Roof construction:

Interlocking concrete tiles to match existing (re-used tiles to front elevation) installed to manufacturers recommendations on 25x38 fully treated battens on sarking felt on built up timber roof formed of:

- 38x100 rafters at 400mm cts.
- 63x200 purlins
- 47x100 ceiling joists at 400mm cts.
- 200x200 ceiling beams
- 38x150 ridge beam
- 38x100 collars at ridge
- 50x100 wall plates

Roof pitch as existing (approx 30°)
All structural timber to be grade SC3 and marked dry or kiln dry.

Install 90mm mild steel straps at average 1.800 cts between roof structure and walls and between new suspended floor and walls. Straps to be installed at eaves at roof and at ceiling level. Straps to extend over 3no timbers where at right angles with noggings under.

Eaves to be of similar construction to existing, and to incorporate roof vent units to provide min 10,000mm² ventilation per metre.
Verge construction to match existing

Roof insulation:

Install 1 layer of 100mm thick glassfibre quilt between ceiling joists and layer of 150mm quilt over joists
Average U value = 0.15W/m²K (0.04 w/mk).

Insulation to sloping section of roof to consist of 200mm thickness of fibreglass quilt with 50mm ventilation gap over.

Ceilings:

New first floor ceiling formed of 9.5mm thick plasterboard with 'Artex' finish. Ceilings and finishing joints, retained part utility, lobby, toilet etc to 2.400 ceiling heights at 2.000mm cts above garage under en-suite
Install min 150mm thickness of fibreglass quilt insulation to ceiling over garage and under en-suite.

Suspended floor:

New floor formed of 18mm thick T&G flooring grade chipboard (moisture resistant) on 47x150 joists at 400mm cts. Install doubled joists spiked together below stud partition. Joists supported on joist hangers on existing wall.

Cavity wall:

Constructed of 102mm facing brick, 75mm cavity and 100mm thermalite standard block with internal finish of 9.5mm plasterboard and skim finish
Wall between en-suite and roof void to be as above but with 2 skins of 100mm thermalite standard blockwork
Cavity insulation to all new walls to be 75mm thick Dritherm batts, installed to manufacturers recommendations.
Average U value = 0.35W/m²K

Damp course insulated d.p.c. to levels with thermex lapping by min 150mm cavity wall ties installed at 450mm cts horizontally and 225mm cts vertically and at 225mm cts within 225mm of reveals
Install cavity tray d.p.c. above existing ground floor lintels.
New walls bonded to existing with Furfix wall extension profiles.

Lintels:

Install IG. U/575 steel lintels to 2no. new openings in external wall with cavity tray d.p.c. over en-suite window opening.
Install prestressed concrete slab lintel to new door opening through existing wall.
Existing ground floor lintels to be checked for suitability.
Install IG. U/140/75 lintel over garage below cavity wall. Lintel installed above ceiling level.
Install IG. box lintel 100 below wallplate above en-suite.

Foundations:

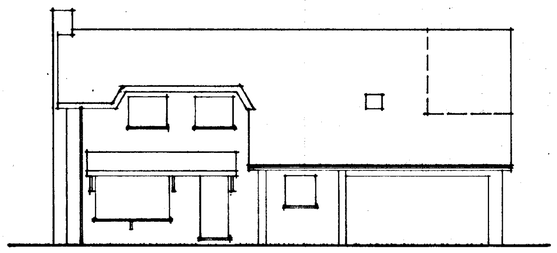
Existing foundations to be checked to confirm suitability.

Gutters and downpipes:

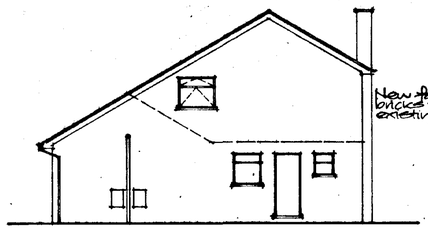
New UPVC gutters to match existing and existing downpipe extended. Remove 1no existing redundant downpipe

Heating and hot water:

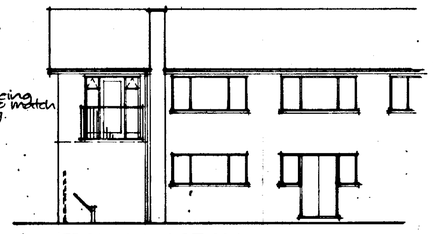
Extend existing heating system into proposal with thermostatic valves fitted to new radiators. All heating and hot water pipes insulated with Armaflex or similar of thickness to match pipe details diameter.



