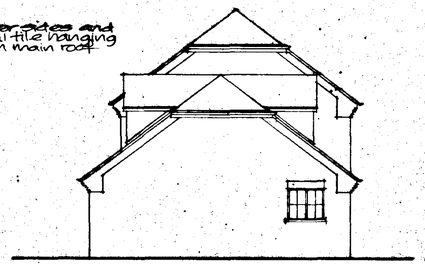


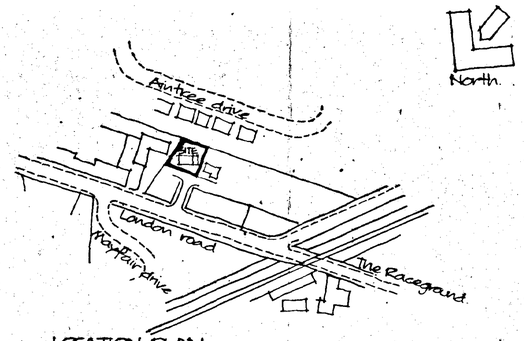
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



LOCATION PLAN.



BLOCK PLAN
Scale 1:500

Roof construction:

Generally existing interlocking concrete tiles to be retained together with battens and sarking felt and rafter section of existing gamall trusses.

New 150x50x3.0 u.c. steel purlins to be installed where indicated together with 50x100 timber plate bolted to top flange to allow for existing and new rafter fixings.
Also install new 200x100x6x8 u.c. where indicated below garage ceiling and in line with front wall of new dormer.

Install 50x150 noggings between existing trusses at ridge level to act as ridge board for additional 47x150 rafters at max. 400mm ctrs. located adjacent to existing rafters (fixed together) and at intermediate locations to suit roof structure layout.
New rafters supported at bottom ends on timber stud partitions supported on new steel beam at front and new floor joists at rear.

Remove internal struts from trusses after alternative support installed.

Dormer roofs constructed of:
- 50x100 rafters at 450mm ctrs.
- 50x100 ceiling joists at 450mm ctrs.
- 25x175 ridge board
- 25x175 bargeboards

Dormer sides formed of cladding on 25x50 fully treated battens on breather membrane on 100mm celotex insulation on 50x100 timber studs at 400mm ctrs. with internal cladding of 12.5mm plasterboard and skim on vapour barrier.
Install 100mm thick semi-rigid fibreglass insulation between studs.
Dormer sides supported on double rafters (2no. 47x150) spiked together.

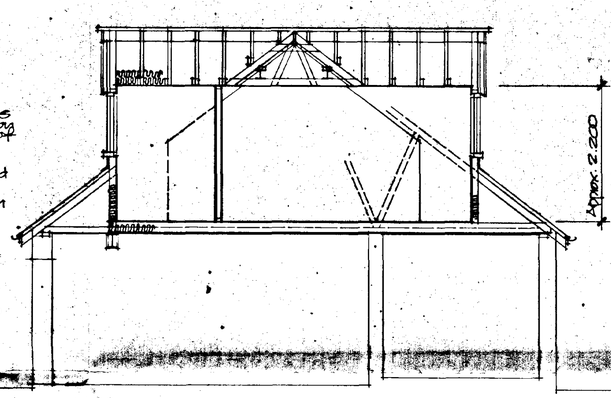
Front and side walls to dormer below roof line, together with stud walls between bedroom and roof void formed of 50x100 studs at 400mm ctrs. clad with 12.5mm plasterboard and skim and insulated with 100mm thick semi-rigid fibreglass insulation between studs.

Floor construction:

Install new 63x175 joists at max. 300mm ctrs. with existing ceiling joists supported by new joists.
New joists to be spliced above existing ceiling with new floor to be formed at same level as existing.
Flooring grade chipboard.
Existing ceilings to ground floor to be retained.
Install 150mm thick fibreglass quilt insulation between floor joists above garage.

Install solid timber packs between ends of joists and top of steel beam, top of rear wall of garage and above existing wall plate.

Clad new steel beam with 2 layers of 12.5mm plasterboard with joints staggered on timber cradles and skim finish.



SECTION A-A

Finish to dormer roofs to be interlocking concrete tiles (re-used and new to match) installed to manufacturers recommendations on 25x38 fully treated battens on sarking felt on built up timber roof structure.

