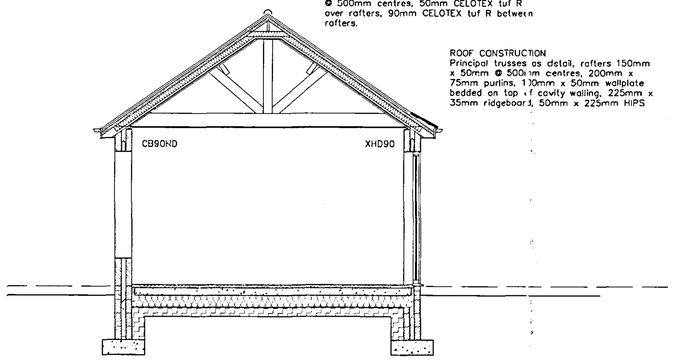


ROOF COVERING
Plain tiles to match extg, 38mm x 25mm battens @ gauge centres, TYVEK SUPRO underlay, 50mm x 25mm counter battens @ 500mm centres, 50mm CELOTEX tuf R over rafters, 90mm CELOTEX tuf R between rafters.

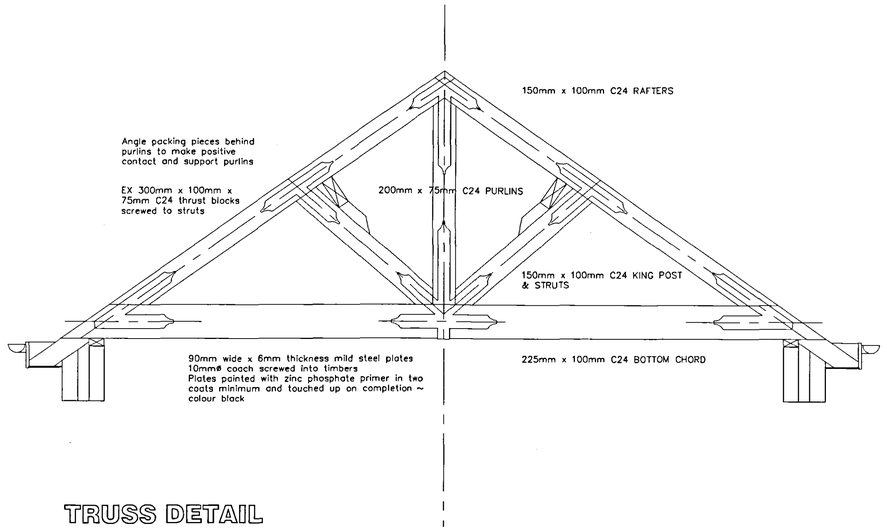
ROOF CONSTRUCTION
Principal trusses as detail, rafters 150mm x 50mm @ 500mm centres, 200mm x 75mm purlins, 100mm x 50mm wallplate bedded on top of cavity walling, 225mm x 35mm ridgeboard, 50mm x 225mm HIPS

FLOOR CONSTRUCTION
50mm mortar screed fully bonded to 125mm GEN4 concrete with A193 steel mesh anti-crack reinforcement, 200mm JABLITE SD floor insulation with 50mm perimeter upstand insulation. 300 micron polythene sheet damp proof membrane lapped with dpc in walling. 150mm fully compacted clean stone hardcore with sand blinding brought to a perfectly flat and even surface. Stone to be graded 75mm down with no particle bigger than 75mm in any direction.

FOUNDATIONS
700mm wide x 150mm thickness GEN4 concrete foundations
Depth of foundation formation to be in general to match extg dwelling, a minimum of 750mm below finished ground level or not less than 1000mm where sub-soil conditions are clay.
ALL SUBJECT TO BUILDING CONTROL SURVEYOR'S INSPECTION AND APPROVAL

SECTION

Scale 1:50



TRUSS DETAIL

Scale 1:20

ROOF
Roof covering to be in plain tiles to match extg including bonnet tiles to hips and all matching accessories etc. on 38mm x 25mm treated softwood battens at gauge centres on 25mm x 50mm counter battens below untearable underlay, TYVEK SUPRO breathable type, or similar, with side and headlaps not less than 150mm. All tiling to be in accordance with BS5534:1990 etc.
Provide glassfibre type preformed valley lining where new roof intersects extg including 25mm nominal thickness treated softwood layboards to support valley lining.