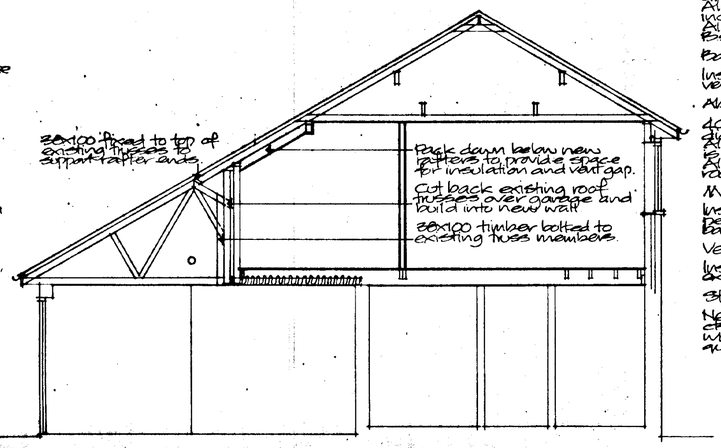
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SECTION

Windows/external door:

Re-use existing obscure glazed bathroom window frame in new en-suite
New window/French door to dressing room to be Upvc frames with door opening in
frame to be 1.800mm x 2.100 high (to be confirmed).
Opening lights/door to be draught stripped
Install trickle vents to provide 6000mm² background ventilation to dressing room and 4000mm² to en-suite
All new glass to be double glazed with min. 12mm gap and incorporating Low E glass
All glass to dressing room window/door to be safety glass to BS 6206.

Balustrade:

Install balustrade to dressing room window/door min. 1.100 high with vertical balusters with min. 99mm wide openings.

Above ground drainage:

40mm dia. polypropylene waste from bath and shower with 50mm dia. lagged waste and 32mm dia. waste from wash basin.
All fittings to have 75mm deep seal traps except shower which is to have 50mm deep cleanable trap.
All new fittings connected to existing soil and vent pipe within roof void - soaring existing bathroom.

Mechanical vents:

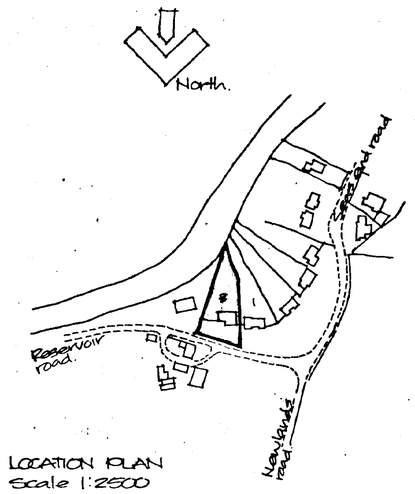
Install extract fan to new en-suite to extract at a rate of 15litres per second. Confirm existing extract suitable for existing bathroom.

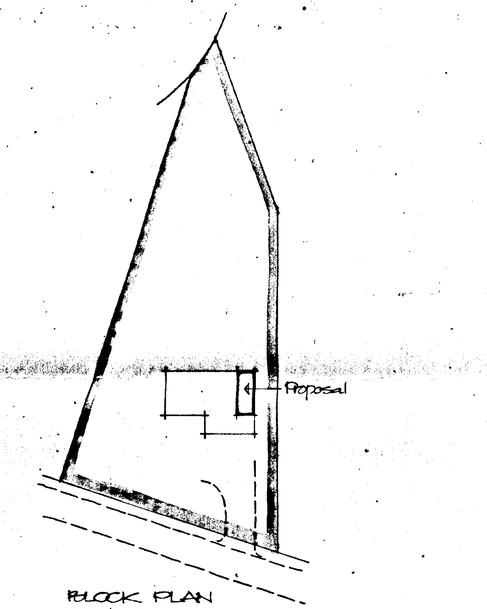
Velux roof window:

