

PROPOSED FRONT ELEVATION

MASS FILL CONCRETE FOUNDATIONS

There are no trees or drains that may effect the depth of the proposed foundations, so the foundations are to be 1m deep mass fill concrete. 500mm wide where concentricly loaded or 600mm wide where eccentricly loaded.

WALLS

New walls to be 100mm brickwork, 100mm Dritherm cavity insulation, 100mm thermalite blockwork. Walls tied together using Ancon HRT1 ties at 5No per m2, ties to be doubled up around openings

DPC to be at 150mm above external ground level. Lean mix concrete to be used as cavity fill at 250mm below DPC Lintel over converted garage door to be Catnic CG90/100 Lintel over Bifold doors to be 152UC with 10mm plate welded to bottom flange to carry external leaf New Walls tied to existing using Furfix Wall Starter Profiles

PROPOSED REAR ELEVATION

NEW FLOORS

65mm sand cement screed, on 100mm concrete floor slab (not required in garage) on 100mm Kingspan PIR floor insulation, on 1200g polythene DPM (tied to new and DPCs and DPMs) on 150mm sand blinded well consolidated harcore or crushed concrete

NEW ROOF

Roof finished in fibre glass system, on 100mm Kingspan PIR insulation on 18mm WPB Plywood on firrings to provid fall to rear on min 150 x 50 C24 joists, which are to be doubled up around new rooflight Ceiling formed in 12.5mm plasterboard with skim finish.

STUD PARTITIONS

12.5mm Plasterboard with skim finish on 100mm (or 75mm) CLS studs. Voids between studs are to be filled with ISOVER APR1200 mineral wool insulation

66 Franklins,		
Maple Cross		
Herts		

PROPOSED SIDE ELEVATIONS

DRAINAGE

WC 100mm UPVC, basin 32mm UPVC to be connected into the existing soil and vent pipe

MECHANICAL VENTILATION New WC to have mechanical extract rated at least 6l/s to external air

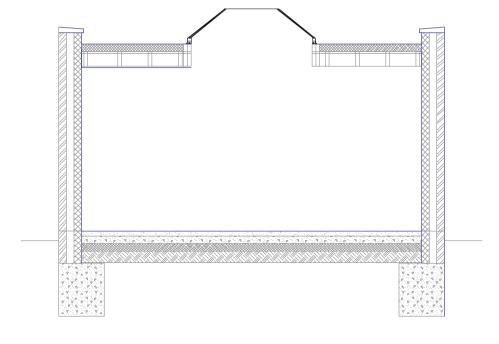
WINDOWS AND GLAZING

New windows and doors to be UPVC doubled glazed with min U Value of 1.6 Glass in the bifold doors to be toughened Window to new Gym area to be suitable for means of escape with means of escape hinges installed

GUTTERS

100mm half round gutters and 68mm downpipes to be connected to new soakaway located a minimum of 5m from any building, and be sized at 1m x 1m x 1.2m deep

PLA	PLAN	Proposed Section and Elevations
SCALE 1:50 0 1m 2m 3m 4m 5m	PROJECT	Single rear extension and garage conversion
		General Notes: 1. All dimensions to be checked on site prior to construction any discrepancies should be reported to the highfor 2. All drawings are indicative of architects visual requirements only and show design intent only. As this is a computer drawing scale of drawings can vary on printing check on site for setting-out Copyright: Highford Design 2021 This drawing should not be used to calculate areas for the purpose of valuations. All dimensions to be checked on site by contractor and such dimensions to be their responsibility



SECTION



Date: July 2021 Project: 66 Franklins, Maple Cros Scale 1:50 @ A1 Checked: AW Drawing Title: Plans Status: Construction Job No: 336

