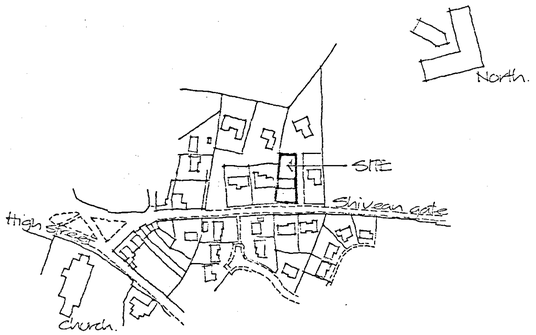
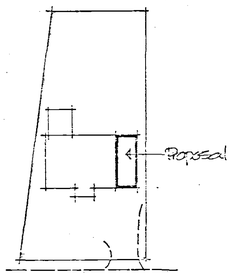
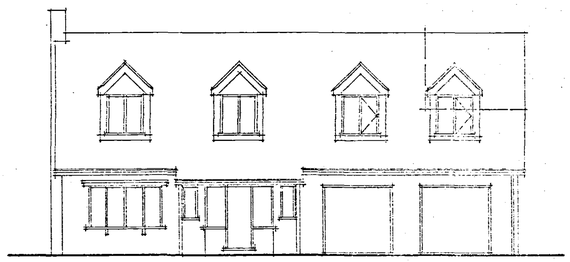


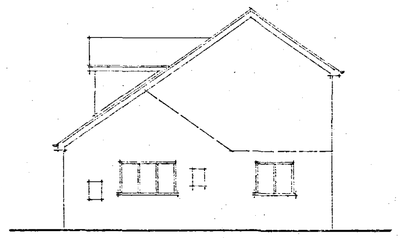
LOCATION PLAN Scale 1:2500



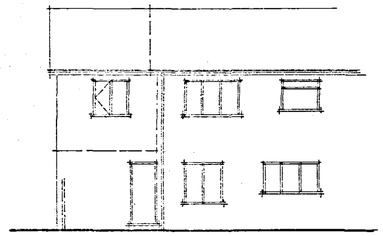
BLOCK PLAN Scale 1:600



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION.

All new external finishes to match existing.

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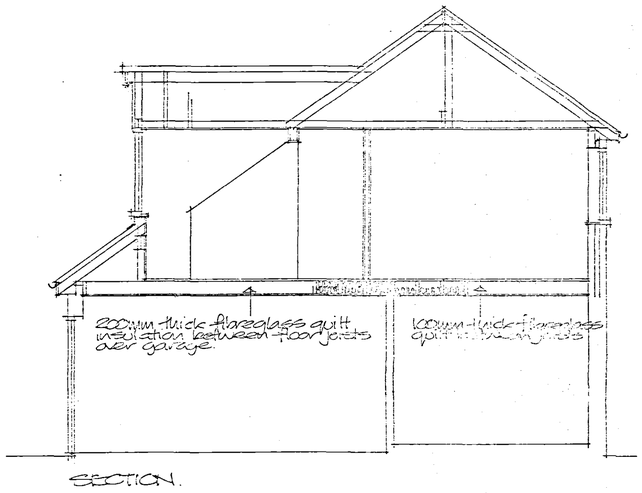
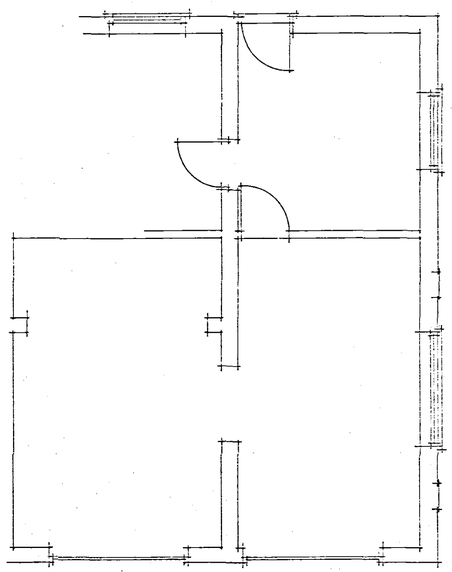
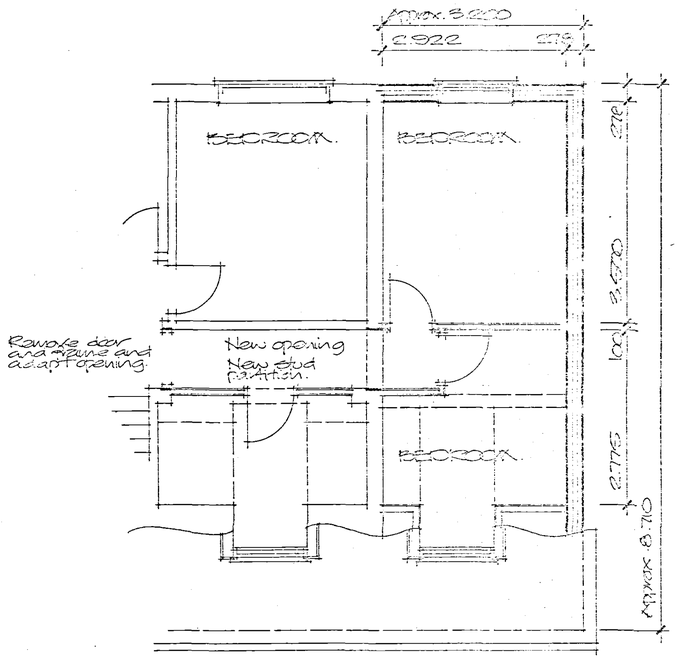
DETERMINED
PLAN



SECTION.



