

Proprietary pre-formed roof trusses to BS 5268 Part 3, complete with all necessary clips, lateral restraint and diagonal bracing to manufacturers details and design. 250mm Rockwool insulation 100 to be laid between the joists and 150 over on 12.5mm plasterboard ceiling with 5mm skim coat of plaster.

Cut roof over Kitchen to be roof tiles to match existing on 25 x 38 treated battens on Kloben Permo Forte roofing membrane on rafters. Cut roof to be designed by Structural Engineer.

Code 5 lead flashing and stepped cavity tray to be installed where roof abuts cavity wall.

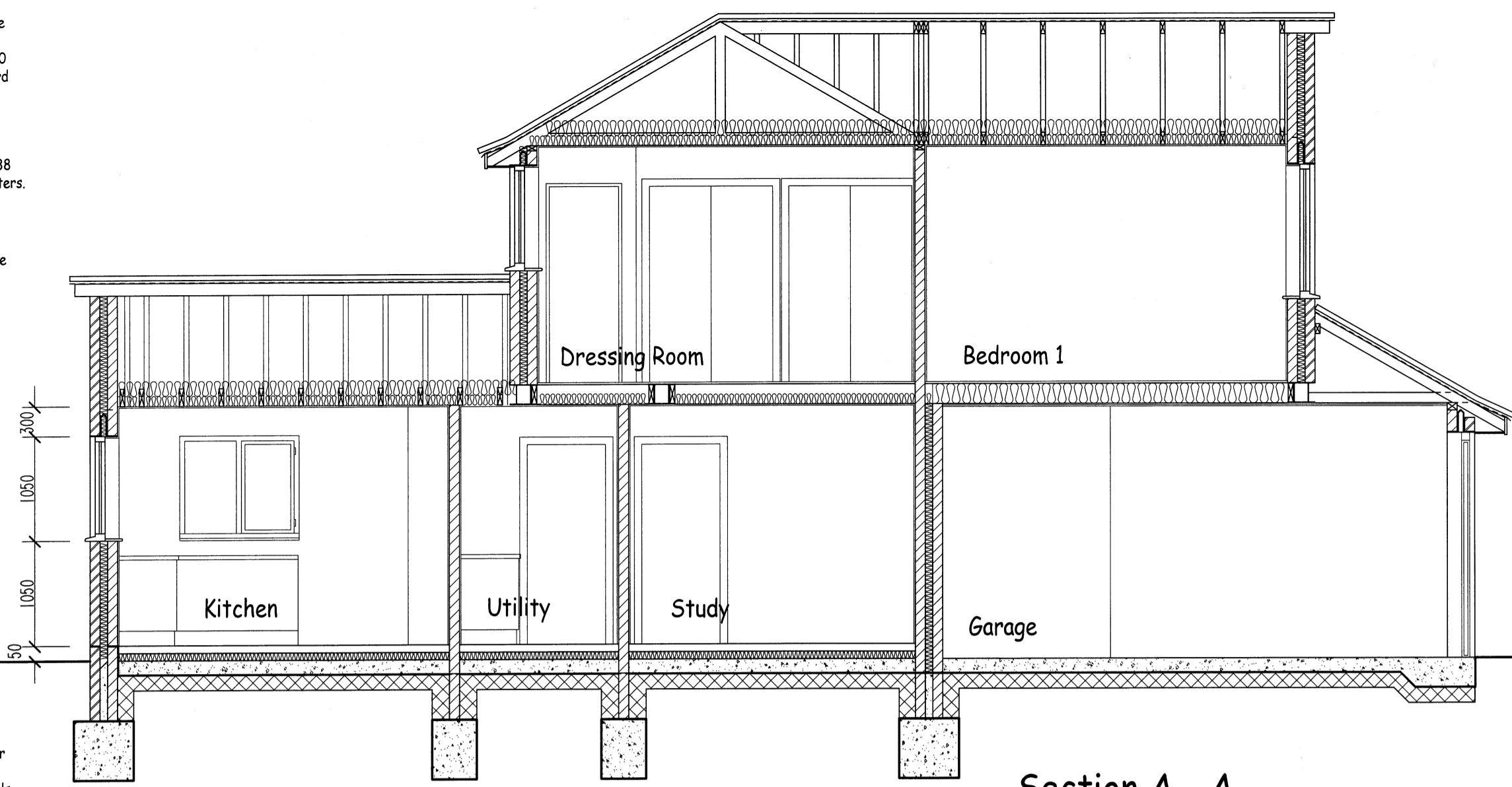
Roof over Kitchen to be insulated with 250 Rockwool insulation, 100 between joists and 150 laid across joists.

