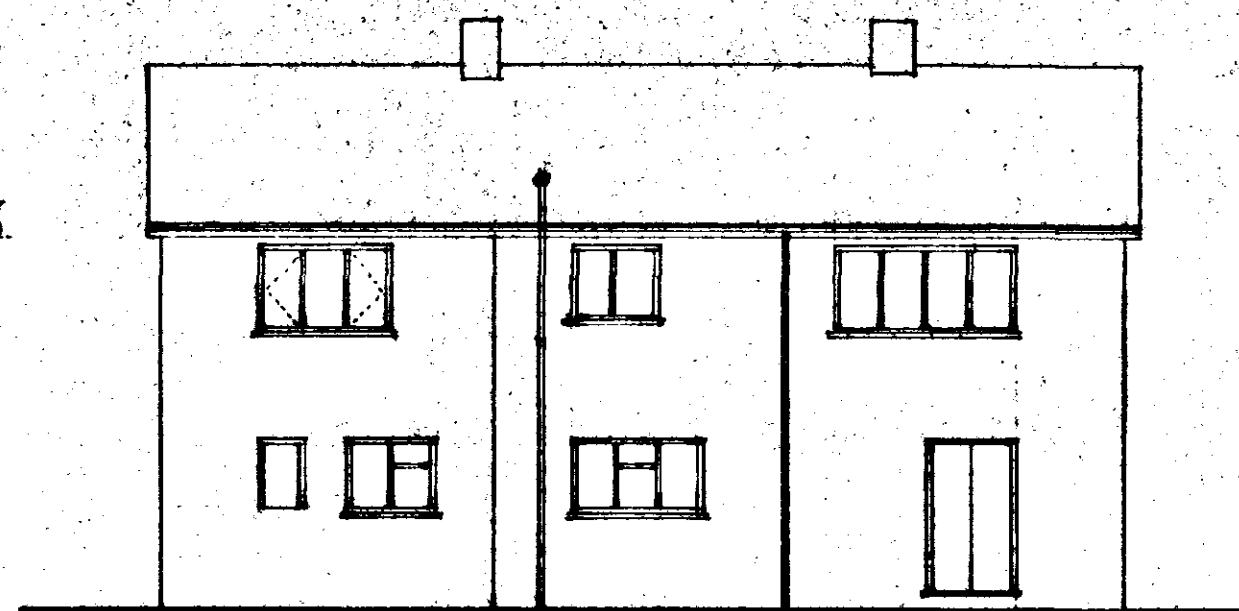


r.m. gutter extended.



North

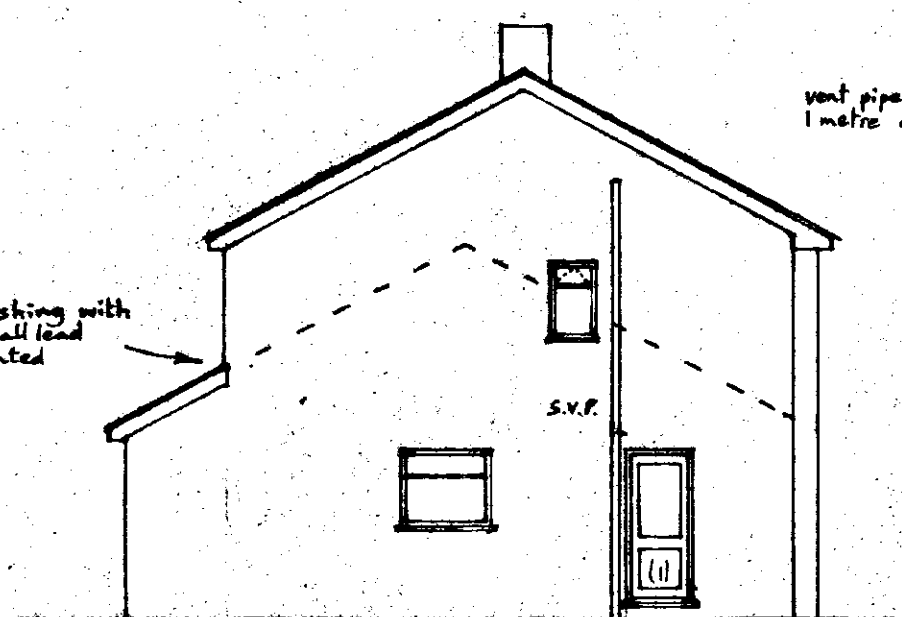


South

New windows to be double glazed with 12mm air gap, draught stripped and with 800mm trickle ventilation to bedroom/study or 400mm to ensuite.

