Roof construction:

Generally existing interlocking concrete tiles to be retained together with battens and sarking felt and rafters of existing gang nail trusses.

Dormer roof to be constructed of tiles, battens and sarking as main roof on roof structure formed of:

- 50x100 rafters at 400mm ctc.
- 50x100 ceiling joists at 400mm ctc.
- 25x150 ridge board
- 50x150 hip rafters
- 38x150 hip rafters.

Dormer sides constructed of vertical plain tile hanging in colour to match main roof on 25x38 fully treated battens on breather membrane on 12mm exterior grade plywood sheathing on 38x100 timber studs at 400mm ctrs with internal cladding of 12.5mm thick plasterboard with skimmed joints on vapour barrier. Install 100mm thick fibreglass insulation between studs. Dormer sides supported on double rafters, refer to engineers details/calculations.

Front and side walls below roof line to dormer and stud walls between studs, sarking felt and roof void formed of 38x100 studs at 400mm ctrs clad with 12.5mm plasterboard with skimmed joints and 100mm thick semi-rigid/paper faced fibreglass insulation between studs.

Install code 4 lead flashings between u/s of window frame and roof tiles and from behind tile hanging onto roof tiles.

Install double joists and trimmers below sides and front of dormer supported on new steel beam and existing wall plate.

Install 2no 50x150 timbers spiked together as lintel above dormer window.

Install preformed fibreglass valley gutters to manufacturers instructions.

Install solid timber packing below existing rafters to sloping sections of ceiling to provide min. 150mm deep void to allow for insulation and ventilation.

Ceilings:

All new ceilings (sloping and flat) to be formed of 12.5mm thick plasterboard with skimmed joints and all perimeter edges supported.

Insulation:

Retain existing roof insulation to existing areas of roof outside of the dormer.

Flat ceilings to be insulated with 2 layers of 100mm fibreglass quilt with 1 layer between and 1 layer over ceiling ties.

Insulate sloping areas 100mm thick semi-rigid fibreglass insulation slabs between rafters with min. 50mm ventilation gap over.

Roof ventilation:

Existing eaves vents to be checked for suitability. Vents to provide equiv. 25,000mm² per metre to main eaves and min. 10,000mm² per metre to dormer eaves.

Install ridge vents to main roof to provide min. 5000mm² per metre.

Maintain min. 50mm vent gap above insulation.

Structural timber:

All structural timber to be grade SC3 and marked dry or kiln dry.

Floor construction:

18mm thick T and G flooring grade chipboard on 38x195 joists at 400mm ctrs to be located adjacent to existing retained ceiling joists with ceiling joists coach bolted to new floor joists.

Install solid strutting to mid span of floor joists.

New floor joists to be supported by gain joist hangers from new steel beams.

Install 75x195 trimmer joist at head of stair.

New steel beams to be installed where indicated together with suitable supports. Refer to engineers details/calculations regarding new steel.

Window:

New dormer window to be Boulton and Paul ref. SRB2N12FE timber window frame to match existing window design. This window is a fire exit window.

Window to be double glazed and to have safety glass to BS6206 to any glass within 800mm of floor level.

Openings to be straight sided with square cut reveals to be installed to provide min. 8000mm² background ventilation.

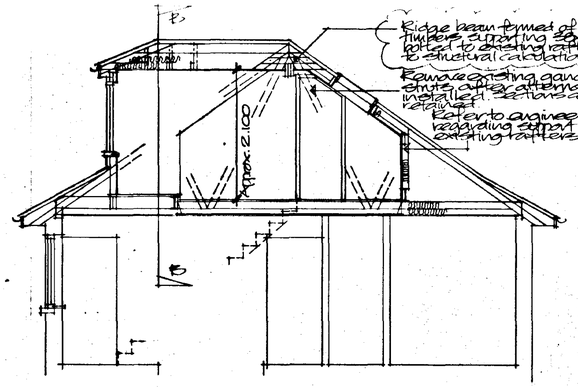
Heating:

Existing central heating system to be extended and to have thermostatic valves fitted to any new radiator.

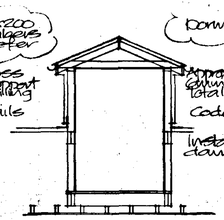
All new hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.