All windows to be double glazed with 4/20/4 sealed units to achieve a U value of 2.0w/m²K. Windows from first floor habitable rooms to have an unobstructed area of 0.33m² and be min 450mm in both directions.

DPC to be minimum 150 above ground level.

75mm sand/cement screed on vapour control layer on 75mm Celotex GA3075Z insulation on 150mm thick in situ concrete ground floor with lightly tamped finish (reinforced to Structural Engineer's details where appropriate) on 1200g DPM lapped with DPC at edges on 50mm sand blinding over 150mm clean, well consolidated sub-base.

Minimum 600 x 600 concrete foundations at 1 metre below established ground level or enhanced to suit sub-soil conditions or as directed by structural engineer and to inspectors approval. Lean mix cavity fill up to fin. ground level. Precast concrete lintels to be provided where drains pass through walls.



Section A - A

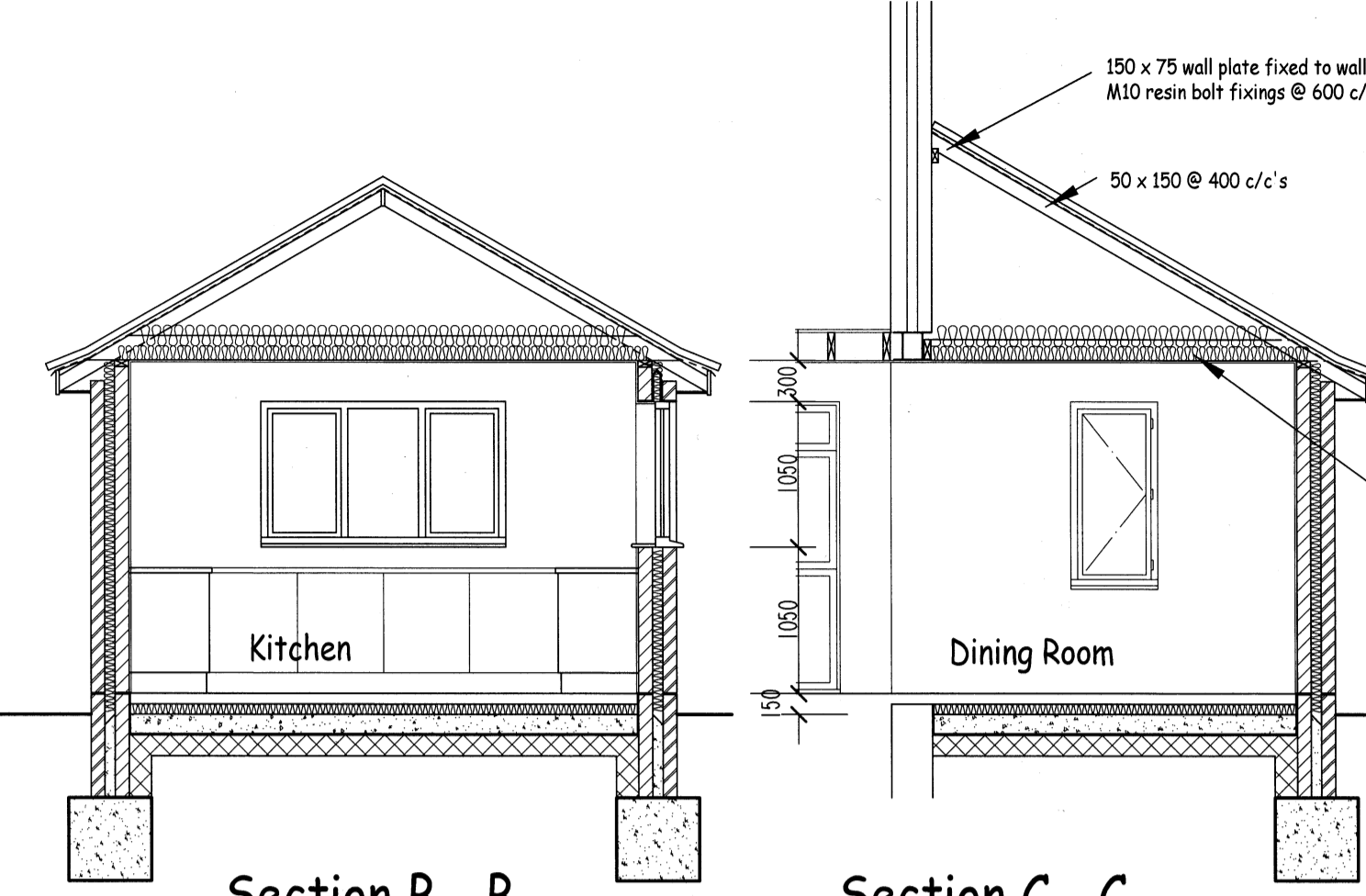
All windows to be double glazed with 4/20/4 sealed units to achieve a U value of 2.0w/m²K. Windows from first floor habitable rooms to have an unobstructed area of 0.33m² and be min 450mm in both directions.

