Roof construction:
formed of interlocking concrete tiles to match existing installed to manufacturers recommendations on 25x50 fully treated battens on sarking felt on gangnail roof trusses at max. 600mm ctrs

Roof pitch generally to match existing (approx. 22½°) Pitch of front and rear projecting gables to be 35°

Roof trusses to comply with BS 5268 parts 2 and 3 and manufacturer to supply design certificate before installation

Longitudinal stability to be installed at ridge and ceiling level. 25x150 diagonal braces to gables.

50x100 wall plates.

Eaves to be constructed together with gable verges to match existing with roof void vent strips installed in eaves to provide min. 10,000mm² ventilation per metre.

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

Lateral restraint:
Install 30x5mm mild steel straps installed at average 1,800 ctrs between roof structure and perimeter walls (at ceiling level and at slope of roof) and between suspended floors and perimeter walls spaced to extend over two joists/trusses where at right angles supported by noggings.

Roof insulation:
Install 100mm thick fibreglass quilt insulation between joists and 150mm thick quilt over ceiling joists. Maintain ventilation gap above insulation at eaves.

Gutters and downpipes:
Install UPVC gutters and downpipes to match existing and extend existing downpipes to new level. New downpipes connected to 100mm dia. UPVC gutter laid at 1:40 gradient to fall to soakpits min. 1 metre cube at least 5.00 from building.

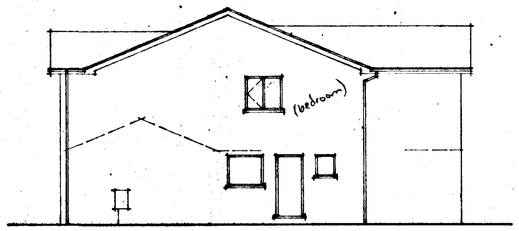
Ceilings:
New ceilings to first floor to be 12.5mm plasterboard with all joints and perimeter supported and taped and jointed.
Retain existing ground floor ceilings if possible and if suitable and install new 12.5mm thick Gyproc Fireline board ceiling above garage with perimeter supported.

Suspended floors:
18mm thick T&G moisture resistant flooring grade chipboard on 38x147 joists at 400mm ctrs. over all garage and carport. Joist cogged reduced to 300mm below bath. Install solid strutting at mid span where clear span exceeds 2.00. Joists over garage increased to 38x247 and 300 ctrs to accommodate 200mm thick fibreglass quilt insulation between joists.

Cavity walls:
Constructed of 103mm thick facing brick, 75mm cavity and 100mm thick thermalite standard blockwork with dense plastered internal finish. Install 75mm thick Isotherm cavity insulation to manufacturers instructions. Average U value = 0.35W/m²K.
Install damp proof insulated dpc to reveals with frame lapping by min. 15mm. Wall ties installed at 900mm ctrs horizontally, 450mm ctrs vertically and at 225mm ctrs within 225mm of reveals.
New walls bonded to existing with Furfix wall extension profiles.

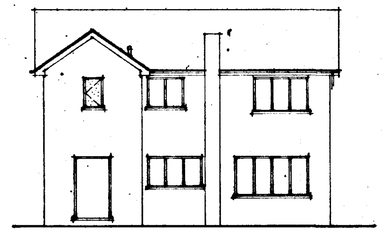
Lintels:
Install 1 No. L1/575 steel lintels over new first floor window openings with cavity tray d.p.c. above all openings except larger bathroom window. Install 2 No. 1 No. boot lintel 100 steel lintels to new opening through existing gable wall in bathroom and 1 No. boot lintel over new door to bathroom.
Install 1 No. type L1/1150 steel lintel above garage door where indicated above fireline ceiling board with cavity tray d.p.c. over.
Check existing ground floor lintels for suitability and install cavity tray d.p.c. where applicable.

