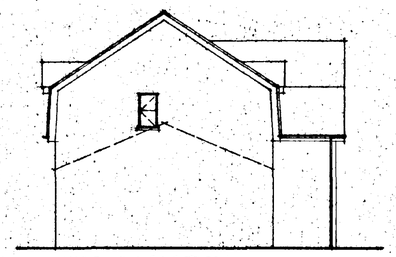
Roof construction:
Interlocking concrete tiles to match existing together with plain tiles to vertical settings all to match existing and installed to manufacturers recommendations on 25x38 fully treated battens on sarking felt on original roof timbers at max 450mm ctrs and on sarking timbers at max 600mm ctrs to vertical sections (slope to match existing).
Roof trusses to comply with BS 5268 parts 2 and 3 and roof trusses manufacturer to supply design certificate before installation.
Install 25x100 longitudinal ties to ridge and ceiling and diagonal wind bracing to gable.
Roof pitch to match existing.
All structural timber to be grade SC3 marked dry or kiln dry.
50x100 wall plates.
Eaves and verge construction to match existing with min. 25000mm² per metre roof void vents installed in eaves and in soffits at dormer wind gaws. Maintain min. 50mm vent gap between eaves and main roof void.
Install min. 5000 mm² per metre roof void vents at ridge level.
Roof insulation:
Install 1 layer of 100mm thick fibreglass quilt insulation between ceiling joists and layer of 150mm thick quilt above joists.
Average U value = 0.15 w/m²k (0.2 w/m²k)
Ceilings:
First floor ceiling formed of 12.5mm thick plasterboard with 'Artex' finish on 38x38 support to perimeter and all joints. Install 12.5mm thick Gyproc fireline board with 'Artex' finish to garage with support to perimeter.
Install 200mm thick fibreglass quilt between joists over garage.
Suspended floor:
Formed of 18mm thick moisture resistant T and G flooring grade chipboard on 225x50 joists at 400mm ctrs supported on joist hangers on existing wall. Install 2 rows of solid strutting at 1/3 span.
Install 3 joists bolted together below stud partition.
Gutters and downpipes:
New UPVC gutters to match existing and existing downpipes extended to new level.
Install 30x5mm mild steel straps between roof structure and walls and between suspended floor and walls at average 1.800 ctrs straps to be installed at ceiling level and at slope of roof straps to extend over 3 no. timbers with noggings under where at right angles to timber.
Foundations:
Existing foundations to be checked to confirm suitability.
Lintels:
Install 1 no. type LI/575 steel lintels to 3 no. new window openings with cavity tray d.p.c. over.
Install 1 no. Catnic lintel 100 with expanded metal arch former to opening replacing existing arch and prestressed concrete slab lintel taking loading through existing cavity wall.
Existing lintels to openings in garage to be checked for suitability and to have cavity tray d.p.c. installed above these lintels.
Cavity wall:
Constructed of 105mm facing brick (100mm Celcon standard block where covered by vertical tiles). 75mm cavity and 100mm thick Celcon standard blockwork with dense plaster internal finish.
Cavity insulation to be 75mm thick Dritherm batts installed to manufacturers recommendations.
Average U value = 0.35 w/m²k
Dormer insulated cills to match with frames lapping by min. 15mm cavity wall ties installed at 900mm ctrs horizontally 450mm ctrs vertically and at 225mm ctrs within 225mm of reveals.
New walls bonded to existing with Furfix wall extension profiles.
Windows:
New UPVC window frames to match existing (approx 1.800x1.200 & 600x1800) glazed double glazed units to have min. 16mm gap and to incorporate low E glass. U value 2.8 w/m²k min.
Opening lights to be draught sealed (min. 20% opening to floor area in bathroom).
Install trickle vents to provide 8000mm² background ventilation to bedroom and 4000mm² to en-suite.
Mechanical ventilation:
Install extract fan to en-suite to provide min. 15 litres per second extract.
Heating and hot water:
Existing heating and water services extended into proposal with thermostatic valves fitted to new radiators.
All water pipes insulated with armaflex or similar insulation of thickness to match pipe outside diameter.

