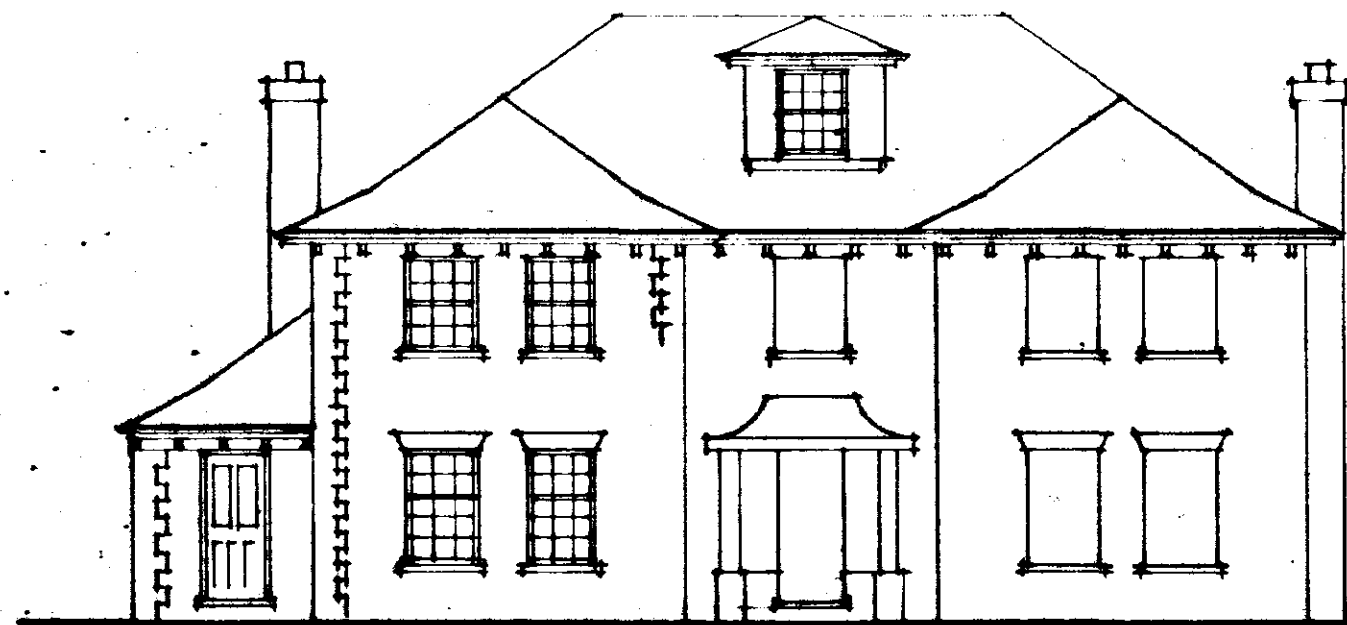
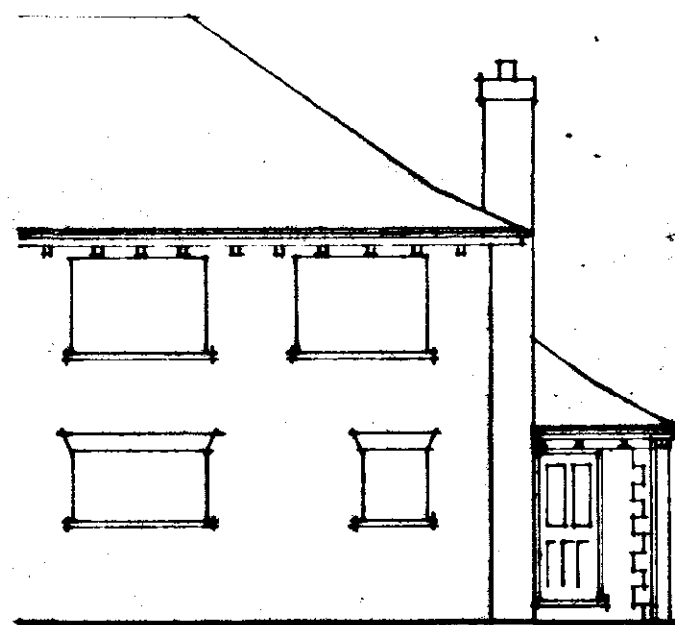
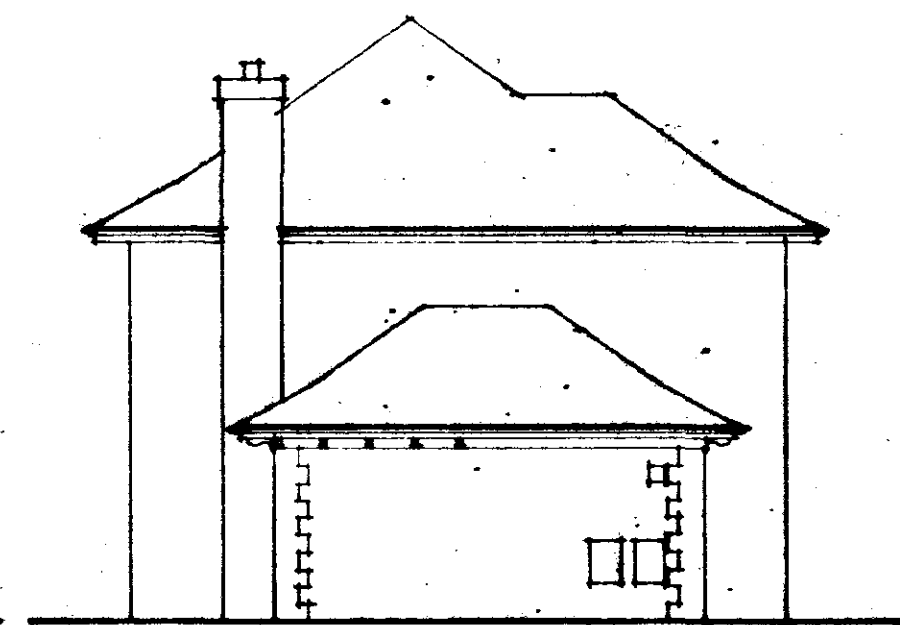




FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

All external materials to match existing.

Heating and hot water:
Extend existing heating and hot water systems into proposal with thermostat valves fitted to any new radiators. All hot water and unprotected cold water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.
Re-locate existing gas fired wall mounted balanced flue boiler to new location where shown.
Install suitable guard to flue outlet.

Mechanical ventilation:
Install extract fan to extract at a rate of 15 litres per second.

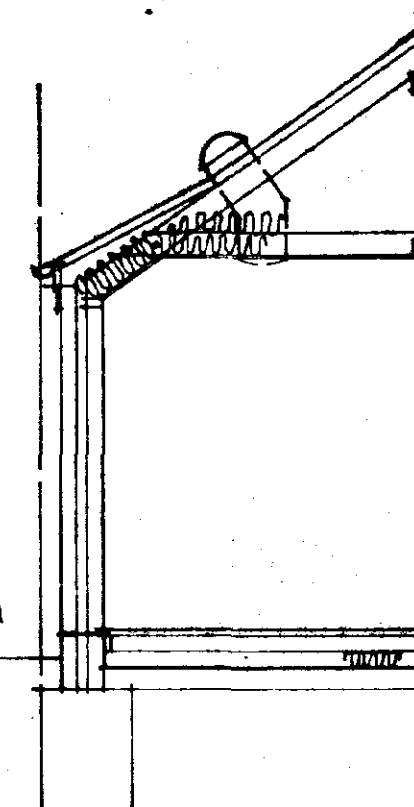
Lighting:
Install fluorescent light fittings to utility.