ROOF STRUCTURE
Form new pitched roof frame in C16 grade structural softwood pre-treated using the vaccuum process.
150mm x 50mm rafters at 500mm centres
125mm x 50mm ceiling joists at 500mm centres
225mm x 35mm ridgeboard
225mm x 50mm hips
75mm x 50mm hangers to binder at 1600mm centres
100mm x 50mm wallplate
150mm x 75mm angle tie dovetail halving joint over wallplate
150mm 50mm ridge ties at 1600mm centres
ex 150mm x 50mm sprocket pieces
SEE TRUSS DETAIL for construction of trusses and purlin supports. All TRUSS timbers to be min C24 grade

INSULATION
Provide and lay 1no layers of 50mm thickness CELOTEX tuff R over rafters and one layer 90mm CELOTEX tuff R between rafters.

CEILINGS
Provide and fix 12.7mm GYPROC plasterboard, fill and tape joints and skim with board finish gypsum plaster to finish. Ensure all board joints and perimeters are nogged to fully support plasterboard sheeting. Where ceiling follows slope (between rafters over main part of room) plasterboard to be cut to fit between rafters and carefully nailed to 30mm x 25mm battens fixed to sides of rafters.

PLASTERING
Prepare all backgrounds and apply 10mm cement/lime/sand render to all new and previously unplastered walls internally as required and skim to finish with wall finish gypsum plaster including all metal plaster angles and stops etc as required.
Plastering to comply with BS5492:1977.

FASCIAS AND SOFFIT
Provide and fix wrot treated softwood fascias to match extg and rebated to accept 6mm plywood soffit. Install proprietary ventilating soffit giving not less than 10,000 square mm ventilation per metre run complete with insect proof mesh over vent openings.

RAINWATER GOODS
Provide and fix 115mm dia half round guttering and 70mm dia downpipes to match extg and connect to rainwater drain.

SOAKAWAY
Form new rainwater soakaway located at least 5.0 metres from the dwelling and any building. Soakaway to be 1.2 metres square x 1.0 metre deep filled with broken brick rubble to 300mm below ground surface with a layer of polythene over and topped with top soil.
New 110mm PVC-U drain pipe laid to fall at 1:70 with pea gravel bed and surround to be run from downpipes and connect to new soakaway. Install shallow access chambers at junctions and changes of drain direction. Where pipe runs below trafficked areas surround pipe with 150mm GEN4 concrete and maintain flexible joints at 5.0 metre intervals using 10mm thickness Fibreboard colars.

INTERNAL DOORS
Retain extg door opening and adapt extg door to suit where possible. If not possible install a pair of internal french doors with glazing. Glass to be safety glass to BS6206.

WOOD TRIMS
Provide and fix skirtings, architraves, beadings, cover moulds, curtain battens and window boards etc as appropriate and to match extg.

REVEALS
Cloaking to internal reveals and lintel soffits to be in 9mm thickness CALCIUM SILICATE board CAPE CHROMACLAD self coloured board fixed with 'No Nails' adhesive.