Do not scale off this drawing
All site dimensions to be checked before work commences.

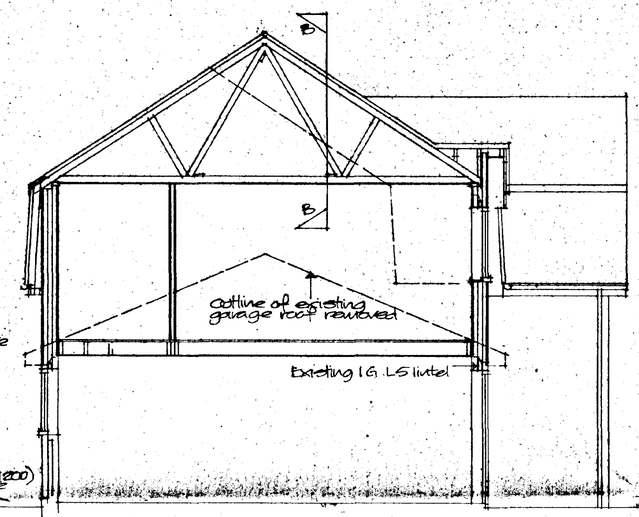

FRONT ELEVATION

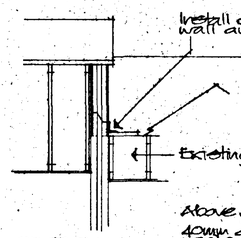

SIDE ELEVATION


REAR ELEVATION

Roof tiles and tile hanging to match existing.
Facing bricks to match existing.

Dormer roof to front and rear of proposal formed of reducing trusses constructed of 50x100 timbers. Face brickwork extended up to form front of dormers above windows.
Install code 4 lead flashing between tile roof finish and vertical plain tiles similar to existing.