GROUND FLOOR.



FIRST FLOOR.

SPECIFICATION

Roof construction:

Install interlocking tiles to match existing installed to manufacturers recommendations on 25x50 fully treated battens on breathable sarking on built up timber roof structure formed of:
50x125 rafters at 400mm cts. Install 2 no. purlins below each side of dormer window.
50x100 ceiling joists at 400mm cts. supported mid span by 50x150 ceiling beam supported at max. 1.600 cts. by 38x100 hangers from ridge.
32x150 min. ridge.
25x100 collars at ridge.
50x100 wall plates
Install 2no. 50x220 timbers bolted together at 600mm cts to form purlins below and above dormer where shown.
Rafters forming sloping ceiling to be packed out to min. 250mm to provide depth for insulation and vent gap.

Dormer to be constructed to match existing including timber cladding to front and tile hanging to sides together with code 4 lead flashing in junction with main roof and preformed fibreglass valley gutters. Sides formed in tile hanging on treated 25x50 battens on breather membrane on 10mm exterior grade plywood sheathing on 50x100 studwork at 400mm cts. with internal cladding of 12.5mm plasterboard and skim on vapour barrier. Install 100mm thick Crown insulation between studs or similar approved insulation. roof to constructed as main roof but with 50x100 rafters and ceiling joists at 400mm cts. Install 2no.50x150 timbers bolted together above dormer window opening.

Eaves and verge to be constructed to be similar to existing, no roof void ventilation required.

Roof pitch to be approx.35 degrees as existing and is to be checked on site.

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

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

Roof insulation:

Install 100mm fibreglass quilt insulation between ceiling joists to flat ceilings with 150mm quilt over joists. Install 200mm thick quilt between rafters with 50mm void gap over to sloping sections of ceiling. Install 200mm thick quilt to vertical stud walls between bedroom and roof void (100 between and 100 over studs)

Ceilings:

Garage ceiling formed of 12.5mm Gyproc Fireline board with Artex or skim finish. Perimeter and all joints to be supported. Remaining area of new ground floor ceiling and new first floor ceilings including sloping sections to be 12.5mm plasterboard with support to perimeter and Artex or skim finish.

Gutters and downpipes:

Install upvc gutters and downpipes to match existing connected to existing downpipe locations. One downpipe to be removed.

Suspended floors:

Formed of 50x200 joists at 400mm cts. with solid strutting at mid span with 18mm thick T&G moisture resistant chipboard flooring. Install double joists bolted together below stud partitions. Install 30x5mm mild steel straps at average 1800mm cts. between suspended floor and external walls. Straps to extend over 3no. timbers where at right angles supported by noggings.

Cavity walls:

Constructed of 103mm facing brick, 75mm cavity and 100mm Celcon or Thermalite standard blockwork with dense plaster or plasterboard / skim on dabs finish internally. Install 75mm Dritherm cavity insulation batts. Average U value = 0.33W/M2K.
Install Damcor insulated DPC to reveals with frame lapping by min. 15mm.
Install wall ties at 900mm cts. horizontally, 450mm cts. vertically and at 225 mm cts. within 225mm of reveals.
New walls to be bonded to existing with Furfix wall extension profiles.

Lintels:

Install IG type L1/S75 steel lintels to new rear window and 2no. IG box lintel 100 steel lintels to new opening through existing wall. Check existing ground floor lintels for suitability.

Foundations:

Check existing foundations suitable.

Windows and doors:

New windows to be UPVC glazed with sealed units with min.16mm gaps and incorporating low E glass to give min. U value of 2.0 W/M2K. All openings to be draught sealed. No glass within 800mm of floor.
Install trickle vents to provide 8000mm square to each room.
Window sizes to be: 1200x1200 deep. Structural opening sizes are to be confirmed on site.

Lighting:

Lighting to at least one room to be compact fluorescent low energy type.

Heating:

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

Stud partitions:

Formed of 50x75 studs at 400mm cts with 50x75 sole and head plates with noggings at 1.200 cts clad both sides with 12.5mm plasterboard and skim. Install fibreglass quilt packing between studs.

PROPOSED EXTENSION TO EXISTING HOUSE
16 SHIVEAN GATE, MOULTON. MR & MRS TODD

BROADGATE
BUILDERS LTD

The Race Ground,
Spalding,
Lincolnshire.
PE11 3AP

Scales: 1:50 & 1:100
Feb. 04