Drainage:

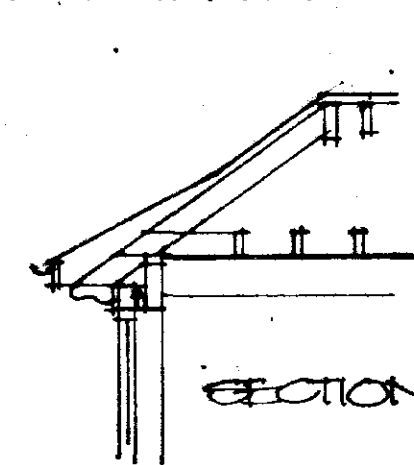
40mm dia. polypropylene waste from sink and washing machine with 50mm combined waste fittings to have 75mm deep seal traps and to connect to back inlet gully.
Connectully to 110mm dia. u/vc drain bedded and surrounded in 100mm pea gravel to fall at approx. 1 in 60 to connect to existing inspection chamber.
If drain within 600mm of ground level it is to be protected by reinforced concrete slab on compressible material on pea gravel surround.
Drains passing through walls to be protected by prestressed concrete slab lintels with 50mm min. clearance around pipe protection from vermin entry and gas sealed.

External doors:

Half glazed u/vc doors and frames to be draught sealed. Glass to be sealed double glazed units with 16mm gaps and 16mm glass to give min. 2.0 W/m² U value.
Install trickle vents to provide min. 4000mm² background ventilation.
Lintels to external doors to be I.G. type LV375. Install 2nd I.G. box lintel 100 steel lintels to enlarged opening between existing and new utility.



SECTION A-A



SECTION B-B

Roof construction:

Interlocking concrete tiles to match existing installed to manufacturers requirements on 30x50 fully treated battens on aarking felt on built up timber roof structure framed as:

30x50 rafters and ceiling joists at 400mm cts bolted together on side elevation with M12 bolts and 50mm dia washers and bolted connectors.
30x200 hip rafters.
50x100 wall plates.

50x100 timbers bolted to wall at max. 600mm cts to support rafters and hip rafters and ceiling joists.

Eaves construction to match existing and to incorporate roof void ventilation to provide min. 1000mm² ventilation per metre.

All structural timber to be grade SCS and marked dry or kilndry. Install eave & lead flashing/stepped flashing between new roof and existing walls.

Install 30x50mm mild steel straps between roof structure and perimeter walls installed at ceiling level and at slope of roof straps to be at average 1.00 cts and to extend over sub timbers where at right angles supported by noggings.

Install 100mm thick fibreglass quilt insulation between joists to flat ceiling with 150mm thick quilt over joists. Install 200mm thick quilt between rafters to sloping section of ceiling. Maintain min. 25mm gap above insulation or install patent rafter vents.

Install approx. 300mm dia. sunpipe through roof.

Install 12mm u/vc gutters to match existing together with downpipe to match existing. Connect to 110mm dia. u/vc drains bedded on 100mm pea gravel to fall to soak pit 1 metre cube at least 500m from building or to existing stormwater drain.

Cavity walls:

Constructed of facing brick, 75mm insulated cavity and 100mm Toplite standard blockwork with internal finish of 9.5mm plasterboard and skin on dabs. Cavity insulation to be 75mm thick Dritherm batts installed to manufacturer's recommendations.
Average U value = 0.82 W/m²K.

Install Driware or similar insulated d.p.c. to reveals with frames lapping by min. 15mm.
Cavity wall ties installed at 900mm cts horizontally, 450mm cts vertically and at 250mm cts within 225mm of reveals.
Install tyrod d.p.c. to walls min. 150mm above ground level.

Blockwork used below ground to be type A.
Reinforced concrete to be bonded to existing with furfix wall extension profiles.
Install artificial stone quoins to exposed corners of extension to match existing house.

Ceilings:

