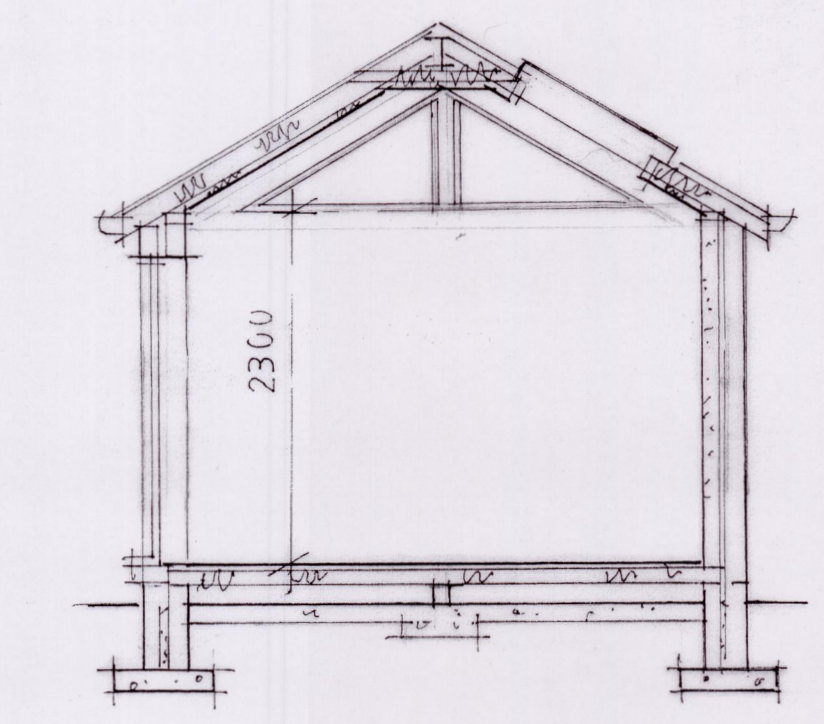