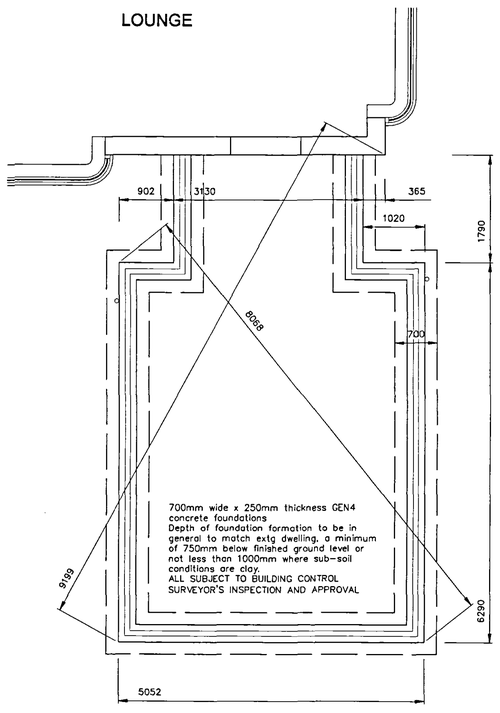
DECORATIVE FINISHES
Allow for preparing all new surfaces and where disturbed etc and provide and apply paint or stain type finishes as required and as appropriate, all in accordance with the coating manufacturer's recommendations and specification.

IMPORTANT NOTE
All works shall comply with the Building Regulations.

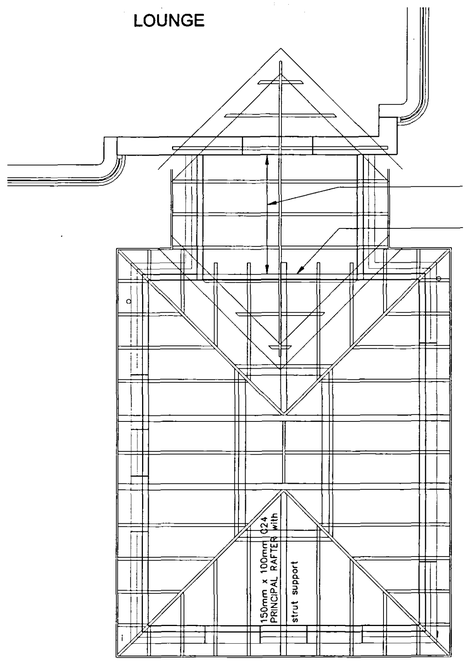
All dimensions shall be checked and verified on site by the builder before commencement. Under no circumstances shall given dimensions or scaled dimensions be used for tendering, ordering or construction purposes without first checking and verifying them on site.

This drawing is for Planning and Building Regulations approval purposes only and is not fully specified.

All work shall be carried out in accordance with the drawing and where work is not specifically detailed or described but can reasonably be inferred as being required to carry out and complete the work then it shall be deemed to be included.



FOUNDATION PLAN



THIS SECTION of roof to have ceiling at plate level with 150mm C16 CEILING JOISTS @ 550mm centres

225mm x 100mm C24 timber beam to pick up ends of rafters where roof narrows

150mm x 25mm LAYBOARDS in multiples as required

ALL RAFTERS to be accurately and neatly birdsmouthed over wallplate and securely mechanically fixed to it

225mm x 35mm RIDGEBOARD

PRINCIPAL TRUSSES as detail

200mm x 75mm C24 PURLINS

PRINCIPAL TRUSSES as detail

150mm x 50mm C16 COMMON & JACK RAFTERS @ 550mm centres approx

225mm x 50mm C24 HIP RAFTERS with angle tie over plate

100mm x 50mm C16 WALLPLATE

600mm x 600mm x 40mm x 5mm GMS cranked strap screwed to outside face of WALLPLATE to prevent spreading

ROOF FRAMING PLAN

FOUNDATIONS
Foundations to be 700mm wide x 250mm thick in GEN4 concrete at a formation depth to match existing on a firm loadbearing stratum to the approval of the Local Authority Building Control Surveyor.
Should any unforseen ground conditions be encountered such as buried objects, tanks, cisterns etc or soft ground works shall cease until an appropriate design solution can be agreed with the Building Control Surveyor.

SUBSTRUCTURE WALLING
Build up off foundations in 2no skins of type A dense aggregate concrete blocks tied together with stainless steel cavity wall ties at 750mm centres (as described below) with cavity of 95mm width and filled with lean mix concrete ST1 to a level of 225mm below lowest dpc level.