Code 5 lead flashing and stepped cavity tray to be installed where roof abuts cavity wall.

Garage ceiling to be 2 layers of 12.5mm plasterboard and skim with taped and staggered joints to achieve 1/2 hour fire resistance. Floor between Garage and Bedroom 1 to be insulated with 200 Rockwool between joists.

Lintels in external cavity walls to be generally Z6 lintels, references by specialist and used in locations for which designed and in accordance with the manufacturers instructions, or as directed on drawings.

150mm thick in situ concrete ground floor with lightly tamped finish (reinforced to Structural Engineer's details where appropriate) on 1900 gauge polythene dpm, lapped with dpc on 50mm sand blinding over 150mm clean, well consolidated sub-base. 600 x 300 deep toe to be formed at edge of garage floor as shown.



Section B - B

Section C - C

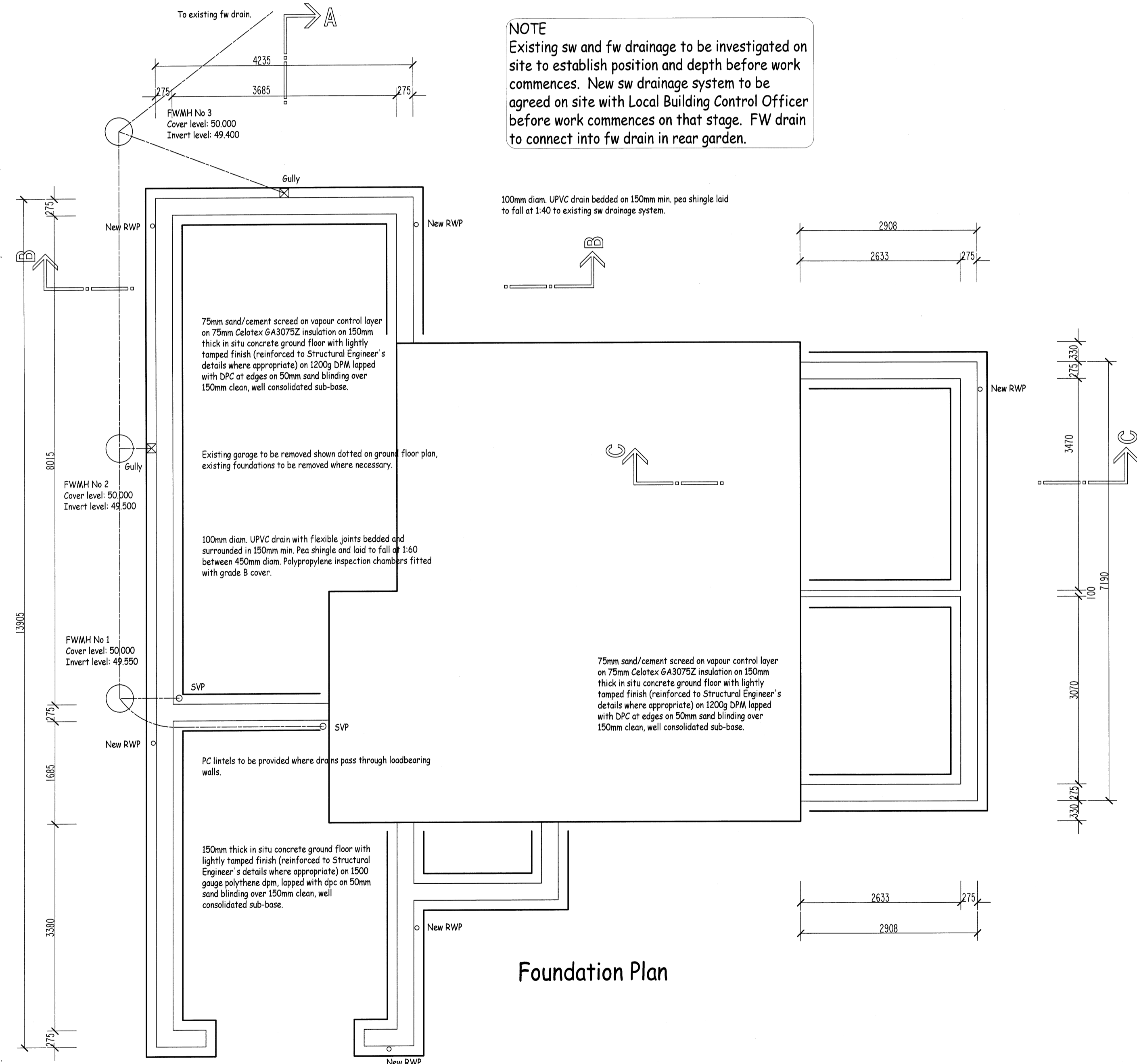
Code 5 lead flashing and stepped cavity tray to be installed where roof abuts cavity wall.

New roof to be tiles to match existing on 38 x 25 sw treated battens on breathable roofing membrane installed in accordance with manufacturers recommendations on cut roof. Rafters to be 50 x 150 C16 timbers @ 400 c/c's, ceiling joists to be 50 x 125 C16 timbers @ 400 c/c's. Rafters spiked to 150 x 75 wall plate fixed to external wall with M10 resin bolt fixings @ 600 c/c's.

Fascia/soffit/gutters and downpipes to match existing unless specified differently by client.