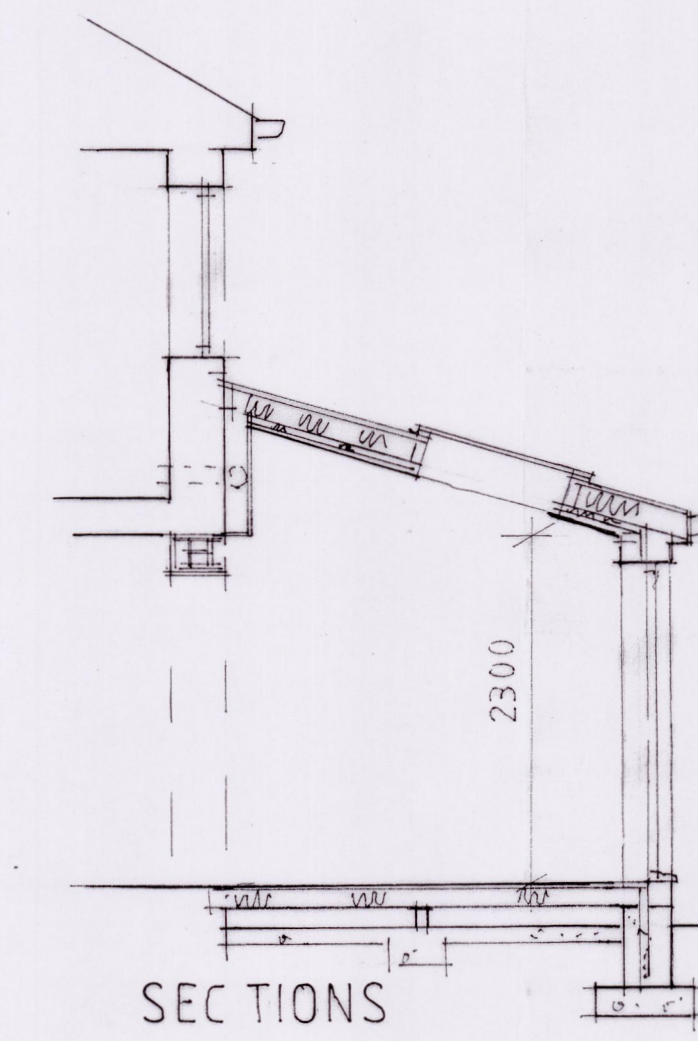
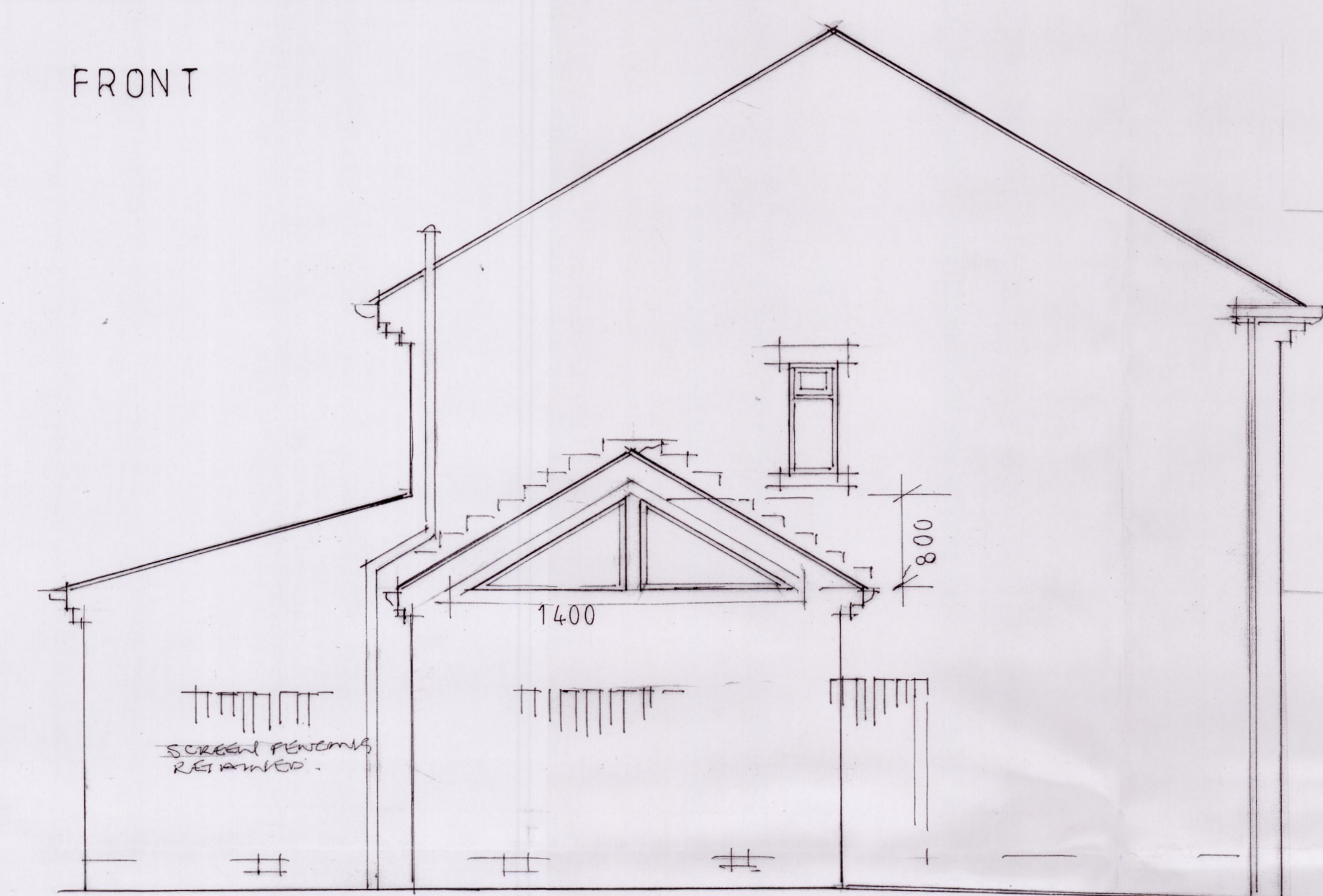
