HPK/2011/0013

FOUNDATIONS

O WIDE CONCRETE, THICKNESS VARIES, SEE ELEVATIONS. (225 MINIMUM); DEPTH VARIES (800 MM MIN.); ALL TO BUILDING INSPECTOR'S APPROVAL:

ANY CHANGE IN BASE LEVEL TO BE OVERLAPPED 2 X THE DROP DIMENSION.

WALLS BELOW GROUND

IN 7N. CONC. BLOCK: FILL CAVITY TO WITHIN 225 MM OF LOWEST DPC:
N.B. WEST WALL INCORPORATES TANKING AND LAND DRAIN IN CAVITY AS DETAIL ON DWG.
SPAN OVER DRAIN WITH PRECAST LINTELS, WITH 50MM CLEAR ALL ROUND; FILL WITH LOOSE MATERIAL AROUND DRAIN

WALLS ABOVE GROUND: "U" VALUE 0·28 MAX:

STONE OUTER LEAF TO MATCH, CROPPED TO 150MM MAX. BEDS:

100MM MEDIUM DENSITY ASH BLOCK INNER LEAF

100 MM STRUCTURAL CAVITY, WITH H.D. 90° TWIST S.S. TIES @ 750 x 450 c/s; 225 c/s UP REVEALS:

50MM "KINGSPAN" OR EQUAL FOIL-FACED P.U. WALLBOARD TIGHT TO INNER LEAF

CLOSE CAVITIES WITH CUT BLOCK + INSULATED D.P.C'S

HORIZONTAL DPC'S:-
OUTER LEAF - 150MM ABOVE GROUND
INNER LEAF - AT FINISHED FLOOR LEVEL,
CAVITY TO EXTEND 225 MM CLEAR BELOW LOWEST D.P.C.

* N.B. WEST WALL HAS CAVITY TRAY & TANKING, SEE DWG. 3.

ABUTTMENTS WITH EXISTING VIA S.S. PROFILE & TIE SYSTEM

LINTELS:
SEE PLAN, DWG. 6:
SEE DWG. 9 FOR MAIN SLIDING DOOR OPENING:

ROOF STRUCTURE (27½° PITCH)

100 x 50 S.W. WALL PLATES

203 x 102 x 23 KG. U.B. RIDGE BEAM, 150 BEARING INTO EXISTING WALL: 200 x 100 x 70 PADSTONES CUT FROM PRECAST LINTEL: PAINT STEEL.

150 x 50 C.16 RAFTERS @ 400 c/s (DOUBLED AT ROOFLIGHTS):
BIRDSMOUTH AND LAP OVER RIDGE BEAM, WITH BOLTED, TOOTHED TIMBER CONNECTORS IN EACH JOINT, SEE DWG. 8:

100 x 50 C.16 S.W CEILING COLLAR TIES WITH BOLTED CONNECTORS AS ABOVE, WITH 150 x 50 C.16 BINDER, BUILT IN, ONE CENTRAL HANGER

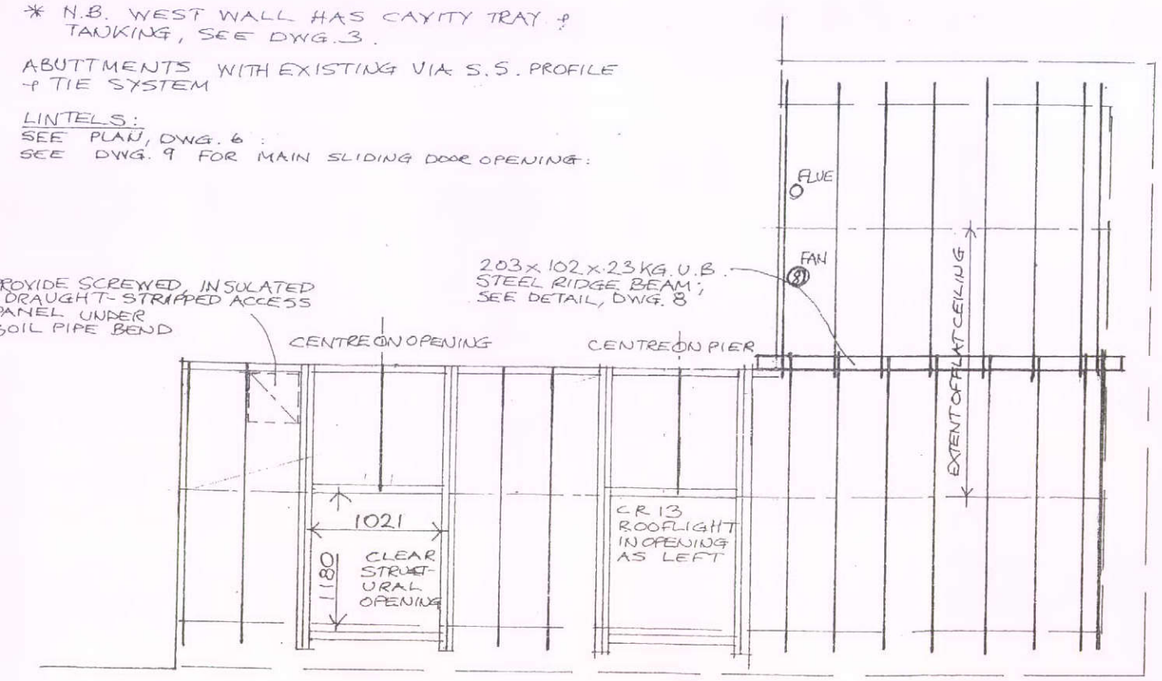
LEAN-TO SECTION GENERALLY AS ABOVE WITH DOUBLED RAFTERS EACH SIDE OF ROOFLIGHTS:

