Vent: latch at high level equal to 5000mm² per no. rm. either slate vent: lators or Glidevale mineopitch vent: lator.

50 × 38 mm galv. m.s. lateral restraint straps to rafters and ceiling joists at max. 2 metre centres. Neg ovt under.

50 × 122 mm ceiling joists at 400mm centres.

Insulation to be turned up at perimator of walls.

D.P.M. to be turned up and to be lapped with d.p.c.

All vegetable matter to be removed from area of extension.

Code 4 lead flashing with 180mm upstand, lead wedged and pointed.

reclaimed slate roofing on 25 × 38 mm Tanalised battens and reinforced felt to B.S. 747 lapped 150 mm horizontally and vertically.

50 × 100 mm timber plate on 254 × 114 mm × 37kg steel Universal Beam bedded on 3 courses engineering bricks

38 × 125 mm rafters (6 c 3) at 400 mm centres.

150mm glass fibre insulation

9.5mm plasterboard with Artex finish.

25mm packing under rafters with 100mm EPS board to give 50mm air space over

walls rendered and finished with neat plaster skim.

40mm 3:1 sand cement screed on 100mm ST4 concrete and 50mm polystyrene insulation on 1200g. polythene damp proof membrane.

D.P.C. to be minimum 150 mm above ground / footpath level.

100mm blinded and well consolidated hardcore fill.

Cross Section

cavity walls :-

100 mm facing brickwork 50 mm cavity with 50 mm Dathorm insulation and 100 mm insulating blockwork - Thermalite, celcon or Topblock.

wall ties at 900 mm horizontally 450 mm vertically and at 225 mm to jambs of openings.

Mortar to be 1:1:6 cement: lime: sand or equal.

All openings to have horizontal and vertical damp proof courses, jambs to be insulated with "Dannert" or similar.

Hunter Superflo guttering and round downpipes.

25 mm wide flyproof eaves ventilation.

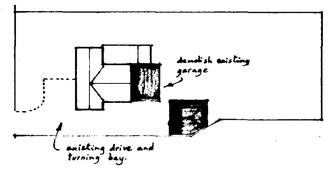
50 × 100 mm wall plate with 5 × 30 mm galv. m.s. holding down straps at max. 2m centres.

D.P.C. to be minimum 150 mm above ground / footpath level.

Walls below d.p.c. to be frostproof i.e. FL bricks or Class A concrete blocks.

Fill cavity with weak concrete to ground level.

Foundations to be 700 mm wide × 250 mm deep ST4 concrete taking down to firm strata to approval.



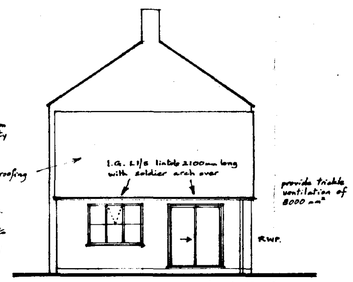
Site Layout 1:500



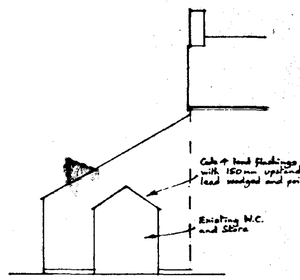


East Elevation

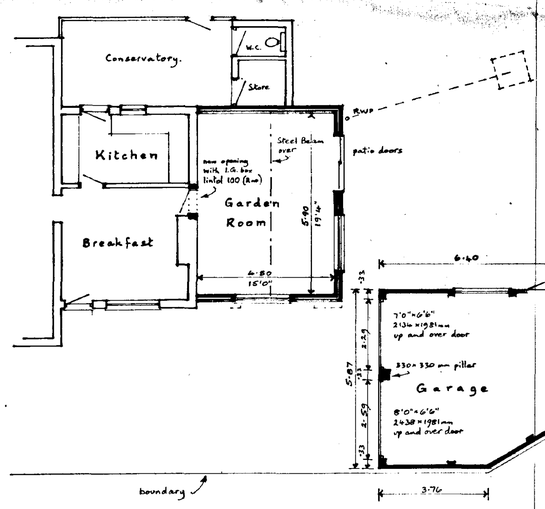
bond new and existing walls with Fyfix profiles all to manufacturers instructions.



North Elevation



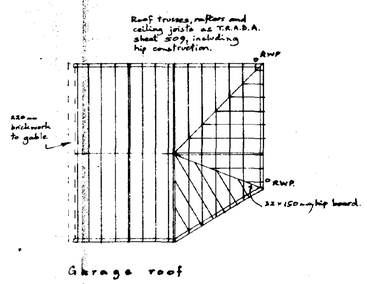
West.



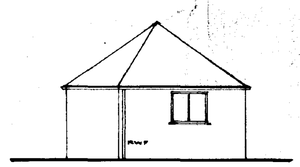
Floor Plan.

Rainwater drains to be 100 mm diameter P.V.C. bedded on pea gravel and to fall 1:70 towards soakaways.

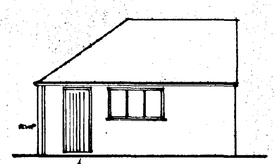
Soakaways to be 1 metre cube, filled with broken brickbats and covered with polythene before back filling with soil.



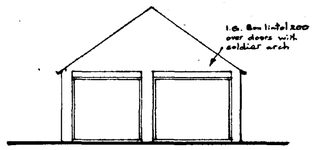
Garage roof



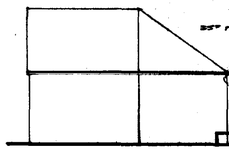
North



West



South



East.

DETERMINED PLAN
DOC
PLANNING
04 OCT 1996
Ref:

Mr and Mrs. I. Rodgers,
83, Main Road, QUADRING.
Extension to house and new garage.

Written dimensions to be used in preference to scaled, and all measurements to be verified by checking on site.	Scale 1:100 and 1:50
Local Authority Ref. Planning	Drawing No. 960905
Building Regulations	Date Sept. 1996

A. ROFFE
BUILDING DESIGN & PLANS
1, Green Lane,
SPALDING, Lincs. PE11 2YB
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