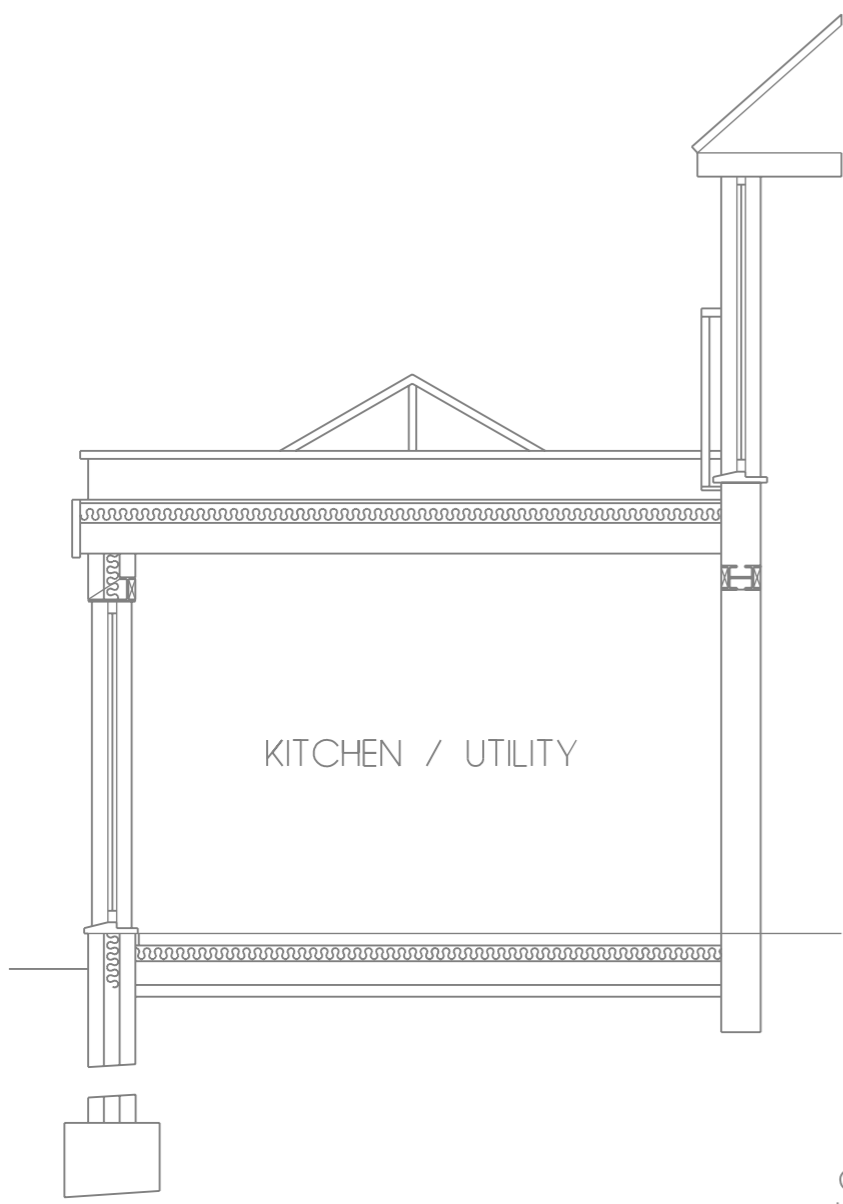


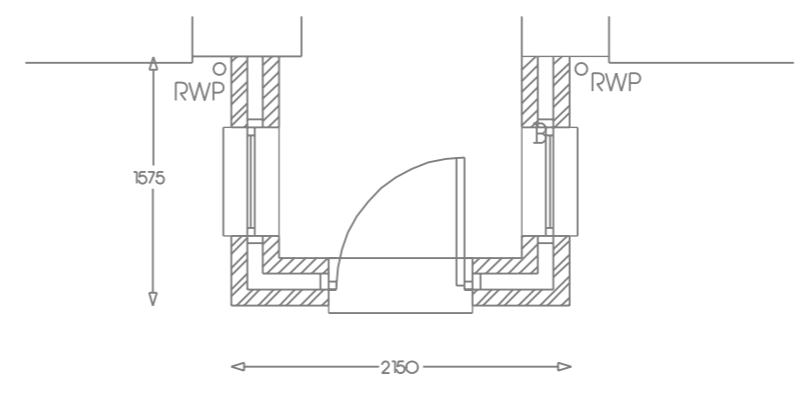
