SPECIFICATION

Roof construction:

Install interlocking pantiles to match existing installed to manufacturers recommendations on 25x50 fully treated battens on Proctor Roofshield or similar breathable sarking with eaves carrier on 47x150 rafters at 400mm max. cts.
Install min. 47x150 ceiling joists at max. 400mm cts. and 75x100 wall plates.
Install 63x200 hip rafters.
Tops of rafters and ends of ceiling joists to be supported on min. 47x100 timbers bolted to existing walls at max. 600mm cts.
Eaves to be constructed to be similar to existing with exposed treated rafter ends with approx. ex 25x100 (to be confirmed) fully treated fascia board supported with timber brackets above rafter ends. Install plywood soffit above projecting rafter ends.
Install double rafters bolted together to each side of lead lined recess to existing window together with 2no.47x150 timbers as trimmers to short rafter and joists to recess.
Base and sides of recess formed of code 5 lead finish on 18mm thick exterior grade plywood with base supported on 47x150 joists at max.400mm cts. Refer to roof structure layout for further details.
Install code 4 lead flashings between new roof and existing walls and around vent stack passing through roof.
Roof pitch to be checked on site. Pitch not to be below roof tile recommended minimum.

Install 30x5mm mild steel straps at average 1800mm cts. between roof structure and external walls. Straps to extend over 3no. timbers where at right angles supported on noggings. Straps to be installed at ceiling level and at slope of roof.

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

Roof insulation:

Install 100mm thick fibreglass quilt insulation between ceiling joists with 150mm thick quilt installed over joists. No insulation above carport.

Ceilings:

Formed of 12.5mm thick plasterboard with Artex or skim finish with perimeter supported. Ceiling above carport formed of T&G V jointed treated timber. (to be confirmed).

Gutters and downpipes:

Install upvc gutters and downpipes to match existing with new downpipes connected to new soakpits min. 1 metre cube at least 5 metres from building. Drains to be 110mm dia. UPVC bedded on 100mm peagravel to fall to soakpits. Refer to site layout.

Cavity walls:

Constructed of 103mm facing brick, 75mm cavity and 100mm Celcon or Thermalite standard blockwork with dense plaster internal finish. Install Dritherm cavity insulation batts to manufacturers recommendations.
Average "U" value = 0.33W/M2K.
Install Damcor insulated DPC to reveals with frames lapping by min. 15mm.
Install wall ties at 900mm cts. horizontally, 450mm cts. vertically and at 225mm cts. within 225mm of reveals.
Install soldier arches over openings.
Install Hyload DPC min 150mm above ground level with DPM lapping inner wall DPC.
Concrete blockwork used below DPC level to be class A.
New walls to be bonded to existing with Furfix wall extension profiles.
Facing brick piers to be 440x440.
Internal 100mm wall to be as inner skin of cavity wall.

Lintels:

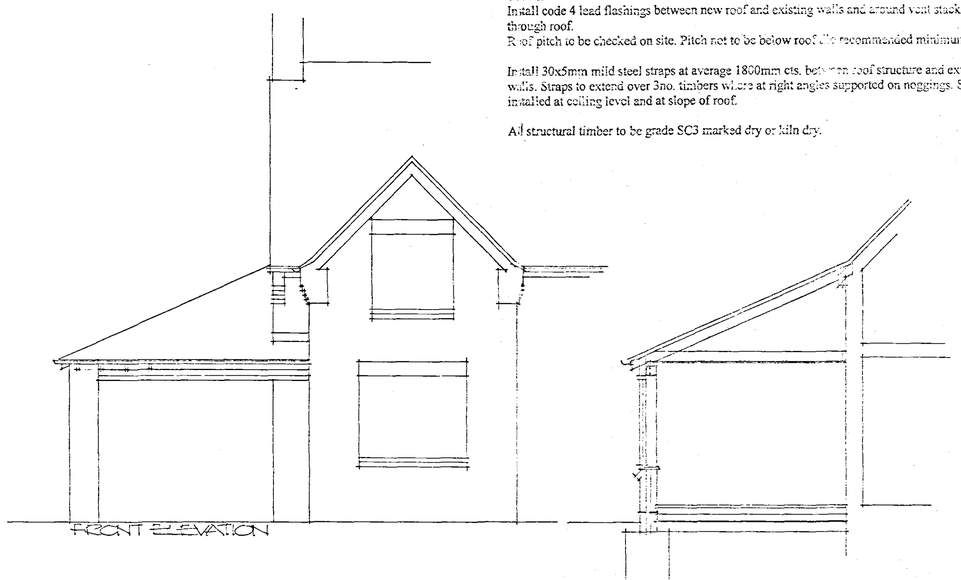
Install IG type L1/S75 steel lintel to small side window.The two larger windows and French doors to have type L1/HD75 lintels. Install 3no. IG type box lintel 100 steel lintels to openings to car port all 215mm deep clad with T&G V jointed stained timber boarding. These lintels installed below wall plate.

