Roof construction:

Stoneweld or similar tiles to match existing installed to manufacturers recommendations on 25mm x 38mm treated battens on sarking felt on gangnail roof trusses to be installed at max. 600mm ctrs.

Roof pitch approx. 17½° (to be confirmed)

Roof trusses to comply with BS. 5268 parts 2 and 3 and roof truss manufacturer to supply design certificate before work starts on roof structure.

25x100 longitudinal ties to be installed at ceiling level and at ridge level where indicated.
25x100 diagonal braces to be installed to gable.
50x100 wall plates.
UPVC fascia board, barge board and soffit construction all to match existing.

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

Also refer to roof structure layouts.

30x5mm mild steel straps to be installed at average 1,800 cts. between roof structure and perimeter walls and between suspended floor and perimeter walls.
Straps to run to be installed at ceiling level and at slope of roof.
Straps to extend past 3no. trusses/floor joists where at right angles with solid noggings under.

Roof void ventilation:

Install vent strips to eaves to provide min. 10,000mm² ventilation per metre. Install at top of mono pitch roof. ventilation in upstand to vent tiles to provide equivalent to 5,000mm² vent per metre. Maintain min. 50mm vent gap above insulation.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation to new roof spaces with 1 layer between and 1 layer over ceiling joists.
Install layer of 100mm thick fibreglass quilt above existing garage below new bedrooms.

Suspended floor:

To be formed of 18mm thick T and G. flooring grade chipboard on 225x38 joists at 400mm cts.
Floor finish level of rear bedroom to be at same level as top stair quarter landing approx. 200mm below remaining first areas.

Existing flat roof structure to be retained including ceiling to rear section together with any insulation.

Install new 12.5mm thick Gyproc Fireline board ceiling with artex finish and herringbone supported above existing garage. (existing joists are 38x125 at 400 cts)

Ceilings:

Other new ceilings to be formed of 12.5mm plasterboard with artex finish and all edges and joints skimmed.

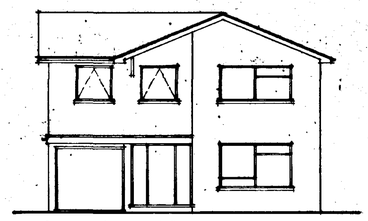
Gangnail trusses (mono-pitch) above kitchen to be supported on joist hangers or to have extended tails built into wall.

Floor construction:

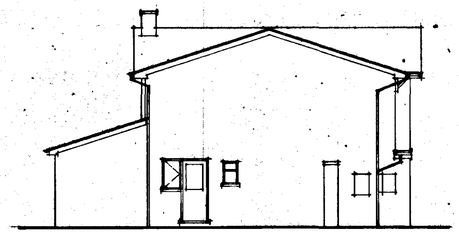
New section of ground floor to kitchen to be formed of 65mm lightly reinforced sand/cement screed on 300 gauge polythene separating membrane on 50mm thick grade 5Tf1 expanded polystyrene insulation on 100mm thick grade 5Tf1 expanded polystyrene insulation on 125mm thick concrete slab on 300 gauge polythene d.p.m. lapped over wall d.p.c. and on 150mm metal dove wall cavity closers and blinded.

Foundation:

New foundation to kitchen extension to be 225x700 concrete strip foundation at min. 750mm deep (1,000 in shrinkable soil) depth to be agreed on site with L.A. building inspector.



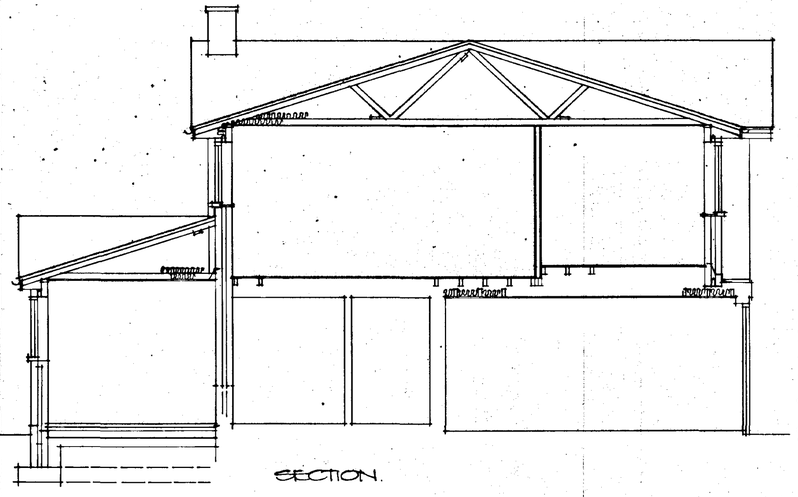
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SECTION.

Gutters and downpipes:

Install new UPVC gutters and downpipes where required to match existing and connected to existing generally.
New downpipe new front of garage connected to new 110mm dia. UPVC drains bedded on 100mm pea gravel to fall 1 in 60 to new soakpit 1 metre cube at least 6 000 from building.

Below ground drainage:

Connect new back inlet gully to existing inspection chamber with 110mm dia. UPVC drain bedded and surrounded in 100mm pea gravel to fall approx. 1 in 40.
Where within 600mm of ground level it is to be protected by paving slabs laid above pea gravel or concrete path.