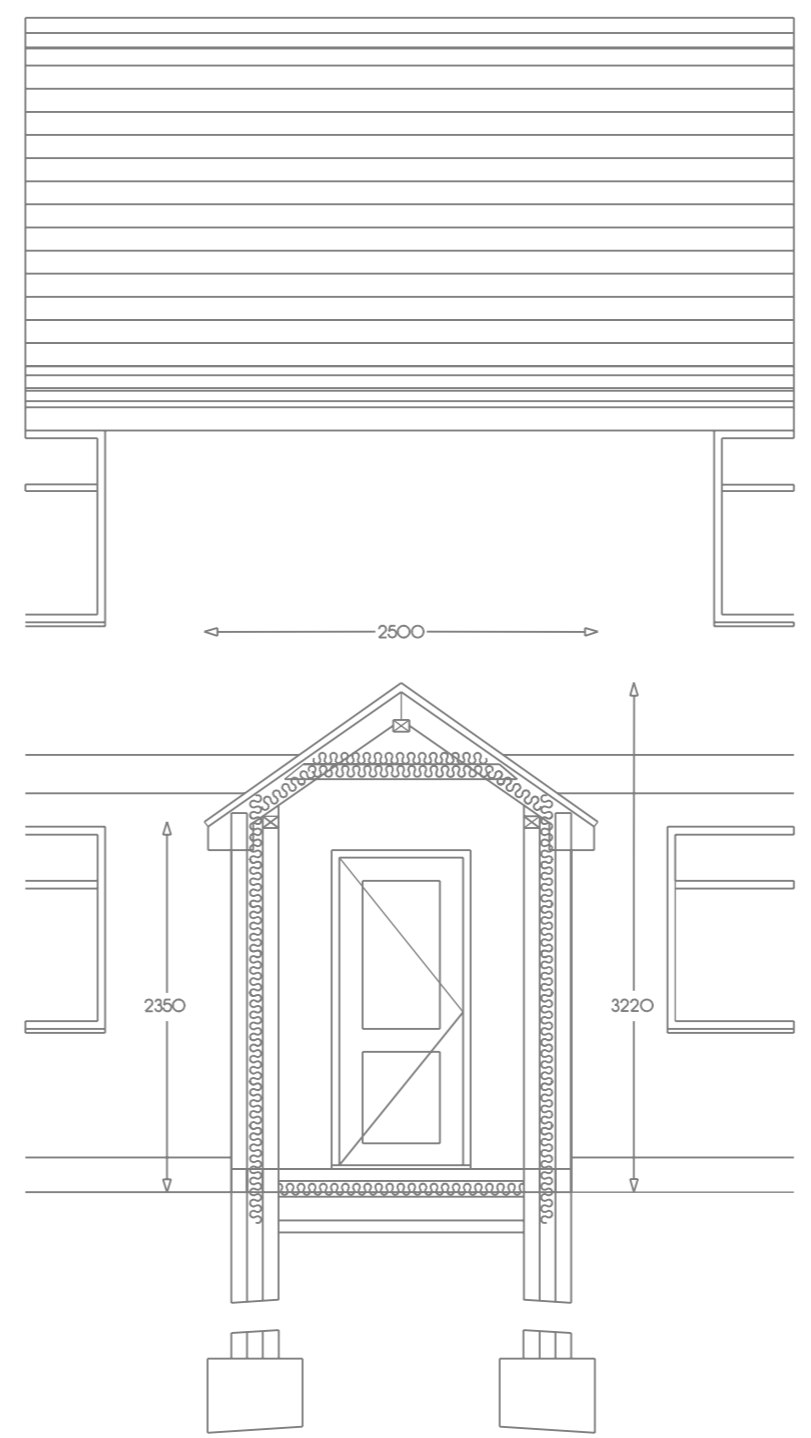
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SCALE (1:25)



