

Flat Roof

Warm roof to be constructed of 50 x 195mm timber joists grade C16 at 400mm centres with timber firings to give a design fall of 1:40 that gives a finished fall of 1:80. Use firings size 0 to 100mm to provide fall from existing external wall towards side of new extension.

Provide 100 x 75mm timber wall plate at eaves fully bedded on sand and cement and secured to wall with 1200mm long 30 x 5mm m/s straps at maximum 2.0m centres. Each joist is to be fixed to the wall plate using 'Batt' or similar galvanised frame anchors or skew nailing. Build up outer skin of existing cavity wall to the front of the bungalow at abutment with pitched roof and build in joist hangers to whole of existing side elevation to support new joists. See detail 'A' where new flat roof intersects with existing pitched roof.

Roof deck to be 19mm exterior grade pre-treated WBP plywood. Boards to be fixed securely to joists at 100mm centres with 50 x 10mm dia. ring shank nails.

Lay fully bonded vapour control layer with 95mm ITR20 Thermaroot insulation above.

Waterproof covering to be bitumen felt to BS 747. Covering to be laid in three layers with the first layer to be type 3G felt partially bonded. The second layer is to be type 5U fully bonded. Third layer to be self finished type 5E mineral cap sheet.

Provide code 4 lead flashing at abutment with existing dwelling, minimum 150mm upstand and chased minimum 25mm into wall.

Fix flush pvc fascia to match existing to new flat roof with felt covering dressed minimum 50mm down over.

Provide half hour fire resistant ceiling to garage with 12.5mm Gyproc Masterboard with skim coat finish. Bedroom ceiling to be 9.5mm Gyproc Duplex plasterboard ceiling with 3mm skim coat finish and artex finish. Provide noggins to all board and perimeter edges.

Rainwater disposal

Remove existing gutter and downpipe to side elevation.

Provide 112mm PVC gutter Marley Flowline or similar laid level to new roof and connected to new 65mm square down pipe on the rear elevation.

Construct new 1.2m diameter soakaway sited minimum 5.0 metres from any building. Below ground pipework to be 100mm diameter PVC with flexible joints laid to 1:70 fall and bedded and surrounded in minimum 150mm pea gravel.

Windows Trickle vent

Build in brown PVCu window to bedroom size 1500 x 1200mm. Window to be double glazed with a minimum 12mm air gap and low E coating to give a 'U' value of 2.0 W/sq.m. Provide trickle ventilators in the head of window to provide minimum 8000sq.m. controllable ventilation. Back of window frame to be set minimum 30mm overlapping closer. Apply sealant to front and back of window frame and sill.

Doors

Build in PVCu external door and frame to new bedroom 2XG style with obscure glazing. To give a minimum U value of 2.0 W/sq.m. Build in internal door and lining to new bedroom in style to match existing.

Glazing

Glazing to external door to be toughened/laminated safety glazing to comply with BS 6262 Part 4:1994, except small areas not exceeding 250mm or 0.5m sq. area. Note: New bedroom window to have a sill height above 800mm.

New works generally

Form opening in existing cavity wall to provide doorway to new bedroom and build in L1/S 75 IG lintel above.