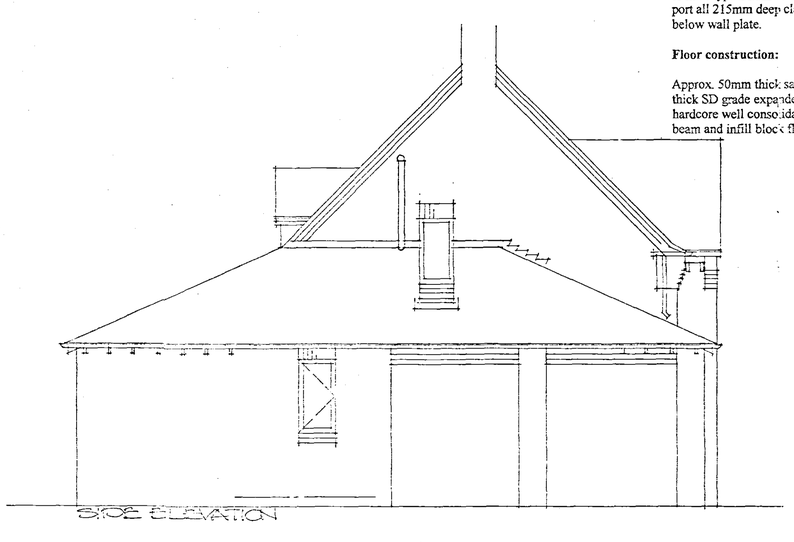
Floor construction:

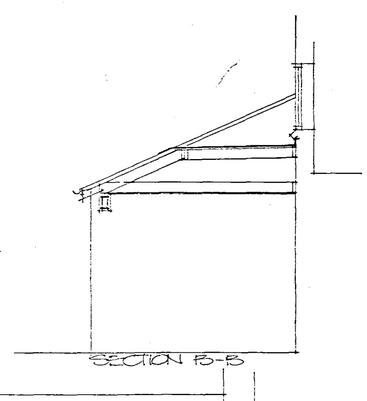
Approx. 50mm thick sand/cement screed on 100mm thick grade Gen3 concrete slab on 100mm thick SD grade expanded polystyrene insulation on 1200 guage polythene DPM on min. 150mm hardcore well consolidated and blinded. Type of floor structure to be confirmed as a suspended beam and infill block floor may be more suitable.

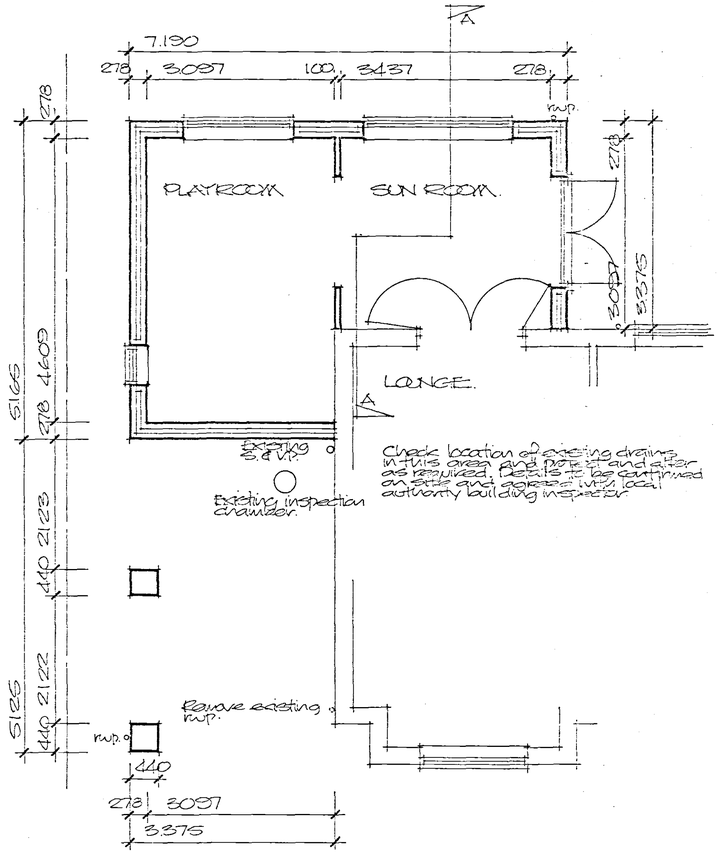
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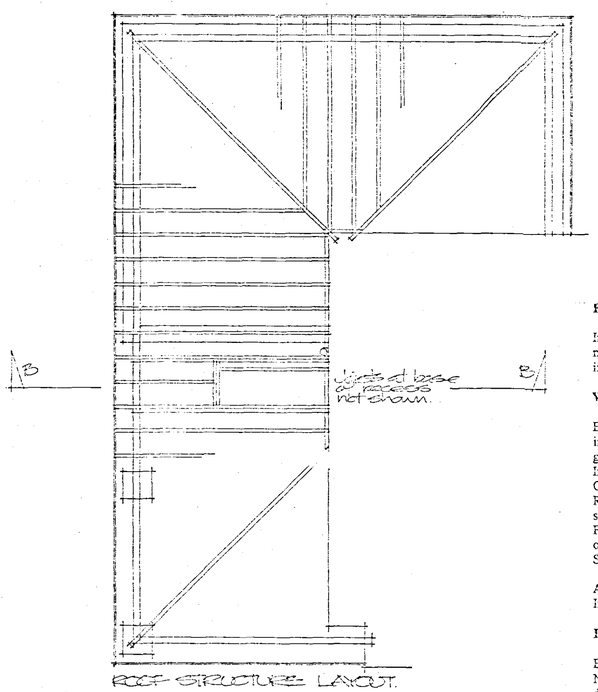
All site dimensions to be checked before work commences.

