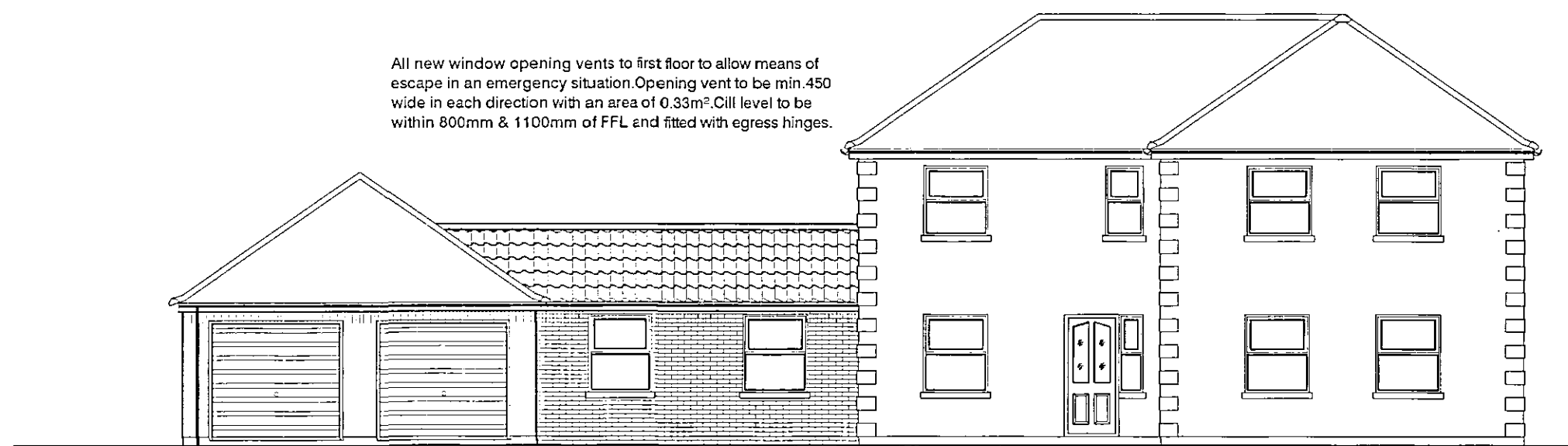


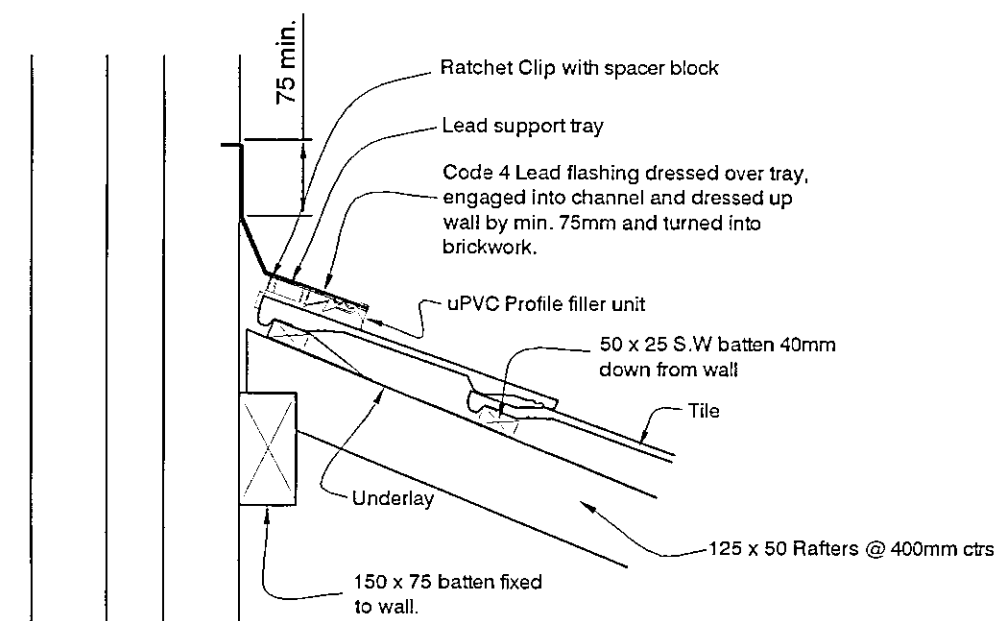


EXISTING FRONT ELEVATION
Scale 1:100

EXISTING SIDE ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION (DEVELOPED)
Scale 1:100