150 x 50 TANALISED S.W. WALL BEARER ALONG TOP EDGE OF ROOF, FIXED VIA RESIN ANCHOR BOLT SYSTEM (M12 BAR, 600 MM C/S) 90MM PENETRATION)

FIX LEAN-TO RAFTERS AT TOP END WITH GALV. M.S. FIXINGS (JOIST HANGER TYPE), AND SKEWED NAILING:

EXISTING WALLS

EXISTING STONEWORK FACING INSIDE EXTENSION TO BE TREATED WITH WATERPROOFED CEMENT RENDER TO 1M. HIGH MINIMUM (FULL HEIGHT PREFERABLY), PRIOR TO PLASTER FINISH:



Roof

ROOF FINISH:

SECOND HAND WELSH SLATES TO MATCH, SIZE MAY BE FROM 16" X 12" OR 18" X 10" AND LARGER, FIXED AT 80MM LAP USING COPPER OR ALLOY NAILS ON TANALISED 38 x 25 BATTENS OVER VAPOUR-PERMEABLE UNDER-SLATE MEMBRANE;
TURN UP MEMBRANE 100MM MIN. ROUND ALL SURROUNDS;
SUPPORT TO FALL INTO GUTTER!

LEAD SOAKERS AND FLASHINGS AT ABUTTMENTS

ROOFLIGHTS:

FROM "THE ROOFLIGHT COMPANY"; CONSERVATION PATTERN, MODEL C.R 13, TOP-HINGED,
4/16/4 TOUGHENED GLASS WITH ARGON FILLING: "U" = 1.35;
INSTALL AS MANUFACTURER'S DETAILS.

HEATING

GAS-FIRED CONDENSING BOILER, WITH FANNED FLUE; ALL AS MANUFACTURER'S RECOMMENDATIONS:
ENSURE PLUME DISCHARGE POSITION CAUSES NO NUISANCE.
NEW CONVENTIONAL RADIATORS TO HAVE THERMOSTATIC VALVES

UNDERFLOOR HEATING IN NEW EXTENSION SERVED OFF SEPARATE MANIFOLD WITH ROOM STAT CONTROL

ELECTRICAL WORKS

I.E.E. REGISTERED ELECTRICIAN TO CERTIFY WORKS UNDER REGS. PART P AS "A COMPETENT PERSON"

VENTILATION

DINING - KITCHEN ZONE TO HAVE OPENABLE WINDOW / EXTERNAL DOOR AREA OF AT LEAST 1/20TH OF FLOOR AREA
ADJUSTABLE TRICKLE VENTS IN FRAMES TO PROVIDE 8,000 MM² AREA
COOKER HOOD TO EXTRACT AT 30 LITRES/SEC. MINIMUM: 10MM GAP UNDER (INTERNAL) DOOR(S):

SHOWER ZONE:
TRICKLE VENT OF 2,500 MM²
(USE LOCKABLE TOP HUNG VENT IF FRAME TOO NARROW)
EXTRACT FAN RATED AT 15 LITRES/SEC. MINIMUM, LINKED TO P.I.R. DETECTOR WITH TIMED OVER-RUN:
10MM GAP UNDER DOOR

GLAZING

WINDOWS AND DOORS DOUBLE-GLAZED WITH "U" VALUE OF 1·6 MAXIMUM
N.B. SIDE DOOR MUST ACHIEVE "U" OF 1·8 MAX. (STANDARD BOARDED DOOR NOT ACCEPTABLE)