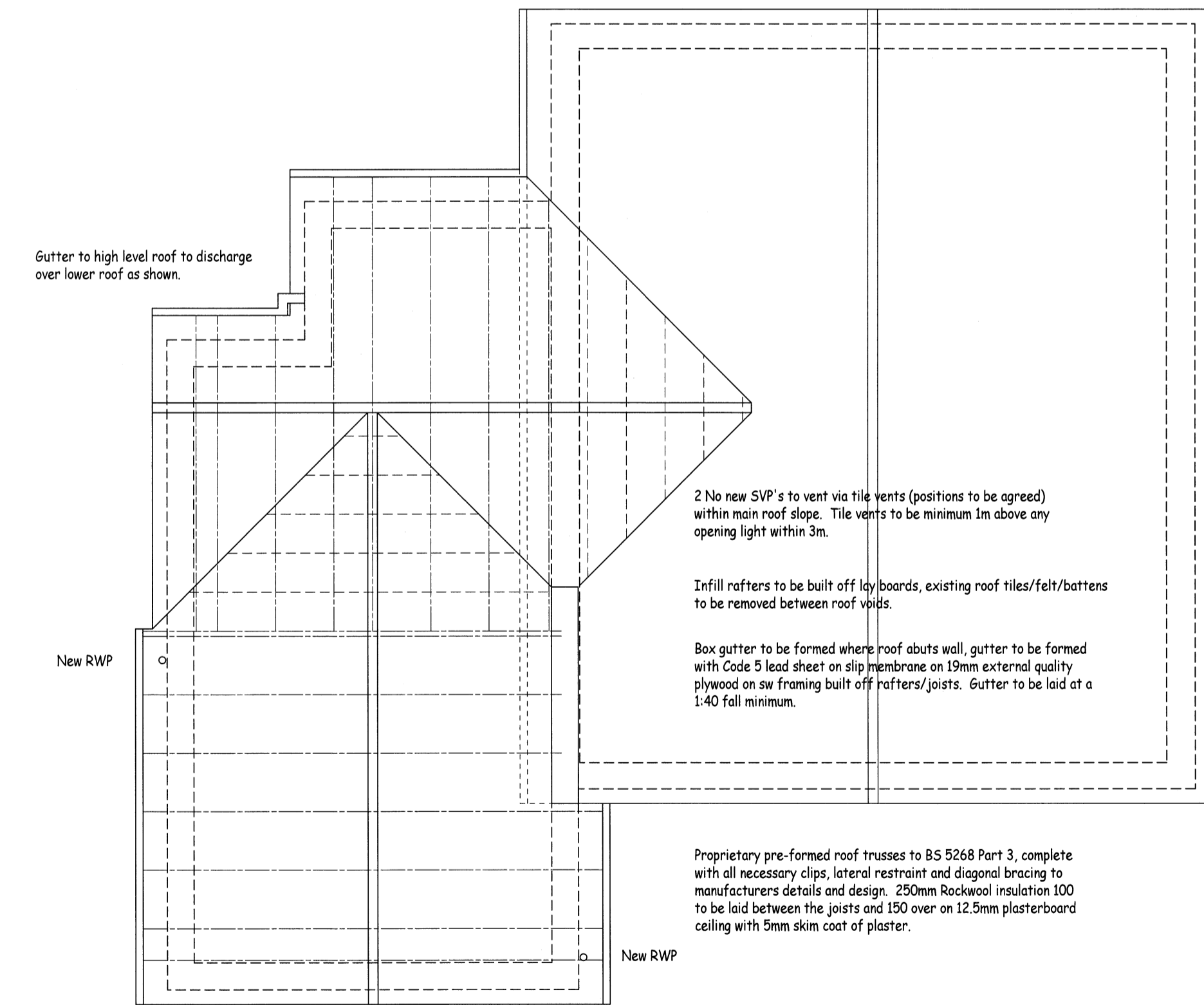
75mm sand/cement screed on vapour control layer on 75mm Celotex GA3075Z insulation on 150mm thick in situ concrete ground floor with lightly tamped finish (reinforced to Structural Engineer's details where appropriate) on 1200g DPM lapped with DPC at edges on 50mm sand blinding over 150mm clean, well consolidated sub-base. New DPM to lap with existing DPC/DPM.

NOTE
Existing sw and fw drainage to be investigated on site to establish position and depth before work commences. New sw drainage system to be agreed on site with Local Building Control Officer before work commences on that stage. FW drain to connect into fw drain in rear garden.



Foundation Plan

NOTE
All heights shown are approximate, floor heights to match existing. Joist directions to be assessed before work commences, any differences to be conveyed to Structural Engineer before demolition begins.



Roof Plan

2 No new SVP's to vent via tile vents (positions to be agreed) within main roof slope. Tile vents to be minimum 1m above any opening light within 3m.

Infill rafters to be built off lay boards, existing roof tiles/felt/battens to be removed between roof voids.

Box gutter to be formed where roof abuts wall, gutter to be formed with Code 5 lead sheet on slip membrane on 19mm external quality plywood on sw framing built off rafters/joists. Gutter to be laid at a 1:40 fall minimum.

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