

GARAGE ROOF

The roof to be minimum 17.5 degree pitch with Marley Edgemere tiles with the colour to match the existing tiles on 38mm x 20mm tanalised battens on Kingspan breathable felt to on 50mm x 150mm C16 rafters at 400mm centres with 50mm x 75mm ceiling ties at high level. The rafters are to be seated on wallplate and tied down to blockwork with galvanised steel straps at 1.8m centres. The rafters and ceiling joists tied to gable walls with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 joists and block out between joists.



Proposed Rear Elevation

DECKING AREA

The floor is to be at approximately 200mm below the level of the existing dwelling floor and constructed of well seasoned timber with guarding to the rear of an height of 1100mm with vertical balustrades with a maximum spacing of 100mm. The steps to have maximum rise of 210mm and a minimum going of 250mm.

SIDE EXTENSION ROOF

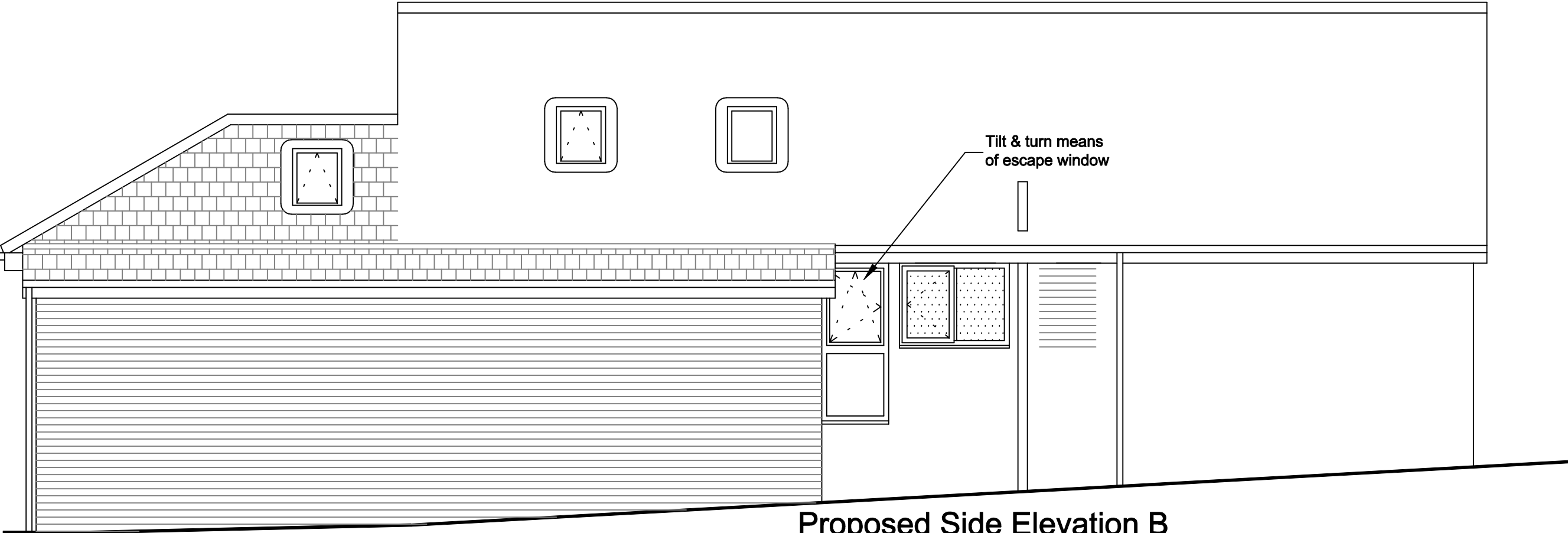
The roof to be minimum 17.5 degree pitch with Marley Edgemere tiles with the colour to match the existing tiles on 38mm x 20mm tanalised battens on Kingspan breathable felt to on 50mm x 125mm C16 rafters at 400mm centres with 75mm Kingspan thermapitch between the rafters and 50mm to the underside of the rafters. The rafters are to be seated on wallplate and tied down to blockwork with galvanised steel straps at 1.8m centres. The rafters and ceiling joists tied to gable walls with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 joists and block out between joists.

GARDEN STORE

To be constructed of single concrete block and rendered as per garage walls with the roof a continuation of the garage roof. The floor is to be at the same level as the external ground and with 100mm concrete on damp proof membrane and well consolidated hardcore. The foundations are to be strip onto firm ground.

GARAGE WALLS

To be cavity wall construction with the front elevation to be stone to match existing with 50mm cavity with internal leaf of 100mm concrete blocks. The side and rear walls afe to have external leaf of concrete block rendered with a buff finish to match the stone. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished flush pointing. The blockwork and stonework to be either block bonded or tied using Furfix stainless steel ties to the existing. The dpc is to be 150mm above the adjacent finished ground level and linked with the floor dpm.



Proposed Side Elevation B

LOUNGE ROOF

The roof to be at the same pitch as the existing with tiles to match the existing in colour and texture on 38mm x 20mm tanalised battens on Kingspan Nil-vent breathable felt on 47mm x 100mm C16 rafters at 400mm centres with 150mm x 50mm hip rafters and 38mm x 150mm ridgeboard, ceiling joists to be 47mm x 170mm C16 at 400mm centres with 50mm x 75mm hip ties running at right angles across the top of the ceiling joists at every other rafter to the hip sides, 50mm x 100mm dragon ties to hip corners. Rafter feet and ceiling joists seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm galvanized steel straps at 1.8m centres. Ceiling joists underdrawn with 12.5mm plasterboard and 5mm skim, two layers of fibreglass one of 150mm laid between the joists and one of 150mm laid at right angles, upvc fascia board and soffit to match the existing. 65mm downpipe in upvc to match existing.

WINDOWS & VENTILATION

The windows and doors are to have a U value of 1.6 and be UPVC double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 8000mm2 and opening lights minimum 5% floor area of the room. Glazing doors and side panels within 1500mm and windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to kitchen, bathroom and en-suite of 60L/sec and 30L/sec respectively ducted to the external air.

EXTENSION EXTERNAL WALLS

To be cavity wall construction with external leaf of stone to match existing, 100mm cavity with 50mm Kingspan Kooltherm K8 insulation wall batts and internal leaf of 100mm Thermalite shield blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 12.5mm plasterboard on dabs or 15mm two coat gypsum plaster. The blockwork and brickwork to be either block bonded or tied using Furfix stainless steel ties to the existing, with the cavities made continuous with existing. The dpc is to be 150mm above the adjacent finished ground level and linked with the existing, cavities closed with Thermabate or similar approved cavity closer.

GENERAL

These Plans are to be used for Planning and Building Regulations purposes only. The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations. The contractor is to be responsible for checking and verifying all levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work. The contractor to verify with the client the position and number of, socket outlets, switches, lighting points, radiators and similar fitting before commencement of work on site.

Revised Scheme with ground floor extensions and no loft conversion

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Project	Proposed Elevations		
Scale	1 : 50		
Date		September 2011	