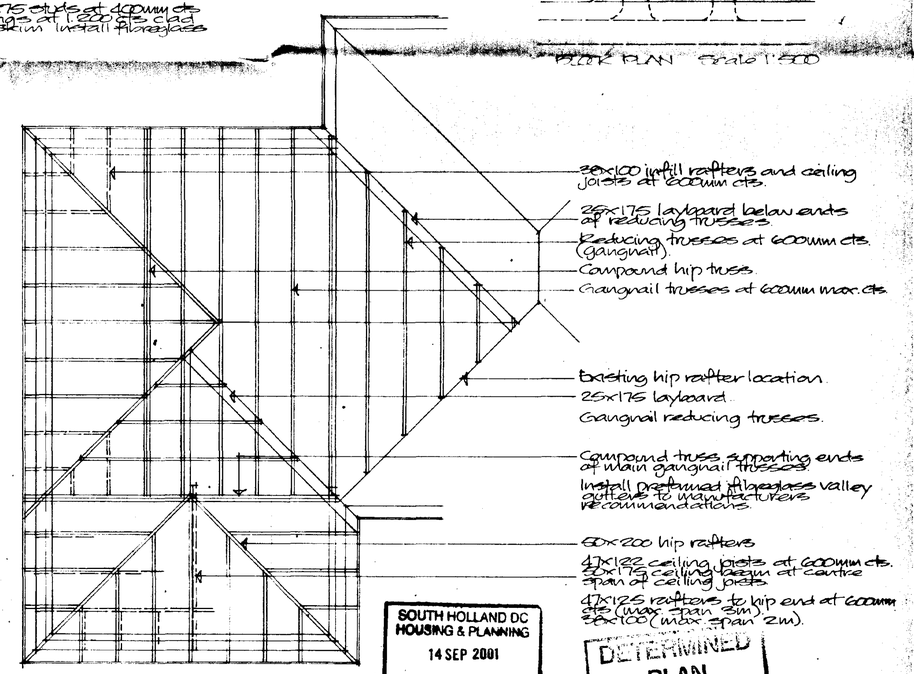
BLOCK PLAN Scale 1:500



GROUND FLOOR.



FIRST FLOOR



ROOF STRUCTURE LAYOUT.

SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 2001
Ref: 1117/01

DETERMINED
PLAN

Do not scale off this drawing

All site dimensions to be checked before work commences.

Project

PROPOSED EXTENSION TO HOUSE 'CONWAY' COMMON DROVE, WHAPLODE DROVE.

ALAN HORNSBY
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Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client

MR. & MRS R. McNAB

Scale 1:50, 1:100

Date Sept 01

Drg. no. 01/56/01

Summit DS(UK) 0096