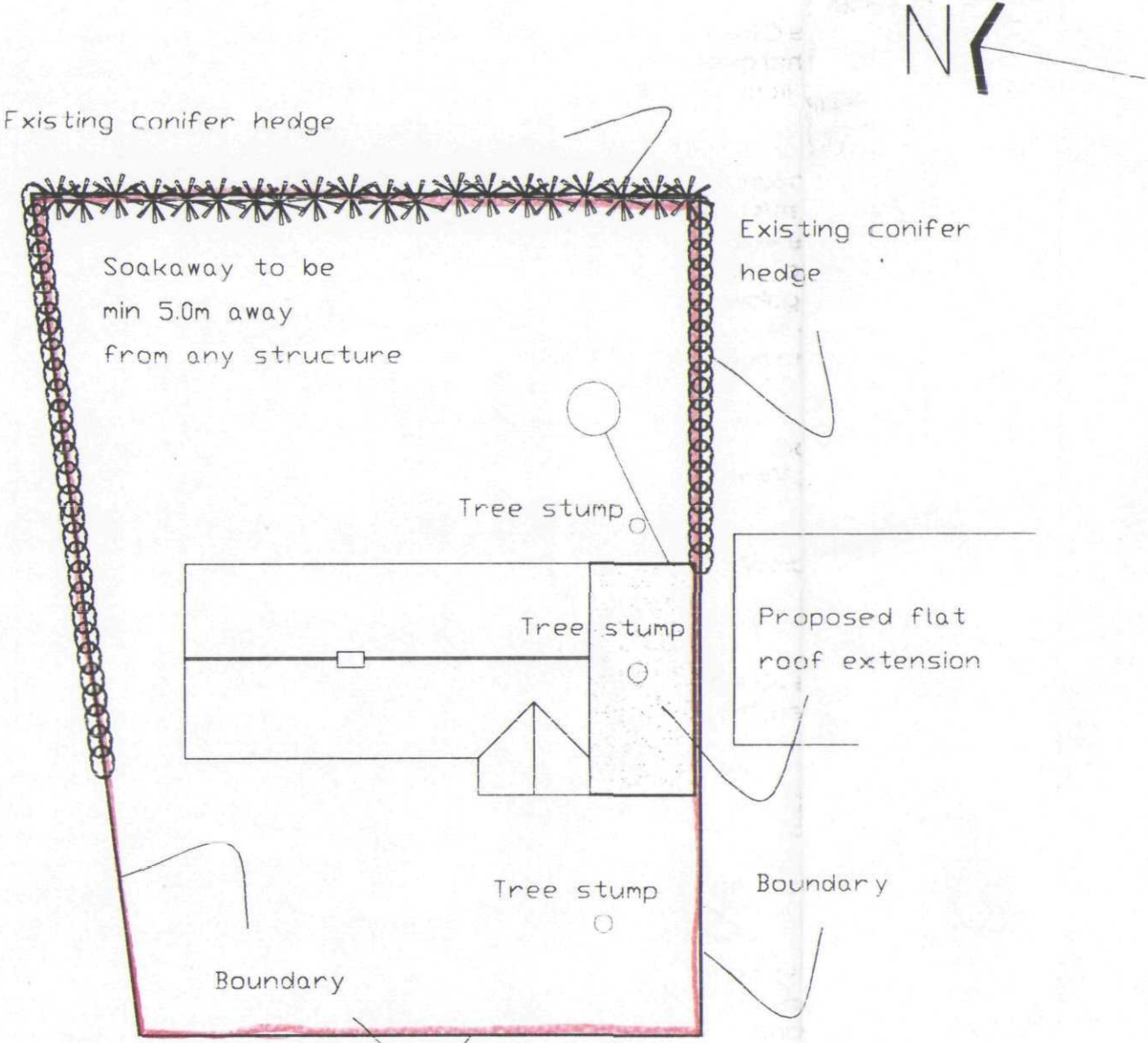
Form new stud wall to form passageway to new bedroom. Timber stud wall to be constructed off DPC using 100 x 50mm studs @ 600mm centres and clad both sides with 12.5mm plasterboard and 3mm skim with 100mm thick fibreglass insulation between, built off 100 x 75mm sole plate.

Form opening and reposition door to existing bedroom.

Provide 2438 x 2134 Henderson steel up and over garage door and frame. Fill frame between brickwork.

To maintain existing cross ventilation of gable end roof space install Glidvale through roof G3 tile ventilators (2N1) complete with underlay opening protector and universal extension sleeve. Space at low level at maximum 1.0m centres to provide ventilation equivalent to 10000sq.m / m.

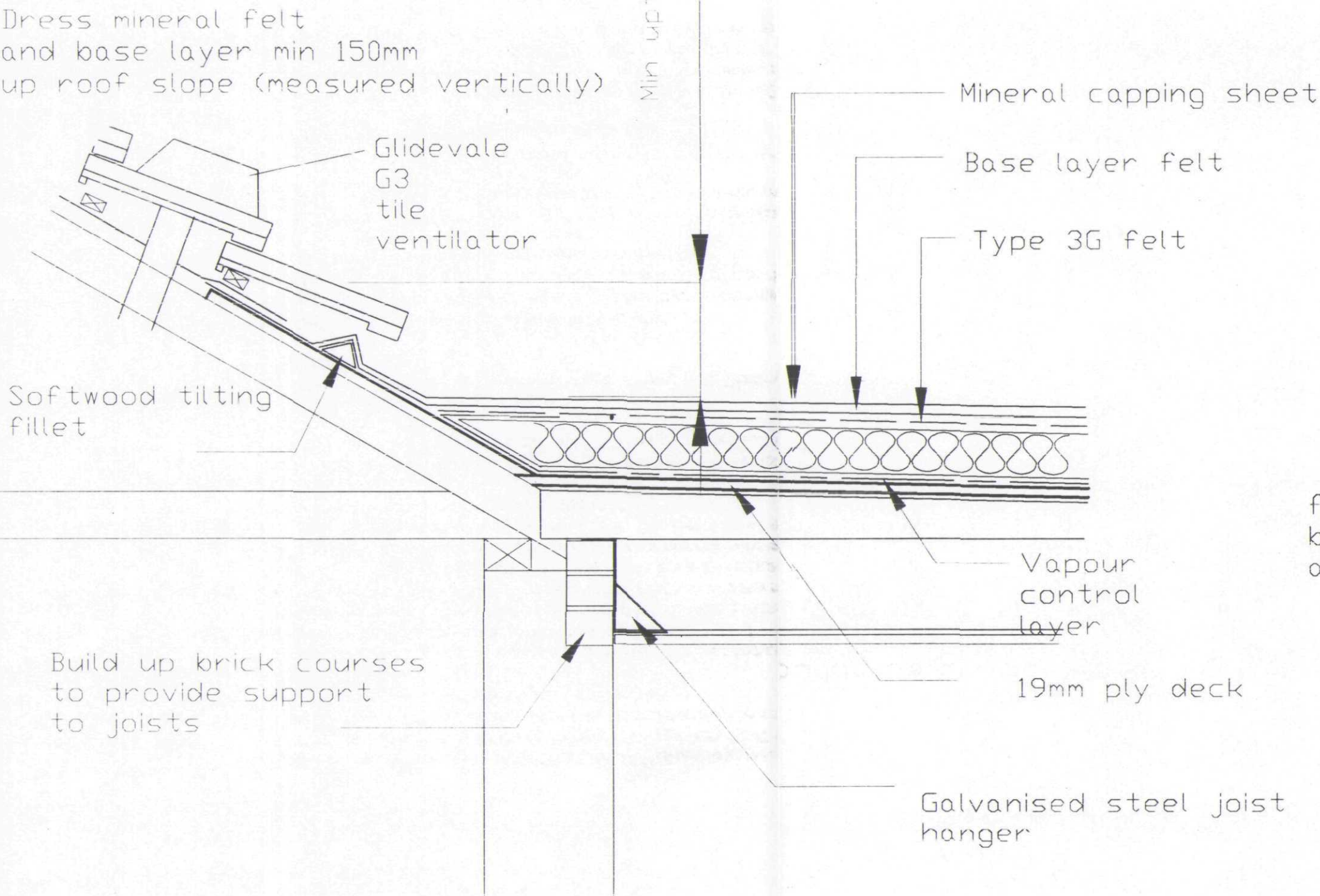
Remove existing tree stumps and backfill where stump removed under proposed extension with lean mix concrete.