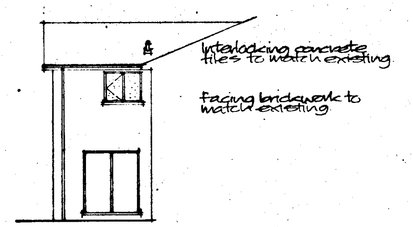

FRONT ELEVATION



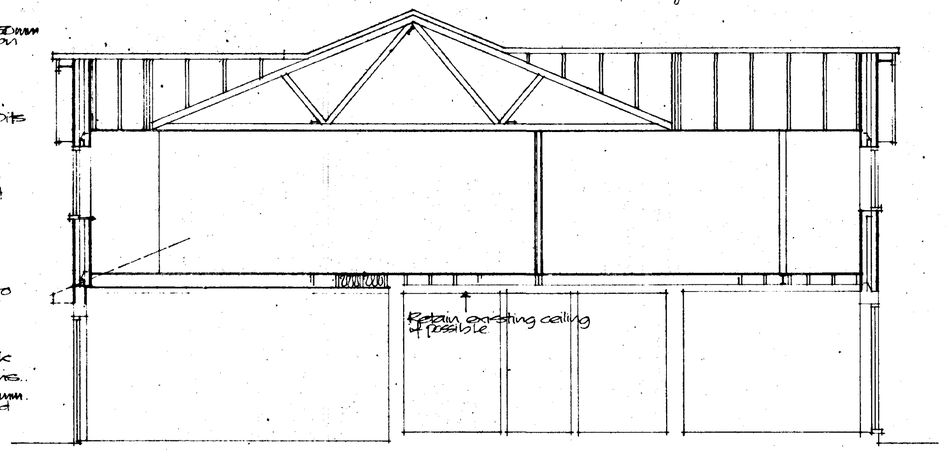
SIDE ELEVATION

Judrg no. 10


REAR ELEVATION



SIDE ELEVATION.



SECTION

Foundations:
Check existing foundations for suitability.

Windows:
UPVC window frames glazed with sealed units with min. 16mm gaps and incorporating Low E glass to give min. U value of 2 or/m²K.
No glass within 800mm of floor level.
Bedroom window to be openable as fire exit.
Install trickle vents to provide min. 8000mm² background ventilation to bedroom and 4,000mm² to bathroom.
Bedroom window openings to provide min. 5% of floor area as main ventilation.
Opening lights to be draught sealed. Window sizes shown are approx.

Above ground drainage:
40mm dia. polypropylene wastes from bath and shower and 32mm from wash basin with 50mm catalyed wastes.
Install 75mm deep traps to bath and wash basin and 50mm deep seal to WC.
Waste from bath to run below new floor joists above existing ceiling.
All fittings connected to altered soil and vent stack within duct with terminal min 900mm above window head level.

Heating/hot water:
Extend existing systems into extension with thermostatic valves fitted to new radiators. All new hot water pipes insulated with Armaflex or similar of thickness to match pipe outside diameter.

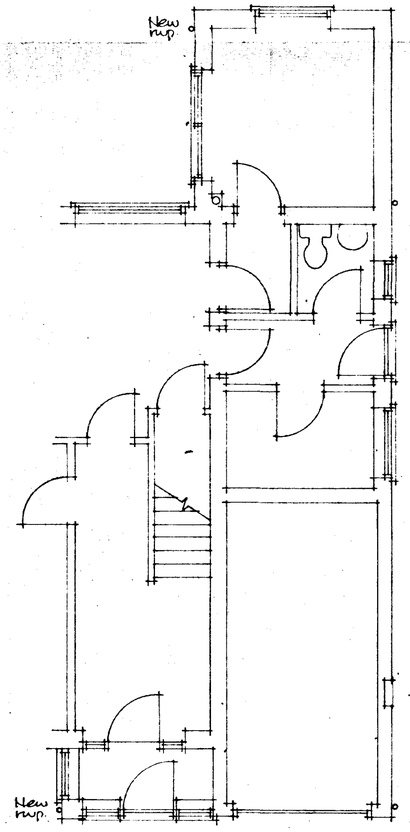
Mechanical ventilation:
Install extract fan in bathroom to extract at a rate of 15 litres per second.

Stud partitions:
Formed of 50x75 studs at 400mm ctrs with 50x75 sole and head plates and noggings at 1,200 ctrs. Clad both sides with 12.5mm plasterboard and skim and with fibreglass quilt packing between studs.