Smoke alarm:

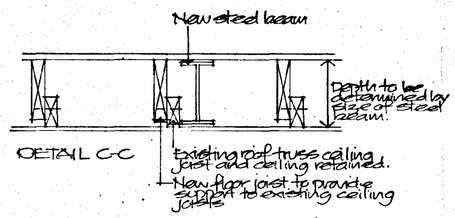
Install additional self contained mains operated battery back up smoke detector at least 300mm from any wall or light fitting. Alarm to be interlinked with existing alarms.



SECTION A-A



SECTION B-B



DETAIL C-C



FRONT ELEVATION

Staircase:

Install new timber stair to rise approx. 2650 with 14 risers of approx. 185 (to be determined on site).
Treads to be 223mm.
Minimum headroom above stair to be 2.000.
Install handrail to stair min. 900mm above stair.

Lintels:

Check existing lintels to first floor openings which are to support additional loads for suitability. Existing lintels appear to be 'L' type but are to be exposed.

Stud partitions:

New internal stud partitions formed of 50x75 studs at 400mm ctrs with 50x75 sole and head plates and 50x75 noggings at 1.200 max. ctrs clad both sides with 12.5mm plasterboard with skimmed joints and mineral wool packing between studs.

Fire precautions:

New door at head of stairs to study and new door to bedroom 2 are to be 1/2 hr. fire resisting and self closing.

All existing doors to habitable rooms giving access to the existing stairway are to be fitted with door closer. (ground and first floor).

Existing load bearing blockwork first floor wall.

This new stud partition to be built off new first floor.

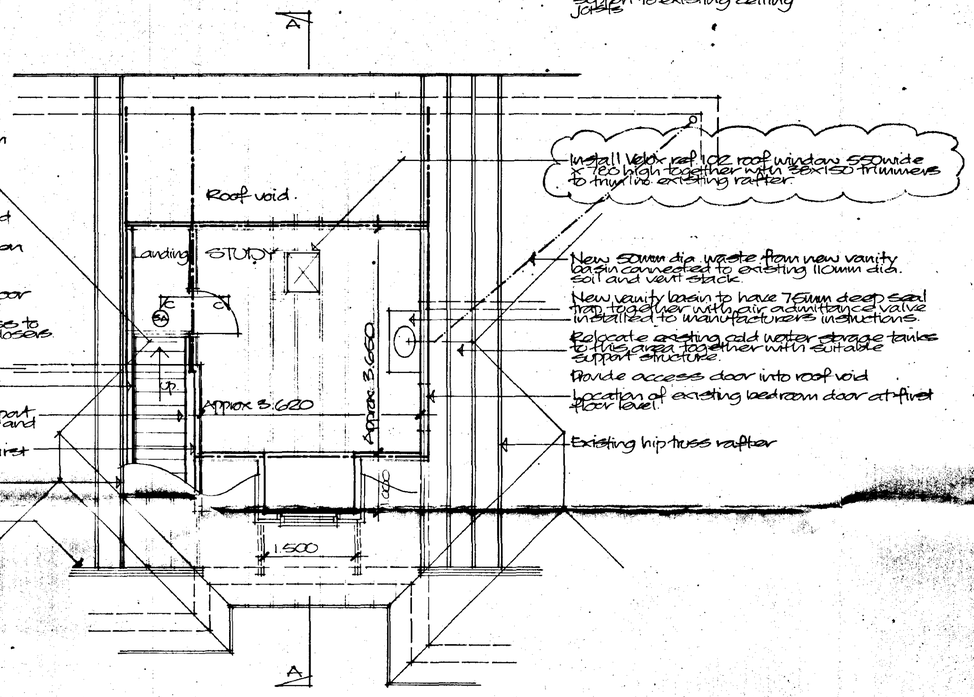
New stair offset from existing wall to allow for support. Note the new steel beam box at between stair and existing wall.

This section of new stud partition built of existing first floor load bearing blockwork wall.

