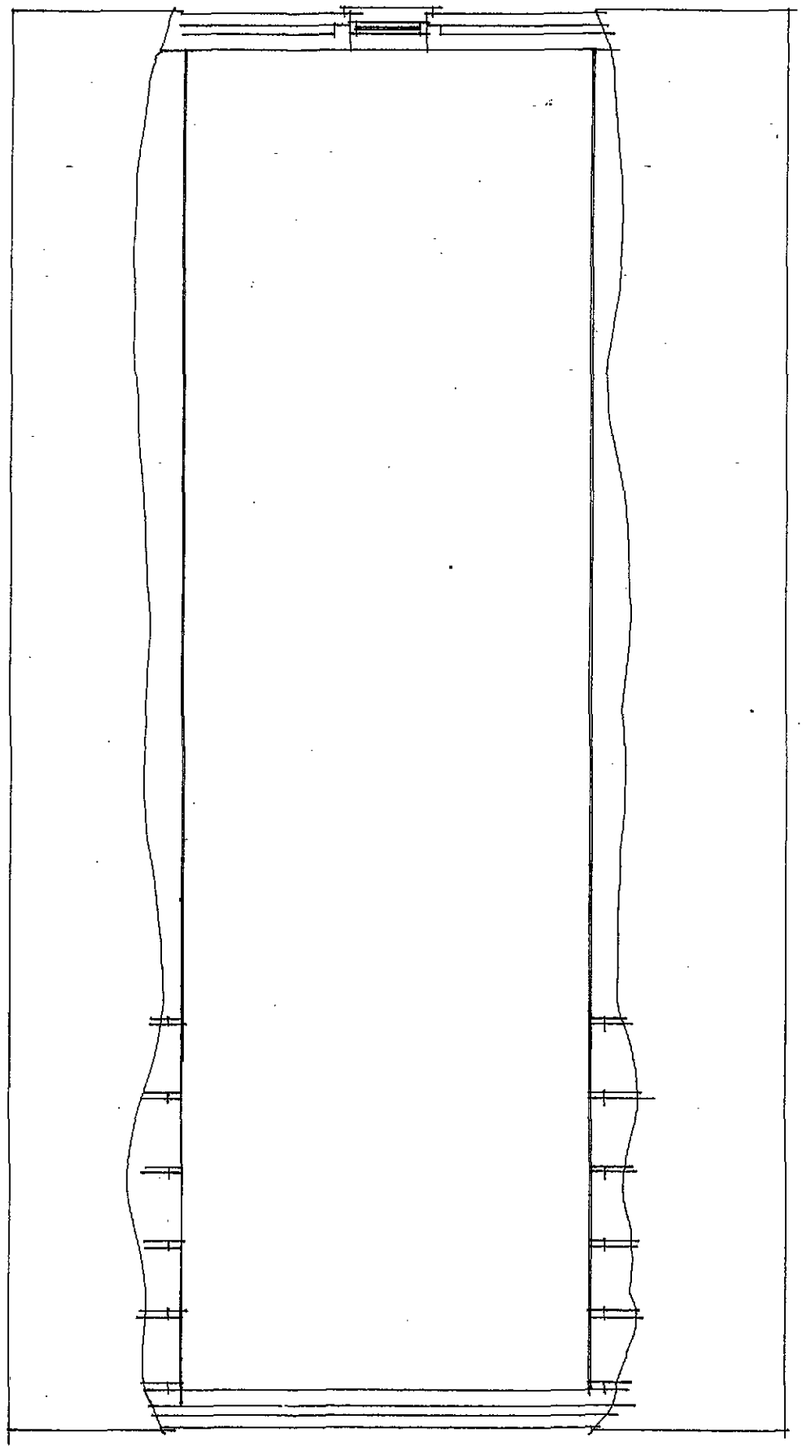
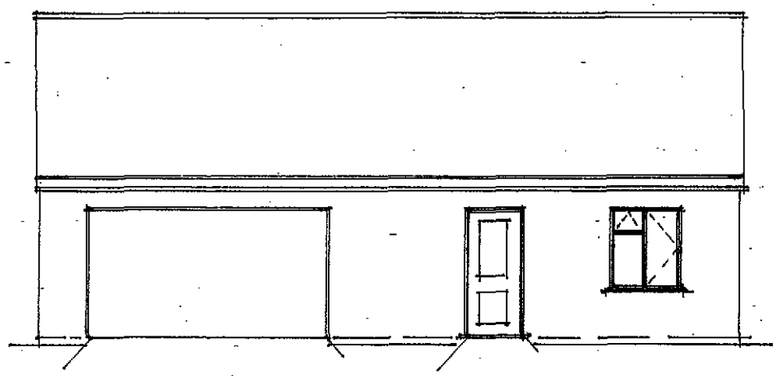
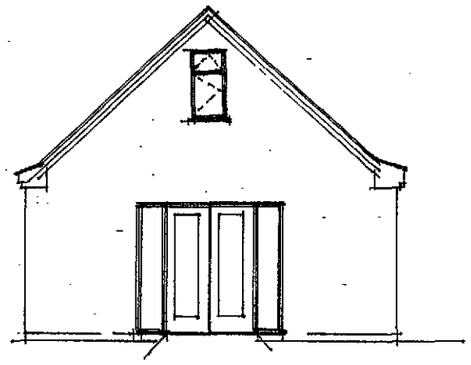