Pre-formed fibreglass valley gutters to be installed code 4 lead flashing between dormer sides and main roof finish.

Ex 25x150 barge boards to dormers.

Windows:

Bedroom and en-suite windows to be standard pattern and fitted with draught seals to opening lights and to be double glazed (no glass within 800mm of floor).
Install trickle vents to give 8000mm² vent to bedroom and 4000mm² to en-suite.

Code 4 lead flashing from c/s of window frame onto roof tiles.

Roof insulation:

Flat areas of ceiling to be insulated with 2 layers of 100mm fibreglass quilt insulation with 1 layer between and 1 layer over ceiling joists.
Sloping areas to be insulated with 150mm thick semi-rigid fibreglass insulation installed between rafters with min. 50mm vent gap over.

Rafter ends to be supported on stud framing formed of 50x100 studs at 400mm ctrs. with 25x150 diagonal braces all supported of new steel beam.

Mechanical ventilation:

Install extract fan to en-suite capable of extracting at a rate of 15 litres per second.

Internal stud partitions:

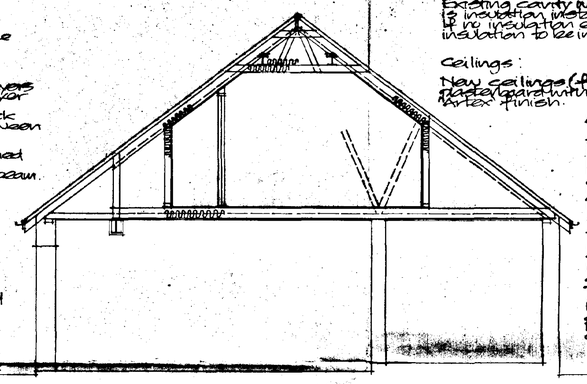
Formed of 50x75 studs at 400mm ctrs. with noggings at 1.200 ctrs. and 50x75 sole and head plates.
Cladding to both sides of 12.5mm plasterboard and skim and packing between studs of mineral wool quilt.

Structural timber:

All to be grade SC3 and marked by an approved body.

Smoke alarm:

Install additional self contained battery back up smoke alarm where indicated. Alarm to be interconnected with existing alarms.



SECTION B-B

Heating:

Existing central heating and hot water system to be extended into extension with thermostatic valves fitted to new radiators.
All hot water pipes to be insulated with armaflex or similar of thickness to match pipe outside diameter.

Lintels:

Install 2no. 1.6. box lintel 100 steel lintels to new opening through existing cavity wall.
Existing lintels to ground floor openings below proposal to be checked for suitability.

Cavity walls:

Existing cavity wall to gable to be checked to that there is insulation installed.
If insulation exists in this wall a suitable injected insulation to be installed.

Ceilings:

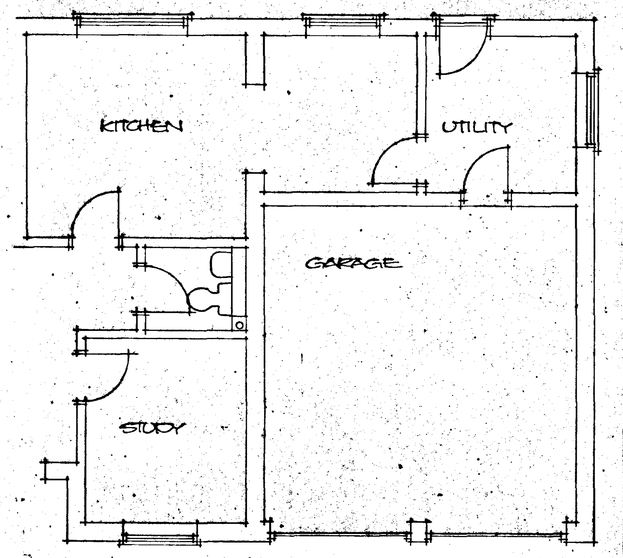
New ceilings (flat and sloping) to be formed of 12.5mm plasterboard with perimeter edges supported and taper finish.