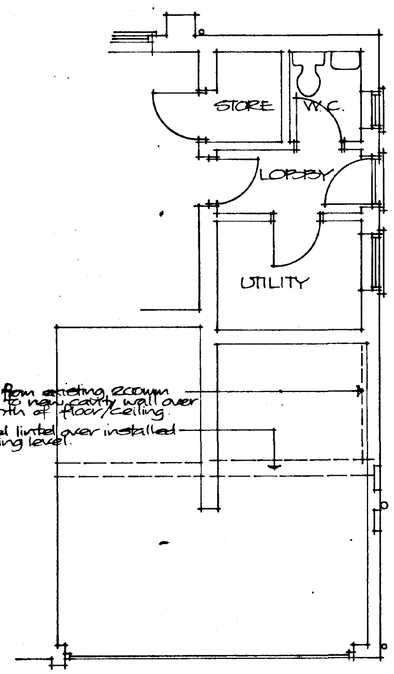
Install Velux type GGU 104 roof window between existing rafters to existing bathroom including noggings between rafters.

Stud partitions:

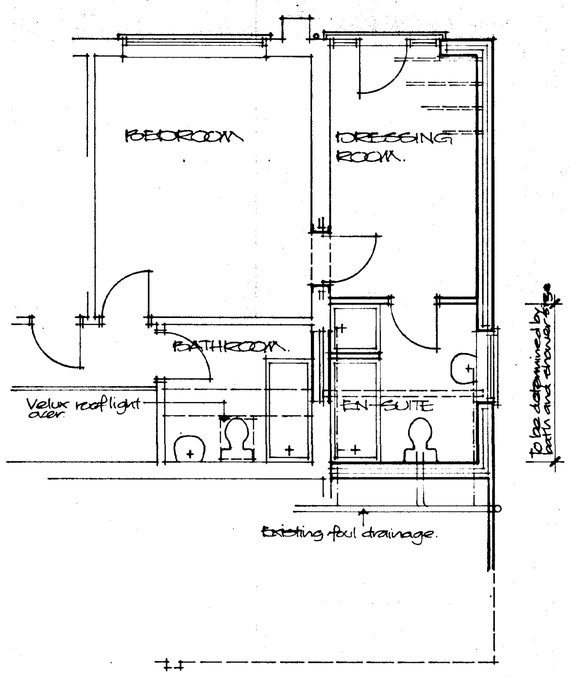
New first floor stud partitions formed of 50x75 studs at 400mm cts with 50x75 sole and head plates and noggings at 1.200 cts with 12.5mm plasterboard and skim cladding and fibreglass quilt packing between studs.



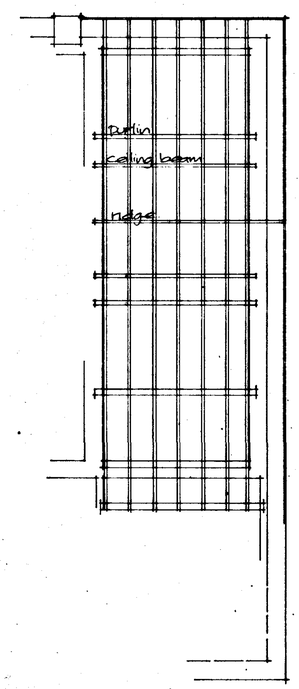




GROUND FLOOR



FIRST FLOOR.



ROOF STRUCTURE LAYOUT

DETERMINED PLAN

SHDC
Planning
- 5 APR 2002
Ref 0407/02

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Project
PROPOSED EXTENSION TO HOUSE @ RESERVOIR ROAD, SURFLEET.

Client
MR & MRS D.J. SANTER

Scale 1:50/1:100 Date April 02