WALLING
Build up in cavity walling 300mm thickness comprising 103mm facing brickwork to match extg, 95mm cavity PART filled with 65mm thickness CELOTEX tuff R partial fill cavity insulation boards and 103mm facing brickwork to inner leaf of walling.
Build in as work proceeds stainless steel retaining type cavity wall ties at 750mm centres horizontally and 450mm centres vertically with every alternate tie course staggered by 375mm. Provide additional wall ties at reveals/cavity closures at the rate of 225mm vertically within 175mm of face of reveal. Close cavities at window and door openings and incorporate THERMACOR insulated vdpc's.
Where new masonry is to connect to extg provide FURFIX wall extension profiles.
All masonry work is to comply with BS5628.

LINTELS
Lintels to all new and newly cut openings in extg walls shall be BIRTLEY SUPERGALV. Generally in cavity walling to be CB90ND, XHD90 and where not protected by eaves overhang shall have cavity tray over.

DAMP PROOF COURSES
Provide horizontal damp proof course in leafs of cavity walling at 150mm above finshed ground level using ZEDCOR dpc material complying with BS6515.
Lap inner leaf dpc with damp proof membrane in floor construction.
At unbonded closures in cavity walling incorporate THERMACOR insulated dpc material in vertical damp proof courses.

FLOOR CONSTRUCTION
Floor to comprise 50mm fully bonded cement/sand screed 1:3 laid, compacted and levelled on 125mm thickness concrete GEN4 with a single layer of A192 mesh as anti-crack reinforcement over 300 micron VISQUEEN SUPER DPM polythene damp proof membrane lapped with dpc in walling. 200mm JABLITE SD flooring grade insulation laid over 150mm min thickness of fully compacted clean stone hardcore graded 75mm down and blinded with sand.

FLOOR FINISH
Floor finish to be ceramic floor tile or other as determined by client.

WINDOWS, DOORS AND FRAMES
Provide fit and fix new weatherstripped, double glazed, PVC-U windows and patio door and glazed sideframe as indicated. Windows to incorporate trickle vents to provide 8,000mm square background ventilation.

GLAZING
Glazing to doors, sideframes and windows where glass level is within 800mm of floor level shall be in Safety Glass to BS6706:1981. Glazing units to be 6-16-6 with Low E coating.

ELECTRICAL INSTALLATION
Provide all necessary for and extend electrical power and lighting circuits into new extension and effect all necessary alterations and adaptations to extg circuitry and fittings etc. All work is to comply with the IEE Regulations. Positions and number of lighting points and power outlets to be ascertained from the client. An NICEIC electrician shall be used for the installation and he shall certify that the works comply.

PLUMBING WORKS
Provide all necessary for and extend heating circuit to new extension. Provide new radiators as required and fit with thermostatic radiator valves.

MAKING GOOD
Wherever disturbed or affected by the works, construction, surfaces and finishes etc shall be made good to a standard and finish etc that matches perfectly in all respects with the surrounding surfaces, finishes and construction as appropriate.

GENERAL
All work shal be in accordance with the BS8000 Code of Practice for Workmanship on Building Sites and all materials used shall be fit for and appropriate their purpose. All materials shall comply with the relevant British Standard, European Standard or BBA Certificate and used in accordance therewith.

DETERMINED PLAN

6 FEB 2006

Ref: 0166/06

AMENDMENTS

A

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Member of the Chartered Institute of Building and
Member of the British Institute of Architectural Technologists

project
Proposed Extension to Bungalow
Southdown, 34 Main Road, Quadring
Spalding, Lincolnshire

client
Mr and Mrs C Wood

drawing
Construction Details Drawing
Foundation Plan, Roof Plan and Section
Building Regulation Information Drawing

date	scale(s)
Jan 2006	1:50
drawn by	checked
Peter Lithgow	
job no	drawing no
05/11	04