Do not scale off this drawing

All site dimensions to be checked before work commences.

Roof construction (Main extension)

Natural slate of similar type to existing installed to manufacturers recommendations and to have min. approved lap to suit roof pitch. Slates installed on 25x50 fully treated battens on breathable sarking membrane fixed on 38x50 treated battens on 1/4" or similar breathable sarking on 38x50 fully treated counter battens on 65mm thick Celotex double-K rafter GA2060 insulation board installed to manufacturers recommendations.
Average 'U' value of 0.25 W/m²K

Insulation installed on 50x195 timbers at 400mm cts to be grade SC3 with 3.000 span and SC4 above 3.000 span up to 3.190 span. These timbers supported by and notched over 75x225 (ex) SC4 grade main roof support timbers.
Refer to structural engineers calculations and drawing for details of main roof structure. Also refer to separate eaves detail and support post details.

Roof pitch to be min. 25° for longer slope with a max. pitch of approx. 60° to shorter slopes.

Ceiling between main support timbers formed of 9.5mm thick plasterboard with skim or artex finish (to be confirmed). Perimeter of plasterboard to be supported.

Roof construction (Porch)

Natural slate as main extension at 25° roof pitch on 25x50 fully treated battens on breathable sarking on built up timber roof structure formed of 38x100 rafters at 400mm cts and 50x175 hip rafters and 2no. 150x100 timbers bolted together to form plate supported on main timber framed/glazed porch structure and an existing house wall.

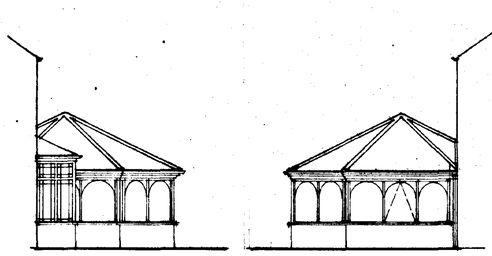
Install 100mm thick fibreglass quilt insulation between 38x100 ceiling joists installed at 400mm cts.
Install over fascia roof void vents to provide 10,000mm² ventilation permabre.

Ceiling to porch formed of 9.5mm plasterboard and skim with support to perimeter.

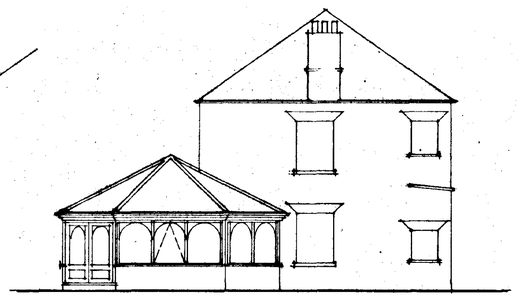
Ceiling joists and top of hip rafters supported on 38x100 timbers bolted to house wall (avoid damage to existing brick arch).

Gutters and downpipes:

Approx. 112mm UPVC gutters (type to be agreed) with 68mm dia. downpipes connected to 110mm dia. UPVC drains located as existing positions to fall to soakaways min. 1.000 cubic at least 5.000 from building drains to be at least 600mm below ground.


SIDE ELEVATION

REAR ELEVATION


SIDE ELEVATION


FRONT ELEVATION

Cavity walls

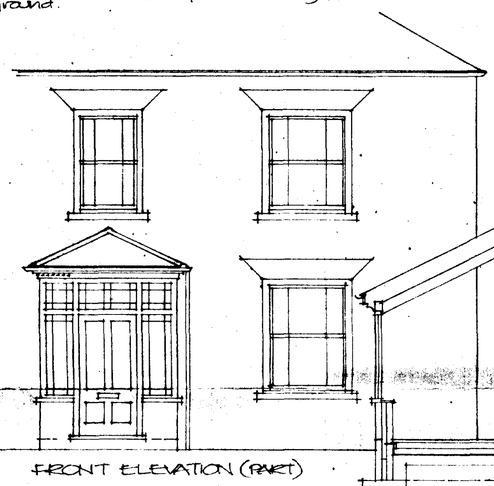
Constructed of 102mm thick facing brickwork to match existing (1934 extension to main house) 75mm cavity and 140mm thick celcon standard block with dense plaster finish to main extension and 102mm thick facing brick inner skin to porch dwarf wall.
Install 75mm thick Dritherm cavity insulation batts to all cavity walls installed to manufacturers recommendations.
Install lajncare insulated dpc to reveals.
Install wall ties at 900mm cts horizontally, 450mm cts vertically and at 225mm centres within 225mm of reveals.
Install flyload dpc to walls at least 150mm above ground to external skin and with dpm lapping over inner skin dpc.
Install cavity batt to base of cavity to within 225mm of dpc level.
Concrete backwork below dpc level to be class 'A'.
New walls bonded to existing with Furfix wall extension profiles.