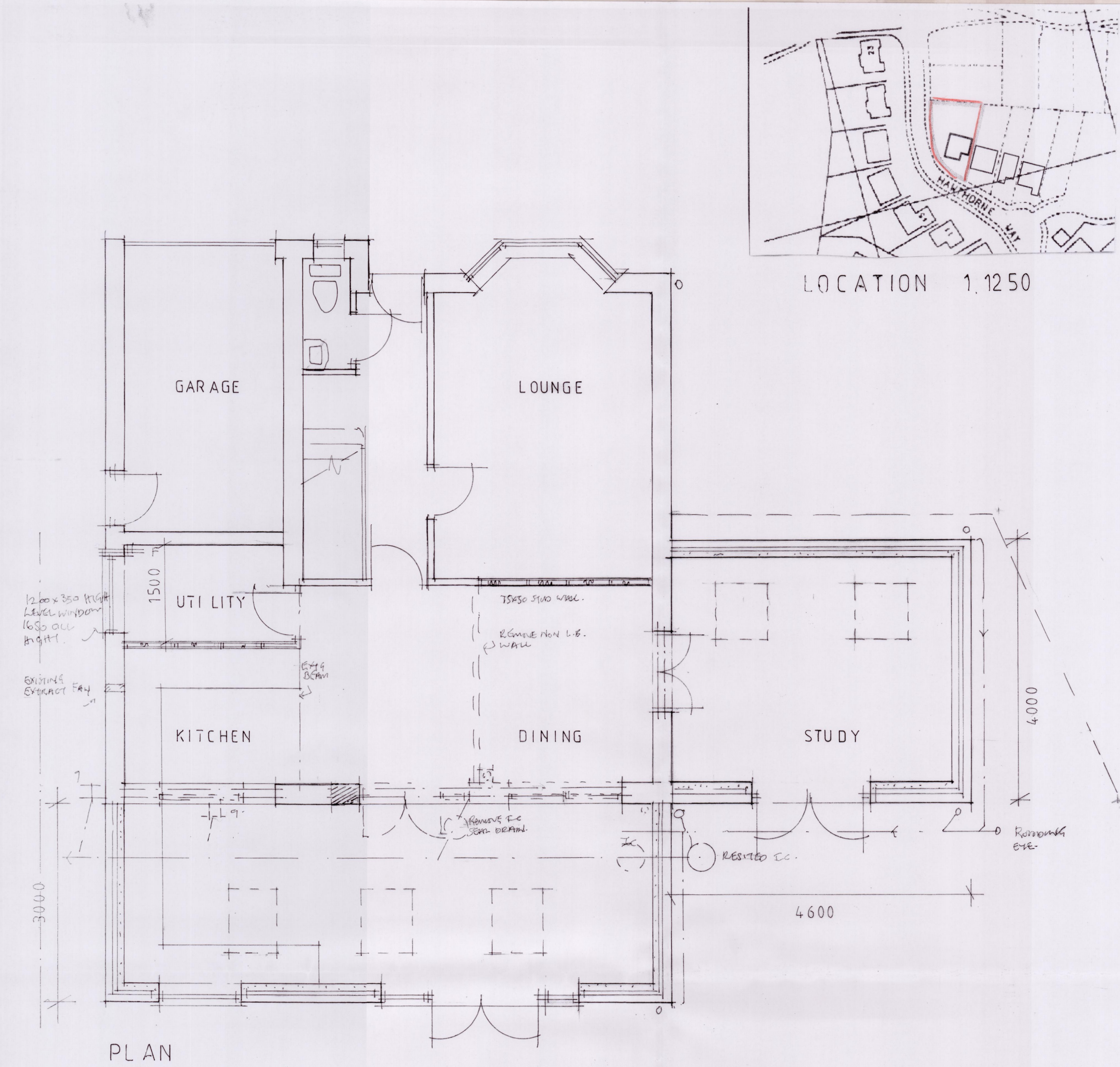