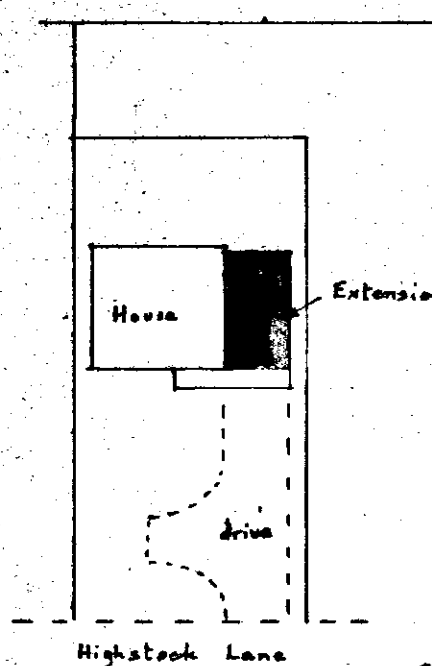
First Floor windows to have a fire escape area of 0.33m² with a min. 450mm width or height. Max sill height of 1100mm.

To ensuite provide extractor fan capable of 15 litres per second ducted to external air.



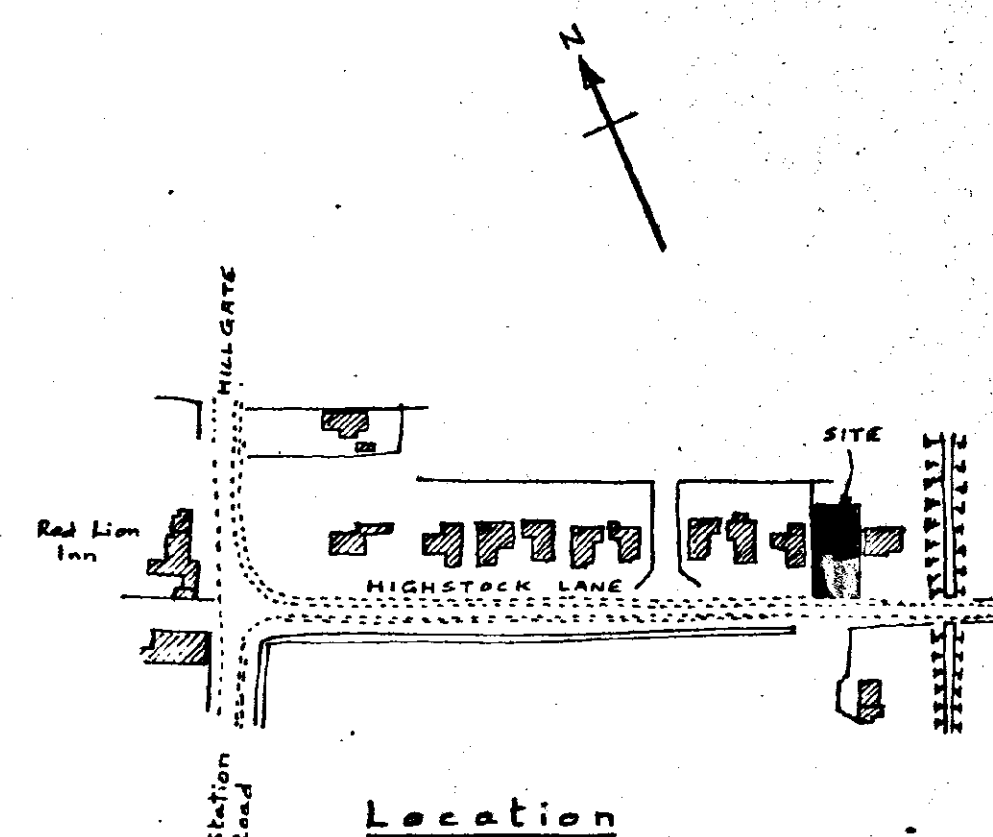
East

vent pipe to project 1 metre above window



Site Plan

Scale 1:500



O.S. Map ref. TF 3311
Scale 1:2500

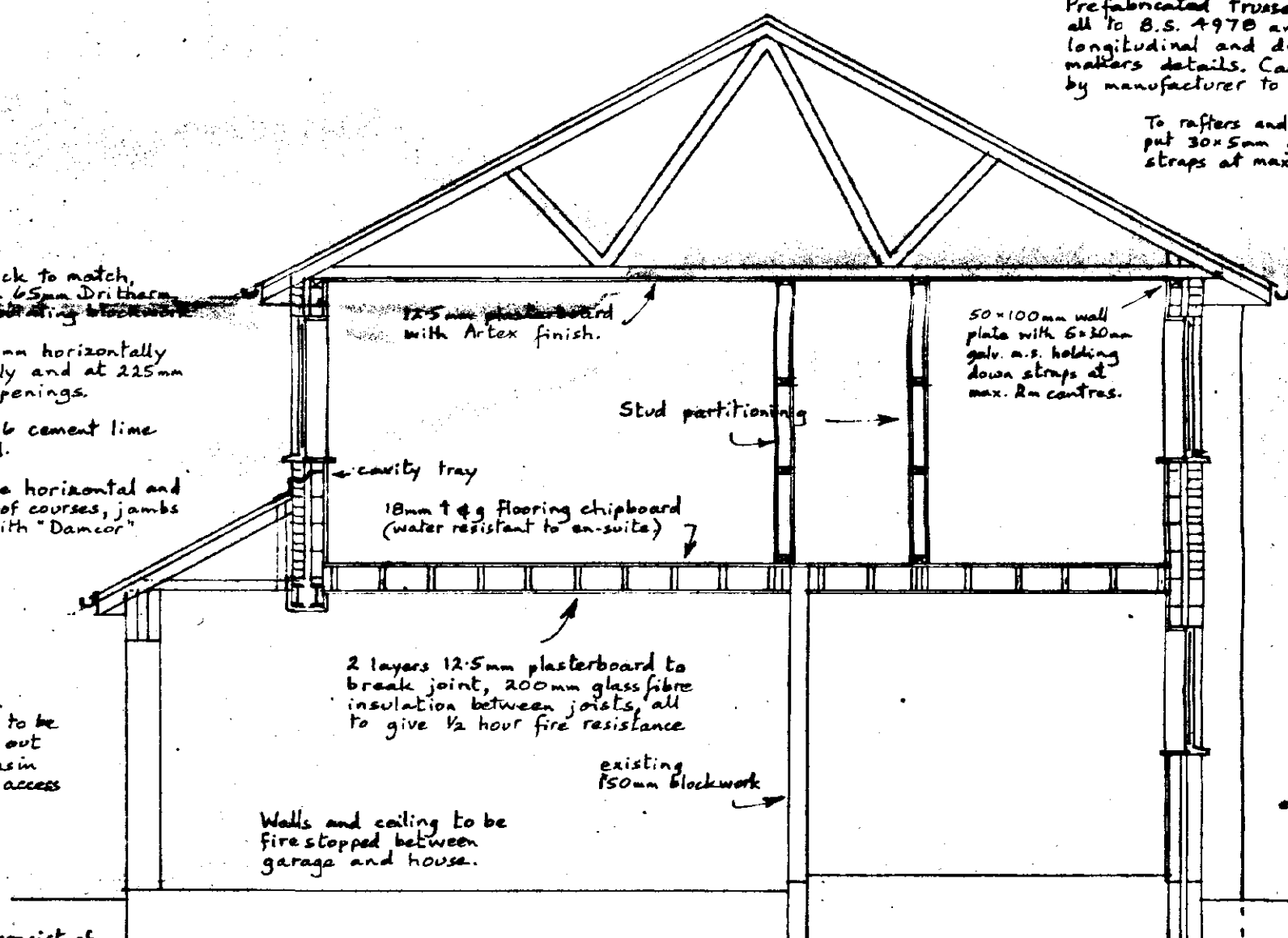
Check roof pitch which is to match existing.
First Floor to be level with that existing.