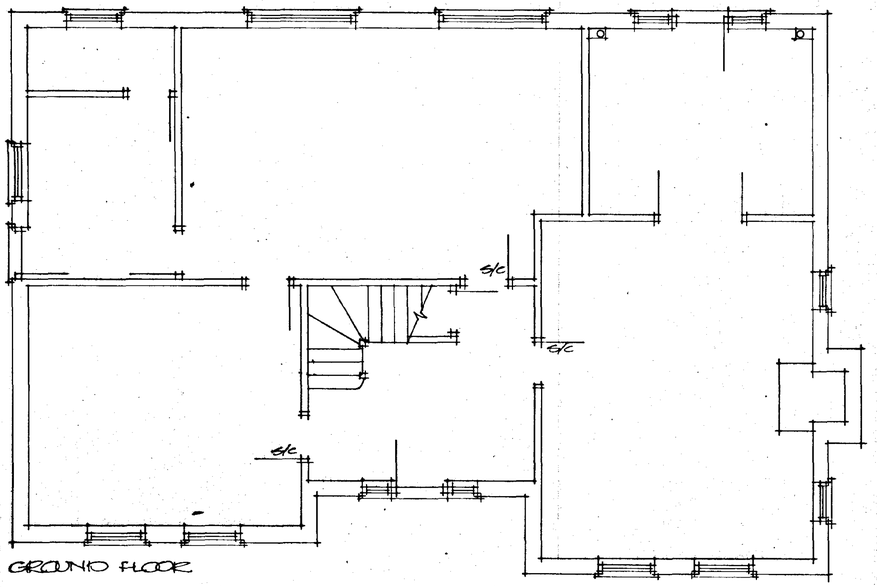
Existing hip truss rafter.

Allow for access to roof void from landing.

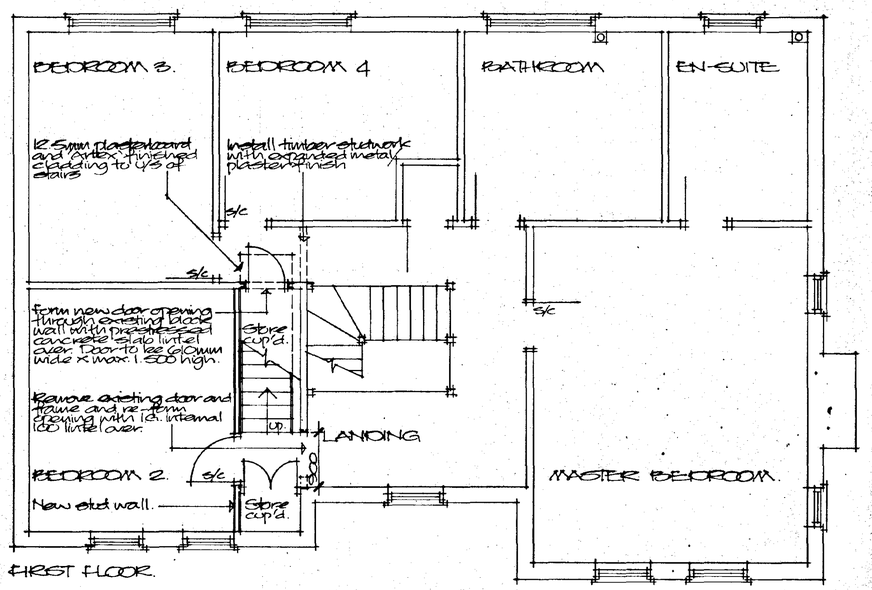
Existing compound truss



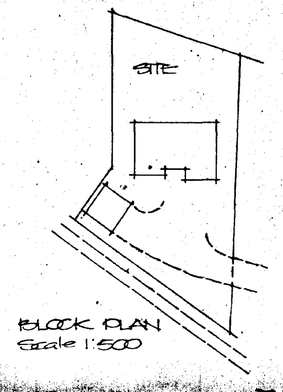
SECOND FLOOR LAYOUT.



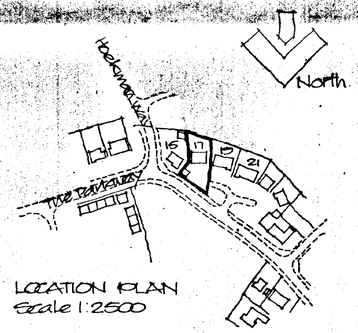
GROUND FLOOR



FIRST FLOOR.



BLOCK PLAN
Scale 1:500



LOCATION PLAN
Scale 1:2500

SOUTH HOLLAND DC
HOUSING & PLANNING
25 OCT 1999
Ref: 0897/99

AMENDED PLAN
Ref.

BROADGATE BUILDERS LTD
The Race Ground
Spalding
Lincolnshire
PE11 3AP
Telephone : 01775 725616
Fax : 01775 725097

Project
PROPOSED ALTERATIONS TO EXISTING HOUSE AT 17 THE RAMKWAY, SPALDING.