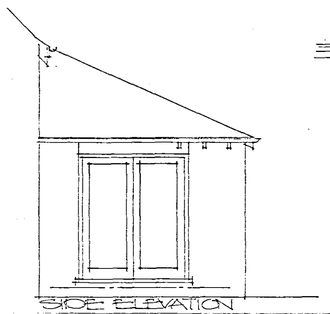


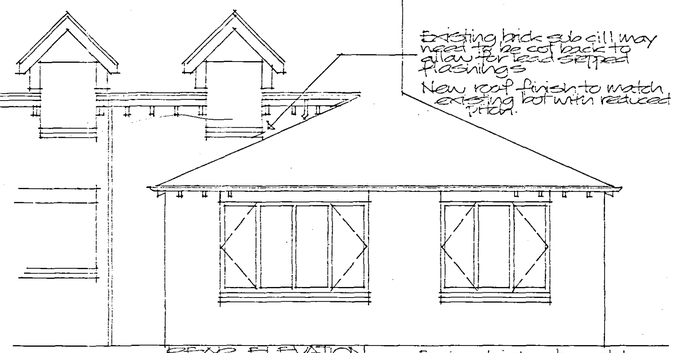












Foundations:

Install 700mm wide (450mm wide to internal wall) grade Gen3 concrete trenchfill foundations min. 750mm deep (1.000m deep in shrinkable soil). Depth to be agreed on site with LA building inspector. Foundations to piers to be 850x850 by depth to be confirmed.

Windows and doors:

External windows and doors to match existing glazed with sealed units with min. 16mm gaps and incorporating Low E coating to give min "U" value of 2.0 W/M2K. All glass to doors and any glass within 800mm of floor to be safety glass to BS6206. All openings to be draught sealed.
Install trickle vents to provide min. 8000mm2 background ventilation.
Opening sizes shown are to be confirmed on site.
Replace existing lounge French doors with pair of timber framed glazed doors (single glazed with safety glass) and re-use existing doors if suitable and if up to latest standards.
Floor area to openings ratio - Total floor area = 209m2, 25% = 52.25m2 permitted. Total actual openings area = 33.48m2.
Sizes: Playroom-1.800x1.500 deep and 600x1.200 deep
Sunroom-2.400x1.500 deep and 1.800x2.100 deep (French doors)
All opening sizes to be checked.
Install brick sub cills to match existing.

Heating:

Extend existing central heating into extension with thermostatic valves fitted to new radiators. New hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.

Lighting:

Install compact fluorescent low energy light fitting or fluorescent tube light fittings to new room.

Planning & Development
16 FEB 2004
Ref 0202/04

DETERMINED PLAN

Project
PROPOSED EXTENSION TO EXISTING HOUSE 46 WEST STREET, CROWLAND.

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Scale 1:50
Date Feb.04

Drg. no. 04/04/01

Summit DSI(UK) 0096