Marley Ludlow tiles to match existing on 45x38mm battens at 312mm centres and reinforced felt to B.S. 747 lapped 150mm horizontally and vertically.

Prefabricated trusses at 450mm centres all to B.S. 4978 and S268 complete with longitudinal and diagonal bracing all to makers details. Calculations to be forwarded by manufacturer to local authority.

To rafters and ceiling joists of gable end put 30x5mm galv. n.s. lateral restraint straps at max. 2m centres. Noy out under.

100mm facing brick to match existing.
45mm cavity with 45mm brickwork.
100mm buffer zone at gable end.
Wall tie at 900mm horizontally 450mm vertically and at 225mm to jambs of openings.
Mortar to be 1:1:6 cement lime sand or equal.
Openings to have horizontal and vertical damp proof courses, jambs to be insulated with "Damsor" or equal.



Cross Section.

brown box gutter to match existing
10mm flyproof ventilation to opposite eaves

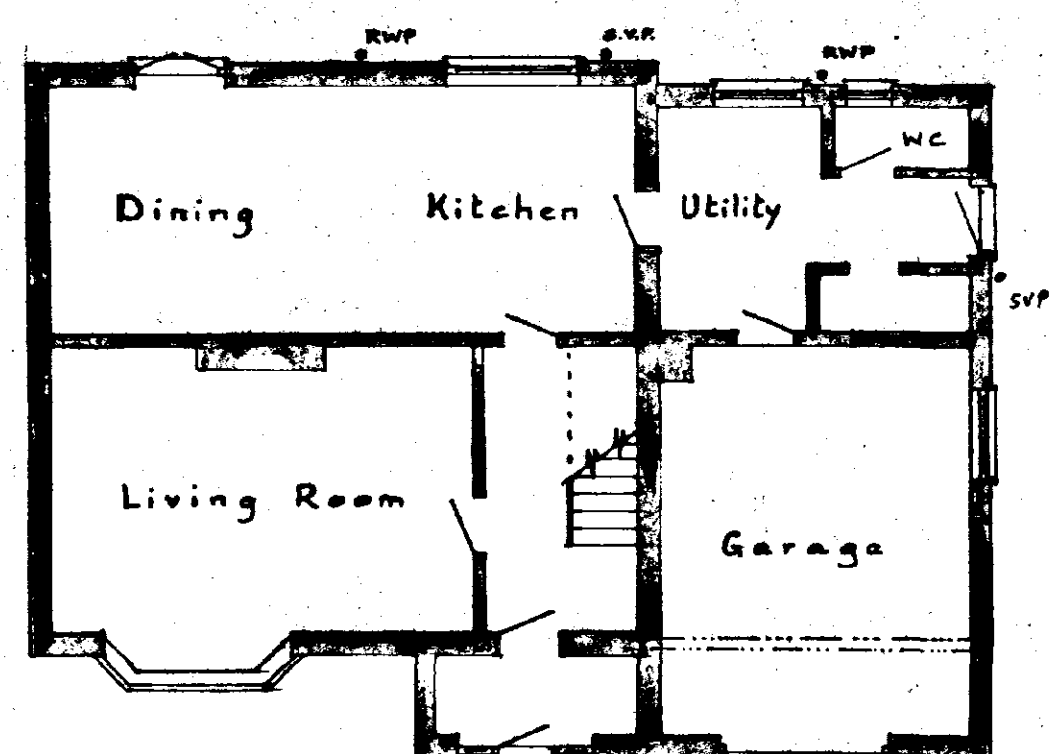
1.6 L/16-50 lintels over opening with 150mm and bearings (cavity tray to gable)