Client
MR & MRS D.A.J. GRATTON

Scale 1:50 & 1:100
Date Sept 99

Roof construction:

Generally existing interlocking concrete tiles to be retained together with battens and sarking felt and rafters of existing gangnail trusses.

Dormer roof to be constructed of tiles, battens and sarking as main roof on roof schedule formed of:

- 38x100 rafters at 400mm ctrs.
- 38x100 ceiling joists at 400mm ctrs.
- 32x150 ridge board
- 22x75 fayboards
- 38x150 hip rafters.

Dormer sides constructed of vertical plain tile hanging in colour to match main roof on 25mm battens on breather membrane on 38x100 timber studs at 400mm ctrs with internal cladding of 12.5mm thick plasterboard with skimmed joints on vapour barrier. Install 100mm thick fibreglass insulation between studs. Dormer sides supported on double rafters, refer to engineers details/calculations.

Front and side walls below roof line to dormer and stud walls between stud/eaves and roof void formed of 38x100 studs at 400mm ctrs clad with 12.5mm plasterboard with skimmed joints and 100mm thick semi-rigid, paper faced fibreglass insulation between studs.

Install code 4 lead flashings between u/s of window frame and roof tiles and front behind tile hanging onto roof tiles.

Install double joists and trimmers below sides and front of dormer supported on new steel beam and existing wall plate.

Install 2no. 50x150 timbers spiked together as lintel above dormer window.

Install prefinished fibreglass valley gutters to manufacturers instructions.

Install solid timber packing below existing rafters to sloping sections of ceiling to provide min. 150mm deep void to allow for insulation and ventilation.

Ceilings:

All new ceilings (sloping and flat) to be formed of 12.5mm thick plasterboard with skimmed joints and all perimeter edges supported.

Insulation:

Retain existing roof insulation to existing areas of roof outside proposal.

Flat ceilings to be insulated with 2 layers of 100mm fibreglass quilt within 1 layer between and 1 layer over ceiling ties.

Install to sloping areas 100mm thick semi-rigid fibreglass insulation slabs between rafters with min. 50mm ventilation gap over.

Roof ventilation:

Existing eaves vents to be checked for suitability. Vents to eaves to be min. 25,000mm² per metre to main eaves and min. 100mm clear metre to dormer eaves.

Install ridge vents to main roof to provide min. 5000 mm² per metre.

Maintain min. 50mm vent gap above insulation.

Structural timber:

All structural timber to be grade SC5 and marked dry or kiln dry.

Floor construction:

18mm thick T and G flooring grade chipboard on 38x195 joists at 400mm ctrs.

All floor joists to be located and adjacent to existing retained ceiling joists with ceiling joists coach bolted to new floor joists.

Install solid strutting to mid span of floor joists.

New floor joists to be supported by galv joist hangers from new steel beams.

Install 75x195 trimmer joist at head of stair.

New steel beams to be installed where indicated together with suitable supports. Refer to engineers details/calculations regarding new steel.

Window:

New dormer window to be Bolton and Paul ref. SFE2N12FE timber window frame to match existing window design. This window is a fixed pivot window.

Window to be double glazed and to have safety glass to BS6206 to any glass within 800mm of floor level.

Openings to be straight sawed with tenoned horns.

Trickle vents to be installed to provide min. 8000mm² background ventilation.

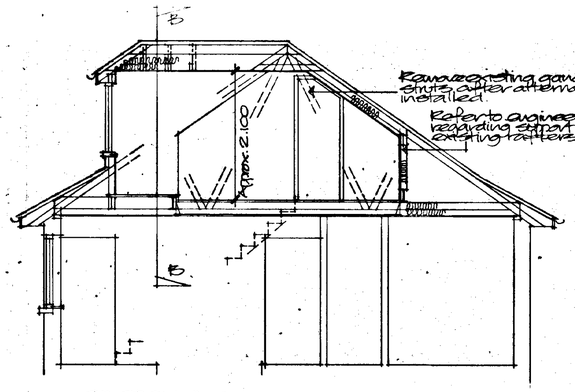
Heating:

Existing central heating system to be extended and to have thermostatic valves fitted to any new radiator.

All new hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.

Smoke alarm:

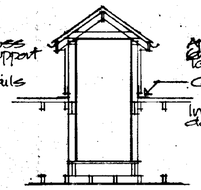
Install additional self contained mains operated battery backup smoke detector at least 300mm from any wall or light fitting. Alarm to be interlinked with existing alarms.



SECTION A-A

Renew existing gangnail truss struts, gutter alternative support installed.