DINING/ KITCHEN EXTENSION

ROOF

Interlocking tiles to match existing marley Modern or similar 100 headlap, 17.5° roof pitch. 25 x 38 sw battens on tyvec felt on 125 x 50 rafters at 400 crs fixed at high level to wallplate bolted to the wall. 100 x 50 ceiling joists at 400 crs at high level. 3 no 980 x 780 velux incl flashing kits and double rafter support. Insulate with 100 kingspan insulation between rafters with a further 25 to underside between battens. 12 pl/bd and scim.

WALLS

125 nat stone 100 cavity with 50 kingspan clipped to inner leaf blockwork s/s ties 750 horiz crs 450 vert crs and every course up reveals, dpc to window and door reveals. Galvanised straps at wallplate 1800 crs. Catnic lintel over window and 152 x 89 ub over 3000 doors art conc lintels to outer leaf. Dpc to walls min 150 above ground level. 75 lead flashing and soakers.

FLOOR

20 t&g boarding on 100 x 50 joists at 400 crs supported mid span off sleeper wall and 450 x 150 concrete foundation. 100 kingspan insulation board between joists 75 oversite concrete on clean hardcore. 6 No 150 x 150 ags, incl liners and cavity trays to vent sub floor.

STRUCTURAL OPENING

Breakout between extension and kitchen/dining include 2 no 203 x 133 x 25 kg Ubs bolted together and seated on conc padstones at each side (see calc). Build up in solid blockwork at side of existing double doors to Dining room to restrict beam span to 3000. Use same steel size to smaller span opening. Encase in two layer pl/bd and scim

VENTILATION

upvc double glazed doors and window. Safety glazing to doors incl k glass to both. 3 no 780 x 980 velux roof lights. Include extract fan to utility room 30 l/sec capacity.

DRAINS

110 square gutter to connect to rwp and connected to existing sw drain. Resite S&vp reconnect first floor bathroom fittings, box in at high level. Resite existing FW lc and the existing kitchen gully.

FOUNDATION

700 x 200 concrete strip foundation min 600 below ground level (750 if in clay) concrete bridging lintels over drains

STUDY EXTENSION

ROOF

Interlocking roof 75 headlap 30° roof pitch 25 x 38 sw battens on tyvec felt 100 x 50 rafters at 400 crs. Rafters supported at head by ridge beam 178 x 102 x 19 kg with wallplates bolted into web (see calc). 2 no 980 x 780 velux incl flashing kit double up rafters each side. Insulated as per Kit/ Din extension.

WALLS

As above, catnic lintel over doors and outer leaf art conc lintel. 150 lead flashing and soakers at wall/ roof junction.

Ridge beam supported at the gable window side by 100 x 100 hollow section steel with welded on base plates top and bottom, bolted to Ub at the top and into blockwork at base. 100 deep art stone lintels cut to shape to form external support. Concrete lintels 150 x 100 to inner leaf support

FLOOR

As above

STRUCTURAL OPENING

Break out for double door access 2 no 150 x 100 rc lintels over.

VENTILATION

Upvc double glazed doors k glass and safety glazing. 2 no 980 x 780 velux.

DRAINS

Gutters and rwps connected to existing sw drain as shown.

FOUNDATION

As above

KITCHEN DINING EXTENSION AND STUDY EXTENSION

28C HAWTHORNE WAY, SHELLEY

HUDDERSFIELD HD8 8JX

MR P MELLOR

SCALE 1.50