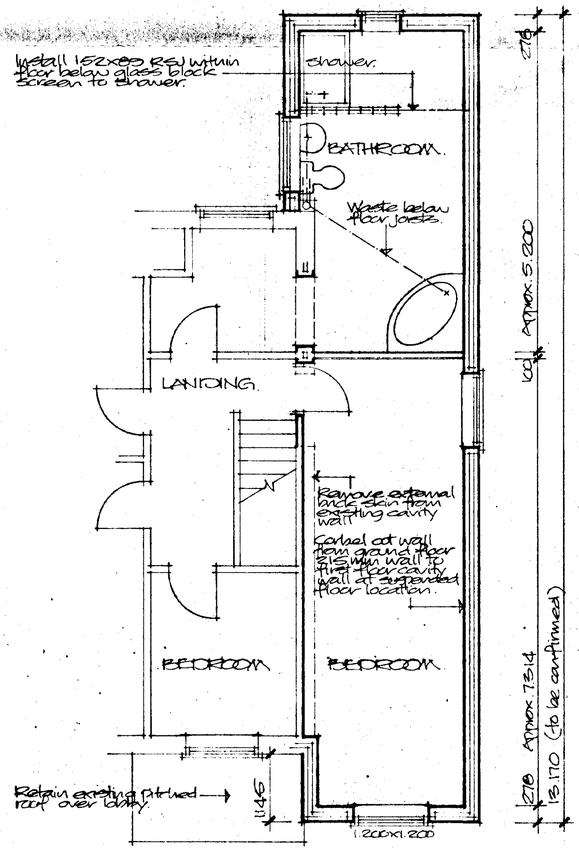
Lighting:
At least 1 new room to be fitted with either fluorescent tube light fitting or compact fluorescent light fitting.

Lead flashings:
Install code 4 lead stepped flashings between existing lobby roof and new wall contained with cavity tray d.p.c.

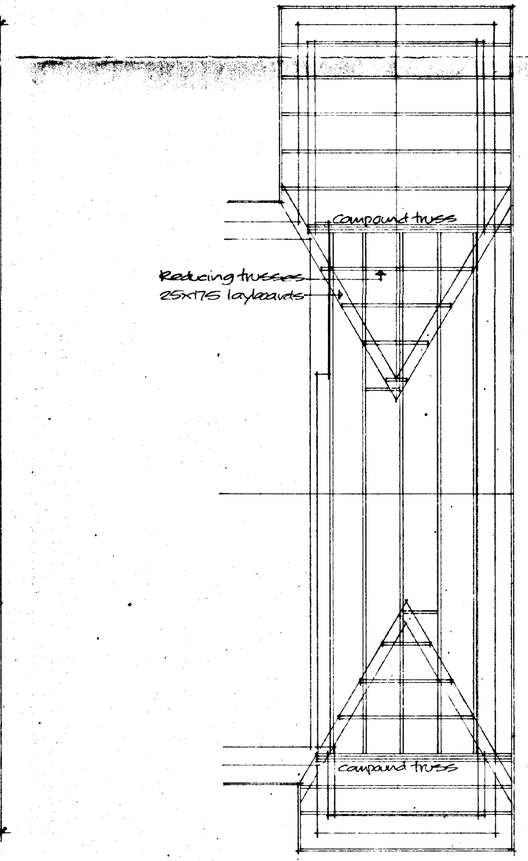
Valley gutters:
Install preformed fibreglass valley gutters installed to manufacturers instructions.



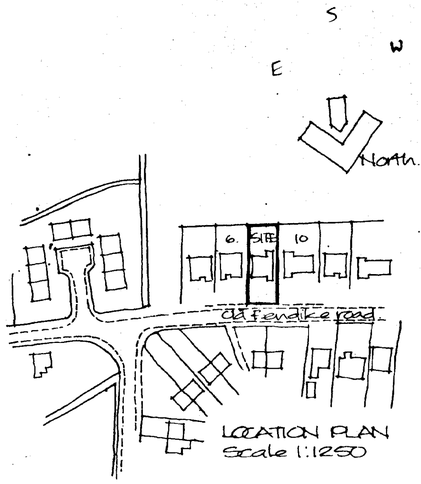
GROUND FLOOR.



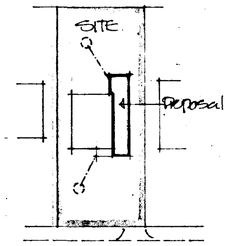
FIRST FLOOR.



ROOF STRUCTURE LAYOUT.



LOCATION PLAN
Scale 1:1250



BLOCK PLAN
Scale 1:500

DETERMINED PLAN

SHDC
Planning & Development
27 MAY 2003
Ref 0665/03

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

Project
PROPOSED EXTENSION TO HOUSE:
8 OLD FENDIKE ROAD, WESTON HILLS

Client
MR & MRS B BELLARS

Scale 1:50/1:100 Date May 03