Refer to engineers details regarding support to existing rafters.

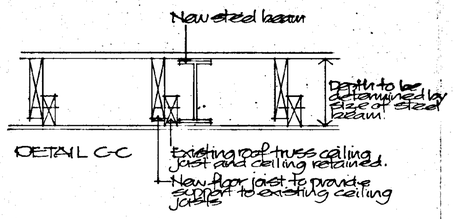


SECTION B-B

Approx. ex. 25x150 retained fascia board with 6mm thick masterboard soffit. Total eaves projection approx. 150mm.

Code 4 lead flashing.

Install 112mm hr. Upvc gutter with 68mm dia. downpipe to discharge onto existing roof.



DETAIL C-C



FRONT ELEVATION

Staircase:

Install new timber stair to rise approx. 2650 with 14 risers of approx. 185 ea (to be determined on site).

Treads to be 225mm.

Minimum headroom above stair to be 2.000.

Install handrail to stair min 900mm above stair.

Lintels:

Check existing lintels to first floor openings which are to support additional loads for suitability. Existing lintels appear to be to type L/S but dive to be checked.

Stud partitions:

New internal stud partitions formed of 50x75 studs at 400mm ctrs with 50x75 sole and head plates and 50x75 noggings at 1.200 max. centres both sides with 12.5mm plasterboard with skimmed joints and mineral wool packing between studs.

Fire precautions:

New door at head of stairs to study and new door to bedroom 2 are to be ½hr. fire resisting and self closing.

All existing doors to habitable rooms giving access to the existing stairway are to be fitted with door closers. (Ground and first floor).

Existing load bearing blockwork first floor wall.

This new stud partition to be built off new first floor partition.

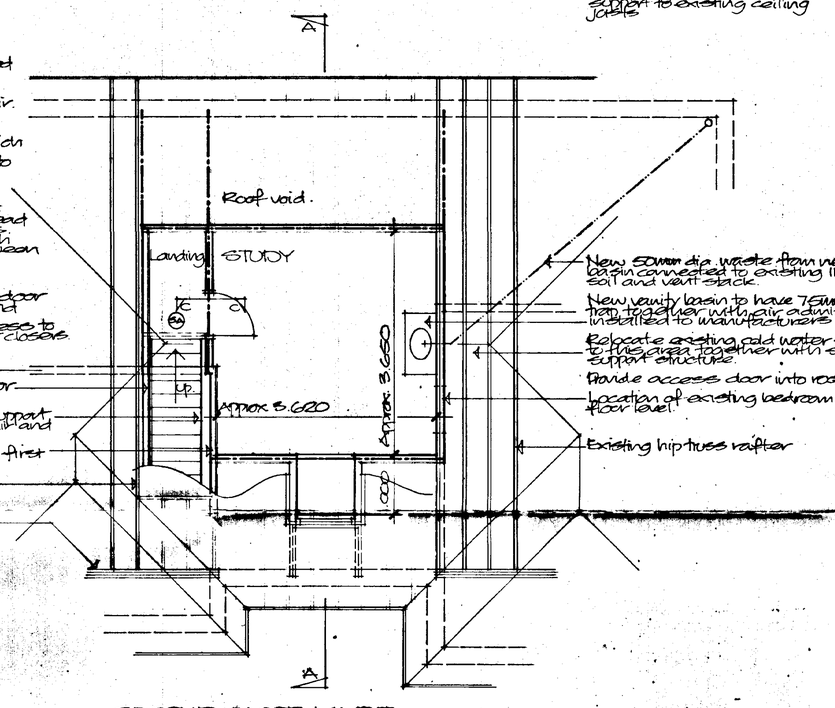
New stair offset from existing wall to allow for support shoes for new steel beam box out between stair and existing wall.

This section of new stud partition built of existing first floor load bearing blockwork wall.