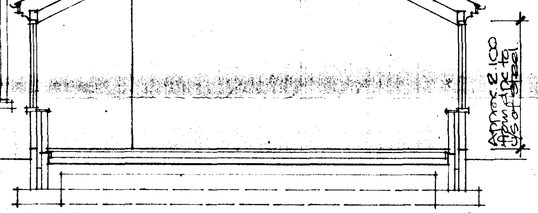
Floor construction

Approx. 50mm thick sand/cement screed on 100mm thick grade C30 RC concrete slab on 100mm thick 50 grade expanded polystyrene insulation with 25mm thick expanded polystyrene to perimeter of concrete slab. Insulation installed on 1200 gauge polythene d.p.m. on min. 150mm thick hardcore well consolidated and blinded.

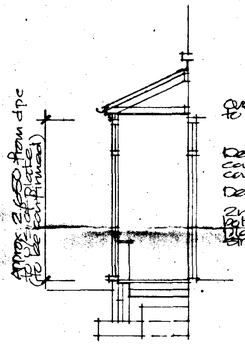
foundations:

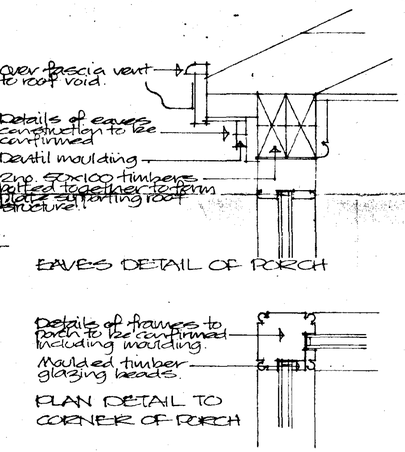
225x700 grade C30 RC concrete strip foundations to be min. 750mm deep (1 metre in shrinkable soil) Depth to be agreed on site with L.A. building inspector.


FRONT ELEVATION (PART)


SECTION A-A

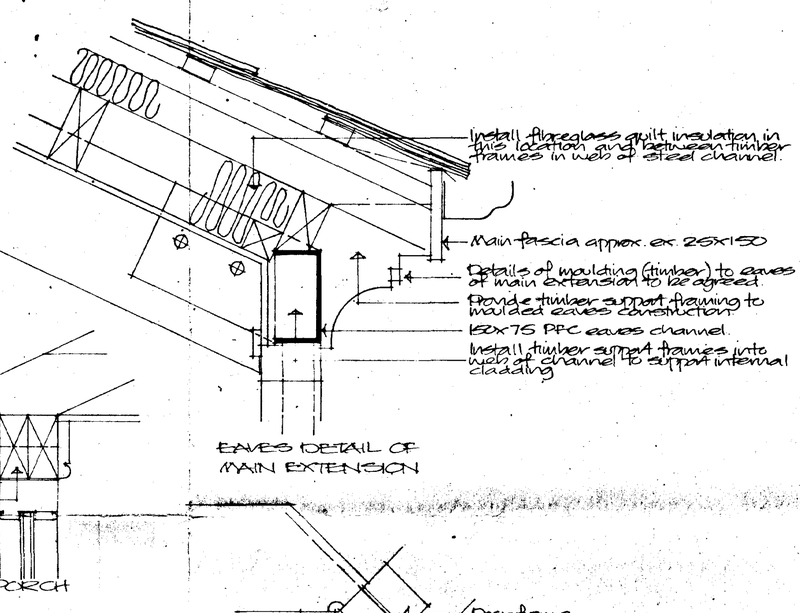
Cill level of main extension and porch 6 courses above dpc level.


SECTION B-B

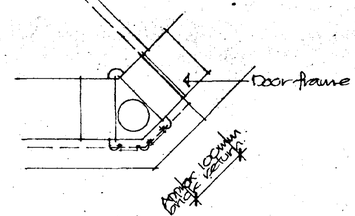


EAVES DETAIL OF PORCH

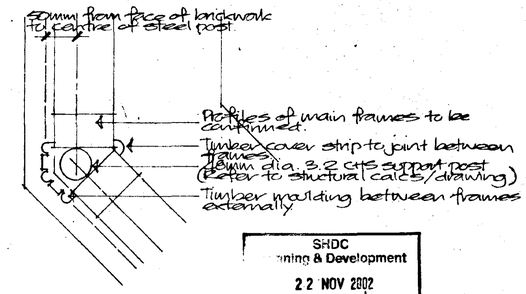
PLAN DETAIL TO CORNER OF PORCH



EAVES DETAIL OF MAIN EXTENSION



DETAIL 'C'