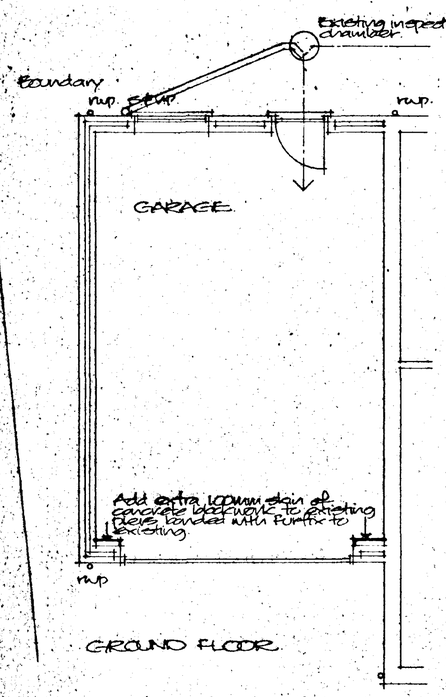

SECTION A-A


SECTION B-B

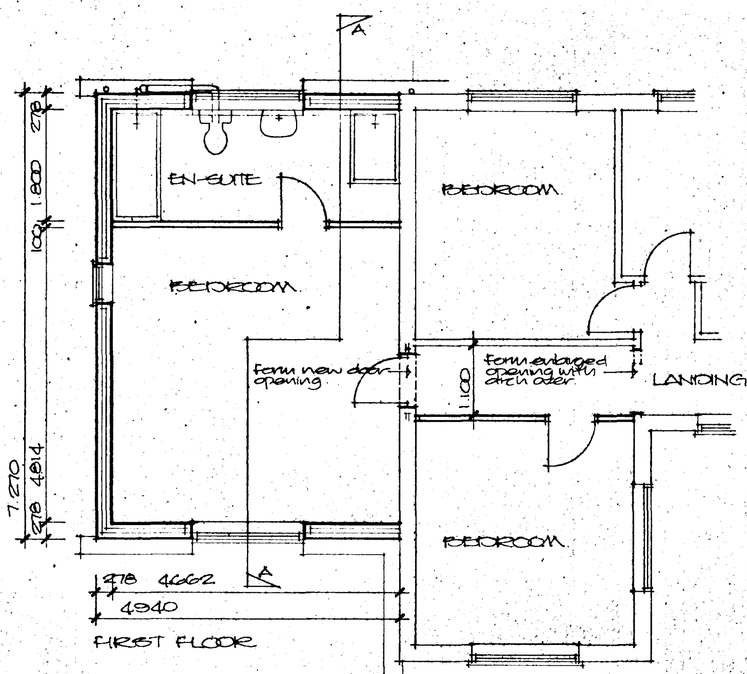
Install code 4 lead stepped flashing between new section of gable wall and existing roof. Install cavity tray d.p.c. with stepped flashings.

Existing roof structure.

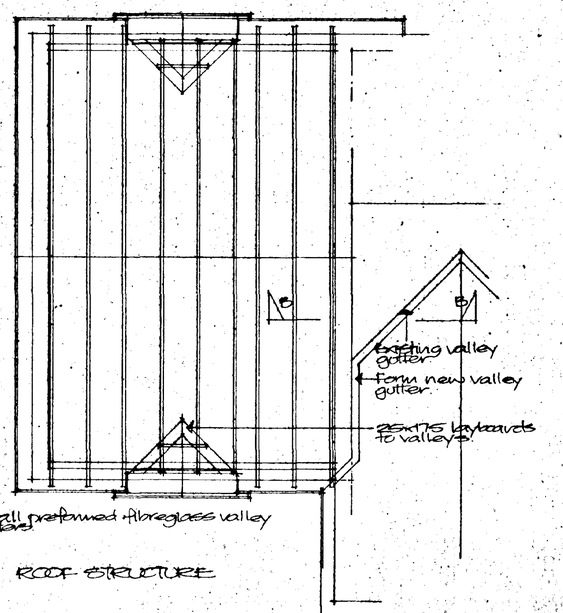
Above ground drainage:
40mm dia. polypropylene waste from bath and shower with 32mm dia. waste from wash basin and 50mm dia. combined waste. Each fitting to have 75mm deep seal trap except shower which is to have 50mm deep seal. Install bath and basin with 'Clearaway' trap.
Install air admittance valve on waste pipe between shower and wash basin.
All fittings connected to new 110mm dia. soil and vent stack.
Below ground drainage:
Install new section of 110mm dia. UPVC drain bedded and surrounded in 100mm pea gravel to depth at approx 1 in 40 and connect to existing inspection chamber. Protect drain with paving slabs if less than 600mm below ground.
Stud partition:
Constructed of 50x75 studs at 400mm ctrs with 50x75 sole and head plates and noggings at 1.200 ctrs. clad both sides with 12.5mm plasterboard and skim. Install fibreglass packing between studs.



GROUND FLOOR



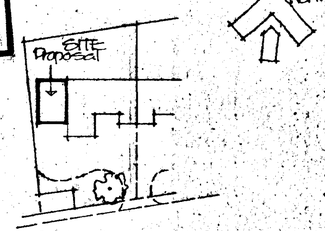
FIRST FLOOR



ROOF STRUCTURE

AMENDED PLAN
Ref. 4/1

SHDC Planning & Development
- 1 MAY 2002
Ref 0551/02



BLOCK PLAN Scale 1:500



LOCATION PLAN Scale 1:2500

Project
PROPOSED EXTENSION TO HOUSE
27 CHURCH LANE, CROWLAND.

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Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
MR & MRS M.D. BLACKBIRD

Scale 1:50/1:100
Date April 02

Drg. no.
02/18/01A

Burmah DS(UK) 0098