TYPICAL ROOF TOP ABUTMENT DETAIL IF TYPE IF ROOFING FELT USED
Not to Scale

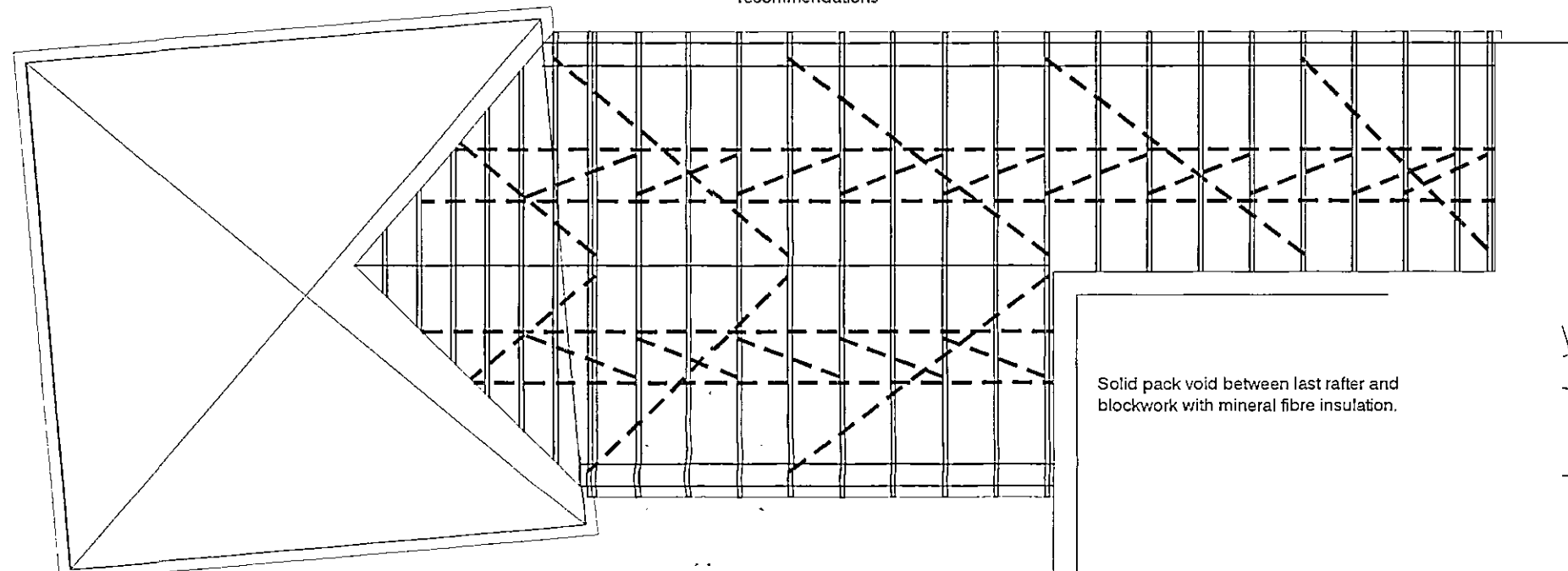
Note: The detail shown is a typical constructional method to provide the roof space with 5000mm² at the top edge. This detail should be adapted to suit specific site conditions and always to the satisfaction of the Building Inspector.

NOTE: MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO SHDC'S BUILDING CONTROL OFFICER FOR APPROVAL AT LEAST 21 DAYS PRIOR TO FIXING ON SITE

Pre-fabricated Trusses to be fixed plumb (max. deviation 25mm) at max 600mm ctrs. Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings. Calculations to be submitted to the L.A. building inspectors approval prior to any materials being placed on order.