Above ground drainage:

To comply with BS 5572 with 40mm dia. polypropylene wastes from kitchen sink, washing machine and dishwasher via 75mm dia. and 50mm dia. combined wastes.
All fittings to have 75mm deep seal traps. All fittings to connect to new back inlet gully.

Lead flashings:

Install code 4 lead flashing together with cavity tray d.p.c. at junction of mono pitched roof and wall.

Cavity walls:

102mm facing brickwork to match existing, 65mm cavity and 100mm thermalite standard blockwork with dense plaster finish.
Cavity insulation to be 65mm thick fibreglass batts installed to manufacturers recommendations.
Overall U value 0.43 w/m²k.
Damp proof insulated d.p.c. to reveals with frames lapping by min. 15mm.
Tops of cavity walls to be sealed with 6mm Superlux or similar.
Cavity wall ties to be installed at 900mm cts horizontally 450mm cts vertically and at 225mm cts within 225mm of reveals.
Concrete blockwork used below d.p.c. level to be class A.
Concrete fill to base of cavities to within 225mm of lowest finish.
Dpc and d.p.c. to be min. 150mm above ground level (external skin).
Check existing foundations for suitability to retained section of cavity wall around lobby/utility.

Windows/external doors:

New UPVC windows and doors to be double glazed with opening lights/external door draught stripped.
Glass to door and adjacent window to be safety glass to BS 6206 and marked. Glass within 800mm of floor.
Install trickle vents to provide 8,000mm² background ventilation to bedrooms and 4,000mm² to kitchen and lobby/utility.

Mechanical ventilation:

Install extract fan to kitchen complete with cooker hood or cooker canopy and extract to open to extract at 30 litres per second.
Install extract to utility to extract at 30 litres per second.

Lintels:

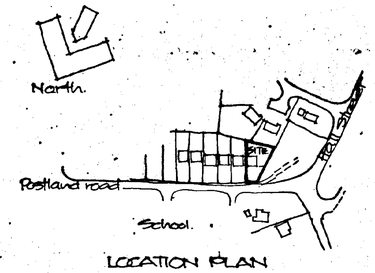
Install I.G. type LI/S steel lintels to new door and window openings with cavity tray d.p.c. above door/window to lap by min. 150mm.
Install I.G. type LI/HD lintel below first floor wall above front of garage complete with cavity tray d.p.c.
All lintels installed to manufacturers recommendations.

Heating/hot water:

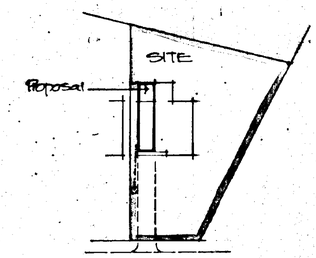
Extend existing central heating into new areas with thermostatic valves fitted to new radiators. New hot water pipes to be insulated with Armaflex or similar of thicknesses to match pipe outside diameter.

Stud partitions:

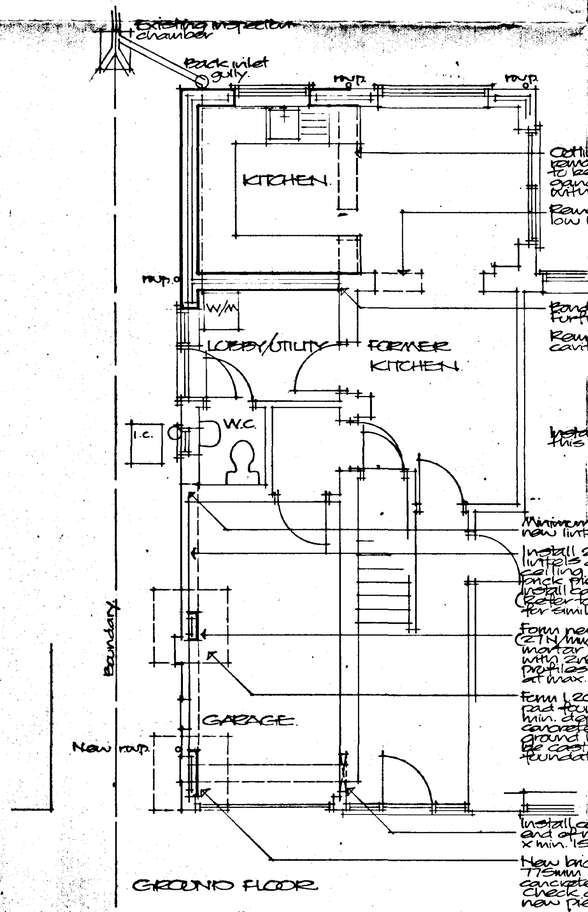
Formed of 50x75 studs and sole/head plates clad both sides with 12.5mm plasterboard with fibreglass packing between studs.



LOCATION PLAN
Scale 1:2500



BLOCK PLAN
Scale 1:500



DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
07 JUN 1999
Ref: 0559/99

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Project
PROPOSED EXTENSION AND ALTERATIONS TO HOUSE. 1 ROSTLAND ROAD, CROWLAND.

Client
MRS. R. KNIGHT

Scale 1:50/1:100 Date June 99