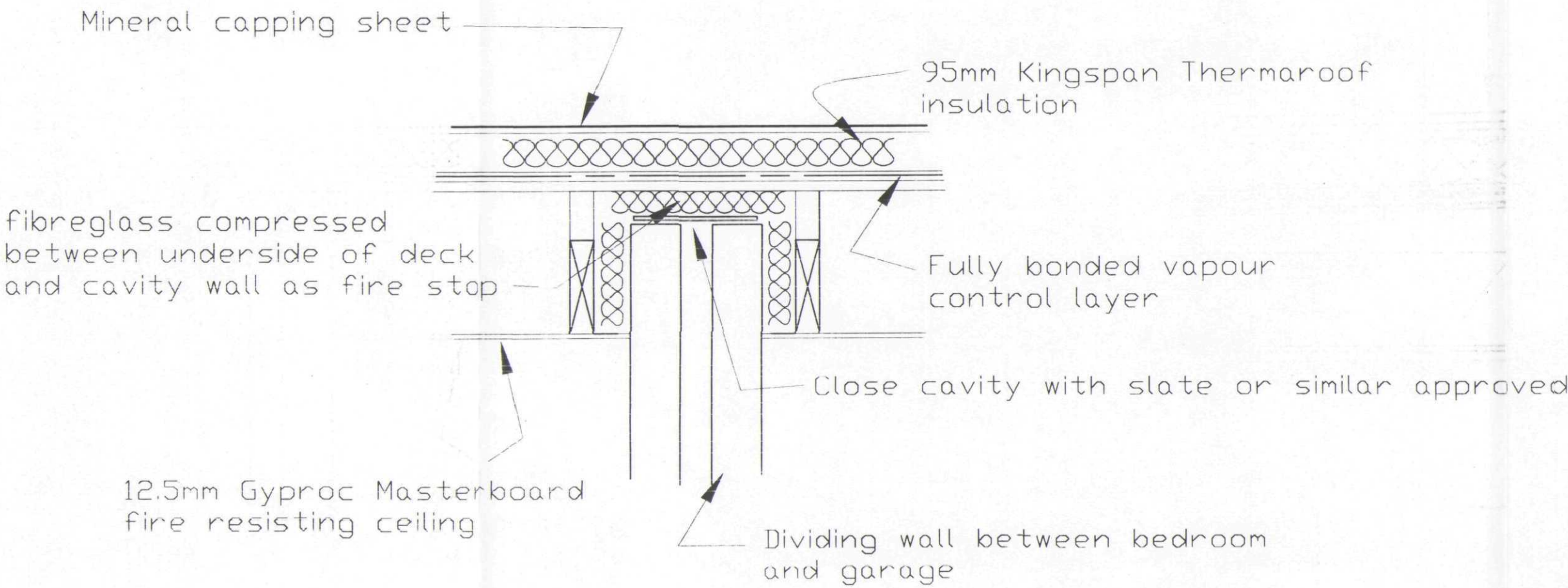
BLOCK PLAN 1/250

Note Planning Permission granted for vehicular access onto Six House Bank - Plan Nr H14/0450/03

DETAIL 'A' 1/10



DETAIL 'B' 1/10



Ref 10/5/03

General Notes		
No.	Revision/Issue	Date
Firm Name and Address		
DETERMINED PLAN		
Project Name and Address		
PROPOSED FLAT ROOF EXTENSION AT 143 SIX HOUSE BANK WEST PINCHBECK FOR MR. & MRS. GRIECO		
Project	Date	Sheet
AS SHOWN	AUGUST 2003	
Scale		