Roof void ventilation:

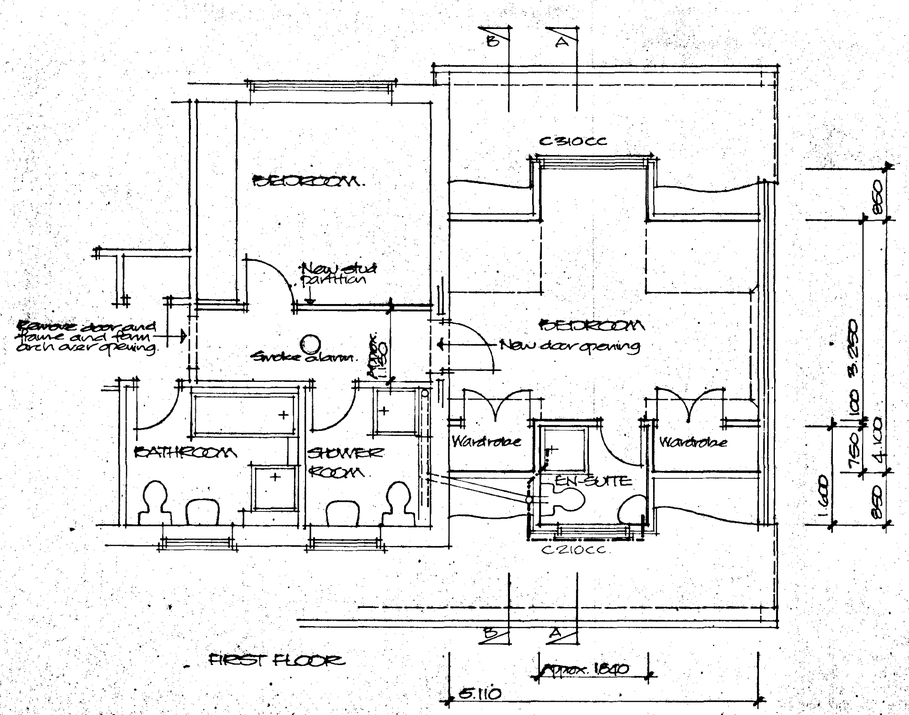
Existing eaves ventilation to be checked if sufficient. Eaves vent strips to provide min. 25000mm² per metre.
Install vents at ridge level to provide at least 5000mm² per metre vent.
Install vent strips to dormer eaves to provide 2500mm² vent per metre.

Above ground drainage:

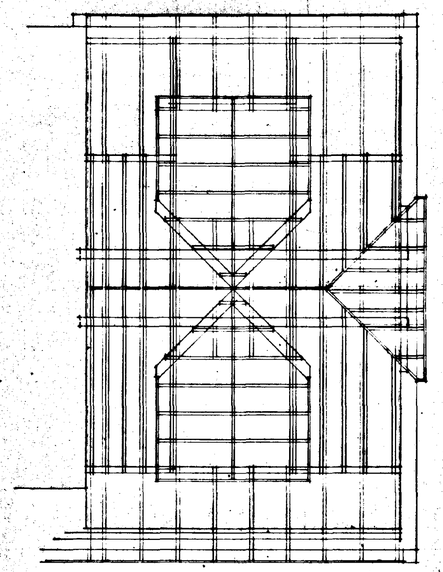
To comply with B.S. 5572 with 50mm dia. polypipe leading waste from shower and 32mm dia. from wash basin.
Install 75mm deep seal trap to wash basin and 50mm deep seat cleanable trap to shower.
All fittings incl. W.C. to be connected to 110mm dia. UPVC. stub stack with air admittance valve and rodding point.
New 110mm dia. UPVC drain to be connected to existing drainage system.



GROUND FLOOR



FIRST FLOOR



ROOF STRUCTURE LAYOUT.

DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
26 MAY 1998
Ref: 0521/98

BROADGATE BUILDERS LTD
The Race Ground
Spalding
Lincolnshire
PE11 3AP
Telephone: 01775 725816
Facsimile: 01775 725097

Client: MR & MRS POPPLE

Job Title: PROPOSED ALTERATIONS TO EXISTING HOUSE 2 THE SYCAMORES, SPALDING.

Scale: 1:50 & 1:100

Date: May 98 | Drawn by: ACH

Drg. No. | Rev