All 25x100 diagonal and longitudinal wind bracing and chevron bracing to be free from all major defects and any weak points and fixed all in accordance with manufacturers details. Lap joints (if required) to be taken over 2no trusses all in accordance with BS5268 Part 3 - 1985. Bracing to be fixed with 2no. 3.35 x 65mm galvanised round wire nails at each cross over and to be fixed as close to the truss node points as possible.

Soffit and fascia profile to clients requirements fitted strictly in accordance with manufacturers recommendations



Provide 100 x 50 rafters @ 400mm ctrs off 100 x 22 valley boards

Note: provide 50x50 timber noggins for partition head fixing and pendant light fixings position of light fixings to be agreed on site with client.

Solid pack void between last rafter and blockwork with mineral fibre insulation.

PROPOSED ROOF PLAN
Scale 1:75

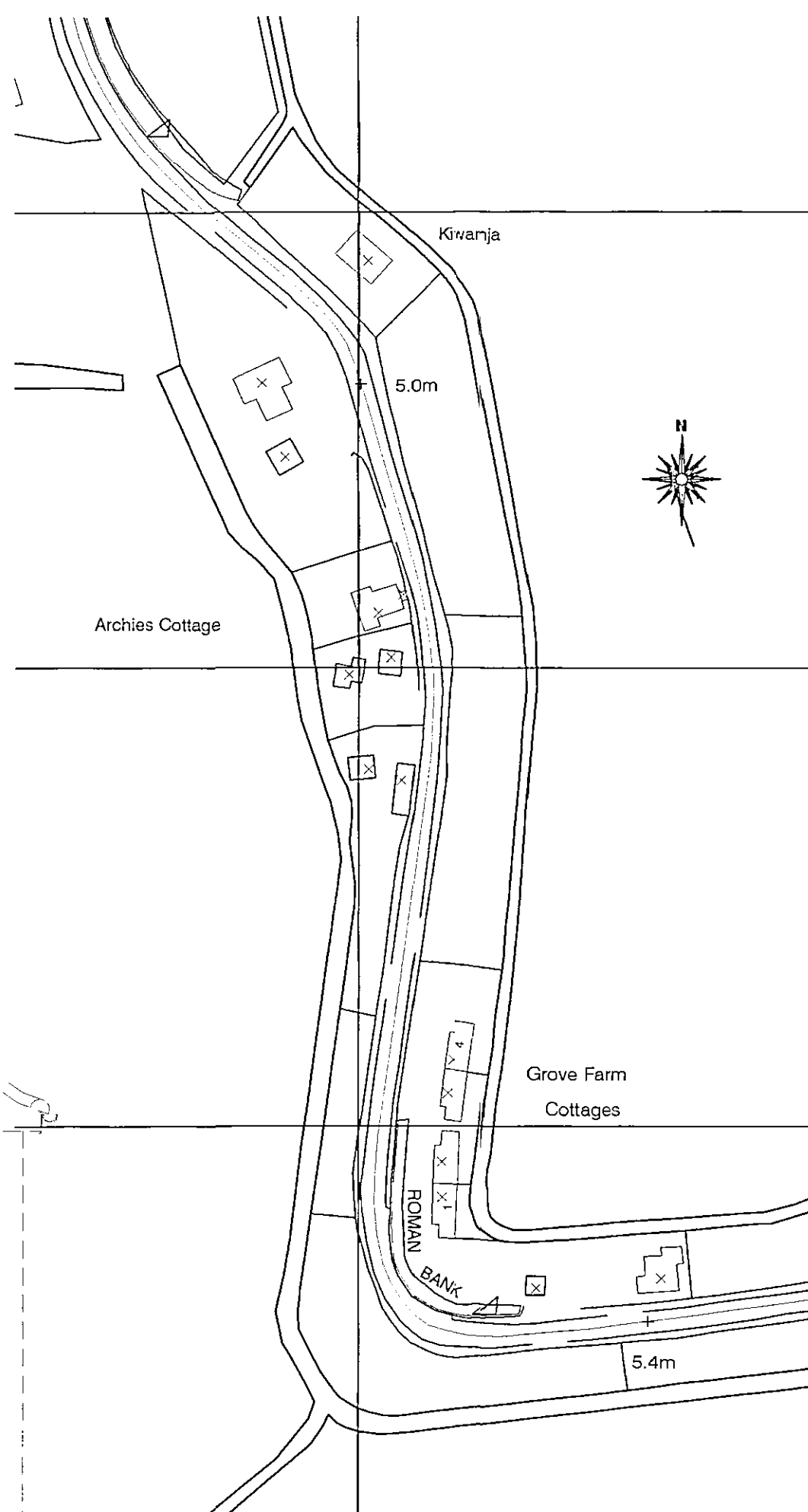
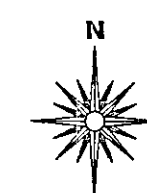