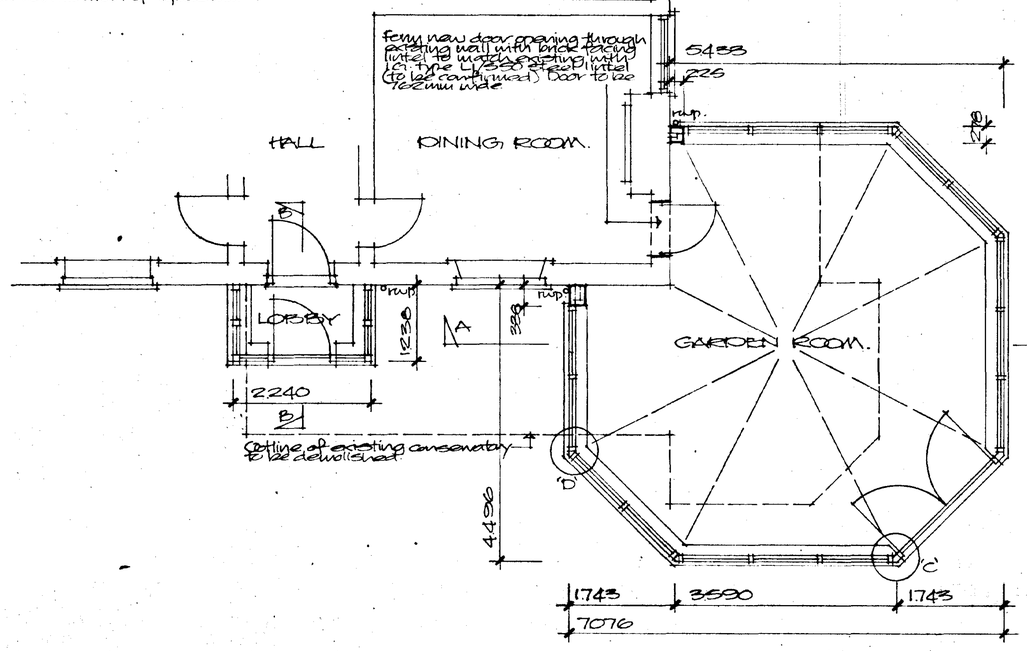


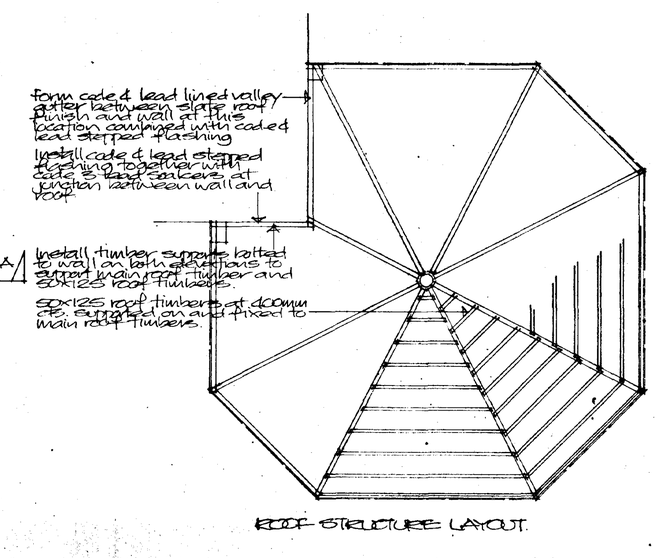
DETAIL 'D'

Windows and external doors:

All new windows, doors etc to be timber frames made to measure. All glass to be sealed double glazed units with 14mm cavity and low emissivity glass. All glass to comply with BS6262 part 4 and all glass to be safety glass to BS 6206. Rooflights and skylights to entrance porch to incorporate leaded lights and coloured glasses to corners of each panel (details to be agreed with client)

All opening lights and doors to be draught sealed.
Install trickle vents to main extension to provide min. background ventilation of 8000mm².





ROOF STRUCTURE LAYOUT

SHDC
Planning & Development
22 NOV 2002
Ref: 414 / 1273 / PA

DETERMINED
PLAN

Project
PROPOSED GARDEN ROOM AND PORCH/LOBBY EXTENSION TO EXISTING HOUSE
61 CROSSGATE LANE, PINCHBECK, SPALDING.

~~ALAN HORNSBY~~
ARCHITECTURAL SERVICES
'Little Acre'
Peak Hill, Cowbit,
Spalding, Lincs. PE12 6AW
Tel. Holbeach (01406) 380591

Client
MR & MRS M.J. HUDSON

Scale 1:50 @ 1:100
Date Nov. 02
Drg. no. 02/45/01A