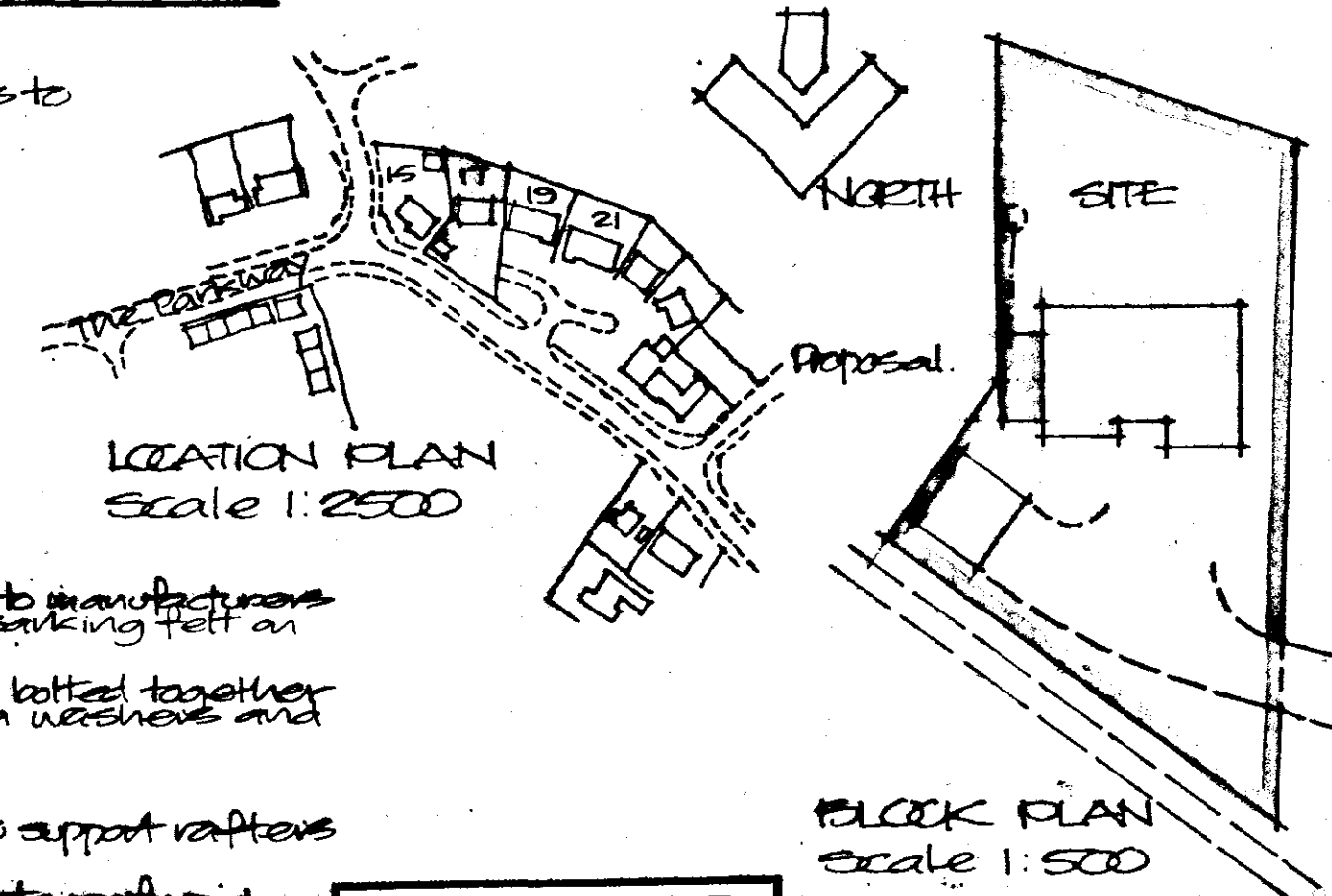
To be 9.5mm plasterboard supported at perimeter and with 'Artext' finish.

Floor construction:

Framed of approx. 50mm sand/cement screed on 100mm thick grade Gen 5 concrete slab on 100mm thick 50 grade expanded polystyrene with 25mm thick expanded polystyrene between concrete slab and external walls on 1200 gauge polythene d.p.m. on min. 150mm hardcore well consolidated and blinded.

Foundations:

Approx. 600mm wide grade Gen 3 concrete trench/fill foundations, min. 75mm deep (1.000 in shrinkable soil) Depth to be agreed on site with L.A. building inspector.