PROPOSED REAR ELEVATION (DEVELOPED)
Scale 1:100

AMENDED PLAN
Ref. A1

SHDC
Planning & Development
07 JUN 2004
Ref: 0359/04

DETERMINED PLAN



SITE PLAN
Scale 1:250

HEATING SYSTEM
Provided from existing but all radiators are to be fitted with thermostatic radiator valves. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m K and a thickness equal to the outside diameter of pipe upto max. of 40mm. It should be noted that central heating and hot water pipework in untreated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition.

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations, a "SAP" calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.

REV DESCRIPTION:

'B' - 01.06.04 - First floor to Extension omitted
'A' - 15.04.04 - Building Control Amendments clouded



Project: **Proposed Family Room & Study 2-Storey Extension**

Client: **Mr & Mrs Sharman
Roman Bank
Holbeach Hurn
Spalding**

ROOF VENTILATION
Install Tyvek® or similar approved Breathable Membrane in accordance with manufacturers instructions which are briefly described below & BBA certificate 99/3635 (fourth issue) breather membranes in non-ventilated pitched roofs of any plan, any shape or any size under all types of roof coverings including light jointed and fully interlocking tiles and synthetic slates. Installing Tyvek® underlay in accordance with the above certificate will enable a roof to meet all the requirements of the Building Regulations.

Installation Guidelines:
Tyvek® SUPRO should be installed with min. 150mm overlaps as a standard bituminous felt underlay and secured with stainless steel staples or large headed galvanised clout nails.

Eaves:
There is no need to provide any vents into the loft at eaves, because a Tyvek® non-ventilated roof system does not rely upon air movement beneath the membrane to avoid damage by condensation. To avoid water ponding behind the fascia of closed eaves and to prevent prolonged exposure of the membrane to ultra-violet radiation, use a Tyvek® Eaves Carrier. Stop the membrane short of the fascia and lap it onto the Eaves Carrier. Pack closed eaves with fibrous insulation to reduce thermal bridging.

Verge detail:
Lap the Tyvek® underlay 50mm onto the gable or flying rafter.