Specification

Sub-structure

100mm concrete ground bearing floor slab trowel finished smooth. Laid on 1200G damp proof membrane lapped with DPC at floor level. 100mm of Celotex GA4100 with 25mm upstand to perimeter. Secondary 1200G DPC under insulation. Foundation to be min 600mm wide C20 trench fill to a minimum depth of 1.2m below ground where within 4m of Cherry tree then stepping up by 100mm per meter. Brick and dense blockwork below ground to have 1:3 sand cement mortar with C20 concrete cavity fill to 225mm below floor. 100mm Hyload DPC to both skins of masonry at floor level. Dpc to be minimum 150mm above ground.

Drainage

100mm plastic under ground drainage to be bed in 150mm surround of 10mm pea gravel. Capped in 100mm of concrete where passing under floor slab. 50mm movement joint where passing through foundation. All downpipes to have P'trap or gully. New nonholes to be 600mm plastic upto 900mm deep. Perosity test to be carried out. Soakways to be provided for storm water minimum 5m away from buildings.

Superstructure

100mm facing brickwork with 100mm cavity and 100mm Thermalite blockwork to internal skin. 100mm Dritherm insulation to cavity with s/s wall ties to suit insulation at 750mm horizontal and 450mm vertical centres reduced around openings to 225mm. CG90/100 Catnic lintols to all openings. Insulated cavity closer to all reveals. Windows and external doors to be double glazed with 8000mm² trickle vent. 16mm air gap Argon filled and Pilkington K glass to achieve 1.6 W/m²k to windows. lantern light to achieve 1.6 W/m²k. All glazing to doors and to windows either within 300mm of doors or lower than 800mm off floor to be toughened. New brickwork tied into existing using firfix s/s ties. Radiators with thermostatic valves to be provided to all new rooms. New radiators to be supplied by existing combination boiler. Minimum 2 nr energy efficient light fittings. All electrical work to be carried out by a trained competent person to part P. Certificate to be supplied to BS7671.

HD = Mains operated interlinked Heat detector with battery back up

Porch Roof

Concrete Tile roof covering to suit 35 degree pitch on 50 x 25 treated laths on Tyvec breathable felt. 125 x 50 rafters at 600mm centres. 100 x 50 ceiling joists at 600mm centres. Steel ridge to engineers design. 30 x 5 galvanised straps passing over minimum 3 nr joists and hooked over wall plate where joists run parallel to masonry. 12mm plasterboard and skin to ceilings. 30 x 5 x 1200 galvanised wall plate straps at max 1.8 ctrs. 150 x 19mm treated fascia board. 100mm plastic guttering connected into 75mm downpipe. Celotex GA4100 between rafters with a further GA4090 fixed across the face of rafters. Minimum 25mm air gap to be retained behind insulation. 270mm Fibreglass insulation to level ceilings.

Flat Roof

Flat roof covering lapped into brickwork at perimeter. Minimum 135mm of celotex TD4135 insulation laid 50 down to 25 furring strip. 220 x 50 treated joists @ 600mm ctrs spanning 3.7m max. Trimmers around lanterns to engineers specification. Insulation board to have a noggin under all unsupported ends and a double bead of mastic along all firings and noggins. 100 x 75 treated wall plate fixed with 30 x 5 x 1200mm galvanised wall plate straps at max 1800mm centres. 12 plasterboard and skin to ceiling. 100mm plastic guttering to 75mm down pipe. Coping stone laid to top of brickwork.



DWG NO. porch and rear extension A3

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