DETERMINED PLAN

BLOCK PLAN scale 1:500

SHDC
Planning & Development
24 OCT 2002
Ref: 1162/02

BROADGATE
BUILDERS LTD

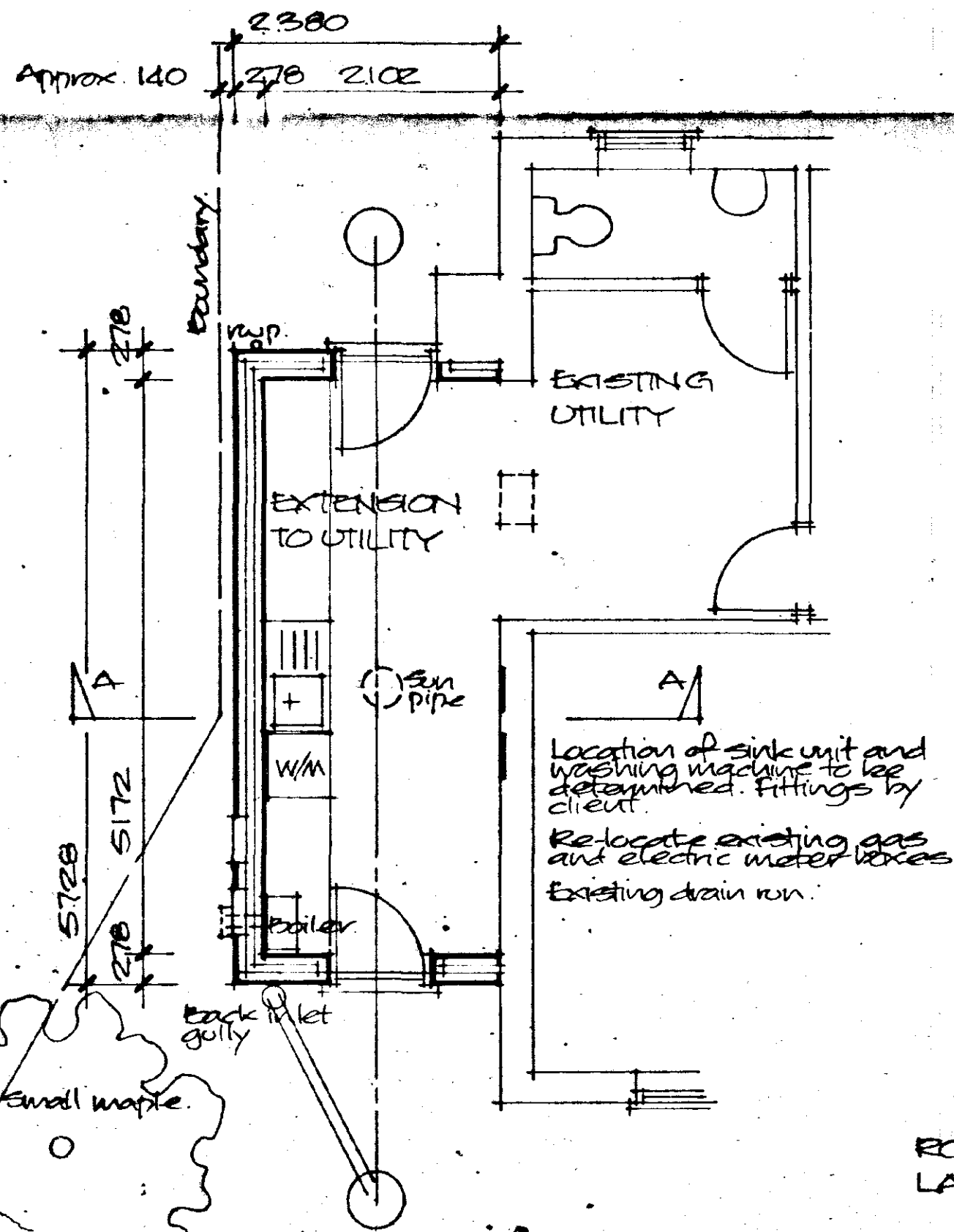
The Race Ground
Spalding
Lincolnshire
PE11 3AP

Telephone: 01775 725615
Fax: 01775 725097

Project
PROPOSED EXTENSION
TO HOUSE
17 THE PARKWAY,
SPALDING.

Client
MR & MRS DAVID GRATTON

Scale
50/1:100
Date
October 02



ROOF STRUCTURE LAYOUT