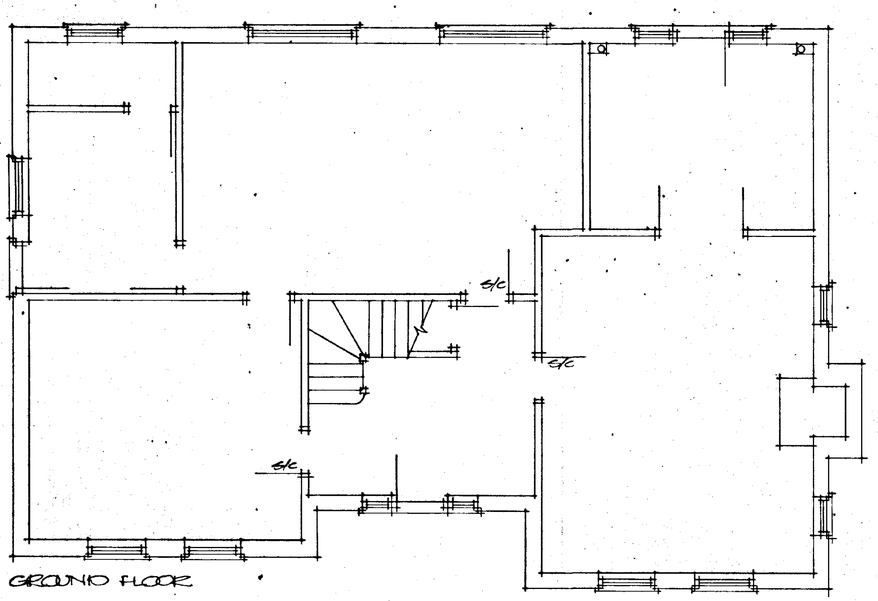
Existing hip truss rafter.

Allow for access to roof void from landing.

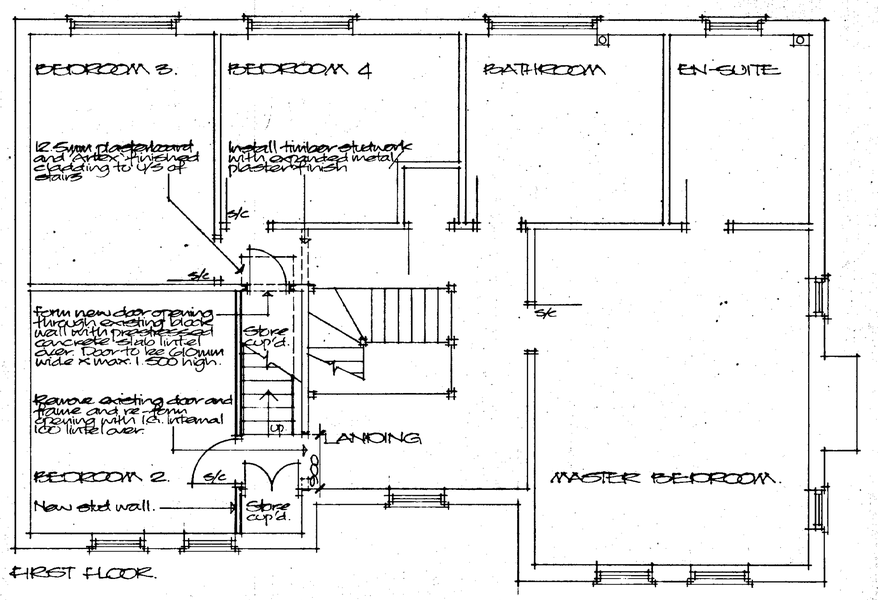
Existing compound truss



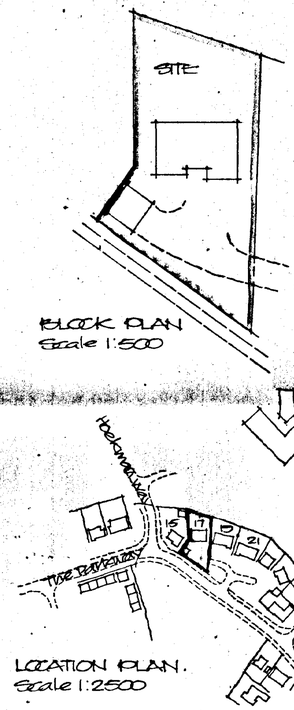
SECOND FLOOR LAYOUT.



GROUND FLOOR



FIRST FLOOR.



BLOCK PLAN
Scale 1:500

LOCATION PLAN.
Scale 1:2500

SOUTH HOLLAND DC
HOUSING & PLANNING
09 SEP 1999
Ref: 0857/99

DETERMINED PLAN

BROADGATE BUILDERS LTD
The Race Ground
Spalding
Lincolnshire
PE11 3AP
Telephone: 01775 725616
Fax: 01775 725097

Project
PROPOSED ALTERATIONS TO EXISTING HOUSE AT 17 THE RAMKWAY, SPALDING.

Client
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Date Sept 99