50x220mm SC3 floor joists at 400mm centres (or 50x195mm SC4 at 400mm)

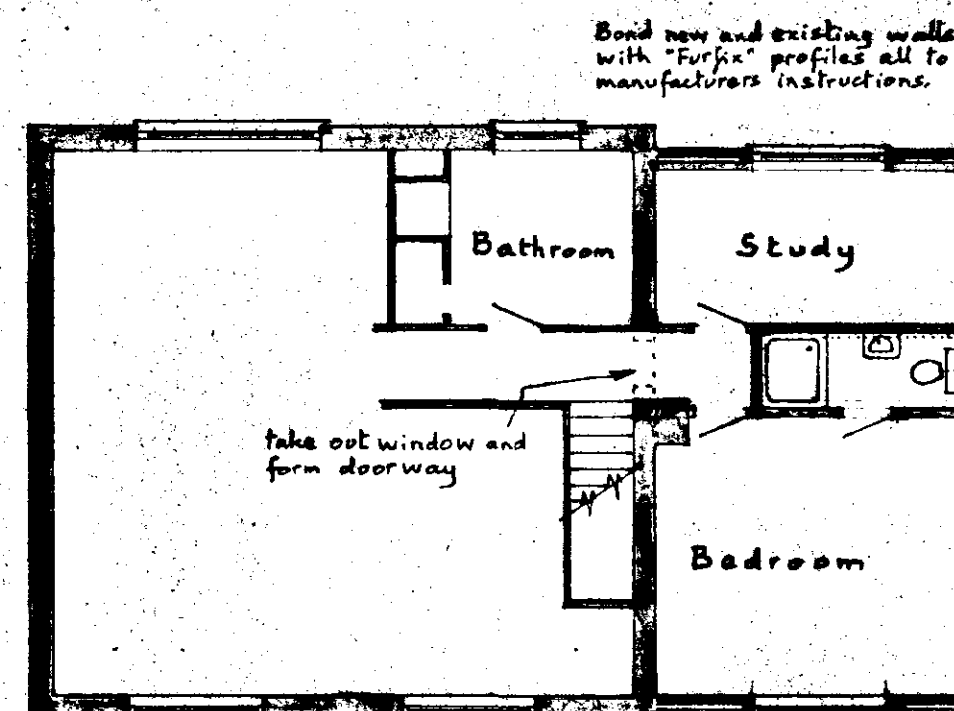
28x38mm herringbone strutting at mid-span.

5x30mm galv. n.s. lateral restraint straps where joists run parallel to wall at max. 2m centres.

existing cavity wall



Ground Floor



First Floor

Bind new and existing walls with "Furpa" profiles all to manufacturers instructions.

Wastes to be P.V.C. all to be accessible for clearing out.
Blockages 32mm to basin.
40mm to shower with access trap.

Stud partitioning to consist of 50x75mm studs at 400mm centres faced both sides with 12.5mm plasterboard and neat plaster skim.

Double up floor joists under partitioning and bolt together (in addition to floor joists).

Hang floor joists on joist hangers where abutting chimney flue.

R.W.P. to cover joint of brickwork.

2m 203x102mm x 23kg steel beams bolted together at 600mm centres.

Provide 1 hour fire resistance with wooden cradle and two layers 12.5mm plasterboard to 6'6" reach joint.

Bed steel beams on 3 courses semi engineering brickwork.

DETERMINED PLAN

Mr. and Mrs. J. Turner 19, Highstock Lane, GEDNEY HILL		SHDC Planning & Development 18 FEB 2002 Ref 091102	
First Floor Extension		Scale 1:100 & 1:50	A. ROFFE BUILDING DESIGN & PLANS 1, Green Lane, SPALDING, Lincs. PE11 2YB Tel: 01775-723 680
Local Authority Ref. Planning	Drawing No. 220123	Date Jan. 2002	
Building Regulations			