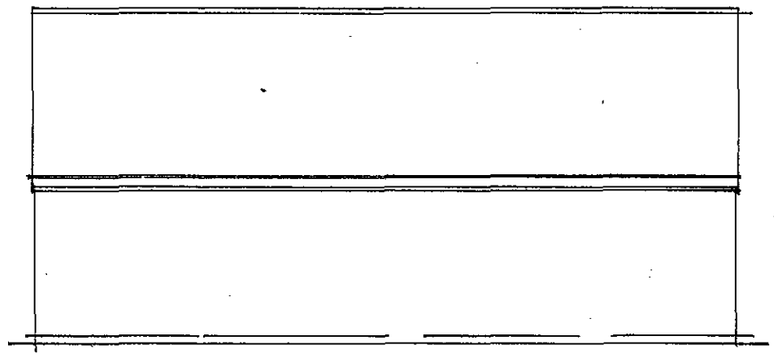
FIRST FLOOR PLAN 1:50



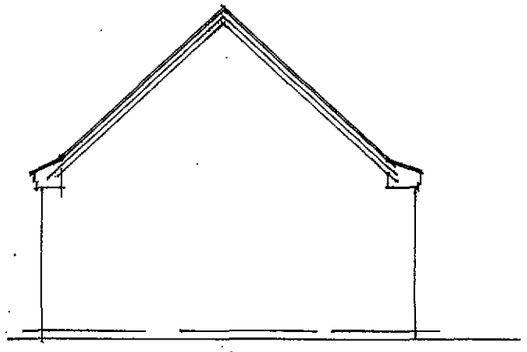
FRONT ELEVATION 1:100



END ELEVATION 1:100



REAR ELEVATION 1:100



END ELEVATION 1:100

Protected glazing areas: -
Provide toughened glass to BS 6206 (1981) to following areas. To all windows within 800mm of finished floor level. To all door glazing within 1500mm of finished floor level. This also applies to side screens within 300mm of door. Protected glazing to be permanently marked with BS kite mark.

Fascia and bargeboards (if any): -
All to be 32mm thick treated PSE softwood timber, depth to be determined on application. Provide a 6mm groove near bottom of boards to accept 6mm thick plywood or master-board soffit.

Rainwater goods: -
PVC gutters 115mm half round gutter to be connected to soakaway

Drainage: -
To be 110mm diameter UPVC pipes by approved manufacture to be laid at a minimum fall of 1.70 except serving gullies only which should fall at 1:40 bedded and surrounded in 100mm thick pea gravel. Where drains pass through walls provide over wall pre-cast concrete lintel, also leave 50mm gap around pipe and fill with compressible sealant, also mask both sides of opening with rigid sheet material to prevent entry of fill or vermin. Protection to underground pipes as follows: - where pipes are under the extension encase with concrete with joints wrapped in fibreglass. All underground drainage to BS 8301

Soak-away: -
To be a minimum 5000mm from any building and 3500mm from boundary to be 1m3 rubble filled with inlet pipe discharging to centre of soak-away a percolation test should be carried out to determine the capacity of the soil before the soak-away is designed.

Lintels:-
All lintels to be manufactured by Messrs. IG and to be installed in accordance with makers instructions and to have minimum end bearing of 150mm and at external positions to have cavity tray DPC to CP 121.(See separate note).

Pitched Roof: -
Tiles to match existing or as close as possible on 25x38 treated battens spaced in accordance with manufacturers instructions for roof pitches indicated on plan, on layer Tyvek breatherable felt with 150mm laps. Form valleys with Glidevale pre-formed G.R.P. trough installed in strict accordance with manufacturers specification. Provide 150mm high Code 4 lead flashing at all wall abutments with minimum 2000 gauge polythene tray D.P.C.'S's over.

Roof :-
Factory made Attic type trussed rafters 600mm centres of profile shape as shown on section, fabricated and erected in strict accordance with BS:5268 Part 3:1998 with 25 x 100 timber bracing throughout. Trusses secured to wall plates with proprietary galvanised mild steel truss clips. Trusses are **not** to be skew nailed. Any trimming/additional timbers to be as specified by the truss manufacturer. Manufacturers calculations to be deposited with Building Control for approval prior to erection on site. **Stage Approval requested.**

Ceilings: -
Provide and fix 2 layers 12.5mm Gyproc wallboard to garage ceiling with 1 layer to garden room ceiling, provide noggins to all perimeters and board joints prior to fixing plasterboard too fully support sheeting.

Lateral Restraint:-
To underside of rafters and top of ceiling ties fix 5x30 galvanised mild steel straps at max 1.8m centres over min 3 members, through inner leaf and 150mm crank down cavity tight to blockwork. Provide solid timber bridging between members at strap positions and wedge at wall.

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