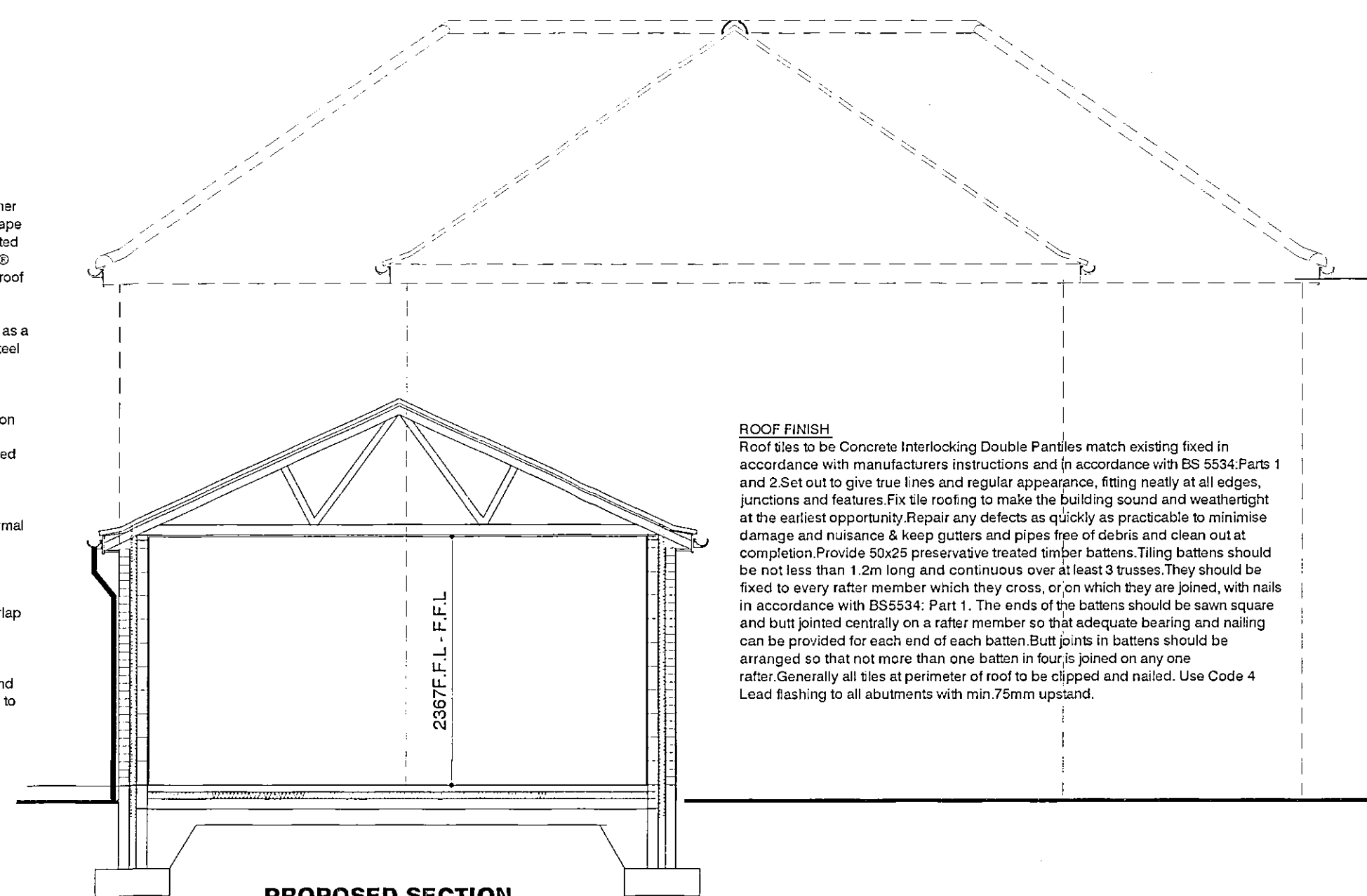
Ridge/hip detail:
Extend the Tyvek® underlay 150mm from each slope and overlap it at the ridge/hip line. There is no need to provide vents at the ridge.

Valley detail:
Extend the Tyvek® underlay from each slope by 150mm beyond the valley centre line and seal the lap using Tyvek® Butyl Tape to form a watertight seal.

Abutments:
Turn up the Tyvek® underlay beneath flashings not less than 50mm.

Penetrations:
Seal around all penetrations using Tyvek® Butyl Tape.

Seal around all penetrations using Tyvek® Butyl Tape.



PROPOSED SECTION
Scale 1:50

ROOF FINISH
Roof tiles to be Concrete Interlocking Double Pantiles match existing fixed in accordance with manufacturers instructions and in accordance with BS 5534: Parts 1 and 2 Set out to give true lines and regular appearance, fitting neatly at all edges, junctions and features. Fix tile roofing to make the building sound and watertight at the earliest opportunity. Repair any defects as quickly as practicable to minimise damage and nuisance & keep gutters and pipes free of debris and clean out at completion. Provide 50x25 preservative treated timber battens. Tiling battens should be not less than 1.2m long and continuous over at least 3 trusses. They should be fixed to every rafter member which they cross, or on which they are joined, with nails in accordance with BS5534: Part 1. The ends of the battens should be sawn square and butt jointed centrally on a rafter member so that adequate bearing and nailing can be provided for each end of each batten. Butt joints in battens should be arranged so that not more than one batten in four is joined on any one rafter. Generally all tiles at perimeter of roof to be clipped and nailed. Use Code 4 Lead flashing to all abutments with min. 75mm upstand.