AREAS OF DOORS/WINDOWS IN EXTENSION:-

NEW ITEMS ARE:-

SIDE DOOR:
0·9 x 2·1M = 1·9 M²

SLIDING/FOLDING DOORS:
3M x 2·1M = 6·3 M²

ROOFLIGHTS, 2 NO. @
1·02 x 1·18M = 2·4 M²

TOTAL = 10·6 M²

EXISTING OPENINGS

SIDE DOOR
0·9 x 2·1 = 1·9 M²

DINING WINDOW
1·15 x 1·83 = 2·1 M²

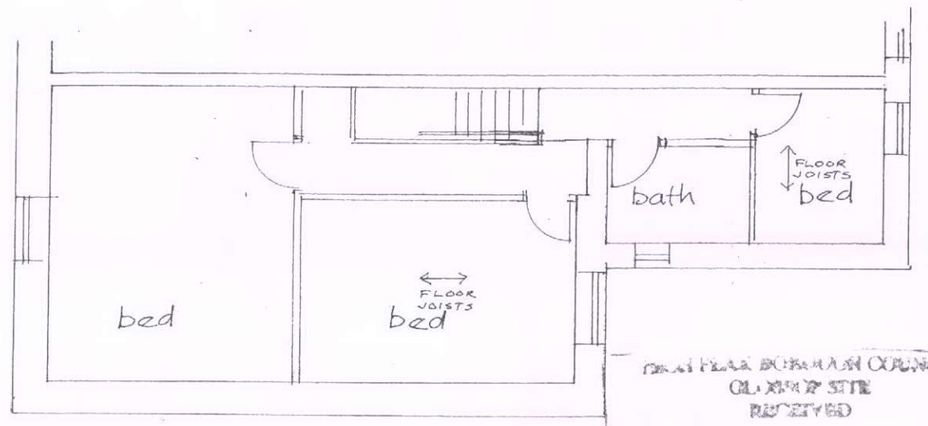
KITCHEN WINDOW
1·07 x 1·84 = 2·0 M²

TOTAL = 6·0 M²

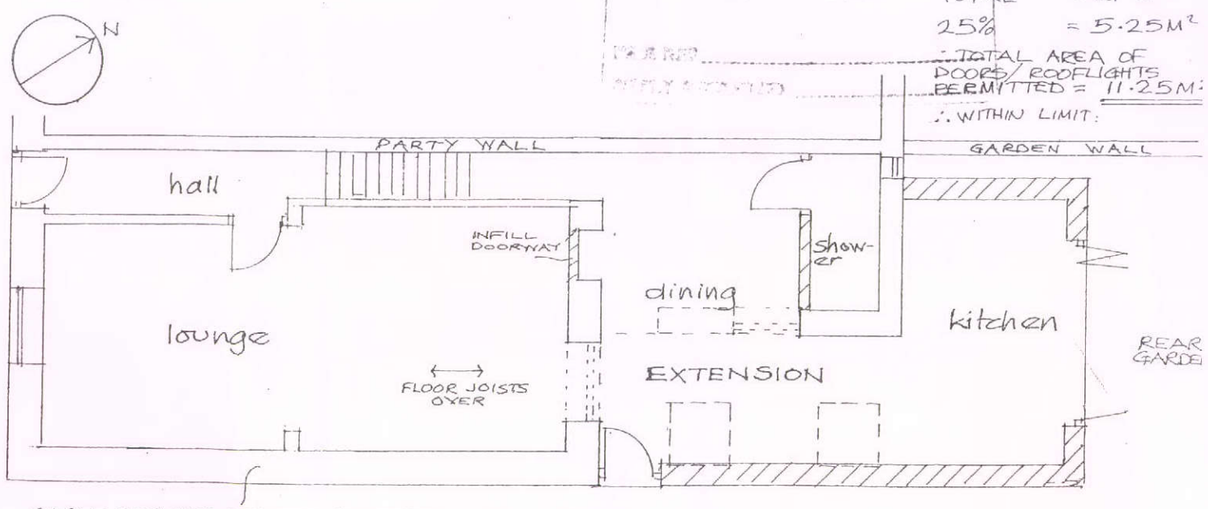
FLOOR AREA OF EXT'N
7·4 x 2·1M = 15·5 M²
2·15 x 2·6M = 5·5 M²
TOTAL = 21 M²
25% = 5·25 M²

∴ TOTAL AREA OF DOORS/ROOFLIGHTS PERMITTED = 11·25 M²
∴ WITHIN LIMIT:

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First Floor



Ground Floor

James Thornely Architect, "Lymbrook", Whitehough, Chinley, HIGH PEAK, SK23 6EJ: phone / fax 01663 750415

Project Title:	Dwg. Title:	Dwg. No: / Rev:	Scale:
Rear extension, 87 Primrose Terrace, Glossop	House layout; roof plan; general specific'n	0913/7	1:100; 1:50
			Date: Nov. 2010